C1

Massachusetts Institute of Technology
Planning Office
77 Massachusetts Ave., 12-156
Cambridge, MA 02139-4307

O. Robert Simha
Director

Telephone: (617) 253-6210
E-mail: simha@mit.edu

December 12, 1997

Ms. Jennifer Proia
129 Franklin Street, #309
Cambridge, MA 02139

Fax: (617)536-4488 also sending via regular mail

Dear Jennifer,

It was a pleasure meeting you and I thank you for sending a copy of Peter Valentine's proposal for Phase III of the University Park development.

I know Peter has given this much thought and I can assure you we will reciprocate. A mid stream correction is always difficult but I am sure that only good will come from taking a fresh look at the plan.

Sincerely,

O. Robert Simha

cc: Henrietta Davis, City Councilor

Neighbors decry plan for public park at MIT site

By COSMO MACERO JR.

A major research complex to be built near Central Square in Cambridge could be stalled

> "From our perspective, if they're allowed to continue without challenge we won't be able to get the park where we want it."
>
> — John Chamberlain, opponent

y a challenge to its permit.

The $66 million development, part of University Park at MIT, first drew criticism a month ago from neighbors who don't like the planned location of a public park.

The group stepped up pressure Thursday by appealing a building permit issued Nov. 26.

If zoning officials side with neighbors, it could halt work just as it's starting.

"On its face, this appeal looks erroneous and patently absurd," said Jonathan Ginsburg, head of government affairs for Forest City Development, a partner with the Massachusetts Institute of Technology in the three-phase University Park.

"The plan we've submitted is supported by a majority of the residents."

On Monday, Forest City inked a 15-year lease with Millennium Pharmaceuticals Inc., a Cambridge company that develops diagnostic products.

The project centers on two buildings at 45 and 75 Sydney St., near a hotel and supermarket that will open next year as part of University Park.

The appeal says the plans violate city ordinances, because air-quality systems atop the two 70-foot buildings will exceed height and area limits.

Building Commissioner Robert Bersani, whose office issued the permit, said only that a hearing is scheduled for Jan. 22.

Residents of nearby Brookline Street say the project's public open space should front their neigborhood.

The developer has research buildings facing the homes and encircling the park.

John Chamberlain, a neighborhood opponent, acknowledged that the permit fight is really an effort to make Forest City negotiate on open space.

"From our perspective, if they're allowed to continue without challenge we won't be able to get the park where we want it," Chamberlain said.

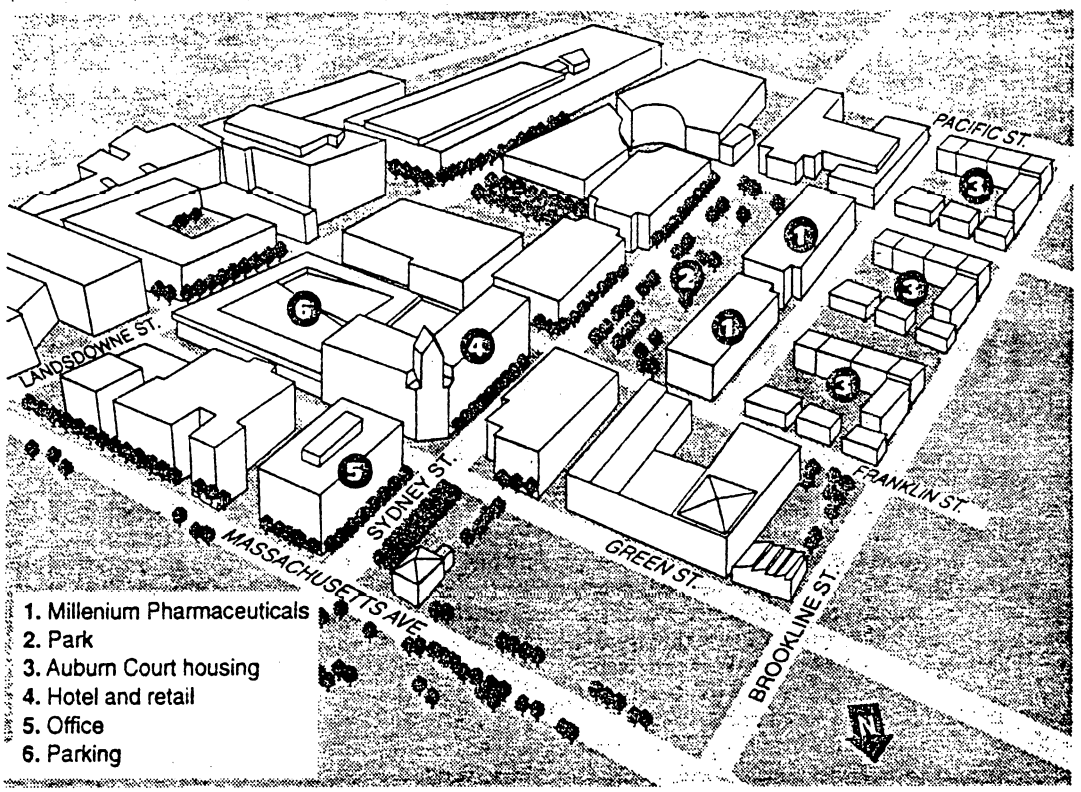
"This would stop progress on the building."

In the meantime, Ginsburg said, construction crews "are out there in full force."

"They should have come to us earlier," he added. "This is an 11th-hour attempt to derail a permitted project."

Park placement

Construction of a research complex near Central Square could be stalled by a group of neighbors who don't like the planned location of a public park. Here's the planned development of University Park at MIT:



STAFF GRAPHIC BY MICHAEL BERTRAND

12/8/97, very recently

MRT
MASSAVE REALTY TRUST

12 December 1997

City Council Ordinance Committee
City Hall
795 Massachusetts Avenue
Cambridge, Mass. 02139

Re: Urena Petition to Downzone a Portion of University Park

Ladies and Gentlemen of the Council:

As Vice President of the Central Square Business Association, Chairman of its Executive Committee, a property owner and businessperson in Central Square, I feel that the Urena Petition is very self-serving, focuses on a benefit to a small group of residents and is quite unfair, coming at this time. I urge the Council Ordinance Committee to reject the petition. This spot-zoning petition is not based on a broad examination of circumstances. It is solely in the interest of a small group of residents at the Kennedy Lofts who seem to want to move a proposed park to a position immediately to the south of their residences. The original location of the park was established in 1986 as a result of the Cambridgeport Blue Ribbon Report and had the benefit of broad-based scrutiny and public interaction. Forest City Development has made serious legal and financial commitments to the park in its originally approved location. Central Square and the businesses and residents of the area would all benefit from the park in its original location. Please reject the Urena Petition.

Thank you for your consideration.

Very sincerely yours,

Arnold B. Goldstein

485 Massachusetts Avenue, Cambridge, MA 02139-4018
Tel 617•441•6900 Fax 617•441•0288

HRI
HOMEOWNER'S
REHAB, INC.

MEMORANDUM

TO: City of Cambridge Ordinance Committee

FROM: Peter Daly, Executive Director

DATE: December 15, 1997

RE: Proposed Amendment to Cambridgeport Revitalization Development District, Building Height Limitations

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I am writing to express my concerns about the proposed amendment to the Cambridgeport Revitalization Development District also know as the Urena Petition. Specifically, I am concerned that the reduction in building height limitation will negatively impact our ability to develop the second phase of the Brookline Street Housing in a manner that will both comply with the approved Housing Plan that was agreed upon at the time of the original zoning, and reach a consensus on Planning Board and neighborhood concerns.

The current Housing Plan calls for Homeowner's Rehab, Inc. to build approximately 150-159 units on Brookline Street. In the first phase, 77 units were constructed, leaving an outstanding obligation of approximately 73-82 units. If the Urena Proposal is approved, the height limit will be reduced from seventy feet to sixty feet on the back portion of this parcel. This would likely result in one of the following:

A. Reduction in the number of housing units.
This would be in conflict with the Housing Plan and should be evaluated in the context of the City's need for housing, particularly affordable housing.

B. Design units below grade.
We could posssibly compensate for the height reduction by designing some units below grade. However given the high water-table on this site, below-grade units would have many consequences and may not be feasible.

C. Building a Flatter Development Utilizing the Maximum Height Allowable on

280 Franklin Street, Cambridge, MA 02139 • (617) 868-4858 • Fax (617) 868-1022

THIS AGENCY IS SUPPORTED BY
UNITED WAY
OF MASSACHUSETTS BAY

C. Building a Flatter Development Utilizing the Maximum Height Allowable on Brookline Street.

In developing the first phase of housing, we discussed two options with the neighborhood and Planning Board: a "stepped up" approach varying from mostly two and three story buildings on Brookline Street to a six story building at the rear, and a "flatter" design that would be four stories on Brookline Street and have a smaller incremental change toward the back of the property. Both the neighborhood and Planning Board endorsed the "stepping-up" option which was ultimately built. A reduction in the height limit for Phase IIwould limit our flexibility and likely result in more density along Brookline Street.

Given these issues, we believe that the reduction in height would have problematic impact on the second phase of the Brookline Street Housing.

MILLENNIUM PHARMACEUTICALS, INC.

December 17, 1997

Councilor Francis S. Duehay
Chair, Council Ordinance Committee
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Re: 45 and 75 Sidney Street

Dear Councilor Duehay:

On behalf of Millennium Pharmaceuticals, Inc. I write to express our very serious concern for the petition recently filed by Angelica Urena, and others, to modify the zoning applicable to a portion of University Park by reducing the maximum allowable height of several buildings along Sidney Street.

This proposal is aimed directly at two buildings, 45 and 75 Sidney Street, in which Millennium Pharmaceuticals, Inc. has executed binding lease commitments for 175,000 square feet of space intended as our new corporate headquarters and research facility. Millennium is a Cambridge born and bred organization, whose research is targeted at treatment to a variety of human diseases including osteoporosis, cancer and diabetes. We currently employ more than 450 individuals including a sizable number of Cambridge residents. Our growth plans call for a total employment of 650 people by early 1999.

For nearly two years, Millennium has been engaged in a search for the ideal location at which to consolidate its operations, establish a long-term corporate headquarters and research facility, and provide for future expansion requirements. In June of 1997 we identified 45 and 75 Sidney Street as that location, and since that time we have been working closely with Forest City Development to design and implement our new headquarters facilities. Due to existing lease expirations, Millennium absolutely requires occupancy by February, 1999. Forest City recently obtained building permits for these buildings and has commenced construction. We are informed that construction must continue uninterrupted if our schedule is to be achieved.

Since settling on 45 and 75 Sidney Street, Millennium has expended substantial sums for planning and design, and has invested untold hours of time and effort by its own staff. We have made this commitment in good faith, in reliance upon the zoning and other guidelines and commitments which we understand have been in place for University Park since the late 1980's. Any postponement of our required completion date would have serious negative implications for our company.

238 Main Street, Cambridge, MA 02142-1017 • Telephone: 617-679-7000 • FAX: 617-374-7780

All of us at Millennium are very excited by the promise of our new facility at University Park. Many of our employees, in particular, have expressed great anticipation for the proximity of Central Square, with its diversity of restaurants and retail services. We look forward to the vibrancy of the mixed use environment at University Park, and expect to properly fulfill our role as a corporate neighbor to the residents of Cambridgeport and other nearby neighborhoods.

Therefore, we respectfully request that you respect and honor the agreements upon which Millennium has relied in making in its decisions thus far, and deny the Urena petition to modify the height limitations applicable to 45 and 75 Sidney Street, as well as the 101 Pacific Street Garage.

Thank you for your consideration of Millennium Pharmaceuticals' position in this matter.

Sincerely,

MILLENNIUM PHARMACEUTICALS, INC.

Mark J. Levin
Chief Executive Officer

cc: Sheila T. Russell, Mayor
Kathleen L. Born, Vice Mayor
Henrietta Davis, Councilor
Anthony D. Galluccio, Councilor
Kenneth E. Reeves, Councilor
Michael A. Sullivan, Councilor
Timothy J. Toomey, Councilor
Katherine Triantafillou, Councilor
Robert W. Healey, City Manager
Susan B. Schlesinger, Assistant City Manager
D. Margaret Drury, City Clerk

December 16, 1997

City Councillor Francis Duehay
Chair, City Council Ordinance Committee
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Councillor Duehay:

I am a lifelong Cambridgeport resident and have followed the development of the Simplex site now known as University Park at MIT. Forest City Development has conducted a strong outreach program that includes community meetings to update neighbors on the development plan. I look forward to using the new supermarket and walking through the open space along the way. This site is much more appropriate then the truck nightmare scenario of the Memorial Drive Stop & Shop parcel.

I urge you to vote against the Urena petition. My understanding is that the petition was proposed by some immediate abutters who want to place the green space closer to their homes. However, upon review of the petition, the proposal seeks to limit the height of buildings to be developed near Brookline Street. This change could result in the reduction of the number of low income housing units developed in the neighborhood. Perhaps the petitioners wish to reduce such land uses near their homes. Instead, I wish they would understand the broader goals set forth by the Master Plan: Affordable Housing, Open Space, Research and Development, Job creation etc.

Please vote against the Urena petition.

Sincerely,

Mo Cunningham
153 Magazine Street
Cambridge MA 02139

December 15, 1997

City Councillor Francis Duehay
Chair, City Council Ordinance Committee
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Councillor Duehay:

I urge you to defeat the Urena petition. I have attended numerous community meetings over the years hosted by Forest City. Forest City always informed the neighbors of the plan and the green space.

I think the Auburn Park opening into the University Park Common will benefit the entire community and supermarket shoppers. I don't know who the people are who drafted the petition, but they must not have followed the history and outreach associated with University Park. Forest City met with us to discuss their plans, but the petitioners did not.

Please vote against the Urena petition.

Sincerely,

Inge Metcalf

Inge Metcalf
10 Magazine Street, Suite 408
Cambridge MA 02139

cc: Cambridge City Clerk, Mayor Russell, Cambridge City Councillors

NEW ENGLAND REGIONAL COUNCIL OF CARPENTERS, AFL-CIO

United Brotherhood of Carpenters and Joiners of America

701 CONCORD AVENUE
CAMBRIDGE, MA 02138

TEL: 617/547-8511
FAX: 617/547-0371

JOSEPH D. POWER
REGIONAL COUNCIL REPRESENTATIVE
LOCAL 40

December 17, 1997

Cambridge City Council
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

To Whom It May Concern:

Municipalities concerned about the development of urban spaces usually have the following concerns: how will the structures fit into the existing urban landscape; how many jobs and what kind of jobs will these projects create for people in the community; will there be an affordable housing component to the project; and will a dialogue be established with the community to ensure that the above concerns and any others that may arise will be addressed.

The people at Forest City have done their best to address all of the above issues. They have established a dialogue with the community to address concerns. In addition, they he made a commitment to provide jobs that pay area standard wages and benefits and have guaranteed that these jobs will be made available to all members of the community. They have made provisions for affordable housing, and they have made every effort to ensure that their project will fit into the existing urban environment. At this point in the process it does not make sense to place additional hurdles in the developer's way. Doing this will only discourage this developer, it might also impede future development. What Cambridge needs is development that conforms to guidelines, ensuring that the needs of the community will be met. Forest City provides that kind of development, and that is why I am opposed to the Urena petition.

Sincerely,

Joseph D. Power
Business Representative

December 15, 1997

City Councillor Francis Duehay
Chair, City Council Ordinance
Committee
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Councillor Duehay:

I am a life long Cambridge resident and am familiar with the University Park development and plan. I have attended numerous community meetings over the years hosted by Forest City. Forest City shared their plans including the location of the park. I support the Forest City plan, and I hope you defeat the Urena petition.

I think the central location of the park is beneficial to the entire community including our Area IV neighbors that will shop at the Star Market. The people who drafted the petition never met with my neighbors to let us know their plan. Now it looks like they came up with a plan that doesn't move the park, but it does reduce housing development in the future.

Please vote against the Urena petition.

Sincerely, Joseph T. Walsh

Joe Walsh
133 Pearl Street

Cambridge MA

cc: Cambridge City Clerk, Mayor Russell, Cambridge City Councillors

36 Market St., Cambridge 02139

December 16, 1997

City Councillor Francis Duehay
Chair, City Council Ordinance Committee
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

RE: Opposition to the Urena petition

Dear Councillor Duehay:

I am an Area IV activist and resident and have followed the development of University Park at MIT. I have been in contact with Forest City officials over the last few years to discuss development plans, job opportunities for neighbors, and the new supermarket.

I am disturbed to learn that some residents are attempting to relocate the University Park Common. Area IV is an abutting neighborhood to the Forest City University Park Development. The City Council and the petitioners must consider their neighbors in the decisions that affect Cambridgeport, Brookline St., and Area IV.

This relocation would move the park away from the Area IV neighborhood and run counter to the original plan to have the park located along Sidney Street. Sidney Street is the main entry point for my neighbors, and in combination with the recently approved Lafayette Square redesign plan, will be a positive entryway for shoppers and the community. The petitioners, to my knowledge, have never met with their neighbors in Area IV to explain their plan to us. Please don't change the plan and move this park away from my neighborhood.

It is my understanding that the petition does not actually move the park per se, but instead reduces building heights on various parcels. One such parcel is intended for use by HRI to facilitate additional affordable housing. Clearly, a reduction in affordable housing runs counter to the goals of Area IV and the Cambridgeport community. We need to fight to keep low and moderate families in our city. Please reconsider height restrictions in regards to affordable housing sites.

Therefore, I support more dialogue, healing, and compromise regarding this matter.

Sincerely,

Jackie Carroll

Jackie Carroll

cc: Cambridge City Clerk, Mayor Russell, Cambridge City Councillors

December 16, 1997

Mr. Francis Duehay, Chair
City Council Ordinance Committee
Cambridge City Hall
795 Massachusetts Ave.
Cambridge, MA 02139

Dear Councilor Duehay,

I write to urge you to vote against the Urena petition.

I am a five-year resident of Cambridgeport who has been in regular contact with the Forest City Development corporation regarding its development of the University Park property. I have found them both willing to share their ideas for this property's development and receptive to community concerns.

My neighbors' concerns, as laid out in the Urena petition, seem misguided in several respects. This particular petition does not, in fact, move the University Park common area. Rather, it proposes lowering the height of buildings whose design has already been laid out according to a Master Plan. This Master Plan, agreed upon by officials of the City of Cambridge, Forest City Development, and M.I.T., took years to come together and should not be changed willy-nilly. More importantly, a move to lower the height of these buildings according to the Urena petition will result in the loss of mixed income housing units. Cambridge, and particularly this area of Cambridge, cannot afford the loss of more affordable housing units in the wake of Rent Control's demise.

Though I am a great supporter of the importance of a community's voice in decisions which affect its immediate environs, I urge you to vote against the Urena petition.

Sincerely,

Lisa Bromer

Ms. Lisa S. Bromer

98 Pleasant Street, Cambridge, MA 02139; 864-6919 (home tel)

12/17/97 WED 15:13 FAX 617 498 4855 R GARDNER 002

CENTRAL SQUARE BUSINESS ASSOCIATION

Carl F Barron, *President*
Putnam Furniture Leasing Co., Inc.
617-354-3358 Fax 617-547-6636

December 16, 1997

City Council Ordinance Committee
Cambridge City Hall
795 Mass. Avenue
Cambridge, MA 02139

RE: URENA PETITION TO DOWNZONE PART OF UNIVERSITY PARK

Honored Members of the City Council:

By an overwhelming vote of our Executive Committee, our Association wishes to be recorded as being opposed to the above-noted "URENA Petition".

Our Association consists of a large number of the businesses adjacent to University Park. We have noted thorough research and interchange of information between the neighborhoods, business community, and the city government pertaining to this project for many years. We have watched the transition from, literally, "a dump" to its current status and planned proposed status with a great deal of anticipation and hope that it would assist the entire Central Square community in substantially improving. It has brought many jobs and increased taxes for the City of Cambridge, thus benefiting all residents as well as the business community, and especially those who need social services by providing the needed funds which will increase, over time.

Long before this date, at the last minute, petitioners had ample opportunity to request any changes in the well-known and accepted plans for University Park. We feel it to be unfair to request that the developer make changes at this date or to be forced to consider any steps that would delay further and quick progress. There has been enough delay, as is.

Sincerely,

Carl F. Barron
President

CFB98/URENA

cc: CSBA Board of Directors

DEC-17-97 WED 11:00 PUTNAM FURNITURE FAX NO. 3545571 P.02

December 18, 1997

City Councilor Francis Duehay
Chair, City Council Ordinance Committee
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

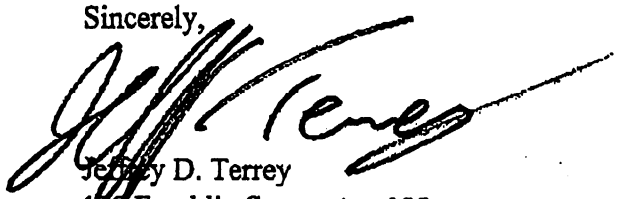
Dear Councilor Duehay:

I am writing to you in opposition tot he Urena petition. I am currently a resident at the Kennedy Biscuit Lofts (Apartment 132) and was made aware of the construction plans of Forest City Development prior to moving into the Kennedy lofts. I am not surprised by the development plans, the location of the open space or the height of the proposed buildings.

The plan before you appears to be a last minute attempt to influence the development of these parcels after the developer has gone through the lengthy community process and has gained all necessary permits. The University Park development is an important development that will not only allow a significant number of jobs to come to Cambridge, but also increase the quality of life for many residents by bringing sorely needed resources such as an affordable full-service grocery store to the area, increase open space and also increase affordable housing. In addition, any reduction in the height of the proposed buildings will only have negative effects such as decreasing the availability of affordable housing being created and decreasing the number of jobs created. It will have no benefit to Cambridge residents. It will not increase any views nor increase open space.

The time to play a role in the location of open space and the height of buildings has come and gone. Any change in the plan or zoning will only end up costing Cambridge residents new open space, affordable housing, conveniences and jobs. Please vote against the Urena petition.

Sincerely,



Jeffrey D. Terrey
129 Franklin Street, Apt 132

cc: Cambridge City Clerk, Mayor Russell and Cambridge City Councillors

FOREST CITY
DEVELOPMENT

December 18, 1997

Councillor Francis Duehay
Chair, City Council Ordinance Committee
Cambridge City Hall
Cambridge, Massachusetts 02139

RE: Opposition to the Urena Petition

Dear Councillor Duehay:

Forest City Development hereby states its opposition to the Urena Petition (the "Petition") currently before the Ordinance Committee of the Cambridge City Council. The Petition (i) arbitrarily reduces the height of the buildings already permitted and currently under construction for Millennium Pharmaceuticals, a Cambridge-based company moving to University Park in order to satisfy its expanding needs, and (ii) restricts the height of future buildings on development parcels designated for affordable housing at Auburn Court. These two consequences appear to be in conflict with two of the City Council's goals: (1) to retain Cambridge-based businesses undergoing expansion; and (2) to increase the opportunities for low and moderate income housing within Cambridge. These City Council goals are also goals of the University Park Master Plan. The Petition undermines both of these goals and it should not be approved.

I. History of the University Park Master Plan

The University Park zoning and Master Plan are the result of years of planning, community input, open public meetings and neighborhood process and involvement. In 1986 and 1986, the Blue Ribbon Committee was established to study the area and make a determination as to the most suitable land uses for the University Park site. The Committee included members from the Cambridgeport community, the Community Development Department, architects, planners, academics, institutions and businesses. The Committee's efforts were memorialized in a report which laid out the blue print for what later became the Cambridgeport Revitalization Development District. The Cambridge City Council voted unanimously to accept this report.

Prior to the Blue Ribbon Committee, the site was zoned as Industry-B, a zoning district that does not allow housing, has no height limit and was inappropriate for what Forest City, MIT and/or the community desired for the site. The rezoning of the site into what is now the University Park Master Plan resulted in a mixed-use project with office, R&D, biotech, retail, parking, publicly beneficial open spaces and four hundred units of residential rental housing, one hundred fifty of which were earmarked for low and moderate-income families.

In 1988, the Cambridge City Council voted to pass the Cambridgeport Revitalization Development District, various infrastructure agreements among MIT, Forest City and the City of Cambridge, traffic mitigation plans, a housing plan and Design Guidelines which set forth a review process for development within University Park. Additionally, the City Council adopted a comprehensive Master Plan for the University Park site. The Master Plan set forth the overall massing, building heights, uses and open space requirements and locations, while providing for the integration of the new development into the adjacent neighborhoods by gradually increasing densities and heights of the buildings as the development moves away from existing neighborhoods towards the Charles River.

Once the rezoning process was complete and all of the necessary agreements executed, the process of implementing the Master Plan and developing University Park was undertaken. This effort was accomplished in the spirit of a public/private partnership among MIT, Forest City and the City of Cambridge to achieve a new urban mixed-use development and revitalize this old industrial area.

By 1990, Phase I of University Park was developed and operating. Phase I consisted of three (3) biotech/R&D buildings located at 26 Landsdowne Street, 38 Sidney Street and 64 Sidney Street. Each of these buildings is 100% leased and occupied. These buildings have been able to satisfy the needs of several tenants who have expanded over the past few years, preventing such growing companies from possibly leaving the Cambridge business community. Additionally, the existing office and R&D space helped to create 700 permanent jobs in University Park and over $2 million in property taxes paid to the City of Cambridge annually.

In 1992 and as part of the implementation of the Master Plan, the development of mixed income housing was commenced. The accomplishment of this goal became a reality through forging partnerships with Keen Development ("Keen") and Home Owners Rehab, Inc. ("HRI"), the former a community-based housing developer and the latter a non-profit community development corporation. As a result of these partnerships, the goal of providing affordable, mixed income housing is now a reality. To date, Forest City, Keen and HRI have created 225 rental housing units. It merits mention that one hundred and sixteen of the rental housing units are designated for low and moderate-income families and that nearly one half of the affordable rental housing units built in Cambridge in the 1990's are in University Park.

Phase II, currently under construction, includes a Star Market, a 210-room hotel, a first class office building, restaurants, retail space and a 950 car parking garage. The construction of Phase II has created 400 union construction jobs and, once complete and operating, will create 500 permanent jobs. Over $1 million in real estate taxes and an additional $350,000 in hotel rooms tax annually will result from Phase II.

The building permits for Phase III of University Park have been issued and construction has commenced. Phase III, the future home of Millennium Pharmaceuticals, Inc., contains approximately 270,000 square feet of office and research and development

space, a 600 car parking garage and 55,000 square feet of contiguous publicly beneficial open space.

Substantial efforts have been put forth with respect to funding infrastructure and streetscape improvements both within University Park and the surrounding area. Forest City alone has invested over $6 million in infrastructure related costs to date to improve roads and sidewalks as well as install lighting and landscaping. Forest City, MIT and the City of Cambridge have worked together in the spirit of cooperation to achieve the vision of the Blue Ribbon Committee and the Master Plan, and, with the support of the City Council, we will continue to do so.

II. Substance of the Petition

The Petition arbitrarily reduces the height buildings in a three hundred (300) foot wide zone to sixty (60) feet rather than the currently permitted seventy (70) feet. Three of the development sites affected by this proposed change are for buildings that already have valid building permits and are currently under construction for the new headquarters for Millennium Pharmaceuticals. A fourth development site affected by the Petition is a site designated for development by HRI as affordable housing as Auburn Court Phase II. The Petition would reduce the height limit on the development of this mixed income housing site from 70 to 60 feet. This would result in the loss of one floor, or anywhere from 6-10 units of mixed income rental housing intended for the working families of Cambridge. We need to protect the right of HRI to go forward and build affordable housing on the Auburn Court Phase II site, and not restrict its capacity and height, as the Petition provides.

The Petitioners have stated that one of the primary goals of the Petition is to move the University Park Common one block toward the West, to a location they perceive to be more accessible to the neighboring residential community. The Petition, however, does not accomplish this goal. In order to accomplish the goal of relocating the University Park Common, there would need to be an amendment to the Cambridgeport Revitalization Development District as well as the Design Guidelines and the Master Plan. Specifically, the location of the University Park Common was established as part of the Master Plan. This plan legally obligates Forest City to locate the University Park Common along Sidney Street, the central boulevard axis within University Park. This location can only be changed by mutual agreement of the three parties involved: MIT, Forest City, and the City of Cambridge.

There have been numerous community meetings regarding the University Park Master Plan and the location of the University Park Common. In the last two years, Forest City has conducted eight open houses and community meetings, including three meetings specifically held to present the Phase III project. Please find the attached listing of public and community meetings held over the last 24-36 months regarding our development phasing and Master Plan. There was no mention of either downzoning or relocating the publicly beneficial open space until after a lease was signed committing Forest City, MIT and Millennium Pharmaceuticals to the Phase III project as currently permitted.

III. Summary

The Petition will not accomplish the unstated goal of relocating the University Park Common, but instead will reduce the development capacity of both a site earmarked for affordable housing as well as a site being developed to meet the needs of a growing Cambridge-based company.

The Master Plan is now being implemented to meet the vision established by the City of Cambridge, MIT, Forest City Development, the Blue Ribbon Committee and the residents of the Cambridgeport community. Forest City seeks to focus dialogue on healing the growing pains associated with the implementation of this vibrant mixed-use vision rather than passing a petition put forth in an untimely and arbitrary fashion. We urge the Committee to recommend disapproval of the Petition to change the zoning of these parcels.

Thank you for your consideration.

Sincerely,

Jonathan Ginsberg
Director of Government and Community Relations

cc: Mayor Russell
Members of the City Council
Ms. Susan Schlesinger, Assistant City Manager for Community Development

Community and Permitting Process

The following is a listing of various community meetings, public hearings, and open houses relevant to development plans at University Park at MIT. At each meeting or open house conducted by Forest City, Master Plan models and handouts were available to the community. These hand outs and models all show the massing of the buildings and the program and location of publicly beneficial open spaces.

PHASE II OF UNIVERSITY PARK

August of 1995 - Pearl Street Library to discuss Star Market/Hotel and office buildings associated with Phase II

February of 1996 - Community Meeting at University Park at MIT - 64 Sidney Street - Presentation of Phase II renderings and plans for supermarket.

May of 1996 - Pre Planning Board Open House at University Park 38 Sidney Street

August of 1996 - Auburn Court Resident Welcome Party/Open House for Phase II Plans

December 1996 - Open House and Community Meeting at University Park 38 Sidney Street prior to curb cut permit being issued

Four Planning Board Meetings:

June 1996 - Planning Board Initial Schematic Design Review
September 1996
November 1996
December 1996

One License Commission hearing regarding the issuance of an innkeeper license for the hotel - November of 1996

Building Permit issued in February 1997

PHASE III OF UNIVERSITY PARK AT MIT:

Open Community Process: Forest City conducted three community open houses to present the plans for this development:

1) August 12, 1997 - at the Kennedy Biscuit Lofts - a special briefing for the residents of Auburn Court and the Kennedy Biscuit Lofts.

2) August 14, 1997 - 38 Sidney Street - Community Open House, letters sent out throughout the neighborhood, Community Development Department and City Councillors invited to attend. The meeting was advertised in the Cambridge Tab via a paid advertisement.

3) Thursday November 6, 1997 - 38 Sidney Street - same outreach as #2 above -- Paid Advertisement in the Tab included

Four Open, publicly advertised meetings at the Cambridge Planning Board:

August 19, 1997
September 16, 1997
October 21, 1997
November 18, 1997

One Open, Publicly scheduled Hearing before the License Commission on October 28, 1997

Building Permits issued in November of 1997

City of Cambridge

The Ordinance Committee held a public hearing on December 18, 1997, beginning at 5:15 p.m. in the Sullivan Chamber for the purpose of considering a petition to amend the zoning ordinances submitted by Angelica Urena et al.

Present at the hearing were Councillor Francis H. Duehay, Chair of the Committee, Vice Mayor Kathleen L. Born, Councillor Henrietta Davis, Councillor Kenneth E. Reeves, Councillor Michael A. Sullivan, Councillor Timothy J. Toomey, Jr., Councillor Katherine Triantafillou, and City Clerk D. Margaret Drury. Also present were Lester Barber, Director of Zoning and Land Use, Community Development Department; Nancy Glowa, First Assistant City Solicitor; and Roger Herzog, Director of Housing, Community Development Department.

Councillor Duehay convened the hearing and explained the purpose and the procedure of the hearing. He invited the petitioners to present their proposal.

John Chamberlain, 53 Brookline Street, Cambridge, stated that he drafted the proposed amendment. He submitted information regarding the proposal (Attachment A). He noted that relatively few square feet are involved. The proposal creates new setbacks that would encourage putting the proposed park near the housing, and the commercial buildings where the park is now planned, which would be far preferable from an urban planning perspective. There will be a buffer between the residential and commercial areas, the park will be safer at night and it will be used much more than it would if it were surrounded by commercial buildings. Parents in the housing are much more likely to send their children to play there.

Councillor Duehay asked if the petition would have any effect other than just changing the park position.

Mr. Chamberlain responded that there will be more light because the buildings will be lower.

Councillor Duehay asked whether the petitioners had had an opportunity to discuss the proposal with Forest City.

Mr. Chamberlain stated that Forest City held its first public hearing on November 6, 1997. At that time, the residents expressed their desire for a different placement. He was told by residents that at the Planning Board's August fifty percent plan review, residents expressed the same desire, although he was not present at the August meeting.

Councillor Duehay then invited testimony in support of the petition.

Mary Ann Taylor, 55A Brookline Street, stated that the present park placement design is a design for a future "needle park." No mother is going to allow her children to go there. The design is not "people-friendly."

Mr. Tim Broens, 129 Brookline Street (Kennedy Biscuit Building) spoke in support of the petition. He stated that he wanted to address the criticism that the neighbors should have brought the issue up sooner. The Planning Board's fifty percent public plan review was only in August, and the findings were not widely available to the neighborhood. He also stated that most Brookline Street buildings are three floors, not five or six floors. Also, Forest City has a sad history of noisy HVAC units.

James Williamson, 17 Perry Street, stated that he lives 1 1/2 blocks away and he was very involved with the Simplex Steering Committee that worked for the zoning. The zoning at that time was not what the residents wanted; it was the best that they could get at the time. He urged careful consideration. The issue of the location of the park was raised all along the way, but after the master plan was in place, the active residents disengaged from the process and are only now re-engaging due to the leadership of the petitioners. Paul Dietrich told him that the original designer, the Dean of Architecture at Yale, said that he favored looking again at the master plan. It is clear that the present plan "captures" the park for the office complex. It will not be used by residents. Mr. Williamson also raised concerns about the "rush" action of the developer in getting demolition permits after learning that this petition would be heard very soon.

Councillor Davis stated that two of the buildings that would be affected have permits and one does not.

Jennifer Proia, 129 Franklin Street, spoke in support of the petition. She said that there is a petition signed by almost 300 residents of Cambridgeport who want the park closer to the neighborhood. Also, the park as planned is a passive use park instead of an active use park. It is not too late to make changes. She read from a letter by Robert Simha, Director of Planning at MIT, regarding a fresh look at the plan. She stated that she questions how responsible the developers are and cited outstanding noise issues. She submitted a copy of Robert Simha's letter and a newspaper article (Attachment C).

Tom Ash, 129 Franklin Street, stated that when he moved in to the Kennedy Biscuit Building, there were no residential neighbors except a shelter. At that time, he looked for a play area for his young children and there wasn't really any appropriate play area. Management of the Biscuit Building would respond to requests for a play area by saying that there was a park coming. Residents are late in responding because they weren't invited earlier. The developers claim it is too late to make changes but this development has claimed a number of "eleventh hours." He suggests taking time to analyze the plan. His concerns are for a play space for children and the lack of safety for abutting residents of the present loading dock plan, which could be solved by moving the building.

Peter Valentine, 37 Brookline Street, distributed written material, Attachment B, and spoke in support of the proposal. It is reality that when a development project goes on over several years, changes occur. It is reasonable to think about responding to these changes. The changes sought will improve the development. University Park is securely established, the petitioners seeks to reconfigure only two buildings. Thirteen other planned buildings are uncontested.

Mr. Valentine listed traffic concerns, especially increased traffic congestion which makes changes in the design desirable. Traffic design mitigation is needed. The neighborhood will be inundated with vehicular traffic.

The developer has failed to meet the University Park master plan guidelines. The master plan design guidelines require integration with the surrounding community of Cambridge, and avoidance of conflict with residential areas. He objected to the report of the Planning Board hearing as written by Community Development Department staff. Mr. Valentine noted the developer's tendency to do the opposite of what it says and provided examples. He noted that the presently-planned entrance to the park is very unwelcoming.

Bashai Zeitoor, 129 Franklin Street, stated that he has lived at this address since 1990. He would find it very difficult to use the park in its currently planned location. It will provide very little utility to area residents.

Mark Duffield, 281 Brookline Street, stated that he works in University Park. He stated that the present park placement is not as safe as it would be if the park were moved to the residential side, as requested by the neighbors.

David Hoicka, 10 Lopez Street, stated that he has lived there for 25 years. The petition is not moot and should be considered despite what Forest City may have for building permits. Forest City got actual in-hand notice prior to issuance of the permits, which are now under appeal. In addition, he is a civil engineer and can state that the work done to date can be redone without huge expense. It is his understanding that Local 40 Carpenters Union is here to support the project because they are worried about jobs, but this project will not jeopardize their jobs, and it is shortsighted to saddle a community with a hundred years of the results of poor urban planning for a few months of work on two Forest City buildings. Mr. Hoicka also noted the traffic dangers engendered by the parking garage planned for Pacific Street. He urged the Committee to pass the petition and forward it to the full City Council.

Michael Flannery, 129 Franklin Street, spoke in support of the petition. He stated that he has recently returned from New York City and has learned the value of parks to residential areas.

William Cavellini, 9 Speridakis Terrace, stated that when the zoning was passed in 1987, there was never a negotiated settlement between the community that worked for eighteen years on the area and the developer and M.I.T. Early in the 1980's the community came in with its plan. It included more, but the park and housing pieces were larger and the park was proposed for exactly where the petition puts it. This is a long-standing desire on the part of the neighborhood.

Jeff Duritz, 85 Pearl Street, spoke in support of the proposal. He stated that all have seen many examples of this kind of park. Residents will not use it. It will work well for people who work in the offices, but so would the placement suggested by the neighbors.

Councillor Duehay then requested a show of hands of those in support of the petition, and sixteen persons raised their hands.

Councillor Duehay then invited testimony in opposition to the petition.

Rocco Mastrangelo, 269 Putnam Avenue, stated that he is a fourth generation Cambridge resident. He stated that he would like to see the project go forward as proposed. He said that parks close to residents in Cambridge are also a source of problems, with crime and drinking. He stated that he is a member of Local 40 Carpenters Union.

Donald Grossman, 179 Sidney Street, stated that he has lived in Cambridge for twenty six years, 10 years on Sidney Street. He owns and runs a business there. He is disturbed by this proposal. University Park should not be a surprise to anyone. This award-winning plan has been on the books for ten years. It would be unconscionable to allow a change ten years later just before the building permits are about to be pulled and used. He looks forward to using a park on Sidney Street. He also stated that an unintended consequence would include diminishing the affordable housing.

Joseph Walsh, 133 Pearl Street, stated that he is a member of Local 40 Carpenters Union and spoke in opposition to the petition on the basis of jobs. He described the difficulties carpenters face with the up and down development market.

Edward Oh, 88 Auburn Park, spoke in opposition to the petition. He stated that he works at 38 Sidney Street. He is concerned that it will impact Millenium's decision to come here. He stated that he believes that downzoning the area will affect the mix of housing and will affect economic growth in Cambridge.

Charles Wright, 6 Holworthy Place, said that he is a forty-year resident of Cambridge. He stated that University Park is a big benefit to Cambridge and should be supported. It takes from four to five years to plan a project; it would be detrimental to the City of Cambridge to lose the pharmaceutical business and the affordable housing.

Joe Power, 701 Concord Avenue, business representative of Local 40, spoke in opposition to the petition which is pending against Millenium Pharmaceutical. He stated that this project will attract more business to Cambridge.

Lori Sutherland, 132 Pearl Street, stated that she is opposed to downzoning. Central Square needs a face life and she is glad to see it happening.

Peter Lewis, Assistant Director of Real Estate, M.I.T., stated that in 1988 the City Council approved the master plan for University Park. Now nearly a decade later the Urena petition tries to make unilateral changes. It sends a signal to Millenium and to other businesses. M.I.T. pays taxes. M.I.T. remains open to changes in the master plan for future planning, not changes to current plans.

Peter Caulkis, Forest City Development, stated that the petition is not about the University Park "corner." It is about zoning that affects adjacent buildings. The park area is not affected by the petition. All three buildings proposed have valid building permits. The only effect would be on the height of part of the building. It would also mean either fewer units, more height on Brookline Street or less open space on the ground.

Mr. Caulkis then reviewed the history and specific language of the master plan and development. He stated that Forest City has held many public meetings and has always been very open about the placement of the park. When approached in a timely and reasonable manner, Forest City has responded very reasonably and with flexibility. But with respect to the two Sidney Street buildings, Forest City has entered into extensive contractual obligations.

Vice Mayor Born asked which buildings have building permits. Mr. Caulkis stated that all three have permits.

Jack McGuiness, business agent for the Plumbers and Gas Fitters Union Local, stated that this project has been around for a lot of years and has been through every review possible. Finally there is a chance to put workers back on the job, after some have faced unemployment for years. It costs a tremendous amount of money for a project to get to this phase. This petition will stop the project and deprive workers of jobs.

Robert Addison, 61 Gore Street, spoke in opposition to the petition. Forest City is a good contractor and developer.

Gordon Tuttle, 71 School Street, lifelong Cambridge resident and member of Local 40, spoke in opposition to the petition because he wants to go to work and stay working. His father worked at Simplex Wire and Cable for thirty years. He just remembers barren land after it closed. It is wonderful to see development there.

Paul Booker, 121 Columbia Street, spoke in opposition to the petition because he supports the Forest City project.

Joseph Nigro, representing the Metropolitan Building Trades Council, stated that the Council has worked with M.I.T. and Forest City to make this project possible. This petition would be detrimental to the affordable housing and would jeopardize jobs for Cambridge residents. The building trades are still recovering from the five-year recession. This development is the first large building project in six years. The park will be within walking distance of the affordable housing.

Tom Lucey, Cambridge Chamber of Commerce, spoke in opposition to the petition. The current project is consistent with the Cambridge Economic Development Policy recently adopted by the Cambridge City Council. An eleventh hour change would not be consistent with maintaining a positive business climate. In addition, Millenium is a Cambridge company seeking to expand. It should be encouraged to stay in Cambridge. The project will also add to the tax base. Adoption of the Urena petition would be detrimental to this project.

Bill Doherty, business representative, Local 577 Painters and Electricians, spoke in opposition to the petition. This proposal would result in expensive change orders and would bring development in Cambridge to a halt because it would create a climate of uncertainty.

James Coyle, business agent for Ironworkers Local 7, spoke in opposition to the petition. Many members of Local 7 are currently working in the Forest City project, due to the Cambridge Employment Plan, which requires that Cambridge residents be hired. It is great that Millenium, a Cambridge company, wants to stay here and be a part of the community. He is sure that the residents will use the park.

Councillor Duehay requested a show of hands of those in opposition to the proposal, and eighteen persons raised their hands.

Councillor Duehay requested that the City Clerk summarize the written testimony that has been submitted. That testimony is attached to this report (Attachment D).

Councillor Reeves asked if there has been any dialogue among the petitioners and the developer. Councillor Davis stated that she scheduled a meeting. There was an airing of issues and a good civil dialogue.

Councillor Duehay stated that the zoning petition is a small part of this issue. He hopes that Forest City will take the residents' concerns into account. However, this is not the forum for resolving all of these matters.

Councillor Duehay moved that the petition be referred to the full City Council without recommendation.

Councillor Reeves encouraged the parties to use the time before the City Council votes on this matter to try to come closer to agreement. He is very concerned about the safety of children. It is not clear that this project is going to have any interaction with the City or is going to be friendly to its immediate neighbors. He hates to see University Park become one big fortress. He encouraged the Community Development Department to work to encourage these discussions.

Councillor Duehay's motion passed on a voice vote without objection.

James Williams requested that the record reflect that in the show of hands there was not disclosure of who was or was not a resident of Cambridge.

Councillor Duehay thanked all those present for their attendance. The hearing was adjourned at 7:50 p.m.

For the Committee,

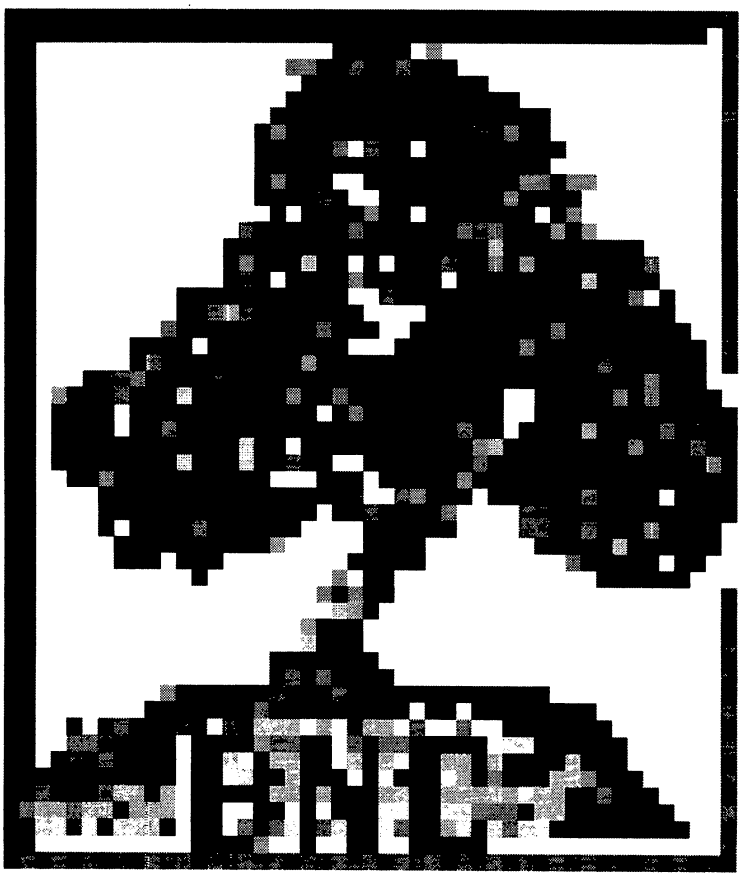
Francis H. Duehay

Councillor Francis H. Duehay
Chair

A 1

Ordinance Committee
18 December 1997 5:00 pm

Urena Petition

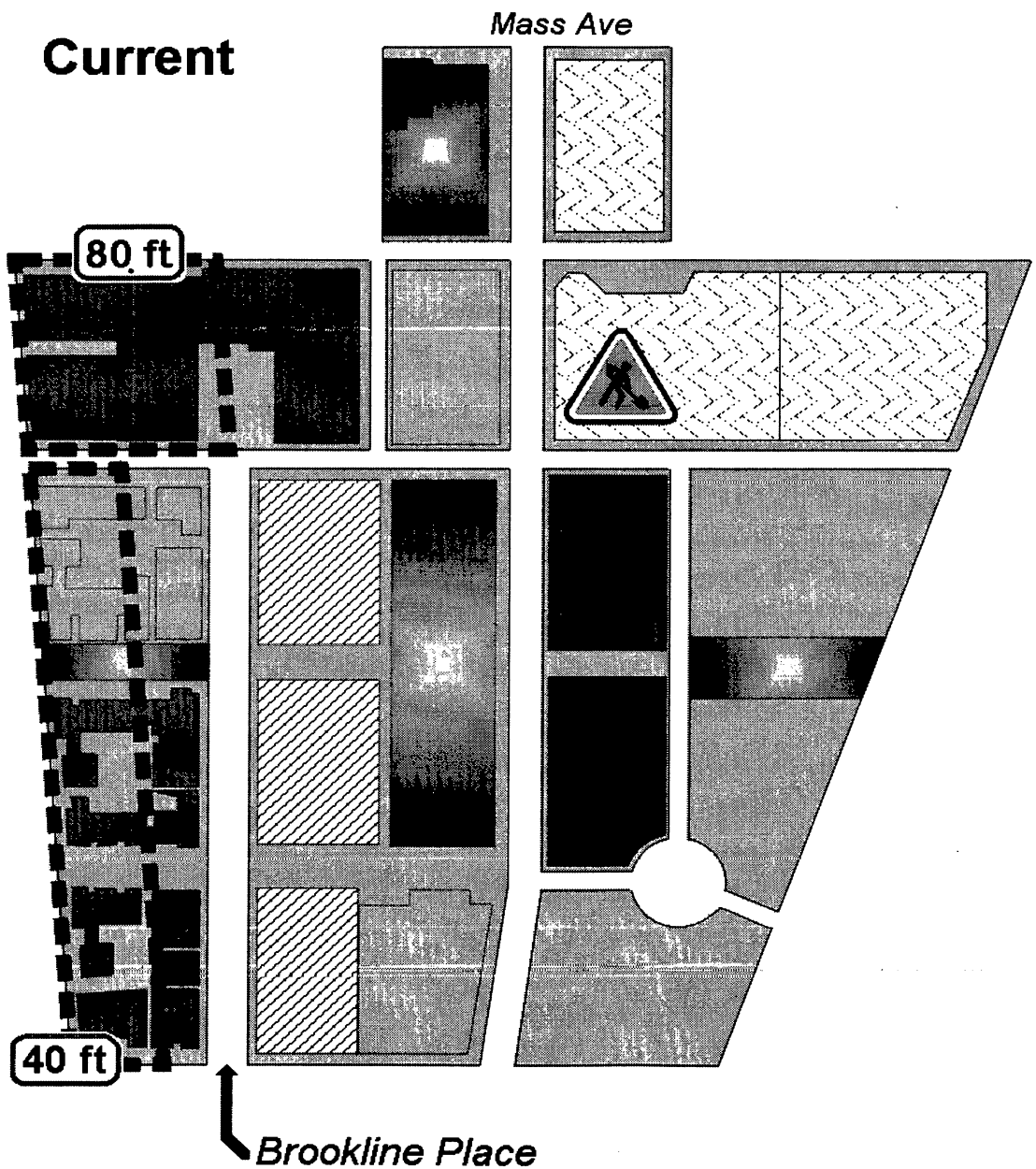


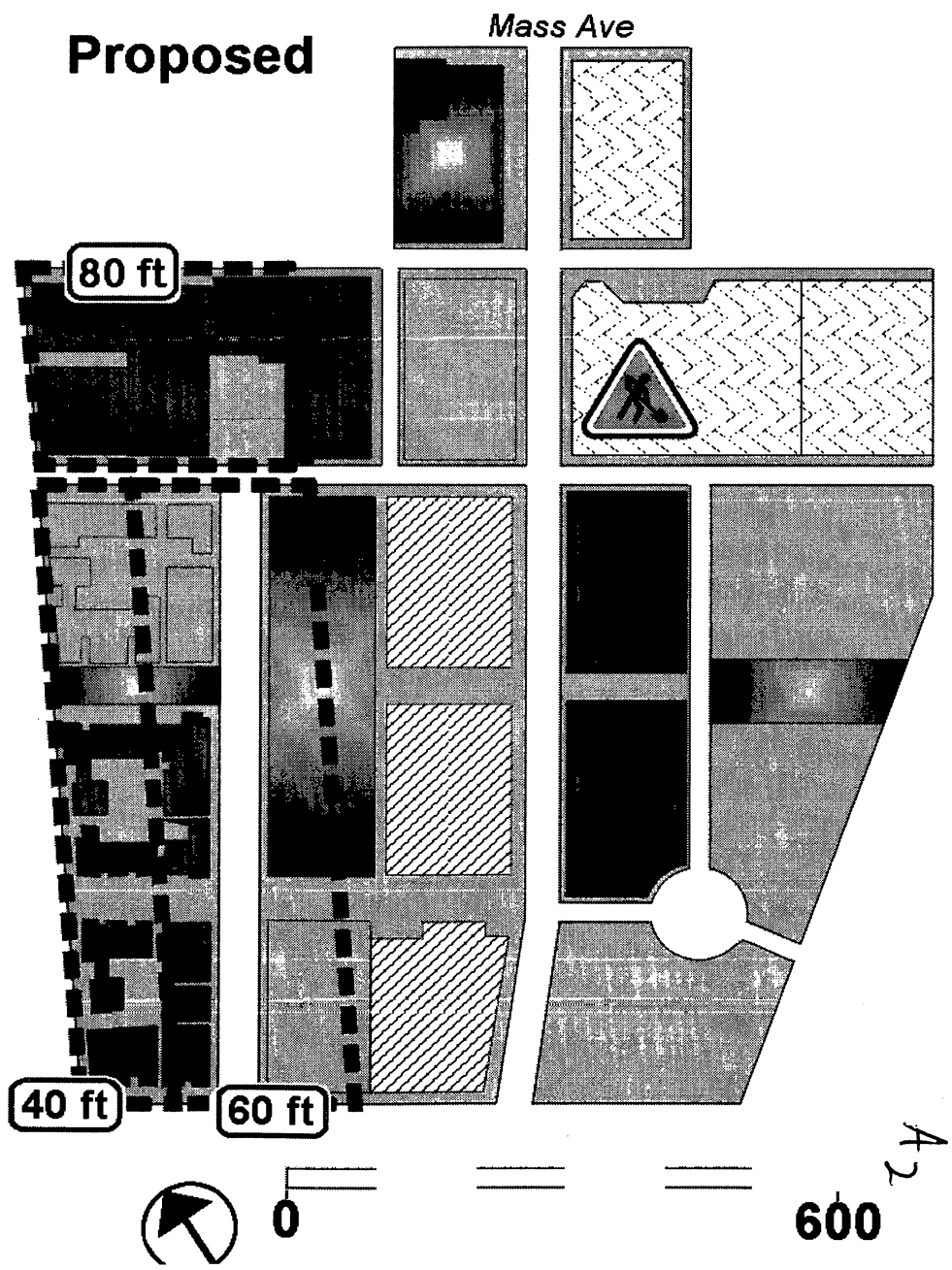
University Park Common - Plan for a Better 100 Years

University Park Common will be a part of Cambridge for at least the next 100 years. We owe to future generations to make it into something that enhance and benefit the whole community. Experts and residents agree: we can do this by placing the park in a shared location.

CRDD Zoning

Western Edge Setbacks Showing Effect of Amendment





A2

The Brookline Street Neighborhood Coalition
53 Brookline Street • 864-6924 • fax 354-2191

University Park Common - Commentary

Argument Against the Current Site Plan for University Park Common:

1. The park will be dangerous after dark:
   (a) Because it is not in view of residential areas there will no supervision of the park after dark.
   (b) The park will be lighted only by 15-foot sodium lights along its walkways. The rest of the park will be dark. This combined with its large amount of "structure" (hedges, trees, benches, etc.) and unsupervised location will make it an ideal forum for crime.
   (c) Nearby residences, mall and hotel (under construction), and proposed theatre will provide a large supply of potential crime victims for the park.
   (d) In November four young men abducted a 19-year-old women as she emerged from a bathroom in the CambridgeSide Galleria and gang raped her nearby. Providing a large, dark, unsupervised park near to a mall and student residences invites repetitions of this sort of crime. It also presents an excellent vista for muggings and other dangerous assaults.
2. The park is inaccessible and forbidding to the public:
   (a) The park is at least 250 feet walking distance from the nearest residence and is separated from the residential areas by private property. Moreover, it is well out of sight of those residences, thus making it unacceptable as a place for children to play.
   (b) The park has been landscaped by the same architect who did Post Office Square in Boston and like that park it is designed to provide visual relief for white-collar workers. There are no playgrounds, fields, bike paths, or other normal features of a community park.
   (c) The walkways in the park are not convenient for through traffic. People going to the Star Market, for example, will go around the park via Franklin Street. There is no incentive for anyone to enter the park. There is every indication that the park will be nothing but a sterile and deserted dead space.
3. Noone will use the park -- it is dead space:
   (a) Not Like Post Office Square. The park cannot be compared to Post Office Square because PO Square sits astride major pedestrian thoroughfares and has many thousands of workers nearby. The labs being built to surround the park employ relatively small numbers of workers who do not leave their buildings (except to go to their cars and depart for the suburbs). There is absolutely no foreseeable pedestrian traffic through the park and the "lunch" crowd will be anemic at best.
   (b) The seclusion and remoteness of the park's planned location guarantee that few residents will "congregate" there, except for homeless, dog-walkers or others that desire that seclusion. Yet even these few will likely be harassed and driven off by the company "security" employees.
   (c) Unlike most parks which are located in the middle of active areas, the proposed park is on the edge of the community and is far away from pedestrian byways. As the area develops the surrounding buildings will be occupied by commuters or other car-oriented transients. Geographically, the park location is off the map when it comes to usability.
4. The park and buildings are poorly situated in the current plan:
   (a) Sidney Street, a high-speed traffic through-way abuts the park. Even urban design beginners know parks should not be located next to traffic connectors like Sidney Street. The picture the developer paints of the elderly sitting around talking does not fit if you imagine the big commercial trucks rumbling by. The exhaust and distraction of the traffic make a poor companion to the park. The architectural renderings the developer has presented conspicuously leave out Sidney Street.
   (b) The proposed buildings (45 & 75 Sidney Street) turn their back to the neighborhood. M.I.T. claims to want to be a "good neighbor" yet their arrangements wall off the neighborhood from the commercial areas and expose loading bays to residences -- something specifically disapproved in in the design guidelines for the area.

A4

BOSTON HERALD

50 cents ★★★ Saturday December 13, 1997 WEATHER: Lots of clouds. High 42. Page 29 LOTTERIES: Page 35

Neighbors decry plan for public park at MIT site

By COSMO MACERO JR.

A major research complex to be built near Central Square in Cambridge could be stalled by a challenge to its permit.

> 'From our perspective, if they're allowed to continue without challenge we won't be able to get the park where we want it.'
>
> — John Chamberlain, opponent

The $66 million development, part of University Park at MIT, first drew criticism a month ago from neighbors who don't like the planned location of a public park.

The group stepped up pressure Thursday by appealing a building permit issued Nov. 26.

If zoning officials side with neighbors, it could halt work just as it's starting.

"On its face, this appeal looks erroneous and patently absurd," said Jonathan Ginsburg, head of government affairs for Forest City Development, a partner with the Massachusetts Institute of Technology in the three-phase University Park.

"The plan we've submitted is supported by a majority of the residents."

On Monday, Forest City inked a 15-year lease with Millennium Pharmaceuticals Inc., a Cambridge company that develops diagnostic products.

The project centers on two buildings at 45 and 75 Sydney St., near a hotel and supermarket that will open next year as part of University Park.

The appeal says the plans violate city ordinances, because air-quality systems atop the two 70-foot buildings will exceed height and area limits.

Building Commissioner Robert Bersani, whose office issued the permit, said only that a hearing is scheduled for Jan. 22.

Residents of nearby Brookline Street say the project's public open space should front their neigborhood.

The developer has research buildings facing the homes and encircling the park.

John Chamberlain, a neighborhood opponent, acknowledged that the permit fight is really an effort to make Forest City negotiate on open space.

"From our perspective, if they're allowed to continue without challenge we won't be able to get the park where we want it," Chamberlain said.

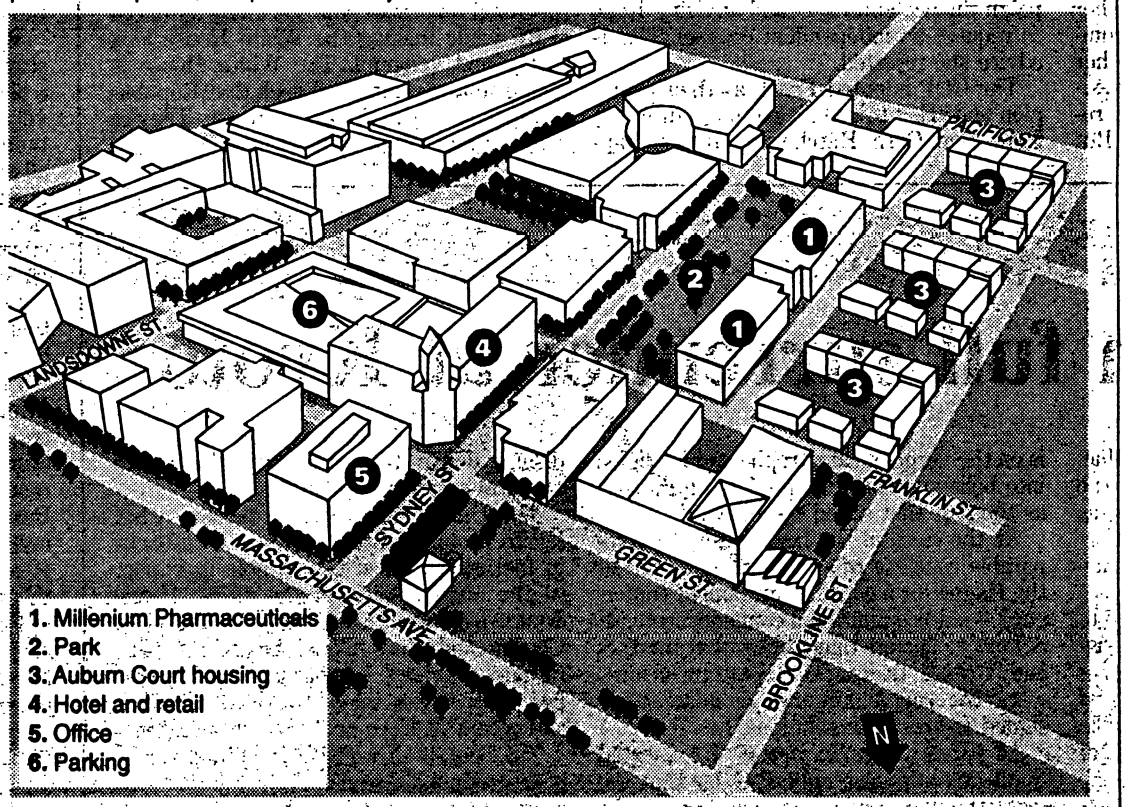
"This would stop progress on the building."

In the meantime, Ginsburg said, construction crews "are out there in full force."

"They should have come to us earlier," he added. "This is an 11th-hour attempt to derail a permitted project."

Park placement

Construction of a research complex near Central Square could be stalled by a group of neighbors who don't like the planned location of a public park. Here's the planned development of University Park at MIT:



STAFF GRAPHIC BY MICHAEL BERTRAND

Activists seek changes to MIT park

By COSMO MACERO JR.

While a major biotechnology firm has committed to a lengthy occupancy in the MIT/University Park complex in Cambridge, neighborhood activists from Central Square are calling for changes to the $66 million development.

"We're going to be hit by traffic from every direction," said Peter Valentine, an activist whose Brookline Street home is near two parcels being developed for Millennium Pharmaceuticals, Inc. "We've asked for some open space . . . to have a safe place for our children to play."

The existing proposal by Forest City Development, partners in the mixed-use complex with the Massachusetts Institute of Technology, is already slated to include a one-acre park between the Millennium and other University Park buildings.

Yesterday, Forest City announced that Millennium has signed a 15-year lease to occupy 175,000 square feet of planned space.

But Valentine and others want to flip the design so the park becomes a buffer between the offices and residential neighborhood.

"Without the park next to the residences, it's much less accessible," said Valentine's Brookline Street neighbor, John Chamberlain.

Still, Forest City spokesman Jonathan Ginsberg said the park as it's proposed has for a long time been part of a master plan for the area.

"This is an 11th-hour attempt to de-rail the project," Ginsberg said. "It's unfortunate this is coming up at the last second."

The intent of the proposal, according to members of the Brookline Street Neighborhood Coalition who spoke before the City Council last week, is to force Forest City to move a proposed 55,000-square-foot park from Sydney Street to Brookline Street, a location more accessible to nearby residents.

"The proposed park is not friendly to residents and their families," Cottage Street resident Ann Strong told the council. "The reason this plan is not inviting is that will be walled off by 70 foot buildings."

The downzoning would not achieve the petitioners' intent, however, according to Jonathan Ginsberg, director of government and community relations for Forest City, who said such a move would only deter tenants from moving into University Park and might reduce low-income housing in the partially constructed Auburn Court development on the site.

"These changes could have injurious and grave consequences concerning our ability to retain Cambridge-based research and development companies," Ginsberg wrote in a letter to the council. "In addition, the petition cuts the height . . . of Auburn Court housing and could result in reduced density and the number of affordable housing units in University Park."

...NOVEMBER 30, 1997

...ration begins at 9 a.m. For more information, call 349-4604.

Funds approved for B&M bridges

On Monday, the City Council approved an appropriation of $500,000, which moves the city one step closer to building safety improvements on the B&M railroad tracks in North Cambridge.

"We're very excited to bring this appropriation to you at this time," Susan Schlesinger, assistant city manger for community development, told the council.

The funds, which the state Executive Office of Transportation and Construction allocated in August, will allow the city to design three pedestrian bridges over the tracks. Over the last 25 years, six people have been struck and killed by trains while crossing the tracks.

Once designs are complete, the state will allocate an additional $5 million from Transportation Improvement Program funds for construction, which could begin in spring of 1999, according to Schlesinger.

Changes sought at University Park

A group of Brookline Street residents has filed a zoning petition with the city seeking to lower building heights at the site of the University Park development near Central Square.

Harvard issues policy on protests

Following a demonstration at which students alleged Harvard

No called 'Universi y' Park for no hing

BY ANNIE STRONG

As MIT and its agent, Forest City Enterprises, proceed further to develop "University Park" in the Cambridgeport neighborhood just outside of Central Square, they are supposed to be including an acre-plus of open space that is 1) accessible and 2) beneficial to the public (as required by the Master Plan Design Review Guidelines agreed to in 1987).

However, the actual plan for which they are about to seek building permits shows a park designed to serve — you guessed it — the University and its commercial tenants (The area is not named "University Park" for nothing, folks!)

This open space will be a long, narrow strip or mall, half a block wide and two blocks long, running along the north side of Sidney Street.

First, as to public access, the park will be screened from the view of the residents living nearby on Franklin Street (across its eastern end) and from residents of Brookline Street (along its northern side) by office buildings rising for five stories plus penthouses and mechanicals, i.e., over 70 feet high.

In addition, folks using the Pacific Street playing field one block beyond the western end will have their awareness of the proposed "park" blocked by yet another office building, this one joined to a parking garage so as to fill that entire block. (The fourth side will be bounded by Sidney Street and more office buildings.)

Public access is not possible without public knowledge. Most of the people who will notice on their own that the park is even there will not be the neighborhood residents and citizens, but will be the people who frequent the office buildings, patrons of the proposed movie theater, perhaps, and those who travel up or down Sidney Street.

By the same token, at night and on weekends, nearby residents will be prevented by the surrounding 70-foot buildings from keeping a watchful eye on what goes on inside the park.

At the very least, the park and the new office buildings should exchange places...

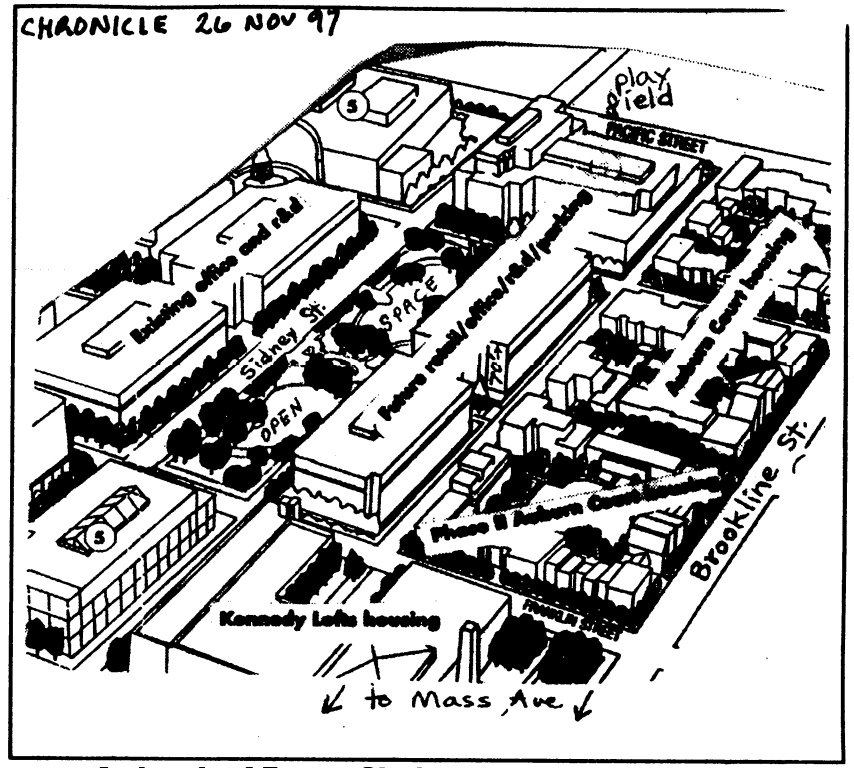
Granted, a pedestrian will be able to enter the park from Brookline Street via the extension of Auburn Street. But first he or she will have to walk 45 yards between the two office buildings down an alley with 70-foot-high walls on both sides and less than 20 feet of width for walking between the trees planted inside the ends of both buildings — not exactly an inviting ambience

Second, as to public benefit (assuming that there were adequate public access), the park is designed mostly for office workers looking out their windows or eating lunch outdoors on a warm day. It contains many plantings, pathways and places to sit, but no open space or equipment for children's active play.

Residents from the nearby neighborhood could carry their lunches over there to eat too, but — seriously — it would benefit only a narrow segment of the broader fulltime community.

The scheme falls far short of the master Plan Design Guidelines' stated objective of creating an environment that "...becomes a vital and integral part of the Cambridge community." At the very least, the park and the new office buildings should exchange places, so that the park looks and feels like a meeting ground or transition between the residential and office areas, instead of a private enclave surrounded by a fortress. Even better would be also re-designing the park so as to accommodate more varied uses, including active uses by children from the area.

Cottage Street resident Anne Strong raised her two children in Cambridge and founded Cambridge Youth Soccer in 1980.



A sketch of Forest City's proposed development in University Park

Too many cooks for U. Park zoning stew?

BY JOHN CHAMBERLAIN

Community spirit in Cambridge is kicking up its heels recently and the exuberance is even reaching into the halls of the city's planning board. At last week's design review for the University Park at MIT development, the board, apparently piqued by the rushed pace of developer submissions, refused to give immediate approval for the most recent designs which contained various surprises.

The board asked for more time to consider, but appeared poised to reject the submissions with findings of zoning violations in the parking garage design. Then the fun really started. Responding to verbal and written pleas by the community including City Councilor Henrietta Davis, the board, led by chairman Paul Dietrich, proposed doing some design of its own and holding hearings on changing the position of a planned park.

The developers, not to be outdone, called in their legal artillery from the law firm of Warner & Stackpole who [allegedly] threatened to sue the city if they changed the location of the park (even though such power is granted to municipal planning boards under state laws which reserve for planning boards the right to amend master plans at any time). At issue is "University Common" which the developer would like to nestle snugly in a cluster of office buildings and which most everyone else would like to see adjoining the neighboring residential areas.

Since the park is supposedly for the benefit of the public, the legality of the developer's plans was called into question before the board. Other potential problems, such as the developer's current and planned non-compliance with the area's strict noise control ordinance and sewage issues, have enriched this zoning stew. What will be cooked up next?

John Chamberlain is a Brookline Street resident.

Legal Notice

City of Cambridge Massachusetts
Office of the City Clerk
Public Notice Relative to Zoning

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, December 18, 1997 at 5:00pm in the Sullivan Chamber, City Hall, Cambridge Massahusetts on an amendment to the text of the Zoning Ordinance of the City of Cambridge as set forth in full below.

Article 15.33 (CambridgePort Revitalization Development District, Building Height limitations) shall be amended to read (changes in bold):
15.33 *Building Height Limitation.* The maximum building height within one hundred (100) feet of the easterly sideline of Brookline Street south of Franklin Street shall be forty (40) feet. The maximum building height within **three hundred (300)** feet of the easterly sideline of Brookline Street north of Franklin Street shall be eighty (80) feet **and south of Franklin Street shall be sixty (60) feet.**
[rest of paragraph is unchanged]
Areas Affected by the Proposed Amendment
The lots affected by the proposed amendment are shown shaded on the attached zoning plat.
Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.
All persons interested in this matter may appear at this time and be heard.
For the Committee,
Councillor Francis H. Duehay, Chair

CHRONICLE, 4 DEC 97

Dear Ordinance Committee, I will now give a detailed explanantion of why our petition is necessary.

in your decision of whether or not to refer our zoning petition to the council it seems you would choose between two factors

1. that our petition is a vitally important matter which serves the best interests of both the immediately effected neighborhood and the enhancement of the development as well

2. or 2 whether our zoning petition is but a frivolous attempt by small minded citizens who are jeopardizing a very sophisticated and expensive development. This is what the developer and the misguided news media would have you believe.

The developer has failed to meet the guidelines. Our petition is the 1st phase of a plan which will force this development to turn from an enclosed isolated area into a vital and exciting part of Cambridgeport, Central Sq and our entire city.

It is an awesome task to explain what is really going on here and I ask for your careful attention, for this is the moment of reality, this is the moment of truth and direct confrontation.

The news media would have you believe that what we are doing will interfere with quote a $66 million dollar development.

The fact is University Park is solidly established with 85% of its buildings either built or those to be built, uncontested.

Of the 15 buildings of which 13 are secured we are petitioning that two buildings be reconfigured. That's the truth.

What are our reasons ? University Park once complete will house, 3,000 vehicles. the Polaroid development on Memorial Dr. will contribute 676 vehicles, added to that the new Bread and Circus will contribute its vehicles, then you add the fact that Brookline St. is not a small quiet neighborhood street. It is a main artery bringing cars and large trucks from Boston and Memorial Dr. continually. When those vehicles hit the intersection of Brookline and Mass. Ave. there is a back up, then added to this is something that wasn't considered 10 years ago when the master plan was evolved, which is the downsizing of Mass. Ave. Central Sq. with larger sidewalks and two bicycle lanes. We now have 18 wheeler trucks and an increase in the number of vehicles regularly traveling through our neighborhood to escape the congestion in Central Sq. The Waverly Connector, for the only neighborhood which is directly on line with University Park and right next to Central Sq., cannot be depended on to give us relief.

But the developer will tell you that the congestion problem will be solved by its traffic mitigation plan. This is my first example of a deception technique the developer uses which I call "Say Do Opposite" which means "They say that what they've developed does what it's supposed to do but in actuality the design does just the opposite. I will give four examples .

Their traffic mitigation plan essentially directs traffic from within the development to the east out to Mass. Ave. away from the neighborhood. But the truth is when all that traffic hits Mass. Ave.it will cause grid lock which will stall the incoming western traffic on Mass. Ave. in Central Sq. which will try to escape the blockage by rerouting through our neighborhood as it is presently doing due to the downsizing of Central Sq.. Their mitigation plan doesn't deal with all the vehicles beyond the 3,000 coming to the development from all directions who will be traveling through and looking for parking in our neighborhood. The fact is when you create a development that is too large for an area you cannot avoid vehicle congestion. The traffic situation is hopeless. What we need is a design mitigation. A congestion design mitigation is one of the things our petition is about..

All of this vehicle congestion concern was presented to the Planning Board but was not included in the Community Development Department's notes of the minutes. I will shortly explain how this effects the truth that you must be aware of.

The fact is our neighborhood is going to be literally inundated with constant vehicle congestion. And the developer could care less. And there's a reason for that.

I quote the University Park design guidelines, "The urban street network - the defined pedestrian and vehicular spaces of the city - is recognized as a primary element of urban structure. The street focuses activities, defines circulation and (provides continuity with the surrounding city)." We are the surrounding city and our continuity has been totally disregarded. In other words the development is to integrate itself with the surrounding community and not overwhelm it.

I further summarize the guidelines, "the development is to have a number of open spaces, I quote "all different in configuration, identity and probable use patterns."

At the last Planning Board meeting the community presented an additional aspect to the usage of open space that involved the rearrangement of two buildings which would (1)help our neighborhood secure a safe recreation space for our children,(2)help us achieve a modicum of stabilization against vehicle congestion and (3)help our neighborhood achieve open space physical security at night. All of this information was left out of the Community Development Department's Planning Board minute notes. And the developer with the millions of dollars in profits it will make could care less.

I further quote the design guidelines. "The development's retail activity along the eastern and western edges is to pay special attention to the avoidance of conflicts with residential uses."

The fact is the developer has totally failed in fulfilling its design guideline responsibilities of integrating itself with the surrounding community by subtly using design to isolate itself. And the CDD has not only failed the community in not monitoring these requirements, but has conspired to deny us the justice of a complete Planning Board review in assuming it had the authority to determine what the Planning Board would and would not review in its stated intention of a future discussion of the master plan in relation to the park with the neighborhood. The CDD corrupted the notes of the meeting so it would appear as if the only thing the Board wanted to consider was the park and not the location of the buildings. The CDD in fact illegally assumed the authority of the Planning Board by corrupting the meeting's notes and thereby illegally opened the way for the granting of licenses and building permits. So in fact Forest City is now engaging in the process of building by the use of illegal licenses and building permits. It is necessary to know the truth because Forest City will attempt to impress you with the awesome guilt of interfering with its quote "legal" activation of construction. The second page I've given you describes the illegality exactly.

The truth is Forest City has activated construction at its own risk, being too impatient to wait for the conclusion of the wisdom of the Planning Review Process.

Even though the developer has utterly failed to integrate itself with the community it will tell you of its magnificent contribution of the Star Market. This is my second example of their Say Do Oppose deception technique. Instead of being on Mass. Ave. on the first floor close to Central Sq. and neighborhood area 4, its Star Market is located as far away from Central Sq., Cambridgeport and area 4 as possible being located one block away from Mass. Ave on the second floor of a hotel. The fact is their Star Market's purpose is to serve the interests of the rich and yuppy class of University Park so they won't have to shop with the what they consider to be the lower classes of Central Sq. Area 4 and Cambridgeport. Their location of the Star Market is as isolated and unintegrated with the surrounding community as their entire development. If you don't believe this compare their arrangement with the Star Market in Boston near the Prudential Center.

My third example of their Say Do Opposite deception technique. You will hear about the great gift of the Auburn Court Housing. The fact is the owner developer fought against that housing for years. The housing exists because of the relentless endurance of community members who, not once, by the developer, have ever been given an ounce of respect or public recognition. That is the housing's true history and it will never be forgotten. The other fact is while the Auburn Court Housing was being built people in the construction trades would come up to me laughing at it and tell me that with the kind of unecessary excessively large foundations they were putting in it could oly mean that the housing was actually slated to be demolished and replaced by office buildings in the

future. They said the kind of foundations they were putting in could hold eight story office buildings. So if this is true and it can be easily checked by looking at the building plans, the fact is the Auburn Court housing was nothing but the perpetuation of a con game on the community.

It was a Say Do Opposite. Say one thing, the design does the opposite. This is why they don't want to solve our congestion concern because they want to make the area as uncomfortable as they can in order to drive us out so they can eventually achieve their ultimate long term goal of developing from University Park all the way into Central Sq. Further proof is available.

The excessive congestion is one part of their long term goal, to destroy our neighborhood.

And further the design layout of the housing in relation to the existing neighborhood and the development and vehicle congestion and public open space was poorly conceived and not in accordance with the design guidelines. We have a plan that will turn this around to everyone's benefit.

The fourth example of the Say Do Opposite technique. Which is their claim that the neighborhood's special entrance into the development is through the Auburn Court Housing. When you walk by the Auburn Housing what you see for sure is a sheer wall of project housing, This inclines a person to not enter into a private area. To reinforce this when you enter its street entrance you see sense a private court yard. Then as you continue you see the shipping ramps at the back side of office and research buildings. Is that kind of design arrangement the kind that welcomes people into a public park ? No this design does just the opposite it keeps you out of the park because its entrance is a private housing project.

The council must ask itself if it wants to participate in this petty vision ? Our zoning petition is part of a detailed plan to insure that the guidelines for a harmonious and beneficial integration with the surrounding community and the uplifting of Central Sq. are fulfilled. No matter what the developer says our complete plan does insure that all the rest of Auburn housing is built.

Furthermore our plan provides for a resolution to Forest City's anxiety regarding keeping its schedule for its major tenant Millineum to move in. But Forest City could care less. It's only interest being to be as isolated from the community as possible.

Our plan will create a dynamic stimulating use of open space benefiting everyone including the development, You can trust my word on that. I love design and I would participate in nothing less then a Great Vision.

I say without hesitation, that the zoning petition you have before you will lead to the beautification and uplifting of our Great City.

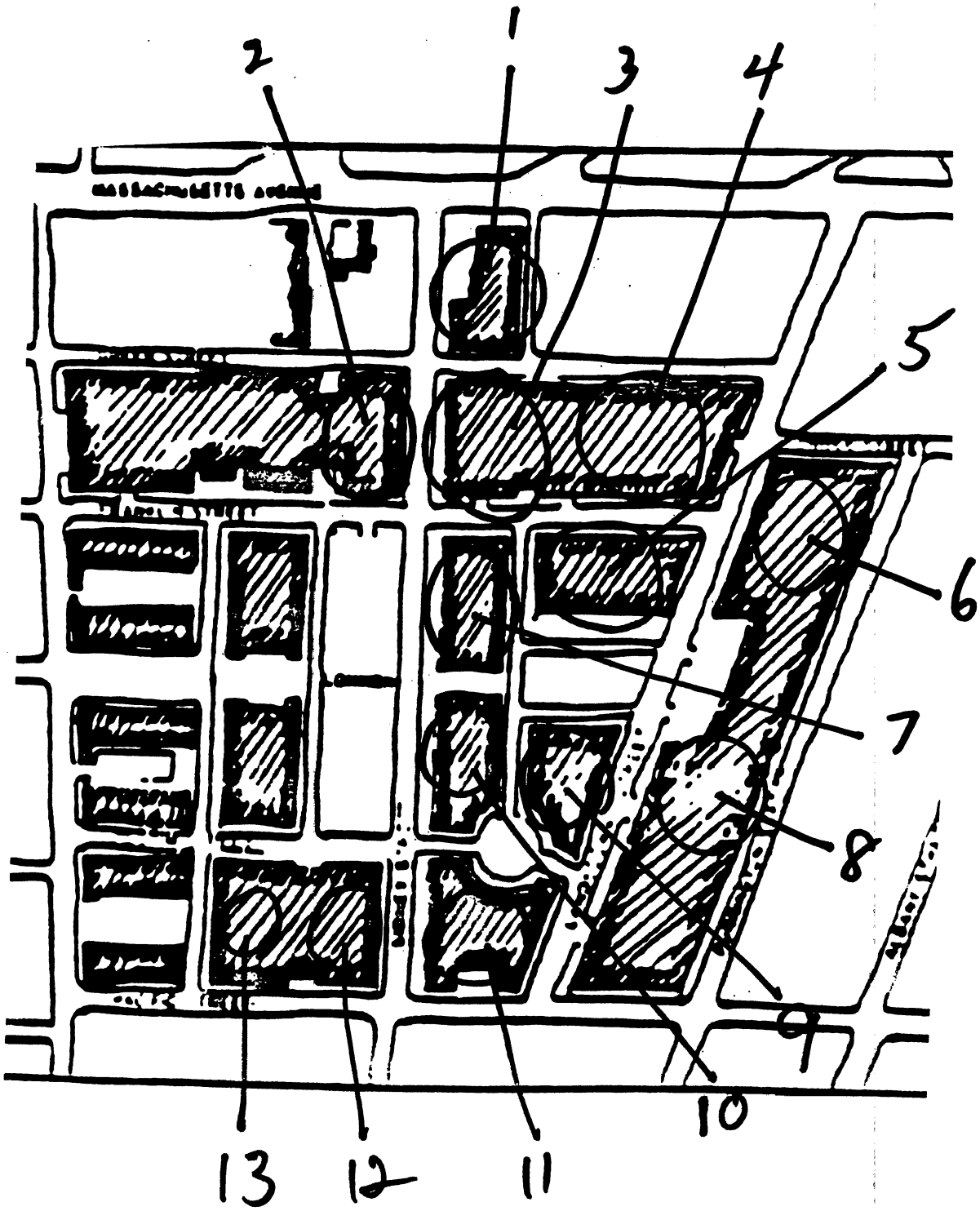
Dec/15/97

Peter Valentine

3D Broadway

University Park buildings
built or unbuilt which are uncontested

B)



Exactly how the CDD violated the law and thereby illegally activated the granting of licenses and permits.

State law

Planning Boards may amend master plans at any time.

That means that until the planning board's review was finished, they could have amended any aspect of the master plan.

State law

Town's cannot change a Planning Bard's Statutory Powers.

Added together this means that until the Planning Board was finished reviewing Forest City's proposal it could have amended the master plan at any time especially since it specifically stated quote "it wanted a future discussion of the master plan ".

The CDD does not have the power to change a Planning Board's right to review or amend any aspect of Forest City's master plan.

By solidifying an aspect of the master plan connected to the rearrangement of the park, that aspect being the buildings directly next to the park, CDD violated the law that, Towns cannot change a planning board's statutory powers.

Forest City's licenses and permits to build the buildings it is presently working on, were derived illegally and therefore are illegal.

D

RECEIVED BY
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CAMBRIDGE MA.

December 16, 1997

City Councilor Francis Duehay
Chair, City Council Ordinance Committee
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Councilor Duehay:

I write in strong opposition to the Urena petition pending before the Ordinance Committee. I have a long history and involvement in the planning of University Park at MIT. I served on the 1986 Cambridgeport Blue Ribbon Committee that established the framework for the mixed-use zoning district now in place. A copy of the Committee Report that was filed in December of 1986 is enclosed.

The current zoning article for University Park at MIT was a result of many open meetings and interactive community dialogue with Forest City, MIT, the City Councilors, the Community Development Department, neighbors, and community members. The end product is a model mixed-use district that will provide a minimum of 400 units of rental housing, space for job-creating research and development business, office space, and retail beneficial to the community.

The changes associated with the Urena petition are not beneficial to the City of Cambridge, nor do they reflect the spirit of the open process undertaken in the mid 1980's. This petition would reduce the height of valuable parcels designated for affordable housing and future commercial development. It appears to be drafted with a narrow goal in mind of protecting a small group of immediate self-interested residents concerned about shadow lines and park location.

The Urena petition does not move or change the University Park Common in its substance or its location. Forest City has shared information concerning the location of this park with neighbors at public meetings throughout the past nine or ten years. A more reasoned attempt to advocate for a change in the location or the uses of the park should have occurred at a more appropriate time, and not at the last minute after the developer has committed resources, time, and money to the design of the new park and buildings for Millennium.

I urge the defeat of this petition. Thank you.

Sincerely,

Norman T. McIver

NTM:tlc
Enclosure

cc: Cambridge City Clerk Margaret Drury
Mayor Sheila Doyle Russell
Members of the Cambridge City Council

Cambridgeport

Blue Ribbon Committee Report
December, 1986

HARVARD UNIVERSITY GRADUATE SCHOOL OF DESIGN

5 December 1986

Robert W. Healy
City Manager
City Hall
Cambridge, MA 02139

Dear Mr. Healy:

I am pleased to submit to you the report from the Blue Ribbon Committee on the Cambridgeport Revitalization Area. The report and recommendations contained within it are the products of thoughtful deliberation and debate among individuals representing diverse points of view. Most important to me is the fact that we have been able to conclude our work with a consensus among all of the active Committee members.

Your mandate to the Committee was broad but clear. Our efforts were to focus on the major issues regarding development in Cambridgeport that have eluded consensus before. In particular, we addressed land use goals, with special attention to housing, general urban design requirements and the practical issues of implementation such as open space, traffic circulation and employment opportunity. I feel that on all these matters, we have arrived at recommendations that are workable and that can provide a general framework for implementation over time. It is also important to note that there is an extensive ongoing environmental impact study dealing with the development area between Massachusetts Avenue and Pacific Street. The Committee has taken a broader view of the future for the larger area. However, the Committee recognizes that the findings of the environmental analysis will influence the specific character of the development in the Simplex area.

Our report is comprised of three sections: Section 1 articulates general objectives which apply to the entire Revitalization Area. Section 2 includes two sets of recommendations. The first apply to University Park. These are quite specific because the Committee was able to draw on the extensive planning and design work available for

this development area. Recommendations for the rest of the Revitalization Area, the second set, are necessarily more general since substantial professional studies have not yet been done for this area. Also, since decisions on traffic circulation will affect the parcelization of land held by many different owners, it is our view that more specific recommendations are premature at this point. Section 3 sets out suggested next steps to implement our recommendations.

The active Committee members have been generous with their time and talent on this effort. In addition, the Committee invited many guests to address us on the topics which provided us with essential background to inform our discussion. The issues we grappled with - housing, traffic, urban design - are always difficult. In the case of Cambridgeport, that has been especially true. The Committee's approach was to bring our best expertise and judgement to bear on the perceived problems, and to debate each issue fully, identifying opportunities and constraints which are particular to this area of Cambridge. We anticipate that you will bring this report to the City Council, and the Committee stands ready to meet with them and to present our findings.

The current zoning for the area is primarily the Industrial B category, which does not allow housing, has no height limit, and is in many other ways inappropriate for the type of development envisioned by the Committee. It is our hope, therefore, that the Community Development Department will be directed to prepare a zoning petition which will guide development in accordance with the Committee's recommendations. With such new zoning in place, we feel confident that the City and its citizens will be able to reap the benefits that a revitalized Cambridgeport can offer.

On a personal note, I want to thank all the members of the Committee. Their commitment and cooperation made our hard work a pleasure, and as a Chairman, I am grateful to all of them.

I also want to thank you, Mr. Healy, for the opportunity to work on this difficult but gratifying assignment. I do hope our work will contribute to a final disposition on the development of the Cambridgeport Revitalization Area.

Very truly yours,

Wilhelm Viggo von Moltke

Wilhelm Viggo von Moltke
Chairman, Cambridgeport Blue Ribbon Committee
Professor Emeritus, Harvard Graduate School of Design

CAMBRIDGEPORT BLUE RIBBON COMMITTEE REPORT

Submitted to the City Manager, Robert W. Healy by the Committee:

Wilhelm Viggo von Moltke, Chairman
Professor Emeritus, Harvard Graduate School of Design

Peter Chermayeff, Assistant Chairman
Cambridge Seven Associates

Pablo Calderon
Riverside Cambridgeport Community Corporation

Mary Flynn
Community Development Department

Drew Leff
Forest Cities Enterprises

Faith McDonald
City Assessor

Norman McIver
Cambridge Trust Company

Ron Suduiko
Massachusetts Institute of Technology

Benjamin Thompson, Jr.
Benjamin Thompson & Associates

OUTLINE

Cambridgeport Blue Ribbon Committee Report

I. General Goals and Objectives for the Cambridgeport Revitalization Area

   A. Land Use Objectives

   B. Urban Design Objectives

   C. Traffic and Circulation Objectives

   D. Employment and Equal Opportunity Policy

II. Recommendations

   A. Recommendations for University Park

   B. General Recommendations for the Area Below Pacific Street and for Massachusetts Avenue at Lafayette Square

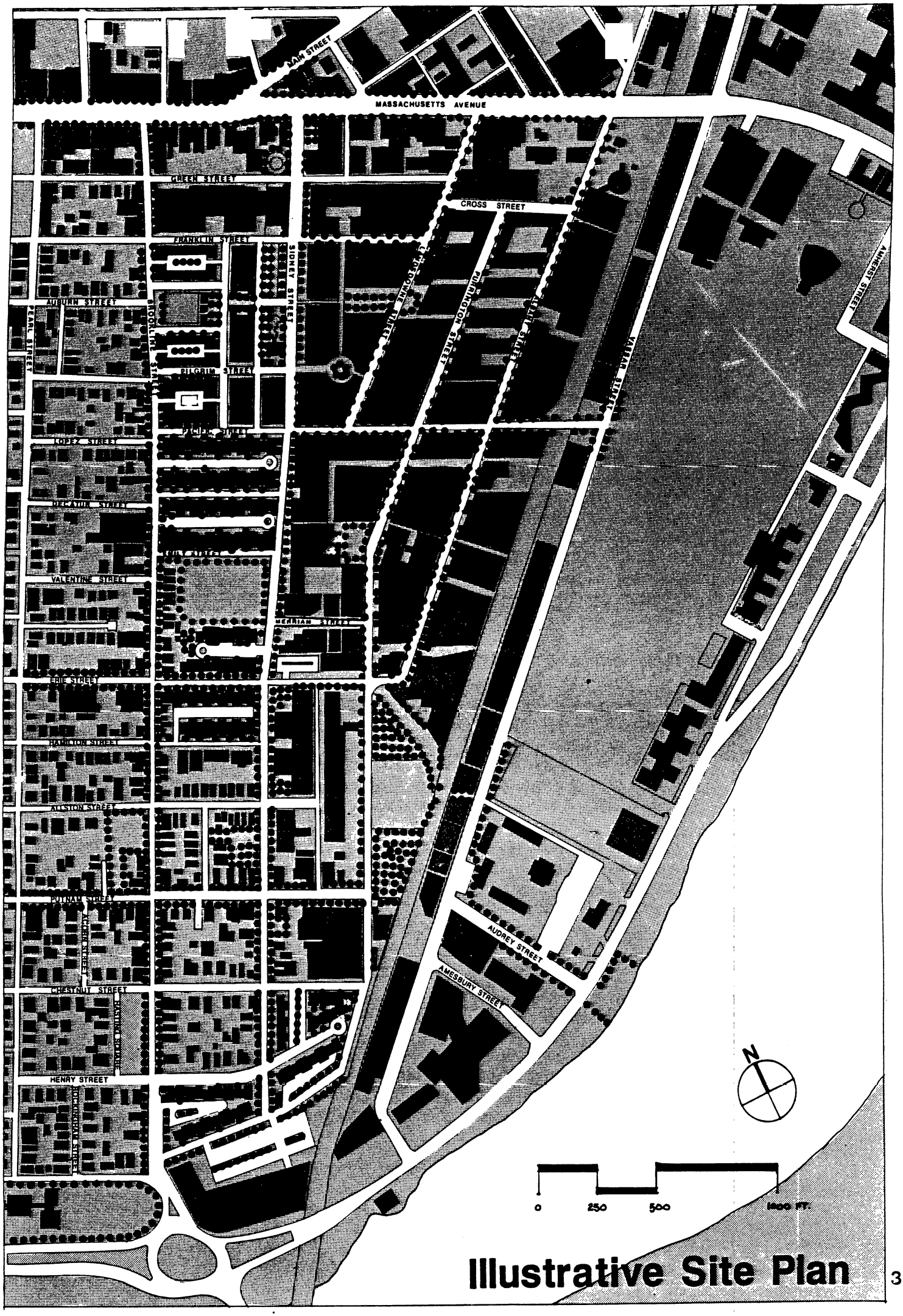
III. Next Steps Towards Implementation

   A. Distribution of Report

   B. Presentation to City Council

   C. Council Acceptance and Direction

The site plan on the opposite page illustrates the recommendations of this report.



Illustrative Site Plan

I. General Goals for the Cambridgeport Revitalization Area

The general goal is for balanced, orderly mixed-use development that is responsive to environmental, social, and economic interests of the community, including the neighborhood, businesses, and property owners. Important aspects include provision of adequate open space, housing, employment, tax revenue, and upgrading of the physical environment.

The following objectives have been identified to guide the future development of Cambridgeport.

A. Land Use Objectives

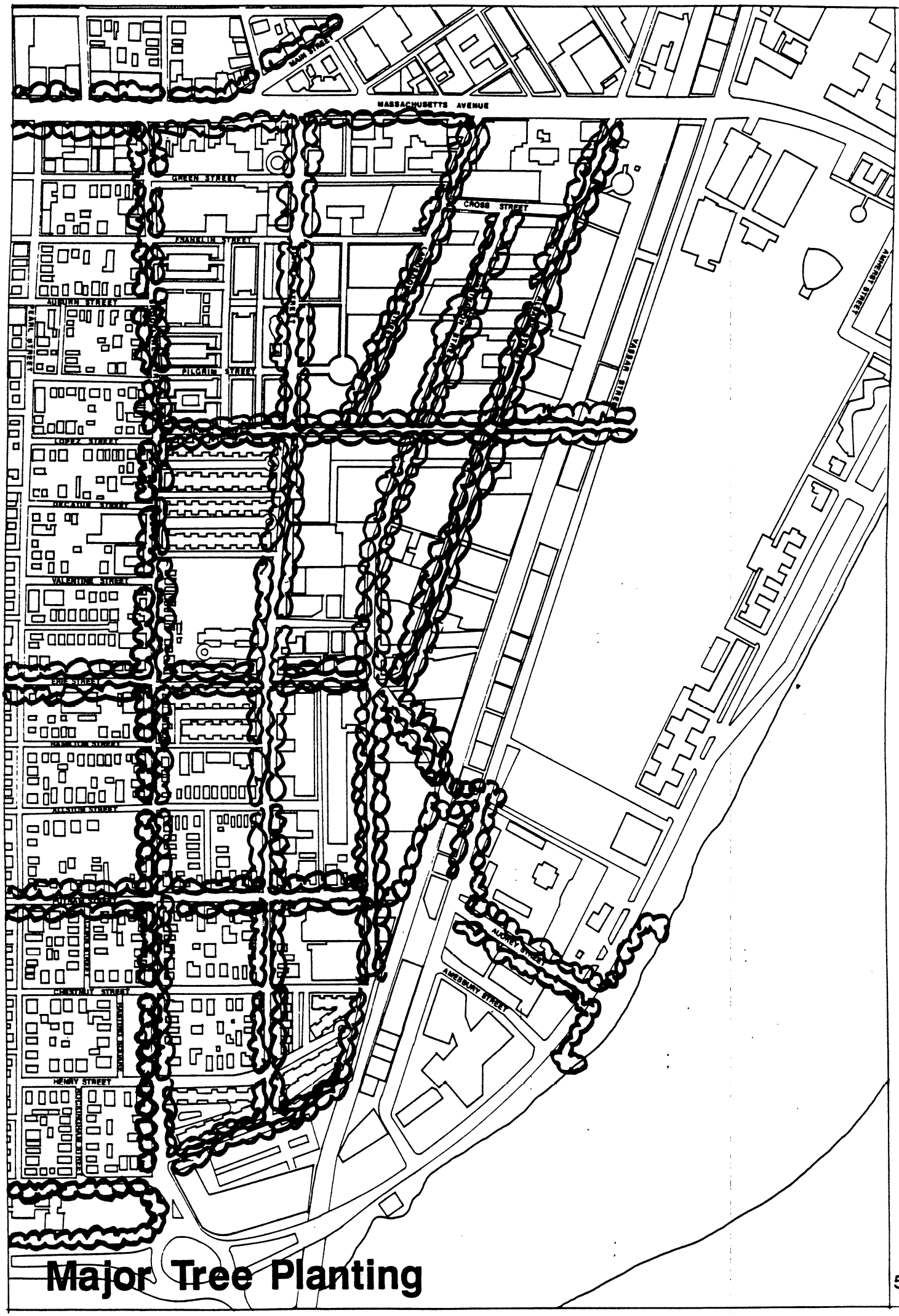
New mixed income housing with a minimum of 600 units should be provided in those areas of Cambridgeport which have historically accommodated only industry and business in order to extend the residential character of Cambridgeport, achieve a greater integration of residential and business areas, and to meet the on-going demand for housing in Cambridge. The mix of new housing should provide for a variety of ownership or rental choices and should include a significant proportion of units affordable for low and moderate income residents. Of the units here designated, the Committee recommends that a minimum of 25% affordable housing units or 150 units be sought as a goal.

B. Urban Design Objectives

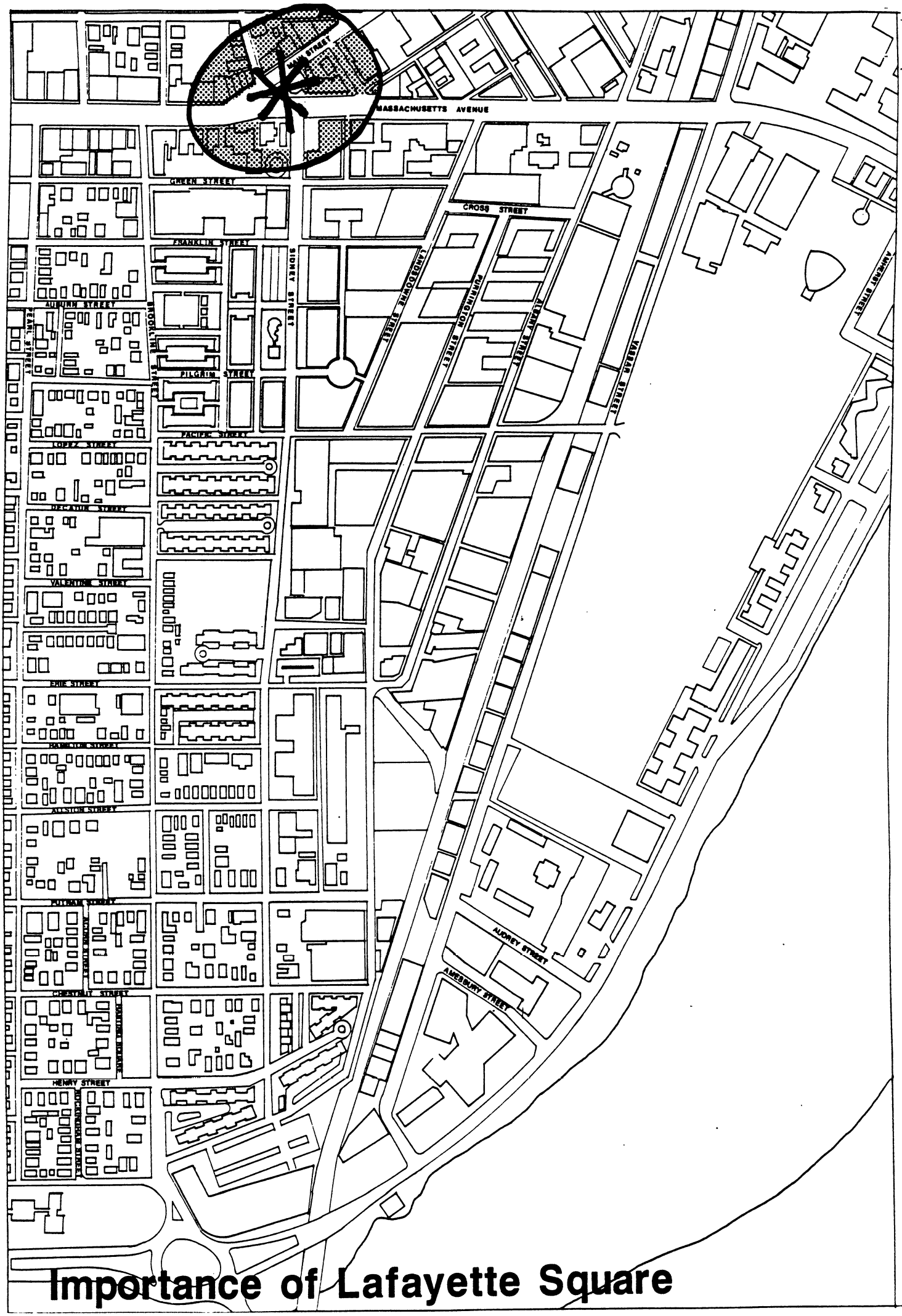
The environment of the Cambridgeport Industrial District needs major improvements in order to become an attractive mixed use area of the City. Quality of life must take precedence over vehicular circulation, and practical considerations such as traffic circulation should respect and be guided by the urban design guidelines for the area which include: 1) substantial tree planting and street improvements; 2) major new active and passive open spaces including Lafayette Square; 3) street-level treatment of the design of buildings, including garages; 4) provision of commercial/retail space at grade for shops, cafes, restaurants and entertainment; 5) blending together of community/residential and commercial/industrial land use and activity.

C. Traffic and Circulation Objectives

Traffic analysis and studies for the eastern section of the City should identify ways to accommodate existing and future traffic flows: 1) without unduly disrupting the existing Cambridgeport residential neighborhood; 2) without unduly limiting the opportunities for enhancing the urban environment in the vicinity of major projects. To the extent



Major Tree Planting



Importance of Lafayette Square

possible, Lafayette Square should be designed and used as important public space for lively day and night use, and as a transitional pedestrian node, acting as a hinge from Massachusetts Avenue into University Park and the entire Cambridgeport Revitalization Area at Sidney. This potential pedestrian place should not be allowed to become an island surrounded by traffic flows. The Committee recommends consideration of precluding vehicular connection from Main Street across Massachusetts Avenue to Sidney. Through traffic in the area should move along Sidney, Waverly and Albany Streets. Connections to Memorial Drive should be provided in locations where they can have the most beneficial effect on traffic flow and on adjacent land uses. Use of public transportation and carpooling should be encouraged to the maximum extent possible.

D. Employment and Equal Opportunity Policy

The Committee recognizes that, to a large extent, the job possibilities that will be available to the revitalized Cambridgeport area will reflect larger economic trends and market opportunities. Nonetheless, we encourage developers to seek a broad mix of commercial, research, and light industrial tenants with growth potential who will provide jobs having varying skill levels, and training and advancement potential for Cambridge residents.

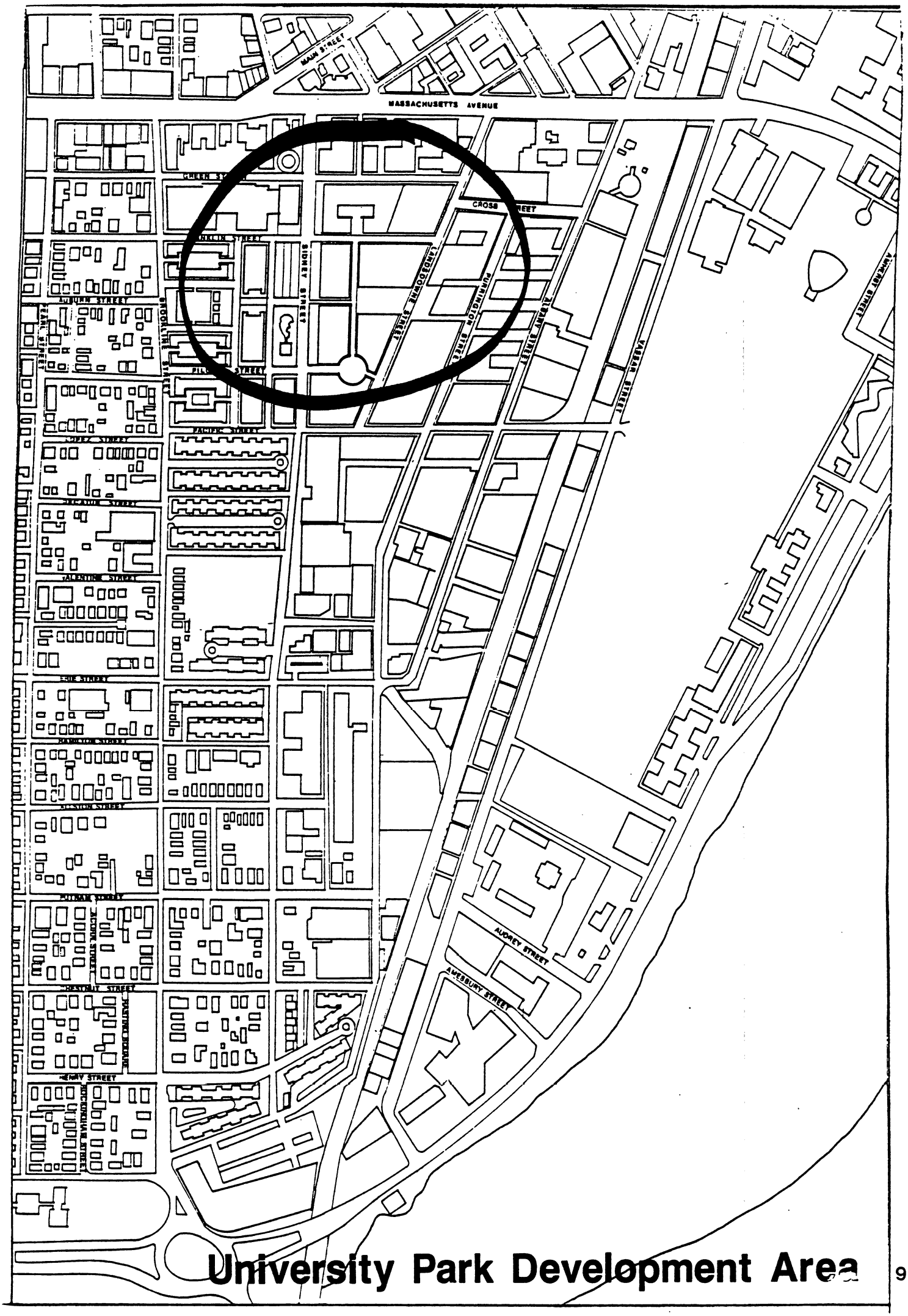
The Committee urges that the City actively enforce all applicable laws and regulations, including the Cambridge Employment Plan, and Affirmative Action Plan, which reinforce equal and open access to housing and employment for all people during both construction and operation of development in the Cambridgeport Revitalization Area.

II. Recommendations

The following recommendations summarize the views of our committee. They are grouped into two categories.

Those that deal with University Park: these can be quite specific in that University Park has been the subject of substantial analysis which has identified the technical requirements for its build-out.

Those that deal with the remainder of the Cambridgeport Industrial District: these are necessarily more general since this area has not yet been analyzed to understand the impacts of different types and densities of development. The recommendations are important in that they lay out expectations and directions for development in the near term where appropriate, and define general guidelines for analysis and study of the areas whose development will occur further in the future.



University Park Development Area

A. Recommendations for University Park

1. Land Use Recommendations Regarding University Park

Residential Use

Between 200 and 300 units of mixed-income housing should be developed on the blocks between Green and Pacific Streets and Brookline and Sidney Streets. This housing should connect to the existing neighborhood edge along Brookline Street, and extend into the University Park development using a variety of housing types and densities to achieve a transition from low-scale housing at the edge to higher scale commercial uses as one proceeds eastward through the site.

Housing Configuration

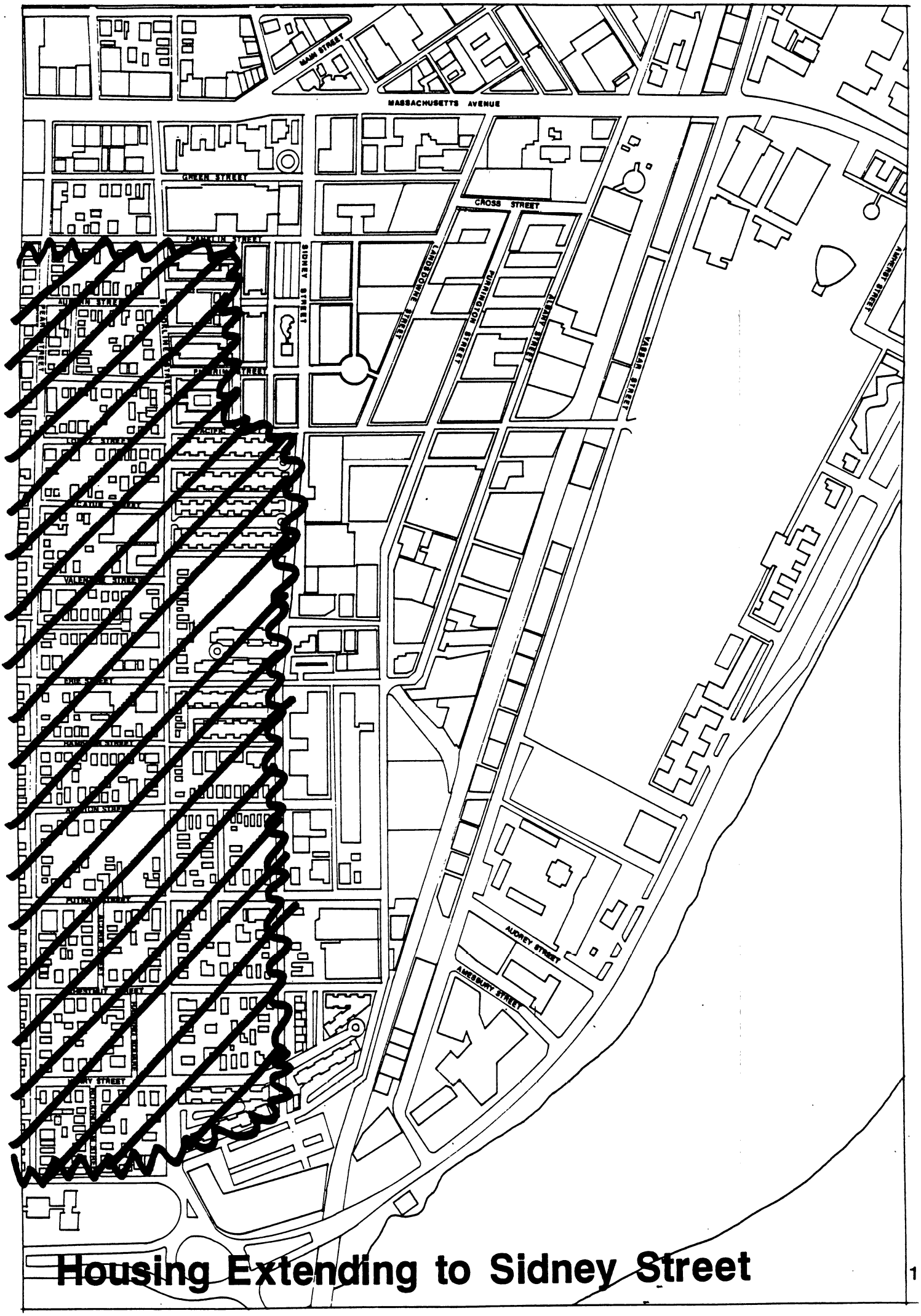
Much of the housing should be oriented to face streets running perpendicular to Brookline which are extensions of some of the existing Cambridgeport streets, to provide protected semi-private cul-de-sacs and loop streets at the center of the housing blocks, and to define an attractive urban environment. For that housing which is located on main streets and/or open spaces, ground level shops and neighborhood-oriented shops should be included as first floor uses where appropriate.

Massachusetts Avenue

Massachusetts Avenue should be stressed as a major pedestrian street and extension of the Central Square ground level retail district. Major through-block connectors into the University Park site should occur only where they reinforce this flow. Otherwise the major pedestrian connector into the Market Hall will be provided at Sidney Street.

Fenton Shoe Building

Partially in response to discussions of re-orienting the housing and ensuring that the Common is an active area, Forest City is now studying the means by which it would be possible to retain and renovate the Fenton Shoe Building for housing and retail. Retail uses on the ground floor tied to the adjacent Market Hall, including in part evening uses such as movie theaters and restaurants, would animate the Common. Using the major portion of the building for housing would bring residential use to the Common. The Committee strongly supports this use of the building.



Housing Extending to Sidney Street

Retail Development

Recognizing that the new retail components of the proposed Market Hall, the Fenton Shoe Building reuse, and the ground floor of buildings surrounding the Common will have an impact on Central Square, we recommend that the University Park developers work with the City, businesses, and the neighborhood to ensure that the Central Square business district is strengthened over time.

2. Urban Design Recommendations Regarding University Park

Residential Environment

The residential areas should be designed with appropriate landscaping, yards, and sitting areas. Parking for housing should be provided in a convenient and economical manner and should be screened from view to the maximum extent possible.

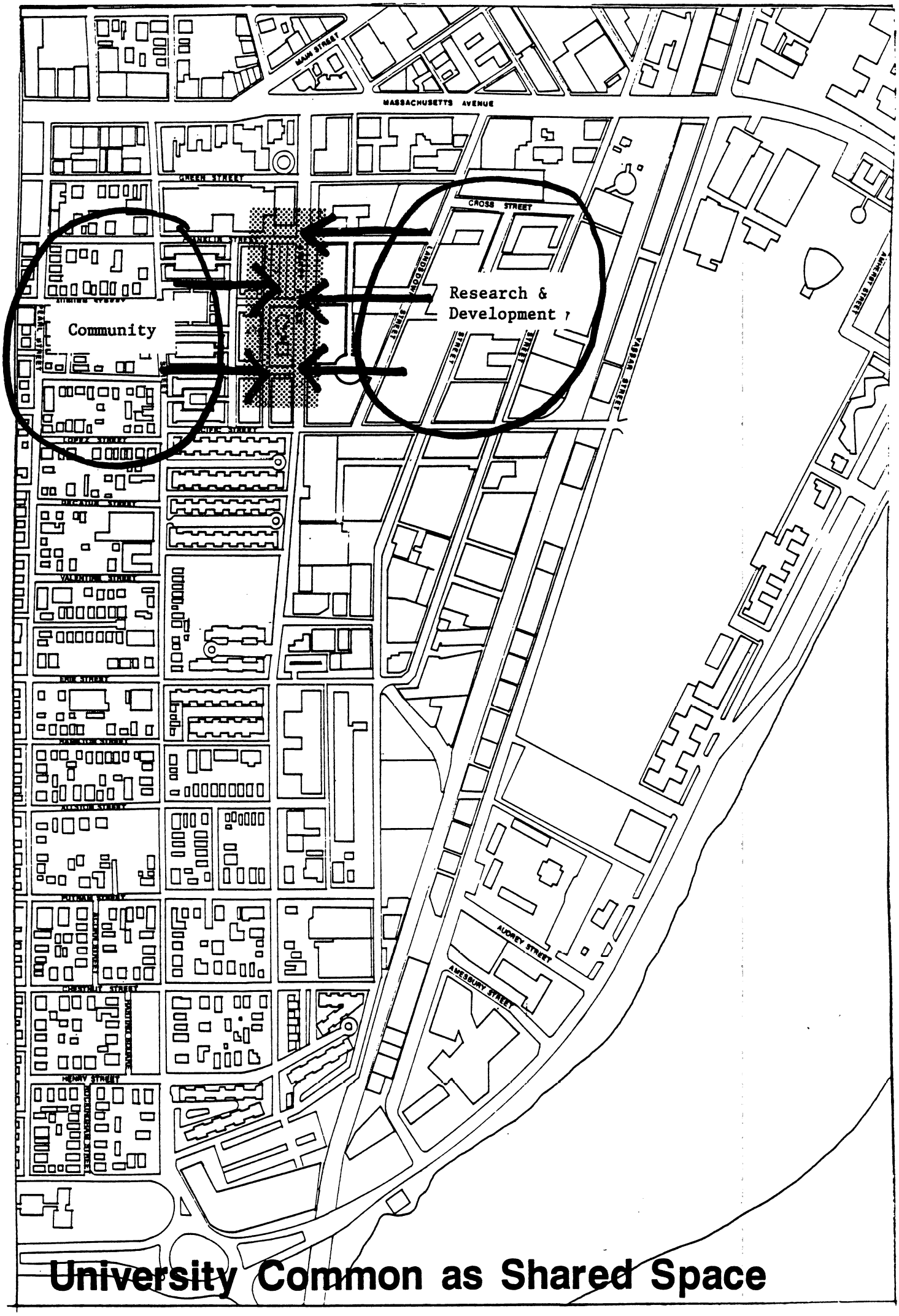
A variety of mixed-income housing types should be considered, including attached units with articulated facades to provide a modulated and varied street edge, with enough variety of form and scale throughout to relate comfortably both to the existing neighborhood and to the new development.

Open Space Environment

The Committee recommends that the northwestern edge of the Common include an element of housing to the extent possible. Buildings with first floor retail and with housing and/or office above will offer the potential for a critically important residential presence on that open space, giving it a mixed use residential, office, and retail character. The overall development incorporating offices, retail, research and development and housing thereby will be joined and integrated with the existing community, and the Common will be able to succeed as a lively open public space, in use day and night,seven days a week.

The Common should incorporate features such as sitting, play, and outdoor dining areas; some protected spaces; some performance areas; water and sculpture, as well as appropriate lighting; possibly a pavilion for exhibition and performing uses; and in general be inviting to both community residents and others at night and to all daytime users.

Auburn Park should tie into the adjacent residential community. Recognizing that this park will have an important role, the Committee recommends that the park's design be carefully developed in a dialogue with the community. The park's layout, operations, and maintenance must be carefully considered so that it serves the community as an amenity; the



University Common as Shared Space

problems which are often associated with neighborhood parks should be avoided. These considerations may result in reducing the size of the park in order to accommodate additional housing units.

Building Heights

Buildings at the Brookline Street edge should reflect the scale of the adjacent neighborhood. In general, buildings on the Common should remain at five or six stories, except the hotel and perhaps another building, which may be substantially higher in height to introduce some design variety and interest.

The proposed parking structure serving the Common, since it also abuts housing, should be carefully designed to minimize conflict with the housing, including possible retail at ground level.

Density

The allocation of square footage over the development should be distributed so as to provide appropriate transitions from its major edges to the center of the development, and to provide for taller, more prominent, buildings toward the eastern section of the development area. The allocation of density should be accomplished within the practical limits of good design which include allocating the open space, site amenities, and service requirements such as parking, in a rational and thoughtful manner.

Assuming that the findings of the environmental impact review process are respected, the overall density of the University Park project should remain within the range proposed. Achievement of the full build-out will take many years, and should be subject to analysis of impacts in a public review process. In addition, there must be a commitment to carry out effective mitigating measures, especially in regard to managing vehicular traffic.

B. General Recommendations for the Area Below Pacific Street

1. Land Use Recommendations

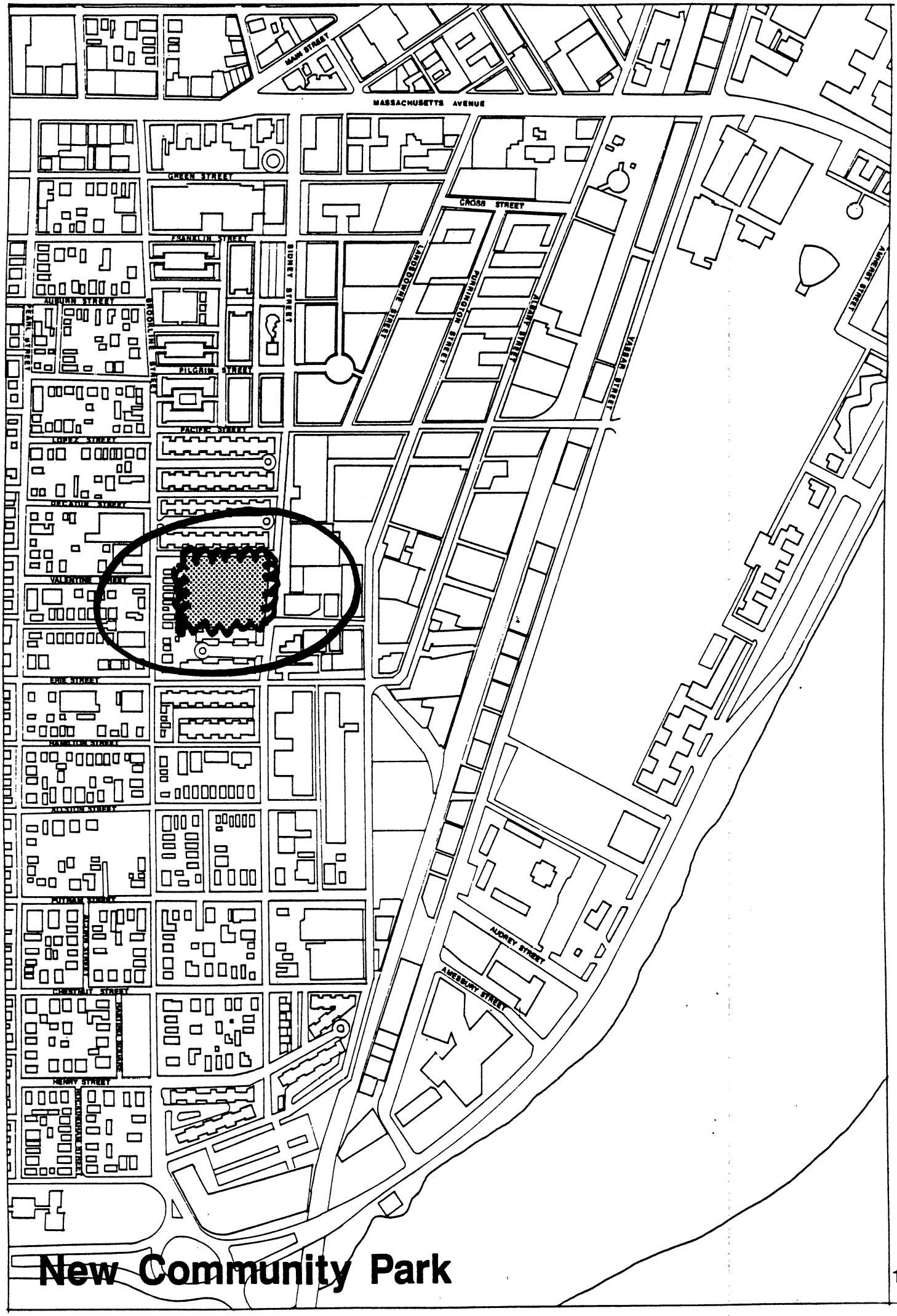
Mixed-income housing should be encouraged as a major reuse of this area, including different housing types and densities to meet the housing needs of a wide variety of individuals and families. The site between Chestnut, Sidney, Henry, and Waverly Streets has already been rezoned for housing use. Other potential sites for housing include the former Ford Assembly Plant Building and abutting areas south of Henry Street, the Fort Washington Area, and sites along Brookline, Pacific, and Sidney Streets. Housing should be encouraged between Brookline and Sidney, as shown in the illustrative site plan. The committee recognizes that increased housing in this area, which is now primarily light industry, may reduce job opportunities in the area, but considers housing to be the land use most beneficial to the community in the long run.

2. Urban Design Recommendations

A system of open spaces should be defined for this mixed industrial and residential area with provisions for active and passive uses, play fields, pedestrian oasis, and neighborhood focus. In particular, a comprehensive program for the use of Lafayette Square, Fort Washington and the provision of a neighborhood park and other open space areas for this sector of the City needs to be developed. This program should include siting and design concepts, acquisition programs, maintenance and management approach, and financing mechanisms.

The Committee strongly recommends that a neighborhood park for active uses be provided, similar in scale and use to the facility proposed by the Community Development Department in the Cambridgeport Revitalization Plan (which suggested the block between Pacific, Sidney, Brookline, and Tudor Streets) in the same or comparable location below Pacific. The illustrative site plan prepared with this report shows an alternative site located on a portion of the block between Emily and Erie west of Sidney. Further studies will be needed to determine the uses and design of the park and whether one of these or an alternative site is appropriate.

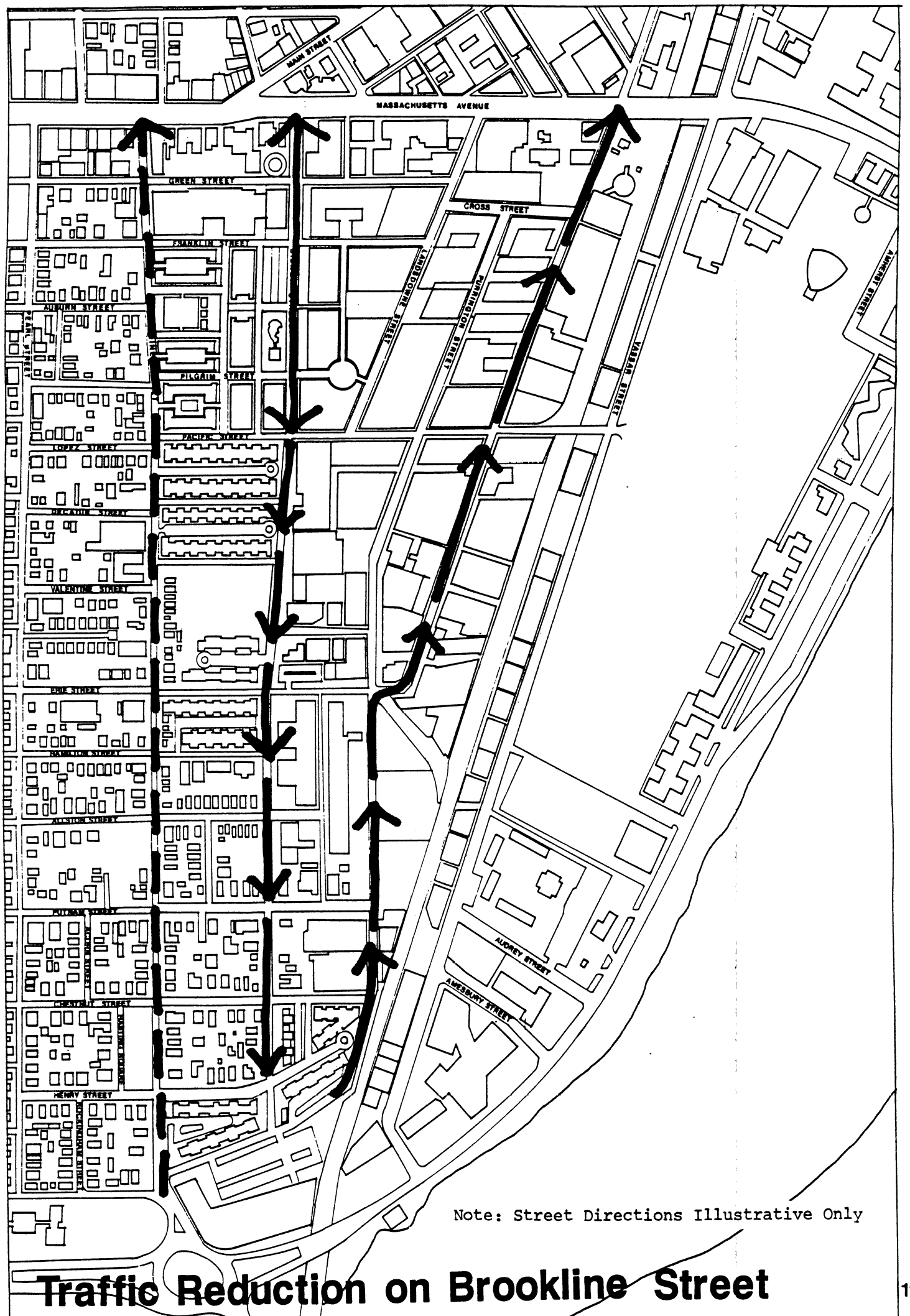
Prominent lines of trees should be extended throughout the Cambridgeport Revitalization Area from University Park to provide visual unity and to accomplish an environmental transformation of the entire area.



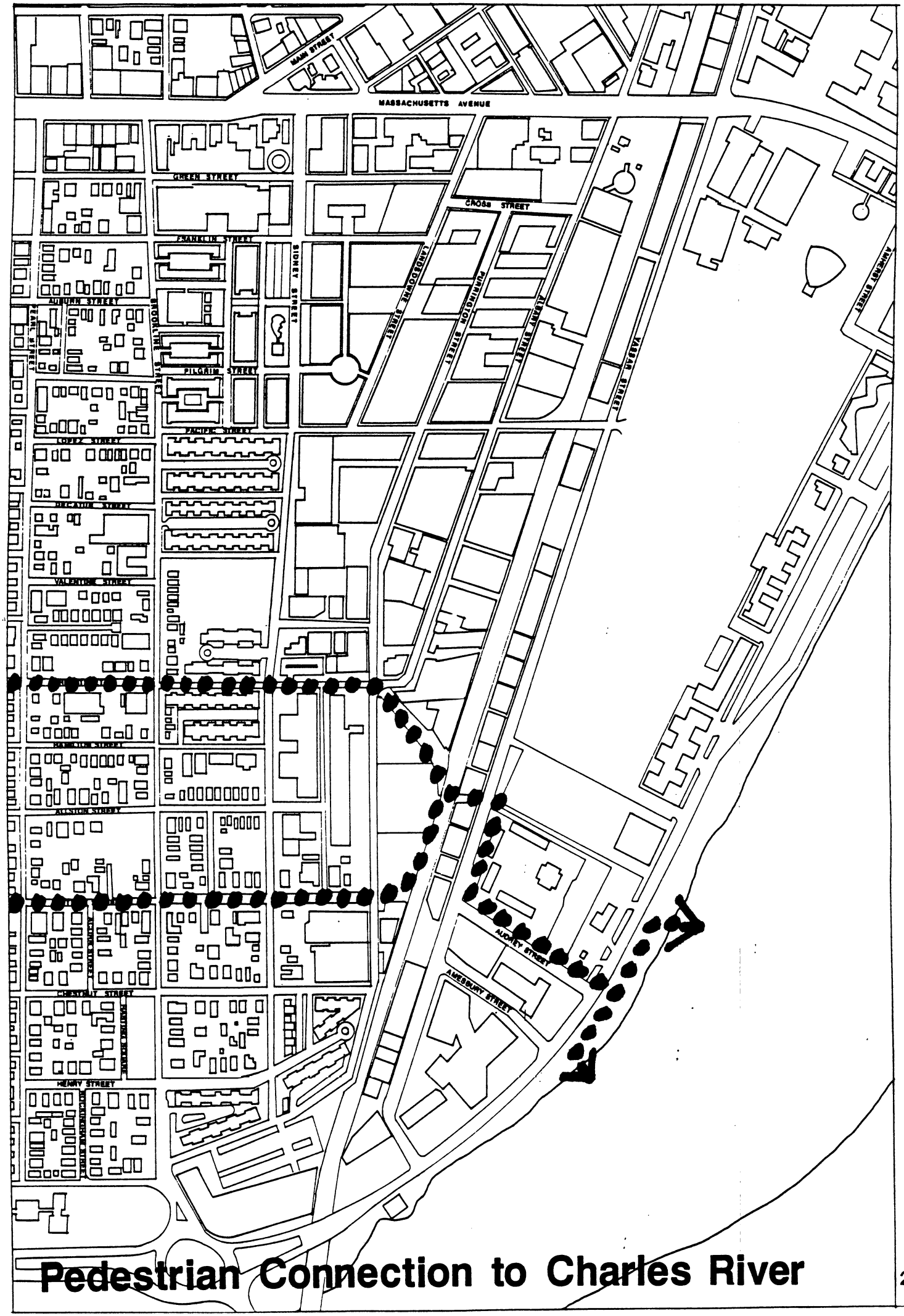
New Community Park

3. Traffic and Circulation Recommendations

Depending on the outcome of traffic studies and analysis, new traffic routes should be established in this area, possibly a one-way pair using Sidney Street and Waverly/Albany Streets. Some connector requiring new rights of way will be important from Waverly to Memorial Drive. Linkages to Memorial Drive and/or other major arteries should be provided by means of connectors across the railroad right-of-way. These connectors will serve not only to manage traffic, but will provide important links between Cambridgeport and the Charles River. An important consideration is the goal of reducing the current flow of traffic on Brookline. Although further study will be required to establish feasibility of specific locations, the committee recommends consideration of a vehicular crossing at Pacific, continuity of a landscaped pedestrian pathway from the residential areas to Fort Washington, along Putnam and Erie, and further continuity of that landscaped pedestrian pathway to the Charles River, after crossing the railroad tracks at Fort Washington.



Traffic Reduction on Brookline Street



Pedestrian Connection to Charles River

III. Next Steps Towards Implementation

A. The Committee through the Community Development Department will communicate these recommendations as the consensus of the Blue Ribbon Committee to the major landowners in the Cambridgeport Revitalization Area, to community groups, and to other immediately impacted parties.

B. The Committee is prepared to present its recommendations to the City Council at a hearing to which the Planning Board, general public, and other interested parties will be invited.

C. Upon the City Council's acceptance of this Blue Ribbon Committee report, the Community Development Department should be instructed by the Council to draft appropriate zoning changes to encourage and ensure implementation of these recommendations.

Acknowledgements

The Chairman wishes to acknowledge the efforts of the following individuals who participated in the discussions leading to this report.

Roger Boothe, Director of Urban Design, Community Development Dept. Mr. Boothe served as staff to the Committee, providing background on previous planning and design efforts and helping to facilitate the Committee's work.

Cambridgeport Residents

Leah Stoner, 15 Green Street. Voiced concerns about construction impacts and the fact that no additional housing was proposed for sites immediately across from her residence.

Peter Valentine, 55 Blanche Street. Made numerous criticisms of the plan and suggestions for how the plan should be modified.

City Representatives

Saundra Graham, City Councillor.

Alice Wolf, City Councillor.

Michael Rosenberg, Assistant City Manager for Community Development.

Developers and Consultants Who Advised the Committee

Lance Fair, Better Cities, Inc. Mr. Fair made several suggestions relating to housing and design.

Robert H. Kuehn, Jr. Housing Economics.
Mr. Kuehn was a member of the Committee until July 25, 1986, when he resigned due to a potential conflict of interest.

Fred Koetter, Koetter, Kim and Associates. Mr. Koetter presented the urban design plan of Forest City Development and made design studies of various suggestions by the Committee.

Catherine Donaher, consultant to MIT. Reviewed final drafts for MIT.

David Barrett, Boston Properties. Mr. Barrett discussed the Kendall Square urban renewal project as it relates to Cambridgeport.

Susan McCracken, Cognetics. Ms. McCracken, a consultant to Forest City, discussed market conditions.

Alex Steinberg, Resource Capital Grcup. Mr. Steinberg, a developer interested in housing sites in Cambridgeport, observed several meetings.

Special thanks to the architectural firm of Cambridge Seven Associates, which donated design and graphics assistance to the Committee.

FORESTCITY
DEVELOPMENT

December 18, 1997

Councillor Francis Duehay
Chair, City Council Ordinance Committee
Cambridge City Hall
Cambridge, Massachusetts 02139

RE: Opposition to the Urena Petition

Dear Councillor Duehay:

Forest City Development hereby states its opposition to the Urena Petition (the "Petition") currently before the Ordinance Committee of the Cambridge City Council. The Petition (i) arbitrarily reduces the height of the buildings already permitted and currently under construction for Millennium Pharmaceuticals, a Cambridge-based company moving to University Park in order to satisfy its expanding needs, and (ii) restricts the height of future buildings on development parcels designated for affordable housing at Auburn Court. These two consequences appear to be in conflict with two of the City Council's goals: (1) to retain Cambridge-based businesses undergoing expansion; and (2) to increase the opportunities for low and moderate income housing within Cambridge. These City Council goals are also goals of the University Park Master Plan. The Petition undermines both of these goals and it should not be approved.

I. History of the University Park Master Plan

The University Park zoning and Master Plan are the result of years of planning, community input, open public meetings and neighborhood process and involvement. In 1986 and 1986, the Blue Ribbon Committee was established to study the area and make a determination as to the most suitable land uses for the University Park site. The Committee included members from the Cambridgeport community, the Community Development Department, architects, planners, academics, institutions and businesses. The Committee's efforts were memorialized in a report which laid out the blue print for what later became the Cambridgeport Revitalization Development District. The Cambridge City Council voted unanimously to accept this report.

Prior to the Blue Ribbon Committee, the site was zoned as Industry-B, a zoning district that does not allow housing, has no height limit and was inappropriate for what Forest City, MIT and/or the community desired for the site. The rezoning of the site into what is now the University Park Master Plan resulted in a mixed-use project with office, R&D, biotech, retail, parking, publicly beneficial open spaces and four hundred units of residential rental housing, one hundred fifty of which were earmarked for low and moderate-income families.

In 1988, the Cambridge City Council voted to pass the Cambridgeport Revitalization Development District, various infrastructure agreements among MIT, Forest City and the City of Cambridge, traffic mitigation plans, a housing plan and Design Guidelines which set forth a review process for development within University Park. Additionally, the City Council adopted a comprehensive Master Plan for the University Park site. The Master Plan set forth the overall massing, building heights, uses and open space requirements and locations, while providing for the integration of the new development into the adjacent neighborhoods by gradually increasing densities and heights of the buildings as the development moves away from existing neighborhoods towards the Charles River.

Once the rezoning process was complete and all of the necessary agreements executed, the process of implementing the Master Plan and developing University Park was undertaken. This effort was accomplished in the spirit of a public/private partnership among MIT, Forest City and the City of Cambridge to achieve a new urban mixed-use development and revitalize this old industrial area.

By 1990, Phase I of University Park was developed and operating. Phase I consisted of three (3) biotech/R&D buildings located at 26 Landsdowne Street, 38 Sidney Street and 64 Sidney Street. Each of these buildings is 100% leased and occupied. These buildings have been able to satisfy the needs of several tenants who have expanded over the past few years, preventing such growing companies from possibly leaving the Cambridge business community. Additionally, the existing office and R&D space helped to create 700 permanent jobs in University Park and over $2 million in property taxes paid to the City of Cambridge annually.

In 1992 and as part of the implementation of the Master Plan, the development of mixed income housing was commenced. The accomplishment of this goal became a reality through forging partnerships with Keen Development ("Keen") and Home Owners Rehab, Inc. ("HRI"), the former a community-based housing developer and the latter a non-profit community development corporation. As a result of these partnerships, the goal of providing affordable, mixed income housing is now a reality. To date, Forest City, Keen and HRI have created 225 rental housing units. It merits mention that one hundred and sixteen of the rental housing units are designated for low and moderate-income families and that nearly one half of the affordable rental housing units built in Cambridge in the 1990's are in University Park.

Phase II, currently under construction, includes a Star Market, a 210-room hotel, a first class office building, restaurants, retail space and a 950 car parking garage. The construction of Phase II has created 400 union construction jobs and, once complete and operating, will create 500 permanent jobs. Over $1 million in real estate taxes and an additional $350,000 in hotel rooms tax annually will result from Phase II.

The building permits for Phase III of University Park have been issued and construction has commenced. Phase III, the future home of Millennium Pharmaceuticals, Inc., contains approximately 270,000 square feet of office and research and development

space, a 600 car parking garage and 55,000 square feet of contiguous publicly beneficial open space.

Substantial efforts have been put forth with respect to funding infrastructure and streetscape improvements both within University Park and the surrounding area. Forest City alone has invested over $6 million in infrastructure related costs to date to improve roads and sidewalks as well as install lighting and landscaping. Forest City, MIT and the City of Cambridge have worked together in the spirit of cooperation to achieve the vision of the Blue Ribbon Committee and the Master Plan, and, with the support of the City Council, we will continue to do so.

II. Substance of the Petition

The Petition arbitrarily reduces the height buildings in a three hundred (300) foot wide zone to sixty (60) feet rather than the currently permitted seventy (70) feet. Three of the development sites affected by this proposed change are for buildings that already have valid building permits and are currently under construction for the new headquarters for Millennium Pharmaceuticals. A fourth development site affected by the Petition is a site designated for development by HRI as affordable housing as Auburn Court Phase II. The Petition would reduce the height limit on the development of this mixed income housing site from 70 to 60 feet. This would result in the loss of one floor, or anywhere from 6-10 units of mixed income rental housing intended for the working families of Cambridge. We need to protect the right of HRI to go forward and build affordable housing on the Auburn Court Phase II site, and not restrict its capacity and height, as the Petition provides.

The Petitioners have stated that one of the primary goals of the Petition is to move the University Park Common one block toward the West, to a location they perceive to be more accessible to the neighboring residential community. The Petition, however, does not accomplish this goal. In order to accomplish the goal of relocating the University Park Common, there would need to be an amendment to the Cambridgeport Revitalization Development District as well as the Design Guidelines and the Master Plan. Specifically, the location of the University Park Common was established as part of the Master Plan. This plan legally obligates Forest City to locate the University Park Common along Sidney Street, the central boulevard axis within University Park. This location can only be changed by mutual agreement of the three parties involved: MIT, Forest City, and the City of Cambridge.

There have been numerous community meetings regarding the University Park Master Plan and the location of the University Park Common. In the last two years, Forest City has conducted eight open houses and community meetings, including three meetings specifically held to present the Phase III project. Please find the attached listing of public and community meetings held over the last 24-36 months regarding our development phasing and Master Plan. There was no mention of either downzoning or relocating the publicly beneficial open space until after a lease was signed committing Forest City, MIT and Millennium Pharmaceuticals to the Phase III project as currently permitted.

III. Summary

The Petition will not accomplish the unstated goal of relocating the University Park Common, but instead will reduce the development capacity of both a site earmarked for affordable housing as well as a site being developed to meet the needs of a growing Cambridge-based company.

The Master Plan is now being implemented to meet the vision established by the City of Cambridge, MIT, Forest City Development, the Blue Ribbon Committee and the residents of the Cambridgeport community. Forest City seeks to focus dialogue on healing the growing pains associated with the implementation of this vibrant mixed-use vision rather than passing a petition put forth in an untimely and arbitrary fashion. We urge the Committee to recommend disapproval of the Petition to change the zoning of these parcels.

Thank you for your consideration.

Sincerely,

Jonathan Ginsberg
Director of Government and Community Relations

cc: Mayor Russell
Members of the City Council
Ms. Susan Schlesinger, Assistant City Manager for Community Development

Community and Permitting Process

The following is a listing of various community meetings, public hearings, and open houses relevant to development plans at University Park at MIT. At each meeting or open house conducted by Forest City, Master Plan models and handouts were available to the community. These hand outs and models all show the massing of the buildings and the program and location of publicly beneficial open spaces.

PHASE II OF UNIVERSITY PARK

August of 1995 - Pearl Street Library to discuss Star Market/Hotel and office buildings associated with Phase II

February of 1996 - Community Meeting at University Park at MIT - 64 Sidney Street - Presentation of Phase II renderings and plans for supermarket.

May of 1996 - Pre Planning Board Open House at University Park 38 Sidney Street

August of 1996 - Auburn Court Resident Welcome Party/Open House for Phase II Plans

December 1996 - Open House and Community Meeting at University Park 38 Sidney Street prior to curb cut permit being issued

Four Planning Board Meetings:

June 1996 - Planning Board Initial Schematic Design Review
September 1996
November 1996
December 1996

One License Commission hearing regarding the issuance of an innkeeper license for the hotel - November of 1996

Building Permit issued in February 1997

PHASE III OF UNIVERSITY PARK AT MIT:

Open Community Process: Forest City conducted three community open houses to present the plans for this development:

1) August 12, 1997 - at the Kennedy Biscuit Lofts - a special briefing for the residents of Auburn Court and the Kennedy Biscuit Lofts.

2) August 14, 1997 - 38 Sidney Street - Community Open House, letters sent out throughout the neighborhood, Community Development Department and City Councillors invited to attend. The meeting was advertised in the Cambridge Tab via a paid advertisement.

3) Thursday November 6, 1997 - 38 Sidney Street - same outreach as #2 above -- Paid Advertisement in the Tab included

Four Open, publicly advertised meetings at the Cambridge Planning Board:

August 19, 1997
September 16, 1997
October 21, 1997
November 18, 1997

One Open, Publicly scheduled Hearing before the License Commission on October 28, 1997

Building Permits issued in November of 1997

Putnam
Furniture Leasing Company, Inc.

RECEIVED BY
OFFICE OF CITY CLERK
97 DEC 16 PM 3:58
CAMBRIDGE MA.

December 16, 1997

EXECUTIVE OFFICES
614 Massachusetts Ave.
Cambridge, Mass. 02139
617-354-3358
FAX: 617-354-5571

SHOWROOMS
614 Massachusetts Ave.
Cambridge, Mass. 02139
617-354-3358
11 Acton Rd.
Chelmsford, Mass. 01824
508-256-9251
929 Worcester Rd.
Framingham, Mass. 01701
508-879-8383
1280 Oaklawn Ave.
Cranston, RI 02920
401-463-6360
7 Jansen Court
W. Hartford, Conn. 06110
860-953-4015
23 Daniel St.
Milford, Conn. 06460
203-877-2791

City Council Ordinance Committee
Cambridge City Hall
795 Mass. Avenue
Cambridge, MA 02139

RE: URENA PETITION TO DOWNZONE PART OF UNIVERSITY PARK

Honored Members of the City Council:

Please record my strong opposition to the URENA Petition to downzone a portion of University Park.

I have owned and operated two places of business in Central Square for over 30 years. I am also the owner of two buildings, one at 552-56 Mass. Avenue and the other at 614-620 Mass. Avenue, both in Central Square. I have also been a member of the Central Square Advisory Board for some years, and President of the Central Square Business Association for 20 years.

Over the years, I have attended many meetings with University Park executives, sometimes as a joint member of the Central Square Business Association and sometimes with the neighboring residents, and sometimes with city officials, either collectively or individually. So many of these meetings were held and so many points were discussed. This took a great deal of time and was very thorough in the final conclusions that were drawn, trying to satisfy requirements of all parties. As a matter of fact, I remember a formal agreement that was drawn up between the City of Cambridge and University Park (MIT) in 1988 that was the culmination of a tremendous amount of input from respected, experienced and professional individuals on all sides.

I strongly feel that the Central Square commercial area and University Park complement each other and do not compete. They each provide a good support for the other. From a tax point of view, development in University Park should provide a substantial increase in taxes that will benefit the entire city and will assist in paying for social services for those who are in real need.

From a point of view of fairness, to all of those who have worked so long and hard for many years, there should be no further obstacles thrown in the path of further development of Forest City.

Sincerely,

Carl F. Barron

CFB98/CityCoFC

cc: CSBA Board of Directors

Member of
ARNET
American Rental Network

CENTRAL SQUARE BUSINESS ASSOCIATION

Carl F Barron, *President*
Putnam Furniture Leasing Co., Inc.
617-354-3358 Fax 617-547-6636

RECEIVED BY
OFFICE OF CITY CLERK
97 DEC 16 PM 3:53
CAMBRIDGE MA.

December 16, 1997

City Council Ordinance Committee
Cambridge City Hall
795 Mass. Avenue
Cambridge, MA 02139

RE: URENA PETITION TO DOWNZONE PART OF UNIVERSITY PARK

Honored Members of the City Council:

By an overwhelming vote of our Executive Committee, our Association wishes to be recorded as being opposed to the above-noted "URENA Petition".

Our Association consists of a large number of the businesses adjacent to University Park. We have noted thorough research and interchange of information between the neighborhoods, business community, and the city government pertaining to this project for many years. We have watched the transition from, literally, "a dump" to its current status and planned proposed status with a great deal of anticipation and hope that it would assist the entire Central Square community in substantially improving. It has brought many jobs and increased taxes for the City of Cambridge, thus benefiting all residents as well as the business community, and especially those who need social services by providing the needed funds which will increase, over time.

Long before this date, at the last minute, petitioners had ample opportunity to request any changes in the well-known and accepted plans for University Park. We feel it to be unfair to request that the developer make changes at this date or to be forced to consider any steps that would delay further and quick progress. There has been enough delay, as is.

Sincerely,

Carl F. Barron
President

CFB98/URENA

cc: CSBA Board of Directors

MRT
MASSAVE REALTY TRUST

12 December 1997

City Council Ordinance Committee
City Hall
795 Massachusetts Avenue
Cambridge, Mass. 02139

Re: Urena Petition to Downzone a Portion of University Park

Ladies and Gentlemen of the Council:

As Vice President of the Central Square Business Association, Chairman of its Executive Committee, a property owner and businessperson in Central Square, I feel that the Urena Petition is very self-serving, focuses on a benefit to a small group of residents and is quite unfair, coming at this time. I urge the Council Ordinance Committee to reject the petition. This spot-zoning petition is not based on a broad examination of circumstances. It is solely in the interest of a small group of residents at the Kennedy Lofts who seem to want to move a proposed park to a position immediately to the south of their residences. The original location of the park was established in 1986 as a result of the Cambridgeport Blue Ribbon Report and had the benefit of broad-based scrutiny and public interaction. Forest City Development has made serious legal and financial commitments to the park in its originally approved location. Central Square and the businesses and residents of the area would all benefit from the park in its original location. Please reject the Urena Petition.

Thank you for your consideration.

Very sincerely yours,

Arnold B. Goldstein

485 Massachusetts Avenue, Cambridge, MA 02139-4018
Tel 617•441•6900 Fax 617•441•0288

MILLENNIUM PHARMACEUTICALS, INC.

December 17, 1997

Councilor Francis S. Duehay
Chair, Council Ordinance Committee
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Re: 45 and 75 Sidney Street

Dear Councilor Duehay:

On behalf of Millennium Pharmaceuticals, Inc. I write to express our very serious concern for the petition recently filed by Angelica Urena, and others, to modify the zoning applicable to a portion of University Park by reducing the maximum allowable height of several buildings along Sidney Street.

This proposal is aimed directly at two buildings, 45 and 75 Sidney Street, in which Millennium Pharmaceuticals, Inc. has executed binding lease commitments for 175,000 square feet of space intended as our new corporate headquarters and research facility. Millennium is a Cambridge born and bred organization, whose research is targeted at treatment to a variety of human diseases including osteoporosis, cancer and diabetes. We currently employ more than 450 individuals including a sizable number of Cambridge residents. Our growth plans call for a total employment of 650 people by early 1999.

For nearly two years, Millennium has been engaged in a search for the ideal location at which to consolidate its operations, establish a long-term corporate headquarters and research facility, and provide for future expansion requirements. In June of 1997 we identified 45 and 75 Sidney Street as that location, and since that time we have been working closely with Forest City Development to design and implement our new headquarters facilities. Due to existing lease expirations, Millennium absolutely requires occupancy by February, 1999. Forest City recently obtained building permits for these buildings and has commenced construction. We are informed that construction must continue uninterrupted if our schedule is to be achieved.

Since settling on 45 and 75 Sidney Street, Millennium has expended substantial sums for planning and design, and has invested untold hours of time and effort by its own staff. We have made this commitment in good faith, in reliance upon the zoning and other guidelines and commitments which we understand have been in place for University Park since the late 1980's. Any postponement of our required completion date would have serious negative implications for our company.

238 Main Street, Cambridge, MA 02142-1017 • Telephone: 617-679-7000 • FAX: 617-374-7780

All of us at Millennium are very excited by the promise of our new facility at University Park. Many of our employees, in particular, have expressed great anticipation for the proximity of Central Square, with its diversity of restaurants and retail services. We look forward to the vibrancy of the mixed use environment at University Park, and expect to properly fulfill our role as a corporate neighbor to the residents of Cambridgeport and other nearby neighborhoods.

Therefore, we respectfully request that you respect and honor the agreements upon which Millennium has relied in making in its decisions thus far, and deny the Urena petition to modify the height limitations applicable to 45 and 75 Sidney Street, as well as the 101 Pacific Street Garage.

Thank you for your consideration of Millennium Pharmaceuticals' position in this matter.

Sincerely,

MILLENNIUM PHARMACEUTICALS, INC.

Mark J. Levin
Chief Executive Officer

cc: Sheila T. Russell, Mayor
Kathleen L. Born, Vice Mayor
Henrietta Davis, Councilor
Anthony D. Galluccio, Councilor
Kenneth E. Reeves, Councilor
Michael A. Sullivan, Councilor
Timothy J. Toomey, Councilor
Katherine Triantafillou, Councilor
Robert W. Healey, City Manager
Susan B. Schlesinger, Assistant City Manager
D. Margaret Drury, City Clerk

December 16, 1997

City Councillor Francis Duehay
Chair, City Council Ordinance Committee
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

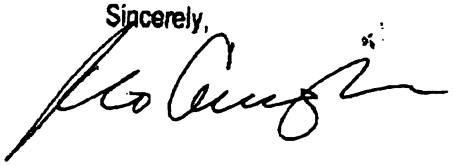
Dear Councillor Duehay:

I am a lifelong Cambridgeport resident and have followed the development of the Simplex site now known as University Park at MIT. Forest City Development has conducted a strong outreach program that includes community meetings to update neighbors on the development plan. I look forward to using the new supermarket and walking through the open space along the way. This site is much more appropriate then the truck nightmare scenario of the Memorial Drive Stop & Shop parcel.

I urge you to vote against the Urena petition. My understanding is that the petition was proposed by some immediate abutters who want to place the green space closer to their homes. However, upon review of the petition, the proposal seeks to limit the height of buildings to be developed near Brookline Street. This change could result in the reduction of the number of low income housing units developed in the neighborhood. Perhaps the petitioners wish to reduce such land uses near their homes. Instead, I wish they would understand the broader goals set forth by the Master Plan: Affordable Housing, Open Space, Research and Development, Job creation etc.

Please vote against the Urena petition.

Sincerely,



Mo Cunningham
153 Magazine Street
Cambridge MA 02139

December 15, 1997

City Councillor Francis Duehay
Chair, City Council Ordinance Committee
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Councillor Duehay:

I urge you to defeat the Urena petition. I have attended numerous community meetings over the years hosted by Forest City. Forest City always informed the neighbors of the plan and the green space.

I think the Auburn Park opening into the University Park Common will benefit the entire community and supermarket shoppers. I don't know who the people are who drafted the petition, but they must not have followed the history and outreach associated with University Park. Forest City met with us to discuss their plans, but the petitioners did not.

Please vote against the Urena petition.

Sincerely,

Inge Metcalf

Inge Metcalf
10 Magazine Street, Suite 408
Cambridge MA 02139

cc: Cambridge City Clerk, Mayor Russell, Cambridge City Councillors

NEW ENGLAND REGIONAL COUNCIL OF CARPENTERS, AFL-CIO

United Brotherhood of Carpenters and Joiners of America

701 CONCORD AVENUE
CAMBRIDGE, MA 02138

TEL: 617/547-8511
FAX: 617/547-0371

JOSEPH D. POWER
REGIONAL COUNCIL REPRESENTATIVE
LOCAL 40

December 17, 1997

Cambridge City Council
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

To Whom It May Concern:

Municipalities concerned about the development of urban spaces usually have the following concerns: how will the structures fit into the existing urban landscape; how many jobs and what kind of jobs will these projects create for people in the community; will there be an affordable housing component to the project; and will a dialogue be established with the community to ensure that the above concerns and any others that may arise will be addressed.

The people at Forest City have done their best to address all of the above issues. They have established a dialogue with the community to address concerns. In addition, they he made a commitment to provide jobs that pay area standard wages and benefits and have guaranteed that these jobs will be made available to all members of the community. They have made provisions for affordable housing, and they have made every effort to ensure that their project will fit into the existing urban environment. At this point in the process it does not make sense to place additional hurdles in the developer's way. Doing this will only discourage this developer, it might also impede future development. What Cambridge needs is development that conforms to guidelines, ensuring that the needs of the community will be met. Forest City provides that kind of development, and that is why I am opposed to the Urena petition.

Sincerely,

Joseph D. Power
Business Representative

December 15, 1997

City Councillor Francis Duehay
Chair, City Council Ordinance
Committee
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Councillor Duehay:

I am a life long Cambridge resident and am familiar with the University Park development and plan. I have attended numerous community meetings over the years hosted by Forest City. Forest City shared their plans including the location of the park. I support the Forest City plan, and I hope you defeat the Urena petition.

I think the central location of the park is beneficial to the entire community including our Area IV neighbors that will shop at the Star Market. The people who drafted the petition never met with my neighbors to let us know their plan. Now it looks like they came up with a plan that doesn't move the park, but it does reduce housing development in the future.

Please vote against the Urena petition.

Sincerely, Joseph T. Walsh

Joe Walsh
133 Pearl Street

Cambridge MA

cc: Cambridge City Clerk, Mayor Russell, Cambridge City Councillors

36 Market St., Cambridge 02139

December 16, 1997

City Councillor Francis Duehay
Chair, City Council Ordinance Committee
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

RE: Opposition to the Urena petition

Dear Councillor Duehay:

I am an Area IV activist and resident and have followed the development of University Park at MIT. I have been in contact with Forest City officials over the last few years to discuss development plans, job opportunities for neighbors, and the new supermarket.

I am disturbed to learn that some residents are attempting to relocate the University Park Common. Area IV is an abutting neighborhood to the Forest City University Park Development. The City Council and the petitioners must consider their neighbors in the decisions that affect Cambridgeport, Brookline St., and Area IV.

This relocation would move the park away from the Area IV neighborhood and run counter to the original plan to have the park located along Sidney Street. Sidney Street is the main entry point for my neighbors, and in combination with the recently approved Lafayette Square redesign plan, will be a positive entryway for shoppers and the community. The petitioners, to my knowledge, have never met with their neighbors in Area IV to explain their plan to us. Please don't change the plan and move this park away from my neighborhood.

It is my understanding that the petition does not actually move the park per se, but instead reduces building heights on various parcels. One such parcel is intended for use by HRI to facilitate additional affordable housing. Clearly, a reduction in affordable housing runs counter to the goals of Area IV and the Cambridgeport community. We need to fight to keep low and moderate families in our city. Please reconsider height restrictions in regards to affordable housing sites.

Therefore, I support more dialogue, healing, and compromise regarding this matter.

Sincerely,

Jackie Carroll

Jackie Carroll

cc: Cambridge City Clerk, Mayor Russell, Cambridge City Councillors

December 16, 1997

Mr. Francis Duehay, Chair
City Council Ordinance Committee
Cambridge City Hall
795 Massachusetts Ave.
Cambridge, MA 02139

Dear Councilor Duehay,

I write to urge you to vote against the Urena petition.

I am a five-year resident of Cambridgeport who has been in regular contact with the Forest City Development corporation regarding its development of the University Park property. I have found them both willing to share their ideas for this property's development and receptive to community concerns.

My neighbors' concerns, as laid out in the Urena petition, seem misguided in several respects. This particular petition does not, in fact, move the University Park common area. Rather, it proposes lowering the height of buildings whose design has already been laid out according to a Master Plan. This Master Plan, agreed upon by officials of the City of Cambridge, Forest City Development, and M.I.T., took years to come together and should not be changed willy-nilly. More importantly, a move to lower the height of these buildings according to the Urena petition will result in the loss of mixed income housing units. Cambridge, and particularly this area of Cambridge, cannot afford the loss of more affordable housing units in the wake of Rent Control's demise.

Though I am a great supporter of the importance of a community's voice in decisions which affect its immediate environs, I urge you to vote against the Urena petition.

Sincerely,

Lisa Bromer

Ms. Lisa S. Bromer

98 Pleasant Street, Cambridge, MA 02139; 864-6919 (home tel)

12/17/97 WED 15:13 FAX 617 498 4855 R GARDNER 002

December 18, 1997

City Councilor Francis Duehay
Chair, City Council Ordinance Committee
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

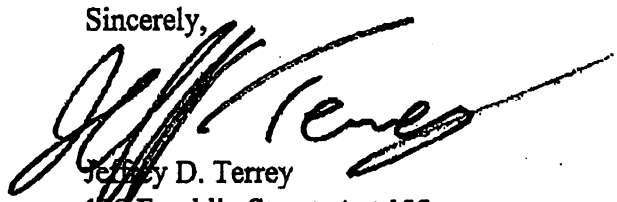
Dear Councilor Duehay:

I am writing to you in opposition tot he Urena petition. I am currently a resident at the Kennedy Biscuit Lofts (Apartment 132) and was made aware of the construction plans of Forest City Development prior to moving into the Kennedy lofts. I am not surprised by the development plans, the location of the open space or the height of the proposed buildings.

The plan before you appears to be a last minute attempt to influence the development of these parcels after the developer has gone through the lengthy community process and has gained all necessary permits. The University Park development is an important development that will not only allow a significant number of jobs to come to Cambridge, but also increase the quality of life for many residents by bringing sorely needed resources such as an affordable full-service grocery store to the area, increase open space and also increase affordable housing. In addition, any reduction in the height of the proposed buildings will only have negative effects such as decreasing the availability of affordable housing being created and decreasing the number of jobs created. It will have no benefit to Cambridge residents. It will not increase any views nor increase open space.

The time to play a role in the location of open space and the height of buildings has come and gone. Any change in the plan or zoning will only end up costing Cambridge residents new open space, affordable housing, conveniences and jobs. Please vote against the Urena petition.

Sincerely,



Jeffrey D. Terrey
129 Franklin Street, Apt 132

cc: Cambridge City Clerk, Mayor Russell and Cambridge City Councillors

HRI
HOMEOWNER'S
REHAB, INC.

MEMORANDUM

TO: City of Cambridge Ordinance Committee

FROM: Peter Daly, Executive Director

DATE: December 15, 1997

RE: Proposed Amendment to Cambridgeport Revitalization Development District, Building Height Limitations

---

I am writing to express my concerns about the proposed amendment to the Cambridgeport Revitalization Development District also know as the Urena Petition. Specifically, I am concerned that the reduction in building height limitation will negatively impact our ability to develop the second phase of the Brookline Street Housing in a manner that will both comply with the approved Housing Plan that was agreed upon at the time of the original zoning, and reach a consensus on Planning Board and neighborhood concerns.

The current Housing Plan calls for Homeowner's Rehab, Inc. to build approximately 150-159 units on Brookline Street. In the first phase, 77 units were constructed, leaving an outstanding obligation of approximately 73-82 units. If the Urena Proposal is approved, the height limit will be reduced from seventy feet to sixty feet on the back portion of this parcel. This would likely result in one of the following:

A. Reduction in the number of housing units.
This would be in conflict with the Housing Plan and should be evaluated in the context of the City's need for housing, particularly affordable housing.

B. Design units below grade.
We could posssibly compensate for the height reduction by designing some units below grade. However given the high water-table on this site, below-grade units would have many consequences and may not be feasible.

C. Building a Flatter Development Utilizing the Maximum Height Allowable on

280 Franklin Street, Cambridge, MA 02139 • (617) 868-4858 • Fax (617) 868-1022

THIS AGENCY IS SUPPORTED BY
UNITED WAY
OF MASSACHUSETTS BAY

C. Building a Flatter Development Utilizing the Maximum Height Allowable on Brookline Street.

In developing the first phase of housing, we discussed two options with the neighborhood and Planning Board: a "stepped up" approach varying from mostly two and three story buildings on Brookline Street to a six story building at the rear, and a "flatter" design that would be four stories on Brookline Street and have a smaller incremental change toward the back of the property. Both the neighborhood and Planning Board endorsed the "stepping-up" option which was ultimately built. A reduction in the height limit for Phase IIwould limit our flexibility and likely result in more density along Brookline Street.

Given these issues, we believe that the reduction in height would have problematic impact on the second phase of the Brookline Street Housing.

CAMBRIDGE CHAMBER OF COMMERCE
859 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617/876-4100 FAX 617/354-9874

Testimony of the Cambridge Chamber of Commerce
City Council Committee on Ordinance
December 18, 1997
Re: The Urena Petition

To the Honorable City Council:

The Board of Directors of the Cambridge Chamber of Commerce has voted to oppose the Urena Zoning Petition. Furthermore, it is the hope of the Chamber's Board members that the City Council will act in a timely manner to defeat this petition.

The Board opposes this petition because, as written, the proposal's language does not accomplish the publicized goal of moving the park. Also, the current building configuration in the development agreement is the result of an extensive public process that included several public meetings, significant public outreach initiatives, and other numerous opportunities for community input.

Furthermore, the Chamber's Board members believe that the current project is consistent with the goals and strategies established in the Cambridge Economic Development Policy recently approved by City Council. These include:

* Maintaining a Positive Business Climate. The policy states that a positive business climate allows companies to invest with confidence in the future vitality of a community. Forrest City Development and Millennium Pharmaceuticals have made significant investments in Cambridge, specifically in University Park, based on the belief that a compact was made with the City when the land use regulations for this area were written into the Cambridge Zoning Ordinance. In the opinion of the Chamber's Board, an eleventh-hour change to the zoning would not be consistent with the goal of maintaining a positive business climate.

* Supporting Entrepreneurship and Job Growth. Another key idea addressed in the economic development policy is the notion that the City can nurture its economy by cultivating businesses capable of growing in Cambridge. Millennium Pharmaceuticals is a Cambridge-born and bred biotechnology company that is undergoing a period of significant expansion. Currently employing 442 persons, 55 whom are Cambridge residents, it is estimated that Millennium will grow to approximately 650 employees by the end of the decade.

The Chamber believes that retaining such companies is essential to maintaining the vitality of the Cambridge economy. Millennium is the type of company which supports a large number of jobs that represent all points on the local employment spectrum. From research scientists who are graduates of the local universities, to lab technicians who are Cambridge high school graduates who have obtained some post-graduate training, to security guards, to administrators, to individuals in the construction trades who will build the facilities, this type of project improves the quality of life for many Cambridge families. It will also contribute to the quality of life for all Cambridge residents by adding to the tax base which supports such vital services as schools, parks, hospitals, youth centers, and affordable housing. The Chamber believes that the adoption of the Urena Petition would serve as an impediment to this venture, and, therefore, the City's efforts to support entrepreneurship and job growth.

The Chamber was an active participant in the City Council's efforts to establish an Economic Development Policy for Cambridge. We were proud to do our part in helping the Council and staff at the Community Development Department formulate this important piece of public policy. As supporters of this endeavor, the Chamber's Board believes that the Urena Petition runs counter to many of the strategies and goals established in this policy. For these, and all of the aforementioned reasons, the Chamber hopes that the City Council will act to defeat this petition in a timely manner and thus facilitate the progress of this project. Thank you.

Committee Report #1

A report from Councillor Francis H. Duehay, Chair of the Ordinance Committee, for a meeting held on December 18, 1997 for the purpose of considering a petition to amend the Zoning Ordinances submitted by Angelica Urena et al.

In City Council January 12, 1998

Report accepted.
Placed on File.
Passed to a Second
Reading

First Publication
Published in Chronicle
Jan. 15, 1998

C-1
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MASSACHUSETTS
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FRANKLIN STREET
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SD-9
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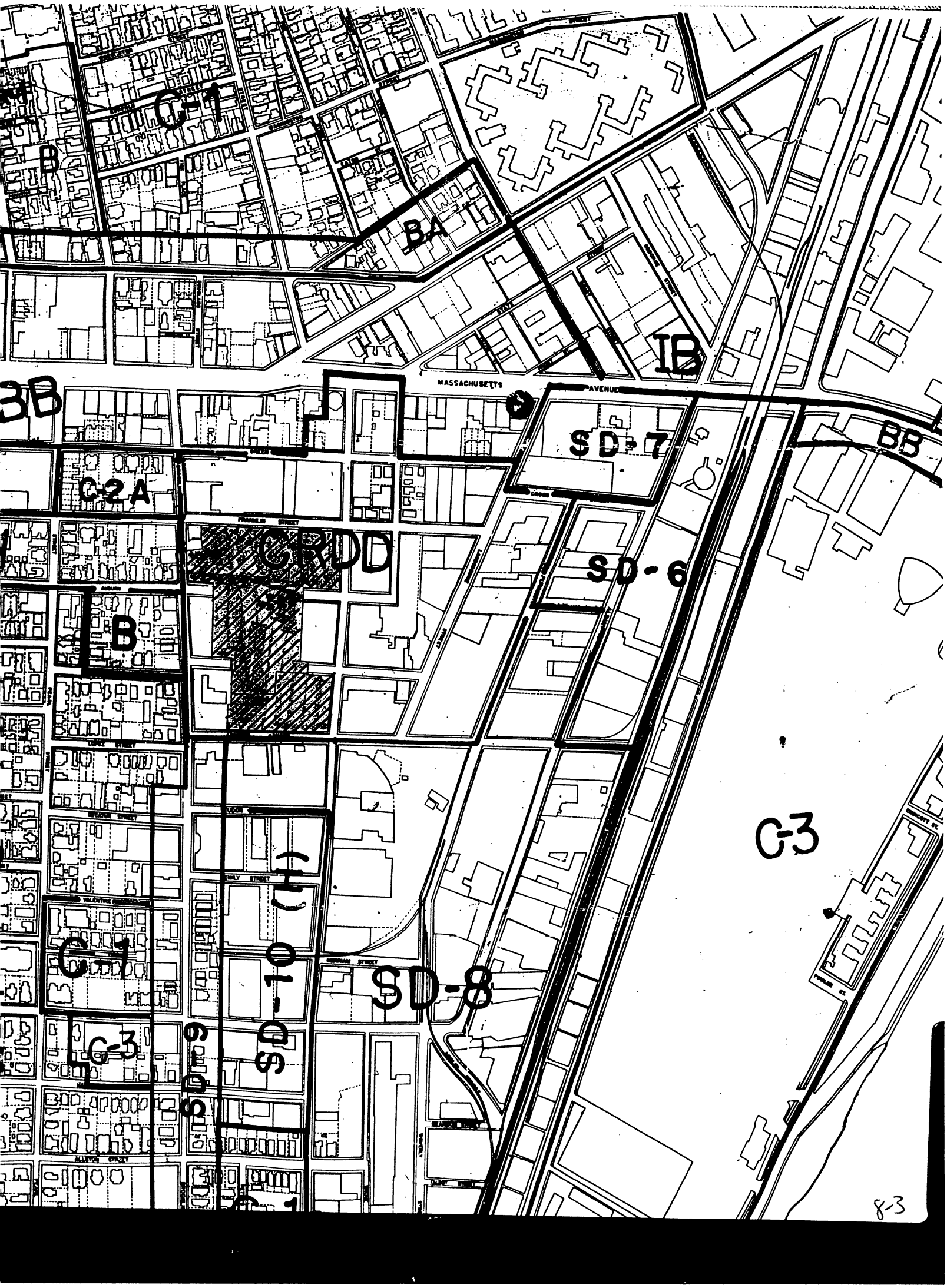
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14.	Michael White	MICHAEL WHITE	204 Franklin St Cambr.
15.	Frederick B Taylor Jr	FREDERICK B TAYLOR JR	55A BROOKLINE ST CAMBR
	Thomas Taylor		55A Brookline

Proposed Amendment to the Zoning Ordinances of the City of Cambridge

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[rest of paragraph is unchanged]

Areas Affected by the Proposed Amendment

The lots affected by the proposed amendment are shown shaded on the attached zoning plat.

C-1
B
BA
IB
BB
MASSACHUSETTS
AVENUE
SD-7
BB
C-2A
GRDD
SD-6
B
C-3
C-1
SD-10
SD-8
C-3
SD-9
C-1

November 9, 1997

RECEIVED BY
OFFICE OF CITY CLERK
97 NOV 10 AM 9:22
CAMBRIDGE MA.

To the Honorable, the Cambridge City Council,

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C-1
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SD-6
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C-1
SD-8
C-3
8-3

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SD-9
SD-10
C-1
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SD-6
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LOPEZ STREET
MELROSE STREET
VALENTINE
EMILY STREET
HERMAN STREET
C-3
C-1
SD-8
SD-9
SD-10
C-3
ALBION STREET
C-1
8-3

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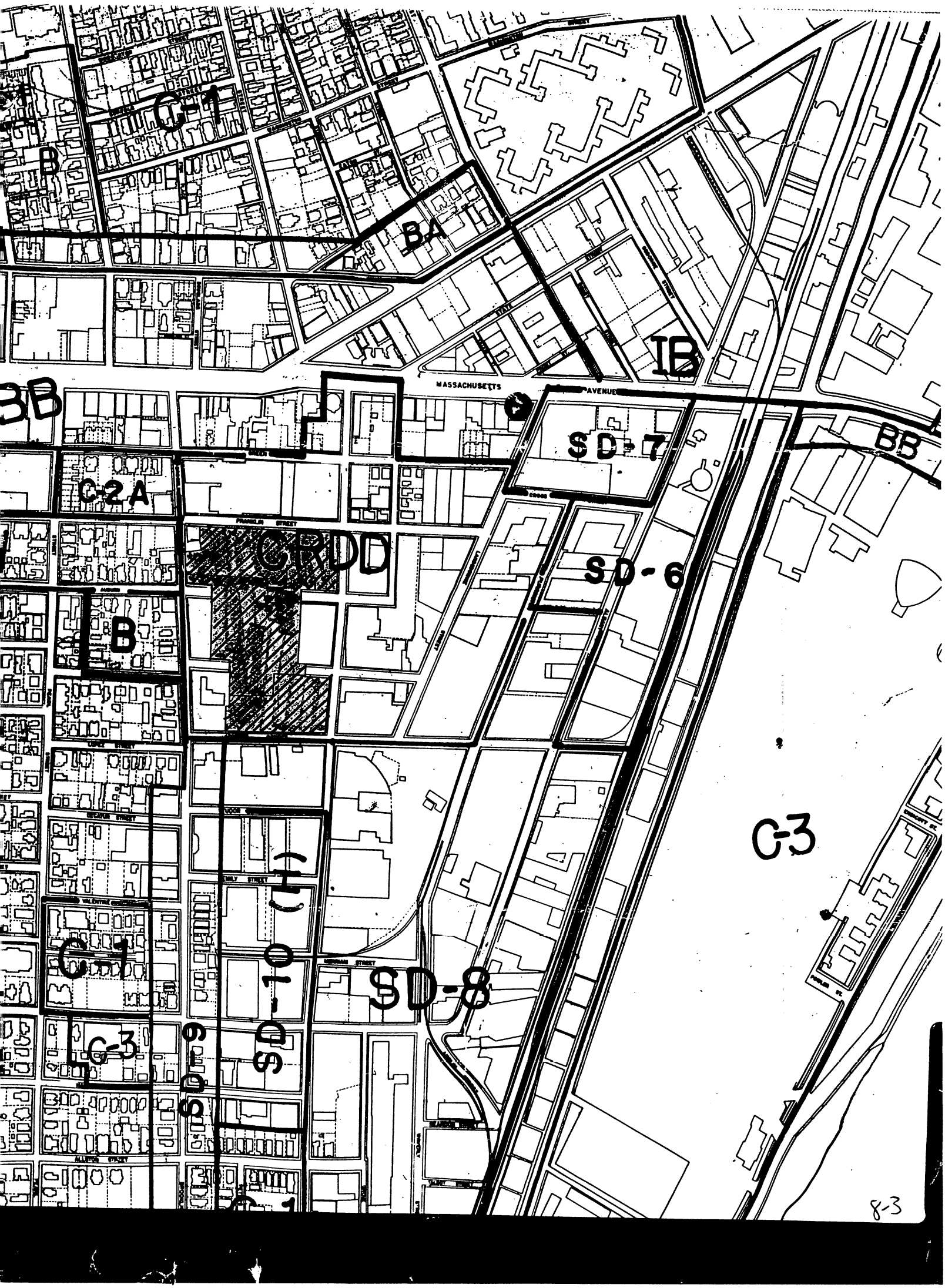
C-1
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Planning Board

Industry C and Planned Unit development

PETITION OF in IC District Temporary Moratorium, Section 3.13 of the Zoning Ordinance

Petition filed with the City Clerk January 18, 1998

(all hearings to be completed 65 days from In City Council date)

19 days – January
28 days – February
18 days – March
65 days = March 18, 1998

In City Council January 12, 1998

Referred to the Planning Board for report January 12, 1998

Planning Board Hearing _____

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be July 9, 1998.)

City Council hearing published Chronicle on Feb. 19, 1998
and Feb. 26, 1998

Hearing before the Ordinance Committee March 11, 1998

Reported to the City Council _____

Passed to a second reading on _____

published in _____ on _____

Planning Board report received on _____

Ready for ordination on _____

Passed to be ordained on _____

published in _____ on _____

COMPLETION DATE July 9, 1998

Brookline Street
Nursing Petition

PETITION OF

Petition filed with the City Clerk November 10, 1997

(all hearings to be completed 65 days from In City Council date)

~~10~~ 20 days Nov
31 days Dec
~~28~~ 25 days Jan
65 all hearings to be held by Jan 28, 1998

In City Council November 24, 1997

Referred to the Planning Board for report November 24, 1997

Planning Board Hearing (February 17, 1998 - deliberation
January 20, 1998 - Public Hearing)

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be March 18, 1998.)

13 December
31 January
28 February
18 March
90 days

City Council hearing published Chronicle on Dec. 4, 1997
and Dec. 11, 1997

Hearing before the Ordinance Committee December 18, 1997

Reported to the City Council January 12, 1998

Passed to a second reading on January 12, 1998

published in Chronicle on January 15, 1998

Planning Board report received on _____

Ready for ordination on January 26, 1998

Passed to be ordained on _____

published in _____ on _____

COMPLETION DATE March 18, 1998

THE WORKS
CAMBRIDGE DEPARTMENT OF PUBLIC

RECEIVED BY
OFFICE OF CITY CLERK
98 FEB -2 PM 5:01
CAMBRIDGE MA.

147 Hampshire Street
Cambridge
Massachusetts 02139
617-349-4800
TDD 617-349-4805

To: Margaret Drury
City Clerk

From: Ann Daughaday AD
City Engineer

Date: February 2, 1998

Re: Protest to Urena Zoning Petition

My staff has tallied the petition area and the area of land owned by the protesters. The results are as follows:

Total Petition Area	152,000 Sq. Ft.
Area Owned by Protesters Certified by Assessor's Office	152,000 Sq. Ft.
Percent of Land Owned by Certified Protesters	100 %

Please let me know if you need any additional Information.

Enc:

REAL ESTATE OFFICE

PETER A. LEWIS
Associate Director of Real Estate

238 Main Street, Suite 200
Cambridge, Massachusetts 02142-1012
617/253-6319
FAX 617/258-6675
plewis@mit.edu

CERTIFIED MAIL

January 12, 1998

RECEIVED BY
98 JAN 13 AM 11:24
CAMBRIDGE MA.

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury:

The undersigned, being the owner of the property affected by the proposed amendment to the Cambridge Zoning Ordinance, known as the "URENA Petition," as heard by the Cambridge City Council's Ordinance Committee on December 18, 1997, hereby protests such zoning ordinance amendments which, if adopted, will have a material adverse effect on the business activity of the undersigned.

The undersigned further requests that prior to a final vote by the Cambridge City Council on such amendment, the City Clerk and the City Engineer determine whether the owners of 20 percent of the area of land proposed to be included in such a change, or the area of land immediately adjacent extending three hundred feet therefrom have filed a written protest to the proposed amendment. The following properties are owned by the Massachusetts Institute of Technology:

Street Address	Assessors Map No.	Lot No.	Land Area (SF)
34 Sidney	69	58	2,271
32 Sidney	69	60	3,200
28 Sidney	69	61	2,357
38-64 Sidney	69	165	28,117
96 Sidney	69	170	1,986
76 Sidney	69	173	27,580
66 Sidney	69	176	6,936
42-48 Pilgrim	92	3, 4	13,360
60 Brookline	92	19	6,223

46 Brookline	92	22	2,931
89 Brookline	93	25	3,348
460-464 Massachusetts	92	50, 70	3,956
458 Massachusetts	92	51	1,620
89 Green	92	62	3,200
119 Green	92	66	5,944
145 Green	92	69	3,074
72 Brookline	92	82	5,003
428 Massachusetts	92	89	29,642
47 Pilgrim	92	91	2,829
83 Green	92	95	1,068
13 Sidney	92	103	5,248
48 Brookline	92	105, 106	4,474
80 Auburn Park	92	112	246,561
84-88 Auburn Park	92	114	15,310
154 Franklin	92	115	9,980
115-119 Pacific	92	116	28,200
78-86 Green	92	118	27,011
96-152 Green	92	119	74,571
34-40 Brookline	92	120	6,092
86 Brookline	92	121	5,580

Very truly yours,

Peter A. Lewis

Peter A. Lewis

cc: Sarah Gallop
Jonathan Ginsberg

Consent Communication #5

Written protest was received by Massachusetts Institute of Technology, regarding a proposed zoning amendment known as the Urena (Brookline Street) Zoning Petition.

In City Council January 26, 1998
All items carried forward to be a part of City Council Meeting of February 2, 1998 on motion of Councillor Sullivan.

In City Council February 2, 1998

Referred to the Petition

C. C. 106

City of Cambridge

The Ordinance Committee held a public hearing on December 18, 1997, beginning at 5:15 p.m. in the Sullivan Chamber for the purpose of considering a petition to amend the zoning ordinances submitted by Angelica Urena et al.

Present at the hearing were Councillor Francis H. Duehay, Chair of the Committee, Vice Mayor Kathleen L. Born, Councillor Henrietta Davis, Councillor Kenneth E. Reeves, Councillor Michael A. Sullivan, Councillor Timothy J. Toomey, Jr., Councillor Katherine Triantafillou, and City Clerk D. Margaret Drury. Also present were Lester Barber, Director of Zoning and Land Use, Community Development Department; Nancy Glowa, First Assistant City Solicitor; and Roger Herzog, Director of Housing, Community Development Department.

Councillor Duehay convened the hearing and explained the purpose and the procedure of the hearing. He invited the petitioners to present their proposal.

John Chamberlain, 53 Brookline Street, Cambridge, stated that he drafted the proposed amendment. He submitted information regarding the proposal (Attachment A). He noted that relatively few square feet are involved. The proposal creates new setbacks that would encourage putting the proposed park near the housing, and the commercial buildings where the park is now planned, which would be far preferable from an urban planning perspective. There will be a buffer between the residential and commercial areas, the park will be safer at night and it will be used much more than it would if it were surrounded by commercial buildings. Parents in the housing are much more likely to send their children to play there.

Councillor Duehay asked if the petition would have any effect other than just changing the park position.

Mr. Chamberlain responded that there will be more light because the buildings will be lower.

Councillor Duehay asked whether the petitioners had had an opportunity to discuss the proposal with Forest City.

Mr. Chamberlain stated that Forest City held its first public hearing on November 6, 1997. At that time, the residents expressed their desire for a different placement. He was told by residents that at the Planning Board's August fifty percent plan review, residents expressed the same desire, although he was not present at the August meeting.

Councillor Duehay then invited testimony in support of the petition.

Mary Ann Taylor, 55A Brookline Street, stated that the present park placement design is a design for a future "needle park." No mother is going to allow her children to go there. The design is not "people-friendly."

Mr. Tim Broens, 129 Brookline Street (Kennedy Biscuit Building) spoke in support of the petition. He stated that he wanted to address the criticism that the neighbors should have brought the issue up sooner. The Planning Board's fifty percent public plan review was only in August, and the findings were not widely available to the neighborhood. He also stated that most Brookline Street buildings are three floors, not five or six floors. Also, Forest City has a sad history of noisy HVAC units.

James Williamson, 17 Perry Street, stated that he lives 1 1/2 blocks away and he was very involved with the Simplex Steering Committee that worked for the zoning. The zoning at that time was not what the residents wanted; it was the best that they could get at the time. He urged careful consideration. The issue of the location of the park was raised all along the way, but after the master plan was in place, the active residents disengaged from the process and are only now re-engaging due to the leadership of the petitioners. Paul Dietrich told him that the original designer, the Dean of Architecture at Yale, said that he favored looking again at the master plan. It is clear that the present plan "captures" the park for the office complex. It will not be used by residents. Mr. Williamson also raised concerns about the "rush" action of the developer in getting demolition permits after learning that this petition would be heard very soon.

Councillor Davis stated that two of the buildings that would be affected have permits and one does not.

Jennifer Proia, 129 Franklin Street, spoke in support of the petition. She said that there is a petition signed by almost 300 residents of Cambridgeport who want the park closer to the neighborhood. Also, the park as planned is a passive use park instead of an active use park. It is not too late to make changes. She read from a letter by Robert Simha, Director of Planning at MIT, regarding a fresh look at the plan. She stated that she questions how responsible the developers are and cited outstanding noise issues. She submitted a copy of Robert Simha's letter and a newspaper article (Attachment C).

Tom Ash, 129 Franklin Street, stated that when he moved in to the Kennedy Biscuit Building, there were no residential neighbors except a shelter. At that time, he looked for a play area for his young children and there wasn't really any appropriate play area. Management of the Biscuit Building would respond to requests for a play area by saying that there was a park coming. Residents are late in responding because they weren't invited earlier. The developers claim it is too late to make changes but this development has claimed a number of "eleventh hours." He suggests taking time to analyze the plan. His concerns are for a play space for children and the lack of safety for abutting residents of the present loading dock plan, which could be solved by moving the building.

Peter Valentine, 37 Brookline Street, distributed written material, Attachment B, and spoke in support of the proposal. It is reality that when a development project goes on over several years, changes occur. It is reasonable to think about responding to these changes. The changes sought will improve the development. University Park is securely established, the petitioners seeks to reconfigure only two buildings. Thirteen other planned buildings are uncontested.

Mr. Valentine listed traffic concerns, especially increased traffic congestion which makes changes in the design desirable. Traffic design mitigation is needed. The neighborhood will be inundated with vehicular traffic.

The developer has failed to meet the University Park master plan guidelines. The master plan design guidelines require integration with the surrounding community of Cambridge, and avoidance of conflict with residential areas. He objected to the report of the Planning Board hearing as written by Community Development Department staff. Mr. Valentine noted the developer's tendency to do the opposite of what it says and provided examples. He noted that the presently-planned entrance to the park is very unwelcoming.

Bashai Zeitoor, 129 Franklin Street, stated that he has lived at this address since 1990. He would find it very difficult to use the park in its currently planned location. It will provide very little utility to area residents.

Mark Duffield, 281 Brookline Street, stated that he works in University Park. He stated that the present park placement is not as safe as it would be if the park were moved to the residential side, as requested by the neighbors.

David Hoicka, 10 Lopez Street, stated that he has lived there for 25 years. The petition is not moot and should be considered despite what Forest City may have for building permits. Forest City got actual in-hand notice prior to issuance of the permits, which are now under appeal. In addition, he is a civil engineer and can state that the work done to date can be redone without huge expense. It is his understanding that Local 40 Carpenters Union is here to support the project because they are worried about jobs, but this project will not jeopardize their jobs, and it is shortsighted to saddle a community with a hundred years of the results of poor urban planning for a few months of work on two Forest City buildings. Mr. Hoicka also noted the traffic dangers engendered by the parking garage planned for Pacific Street. He urged the Committee to pass the petition and forward it to the full City Council.

Michael Flannery, 129 Franklin Street, spoke in support of the petition. He stated that he has recently returned from New York City and has learned the value of parks to residential areas.

William Cavellini, 9 Speridakis Terrace, stated that when the zoning was passed in 1987, there was never a negotiated settlement between the community that worked for eighteen years on the area and the developer and M.I.T. Early in the 1980's the community came in with its plan. It included more, but the park and housing pieces were larger and the park was proposed for exactly where the petition puts it. This is a long-standing desire on the part of the neighborhood.

Jeff Duritz, 85 Pearl Street, spoke in support of the proposal. He stated that all have seen many examples of this kind of park. Residents will not use it. It will work well for people who work in the offices, but so would the placement suggested by the neighbors.

Councillor Duehay then requested a show of hands of those in support of the petition, and sixteen persons raised their hands.

Councillor Duehay then invited testimony in opposition to the petition.

Rocco Mastrangelo, 269 Putnam Avenue, stated that he is a fourth generation Cambridge resident. He stated that he would like to see the project go forward as proposed. He said that parks close to residents in Cambridge are also a source of problems, with crime and drinking. He stated that he is a member of Local 40 Carpenters Union.

Donald Grossman, 179 Sidney Street, stated that he has lived in Cambridge for twenty six years, 10 years on Sidney Street. He owns and runs a business there. He is disturbed by this proposal. University Park should not be a surprise to anyone. This award-winning plan has been on the books for ten years. It would be unconscionable to allow a change ten years later just before the building permits are about to be pulled and used. He looks forward to using a park on Sidney Street. He also stated that an unintended consequence would include diminishing the affordable housing.

Joseph Walsh, 133 Pearl Street, stated that he is a member of Local 40 Carpenters Union and spoke in opposition to the petition on the basis of jobs. He described the difficulties carpenters face with the up and down development market.

Edward Oh, 88 Auburn Park, spoke in opposition to the petition. He stated that he works at 38 Sidney Street. He is concerned that it will impact Millenium's decision to come here. He stated that he believes that downzoning the area will affect the mix of housing and will affect economic growth in Cambridge.

Charles Wright, 6 Holworthy Place, said that he is a forty-year resident of Cambridge. He stated that University Park is a big benefit to Cambridge and should be supported. It takes from four to five years to plan a project; it would be detrimental to the City of Cambridge to lose the pharmaceutical business and the affordable housing.

Joe Power, 701 Concord Avenue, business representative of Local 40, spoke in opposition to the petition which is pending against Millenium Pharmaceutical. He stated that this project will attract more business to Cambridge.

Lori Sutherland, 132 Pearl Street, stated that she is opposed to downzoning. Central Square needs a face life and she is glad to see it happening.

Peter Lewis, Assistant Director of Real Estate, M.I.T., stated that in 1988 the City Council approved the master plan for University Park. Now nearly a decade later the Urena petition tries to make unilateral changes. It sends a signal to Millenium and to other businesses. M.I.T. pays taxes. M.I.T. remains open to changes in the master plan for future planning, not changes to current plans.

Peter Caulkis, Forest City Development, stated that the petition is not about the University Park "corner." It is about zoning that affects adjacent buildings. The park area is not affected by the petition. All three buildings proposed have valid building permits. The only effect would be on the height of part of the building. It would also mean either fewer units, more height on Brookline Street or less open space on the ground.

Mr. Caulkis then reviewed the history and specific language of the master plan and development. He stated that Forest City has held many public meetings and has always been very open about the placement of the park. When approached in a timely and reasonable manner, Forest City has responded very reasonably and with flexibility. But with respect to the two Sidney Street buildings, Forest City has entered into extensive contractual obligations.

Vice Mayor Born asked which buildings have building permits. Mr. Caulkis stated that all three have permits.

Jack McGuiness, business agent for the Plumbers and Gas Fitters Union Local, stated that this project has been around for a lot of years and has been through every review possible. Finally there is a chance to put workers back on the job, after some have faced unemployment for years. It costs a tremendous amount of money for a project to get to this phase. This petition will stop the project and deprive workers of jobs.

Robert Addison, 61 Gore Street, spoke in opposition to the petition. Forest City is a good contractor and developer.

Gordon Tuttle, 71 School Street, lifelong Cambridge resident and member of Local 40, spoke in opposition to the petition because he wants to go to work and stay working. His father worked at Simplex Wire and Cable for thirty years. He just remembers barren land after it closed. It is wonderful to see development there.

Paul Booker, 121 Columbia Street, spoke in opposition to the petition because he supports the Forest City project.

Joseph Nigro, representing the Metropolitan Building Trades Council, stated that the Council has worked with M.I.T. and Forest City to make this project possible. This petition would be detrimental to the affordable housing and would jeopardize jobs for Cambridge residents. The building trades are still recovering from the five-year recession. This development is the first large building project in six years. The park will be within walking distance of the affordable housing.

Tom Lucey, Cambridge Chamber of Commerce, spoke in opposition to the petition. The current project is consistent with the Cambridge Economic Development Policy recently adopted by the Cambridge City Council. An eleventh hour change would not be consistent with maintaining a positive business climate. In addition, Millenium is a Cambridge company seeking to expand. It should be encouraged to stay in Cambridge. The project will also add to the tax base. Adoption of the Urena petition would be detrimental to this project.

Bill Doherty, business representative, Local 577 Painters and Electricians, spoke in opposition to the petition. This proposal would result in expensive change orders and would bring development in Cambridge to a halt because it would create a climate of uncertainty.

James Coyle, business agent for Ironworkers Local 7, spoke in opposition to the petition. Many members of Local 7 are currently working in the Forest City project, due to the Cambridge Employment Plan, which requires that Cambridge residents be hired. It is great that Millenium, a Cambridge company, wants to stay here and be a part of the community. He is sure that the residents will use the park.

Councillor Duehay requested a show of hands of those in opposition to the proposal, and eighteen persons raised their hands.

Councillor Duehay requested that the City Clerk summarize the written testimony that has been submitted. That testimony is attached to this report (Attachment D).

Councillor Reeves asked if there has been any dialogue among the petitioners and the developer. Councillor Davis stated that she scheduled a meeting. There was an airing of issues and a good civil dialogue.

Councillor Duehay stated that the zoning petition is a small part of this issue. He hopes that Forest City will take the residents' concerns into account. However, this is not the forum for resolving all of these matters.

Councillor Duehay moved that the petition be referred to the full City Council without recommendation.

Councillor Reeves encouraged the parties to use the time before the City Council votes on this matter to try to come closer to agreement. He is very concerned about the safety of children. It is not clear that this project is going to have any interaction with the City or is going to be friendly to its immediate neighbors. He hates to see University Park become one big fortress. He encouraged the Community Development Department to work to encourage these discussions.

Councillor Duehay's motion passed on a voice vote without objection.

James Williams requested that the record reflect that in the show of hands there was not disclosure of who was or was not a resident of Cambridge.

Councillor Duehay thanked all those present for their attendance. The hearing was adjourned at 7:50 p.m.

For the Committee,

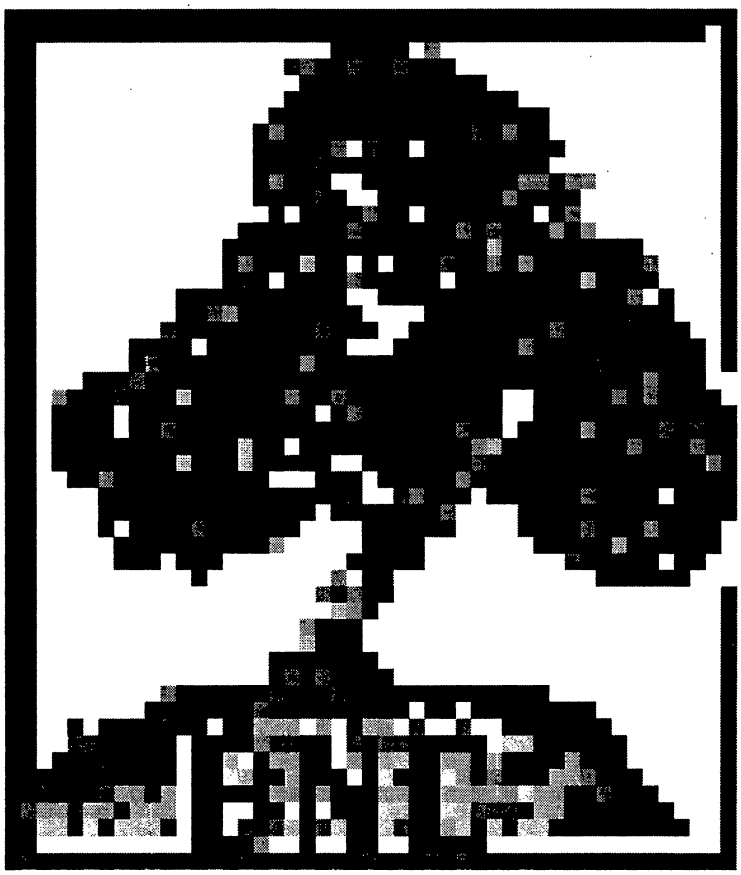
Francis H. Duehay

Councillor Francis H. Duehay
Chair

A1

Ordinance Committee
18 December 1997 5:00 pm

Urena Petition

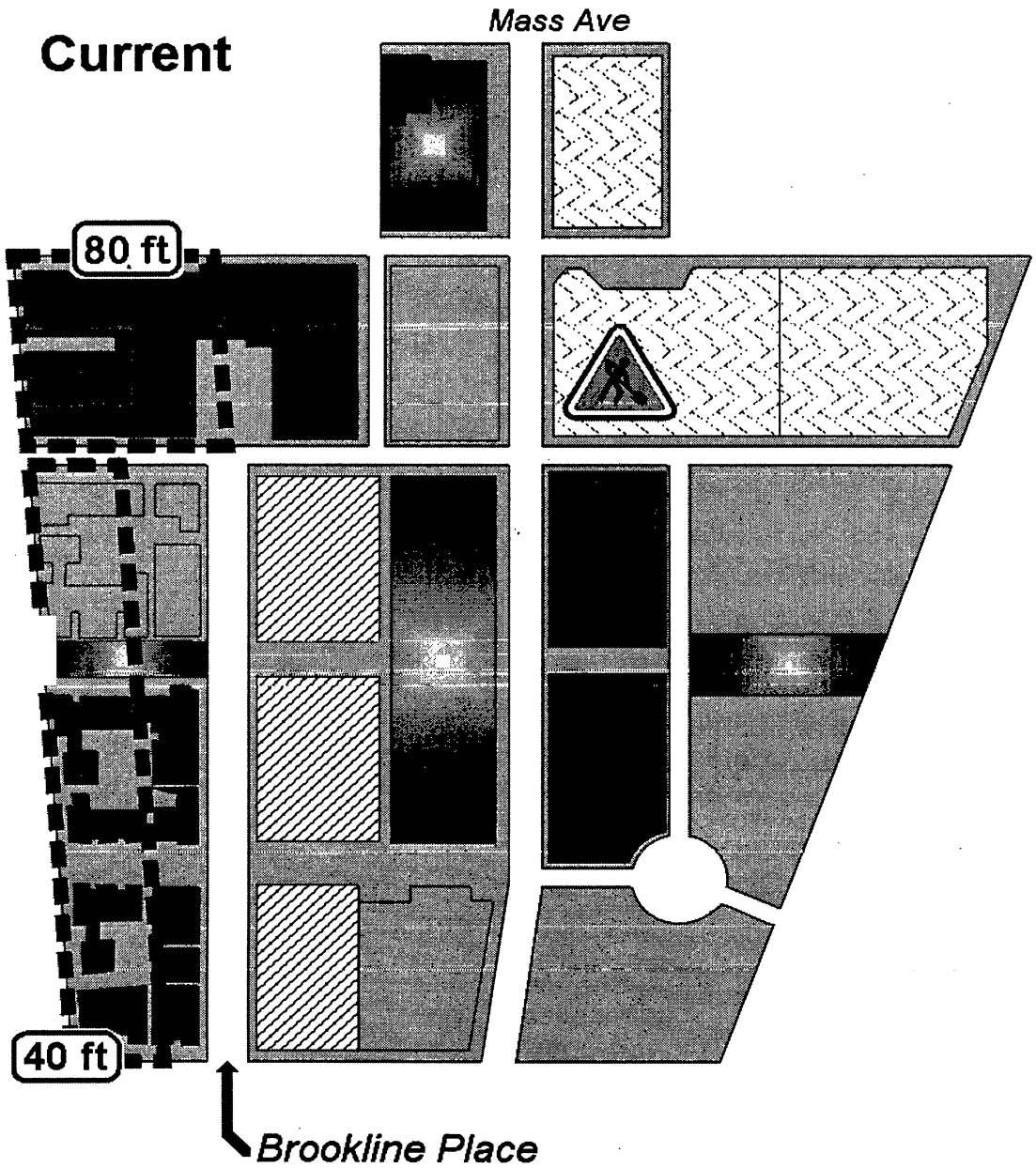


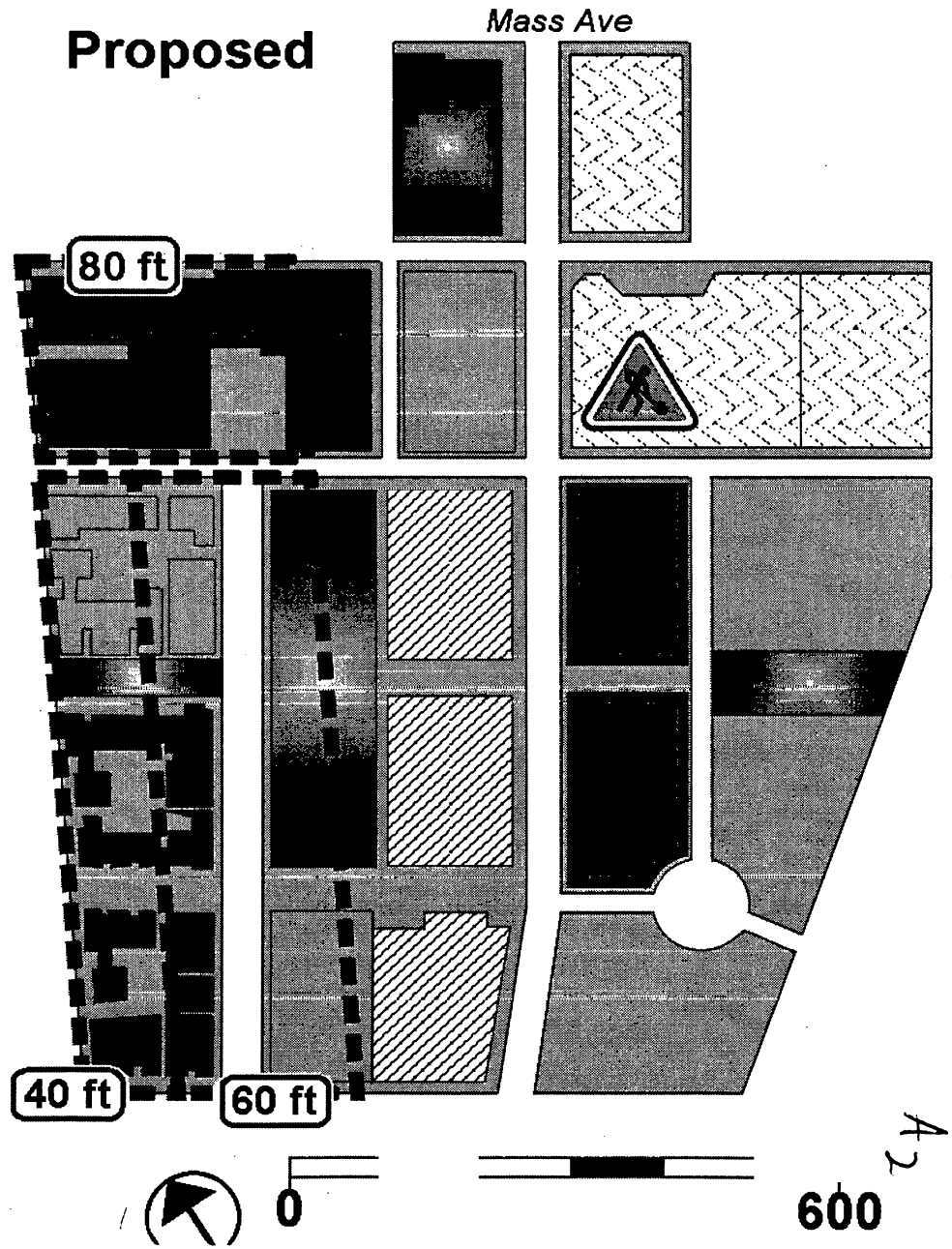
University Park Common - Plan for a Better 100 Years

University Park Common will be a part of Cambridge for at least the next 100 years. We owe to future generations to make it into something that enhance and benefit the whole community. Experts and residents agree: we can do this by placing the park in a shared location.

CRDD Zoning

Western Edge Setbacks Showing Effect of Amendment





A2

The Brookline Street Neighborhood Coalition
53 Brookline Street • 864-6924 • fax 354-2191

University Park Common - Commentary

Argument Against the Current Site Plan for University Park Common:

1. The park will be dangerous after dark:
   (a) Because it is not in view of residential areas there will no supervision of the park after dark.
   (b) The park will be lighted only by 15-foot sodium lights along its walkways. The rest of the park will be dark. This combined with its large amount of "structure" (hedges, trees, benches, etc.) and unsupervised location will make it an ideal forum for crime.
   (c) Nearby residences, mall and hotel (under construction), and proposed theatre will provide a large supply of potential crime victims for the park.
   (d) In November four young men abducted a 19-year-old women as she emerged from a bathroom in the CambridgeSide Galleria and gang raped her nearby. Providing a large, dark, unsupervised park near to a mall and student residences invites repetitions of this sort of crime. It also presents an excellent vista for muggings and other dangerous assaults.
2. The park is inaccessible and forbidding to the public:
   (a) The park is at least 250 feet walking distance from the nearest residence and is separated from the residential areas by private property. Moreover, it is well out of sight of those residences, thus making it unacceptable as a place for children to play.
   (b) The park has been landscaped by the same architect who did Post Office Square in Boston and like that park it is designed to provide visual relief for white-collar workers. There are no playgrounds, fields, bike paths, or other normal features of a community park.
   (c) The walkways in the park are not convenient for through traffic. People going to the Star Market, for example, will go around the park via Franklin Street. There is no incentive for anyone to enter the park. There is every indication that the park will be nothing but a sterile and deserted dead space.
3. Noone will use the park -- it is dead space:
   (a) Not Like Post Office Square. The park cannot be compared to Post Office Square because PO Square sits astride major pedestrian thoroughfares and has many thousands of workers nearby. The labs being built to surround the park employ relatively small numbers of workers who do not leave their buildings (except to go to their cars and depart for the suburbs). There is absolutely no foreseeable pedestrian traffic through the park and the "lunch" crowd will be anemic at best.
   (b) The seclusion and remoteness of the park's planned location guarantee that few residents will "congregate" there, except for homeless, dog-walkers or others that desire that seclusion. Yet even these few will likely be harassed and driven off by the company "security" employees.
   (c) Unlike most parks which are located in the middle of active areas, the proposed park is on the edge of the community and is far away from pedestrian byways. As the area develops the surrounding buildings will be occupied by commuters or other car-oriented transients. Geographically, the park location is off the map when it comes to usability.
4. The park and buildings are poorly situated in the current plan:
   (a) Sidney Street, a high-speed traffic through-way abuts the park. Even urban design beginners know parks should not be located next to traffic connectors like Sidney Street. The picture the developer paints of the elderly sitting around talking does not fit if you imagine the big commercial trucks rumbling by. The exhaust and distraction of the traffic make a poor companion to the park. The architectural renderings the developer has presented conspicuously leave out Sidney Street.
   (b) The proposed buildings (45 & 75 Sidney Street) turn their back to the neighborhood. M.I.T. claims to want to be a "good neighbor" yet their arrangements wall off the neighborhood from the commercial areas and expose loading bays to residences -- something specifically disapproved in in the design guidelines for the area.

A4

BOSTON HERALD

50 cents ★★★ Saturday December 13, 1997 WEATHER: Lots of clouds. High 42. Page 29 LOTTERIES: Page 35

Neighbors decry plan for public park at MIT site

By COSMO MACERO JR.

A major research complex to be built near Central Square in Cambridge could be stalled by a challenge to its permit.

> "From our perspective, if they're allowed to continue without challenge we won't be able to get the park where we want it."
> — John Chamberlain, opponent

The $66 million development, part of University Park at MIT, first drew criticism a month ago from neighbors who don't like the planned location of a public park.

The group stepped up pressure Thursday by appealing a building permit issued Nov. 26.

If zoning officials side with neighbors, it could halt work just as it's starting.

"On its face, this appeal looks erroneous and patently absurd," said Jonathan Ginsburg, head of government affairs for Forest City Development, a partner with the Massachusetts Institute of Technology in the three-phase University Park.

"The plan we've submitted is supported by a majority of the residents."

On Monday, Forest City inked a 15-year lease with Millennium Pharmaceuticals Inc., a Cambridge company that develops diagnostic products.

The project centers on two buildings at 45 and 75 Sydney St., near a hotel and supermarket that will open next year as part of University Park.

The appeal says the plans violate city ordinances, because air-quality systems atop the two 70-foot buildings will exceed height and area limits.

Building Commissioner Robert Bersani, whose office issued the permit, said only that a hearing is scheduled for Jan. 22.

Residents of nearby Brookline Street say the project's public open space should front their neigborhood.

The developer has research buildings facing the homes an encircling the park.

John Chamberlain, a neigl borhood opponent, acknow edged that the permit fight i really an effort to make Fores City negotiate on open space

"From our perspective, they're allowed to continu without challenge we won't b able to get the park where w want it," Chamberlain said.

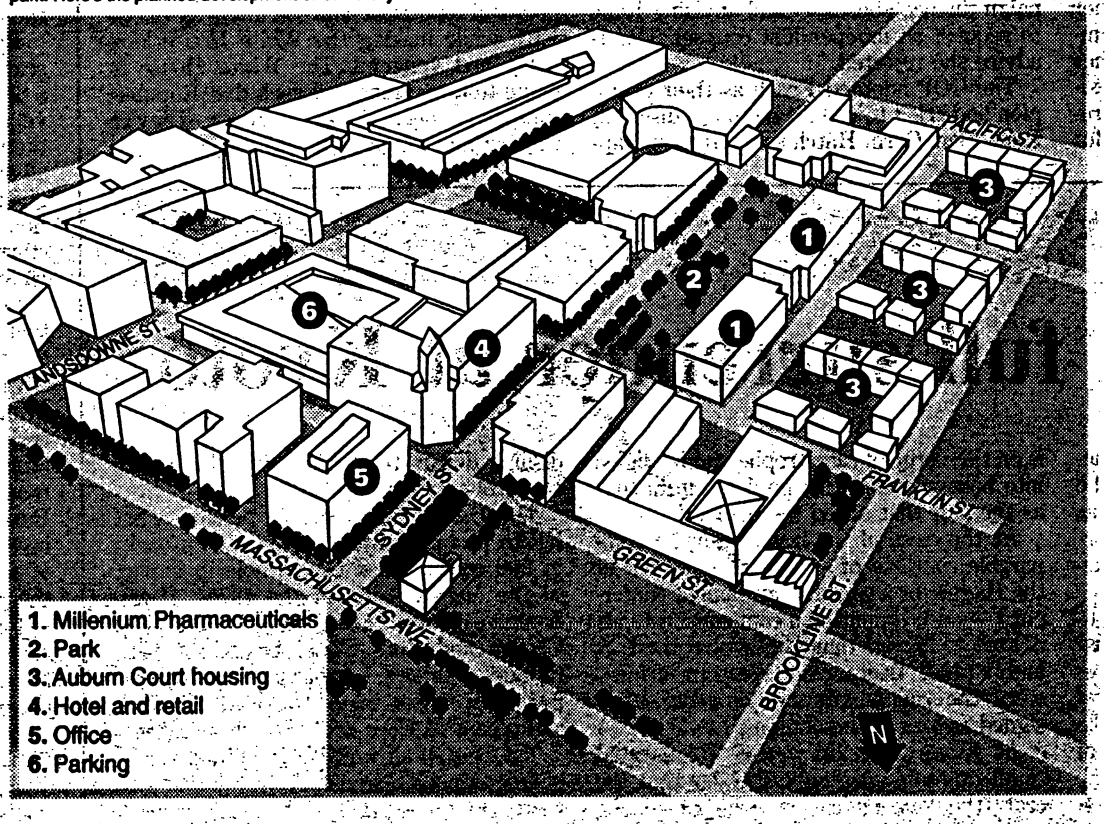
"This would stop progre on the building."

In the meantime, Ginsbu said, construction crews "a out there in full force."

"They should have come t us earlier," he added. "This an 11th-hour attempt to d rail a permitted project."

Park placement

Construction of a research complex near Central Square could be stalled by a group of neighbors who don't like the planned location of a public park. Here's the planned development of University Park at MIT:



STAFF GRAPHIC BY MICHAEL BERTRA

So called 'University' Park for nothing

BY ANNIE STRONG

As MIT and its agent, Forest City Enterprises, proceed further to develop "University Park" in the Cambridgeport neighborhood just outside of Central Square, they are supposed to be including an acre-plus of open space that is 1) accessible and 2) beneficial to the public (as required by the Master Plan Design Review Guidelines agreed to in 1987).

However, the actual plan for which they are about to seek building permits shows a park designed to serve — you guessed it — the University and its commercial tenants (The area is not named "University Park" for nothing, folks!)

This open space will be a long, narrow strip or mall, half a block wide and two blocks long, running along the north side of Sidney Street.

First, as to public access, the park will be screened from the view of the residents living nearby on Franklin Street (across its eastern end) and from residents of Brookline Street (along its northern side) by office buildings rising for five stories plus penthouses and mechanicals, i.e., over 70 feet high.

In addition, folks using the Pacific Street playing field one block beyond the western end will have their awareness of the proposed "park" blocked by yet another office building, this one joined to a parking garage so as to fill that entire block. (The fourth side will be bounded by Sidney Street and more office buildings.)

Public access is not possible without public knowledge. Most of the people who will notice on their own that the park is even there will not be the neighborhood residents and citizens, but will be the people who frequent the office buildings, patrons of the proposed movie theater, perhaps, and those who travel up or down Sidney Street.

By the same token, at night and on weekends, nearby residents will be prevented by the surrounding 70-foot buildings from keeping a watchful eye on what goes on inside the park.

At the very least, the park and the new office buildings should exchange places...

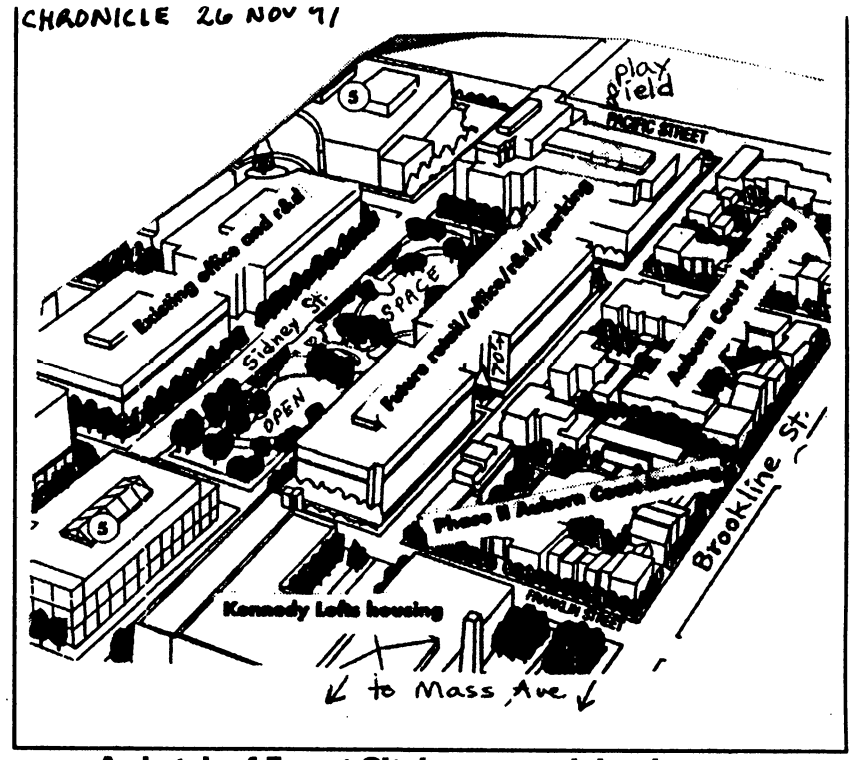
Granted, a pedestrian will be able to enter the park from Brookline Street via the extension of Auburn Street. But first he or she will have to walk 45 yards between the two office buildings down an alley with 70-foot-high walls on both sides and less than 20 feet of width for walking between the trees planted inside the ends of both buildings — not exactly an inviting ambience

Second, as to public benefit (assuming that there were adequate public access), the park is designed mostly for office workers looking out their windows or eating lunch outdoors on a warm day. It contains many plantings, pathways and places to sit, but no open space or equipment for children's active play.

Residents from the nearby neighborhood could carry their lunches over there to eat too, but — seriously — it would benefit only a narrow segment of the broader fulltime community.

The scheme falls far short of the master Plan Design Guidelines' stated objective of creating an environment that "...becomes a vital and integral part of the Cambridge community." At the very least, the park and the new office buildings should exchange places, so that the park looks and feels like a meeting ground or transition between the residential and office areas, instead of a private enclave surrounded by a fortress. Even better would be also re-designing the park so as to accommodate more varied uses, including active uses by children from the area.

Cottage Street resident Anne Strong raised her two children in Cambridge and founded Cambridge Youth Soccer in 1980.



A sketch of Forest City's proposed development in University Park

Too many cooks for U. Park zoning stew?

BY JOHN CHAMBERLAIN

Community spirit in Cambridge is kicking up its heels recently and the exuberance is even reaching into the halls of the city's planning board. At last week's design review for the University Park at MIT development, the board, apparently piqued by the rushed pace of developer submissions, refused to give immediate approval for the most recent designs which contained various surprises.

The board asked for more time to consider, but appeared poised to reject the submissions with findings of zoning violations in the parking garage design. Then the fun really started. Responding to verbal and written pleas by the community including City Councilor Henrietta Davis, the board, led by chairman Paul Dietrich, proposed doing some design of its own and holding hearings on changing the position of a planned park.

The developers, not to be outdone, called in their legal artillery from the law firm of Warner & Stackpole who [allegedly] threatened to sue the city if they changed the location of the park (even though such power is granted to municipal planning boards under state laws which reserve for planning boards the right to amend master plans at any time). At issue is "University Common" which the developer would like to nestle snugly in a cluster of office buildings and which most everyone else would like to see adjoining the neighboring residential areas.

Since the park is supposedly for the benefit of the public, the legality of the developer's plans was called into question before the board. Other potential problems, such as the developer's current and planned non-compliance with the area's strict noise control ordinance and sewage issues, have enriched this zoning stew. What will be cooked up next?

John Chamberlain is a Brookline Street resident.

Dear Ordinance Committee, I will now give a detailed explanantion of why our petition is necessary.

in your decision of whether or not to refer our zoning petition to the council it seems you would choose between two factors

1. that our petition is a vitally important matter which serves the best interests of both the immediately effected neighborhood and the enhancement of the development as well

2. or 2 whether our zoning petition is but a frivolous attempt by small minded citizens who are jeopardizing a very sophisticated and expensive development. This is what the developer and the misguided news media would have you believe.

The developer has failed to meet the guidelines. Our petition is the 1st phase of a plan which will force this development to turn from an enclosed isolated area into a vital and exciting part of Cambridgeport, Central Sq and our entire city.

It is an awesome task to explain what is really going on here and I ask for your careful attention, for this is the moment of reality, this is the moment of truth and direct confrontation.

The news media would have you believe that what we are doing will interfere with quote a $66 million dollar development.

The fact is University Park is solidly established with 85% of its buildings either built or those to be built, uncontested.

Of the 15 buildings of which 13 are secured we are petitioning that two buildings be reconfigured. That's the truth.

What are our reasons ? University Park once complete will house, 3,000 vehicles. the Polaroid development on Memorial Dr. will contribute 676 vehicles, added to that the new Bread and Circus will contribute its vehicles, then you add the fact that Brookline St. is not a small quiet neighborhood street. It is a main artery bringing cars and large trucks from Boston and Memorial Dr. continually. When those vehicles hit the intersection of Brookline and Mass. Ave. there is a back up, then added to this is something that wasn't considered 10 years ago when the master plan was evolved, which is the downsizing of Mass. Ave. Central Sq. with larger sidewalks and two bicycle lanes. We now have 18 wheeler trucks and an increase in the number of vehicles regularly traveling through our neighborhood to escape the congestion in Central Sq. The Waverly Connector, for the only neighborhood which is directly on line with University Park and right next to Central Sq, cannot be depended on to give us relief.

But the developer will tell you that the congestion problem will be solved by its traffic mitigation plan. This is my first example of a deception technique the developer uses which I call "Say Do Opposite" which means "They say that what they've developed does what it's supposed to do but in actuality the design does just the opposite. I will give four examples .

Their traffic mitigation plan essentially directs traffic from within the development to the east out to Mass. Ave. away from the neighborhood. But the truth is when all that traffic hits Mass. Ave.it will cause grid lock which will stall the incoming western traffic on Mass. Ave. in Central Sq. which will try to escape the blockage by rerouting through our neighborhood as it is presently doing due to the downsizing of Central Sq.. Their mitigation plan doesn't deal with all the vehicles beyond the 3,000 coming to the development from all directions who will be traveling through and looking for parking in our neighborhood. The fact is when you create a development that is too large for an area you cannot avoid vehicle congestion. The traffic situation is hopeless. What we need is a design mitigation. A congestion design mitigation is one of the things our petition is about..

All of this vehicle congestion concern was presented to the Planning Board but was not included in the Community Development Department's notes of the minutes. I will shortly explain how this effects the truth that you must be aware of.

The fact is our neighborhood is going to be literally inundated with constant vehicle congestion. And the developer could care less. And there's a reason for that.

I quote the University Park design guidelines, "The urban street network - the defined pedestrian and vehicular spaces of the city - is recognized as a primary element of urban structure. The street focuses activities, defines circulation and (provides continuity with the surrounding city)." We are the surrounding city and our continuity has been totally disregarded. In other words the development is to integrate itself with the surrounding community and not overwhelm it.

I further summarize the guidelines, "the development is to have a number of open spaces, I quote "all different in configuration, identity and probable use patterns."

At the last Planning Board meeting the community presented an additional aspect to the usage of open space that involved the rearrangement of two buildings which would (1)help our neighborhood secure a safe recreation space for our children,(2)help us achieve a modicum of stabilization against vehicle congestion and (3)help our neighborhood achieve open space physical security at night. All of this information was left out of the Community Development Department's Planning Board minute notes. And the developer with the millions of dollars in profits it will make could care less.

I further quote the design guidelines. "The development's retail activity along the eastern and western edges is to pay special attention to the avoidance of conflicts with residential uses."

The fact is the developer has totally failed in fulfilling its design guideline responsibilities of integrating itself with the surrounding community by subtly using design to isolate itself. And the CDD has not only failed the community in not monitoring these requirements, but has conspired to deny us the justice of a complete Planning Board review in assuming it had the authority to determine what the Planning Board would and would not review in its stated intention of a future discussion of the master plan in relation to the park with the neighborhood. The CDD corrupted the notes of the meeting so it would appear as if the only thing the Board wanted to consider was the park and not the location of the buildings. The CDD in fact illegally assumed the authority of the Planning Board by corrupting the meeting's notes and thereby illegally opened the way for the granting of licenses and building permits. So in fact Forest City is now engaging in the process of building by the use of illegal licenses and building permits. It is necessary to know the truth because Forest City will attempt to impress you with the awesome guilt of interfering with its quote "legal" activation of construction. The second page I've given you describes the illegality exactly.

The truth is Forest City has activated construction at its own risk, being too impatient to wait for the conclusion of the wisdom of the Planning Review Process.

Even though the developer has utterly failed to integrate itself with the community it will tell you of its magnificent contribution of the Star Market. This is my second example of their Say Do Oppose deception technique. Instead of being on Mass. Ave. on the first floor close to Central Sq. and neighborhood area 4, its Star Market is located as far away from Central Sq., Cambridgeport and area 4 as possible being located one block away from Mass. Ave on the second floor of a hotel. The fact is their Star Market's purpose is to serve the interests of the rich and yuppy class of University Park so they won't have to shop with the what they consider to be the lower classes of Central Sq. Area 4 and Cambridgeport. Their location of the Star Market is as isolated and unintegrated with the surrounding community as their entire development. If you don't believe this compare their arrangement with the Star Market in Boston near the Prudential Center.

My third example of their Say Do Opposite deception technique. You will hear about the great gift of the Auburn Court Housing. The fact is the owner developer fought against that housing for years. The housing exists because of the relentless endurance of community members who, not once, by the developer, have ever been given an ounce of respect or public recognition. That is the housing's true history and it will never be forgotten. The other fact is while the Auburn Court Housing was being built people in the construction trades would come up to me laughing at it and tell me that with the kind of unecessary excessively large foundations they were putting in it could oly mean that the housing was actually slated to be demolished and replaced by office buildings in the

future. They said the kind of foundations they were putting in could hold eight story office buildings. So if this is true and it can be easily checked by looking at the building plans, the fact is the Auburn Court housing was nothing but the perpetuation of a con game on the community.

It was a Say Do Opposite. Say one thing, the design does the opposite. This is why they don't want to solve our congestion concern because they want to make the area as uncomfortable as they can in order to drive us out so they can eventually achieve their ultimate long term goal of developing from University Park all the way into Central Sq. Further proof is available.

The excessive congestion is one part of their long term goal, to destroy our neighborhood.

And further the design layout of the housing in relation to the existing neighborhood and the development and vehicle congestion and public open space was poorly conceived and not in accordance with the design guidelines. We have a plan that will turn this around to everyone's benefit.

The fourth example of the Say Do Opposite technique. Which is their claim that the neighborhood's special entrance into the development is through the Auburn Court Housing. When you walk by the Auburn Housing what you see for sure is a sheer wall of project housing, This inclines a person to not enter into a private area. To reinforce this when you enter its street entrance you see sense a private court yard. Then as you continue you see the shipping ramps at the back side of office and research buildings. Is that kind of design arrangement the kind that welcomes people into a public park ? No this design does just the opposite it keeps you out of the park because its entrance is a private housing project.

The council must ask itself if it wants to participate in this petty vision ? Our zoning petition is part of a detailed plan to insure that the guidelines for a harmonious and beneficial integration with the surrounding community and the uplifting of Central Sq. are fulfilled. No matter what the developer says our complete plan does insure that all the rest of Auburn housing is built.

Furthermore our plan provides for a resolution to Forest City's anxiety regarding keeping its schedule for its major tenant Millineum to move in. But Forest City could care less. It's only interest being to be as isolated from the community as possible.

Our plan will create a dynamic stimulating use of open space benefiting everyone including the development, You can trust my word on that. I love design and I would participate in nothing less then a Great Vision.

I say without hesitation, that the zoning petition you have before you will lead to the beautification and uplifting of our Great City.

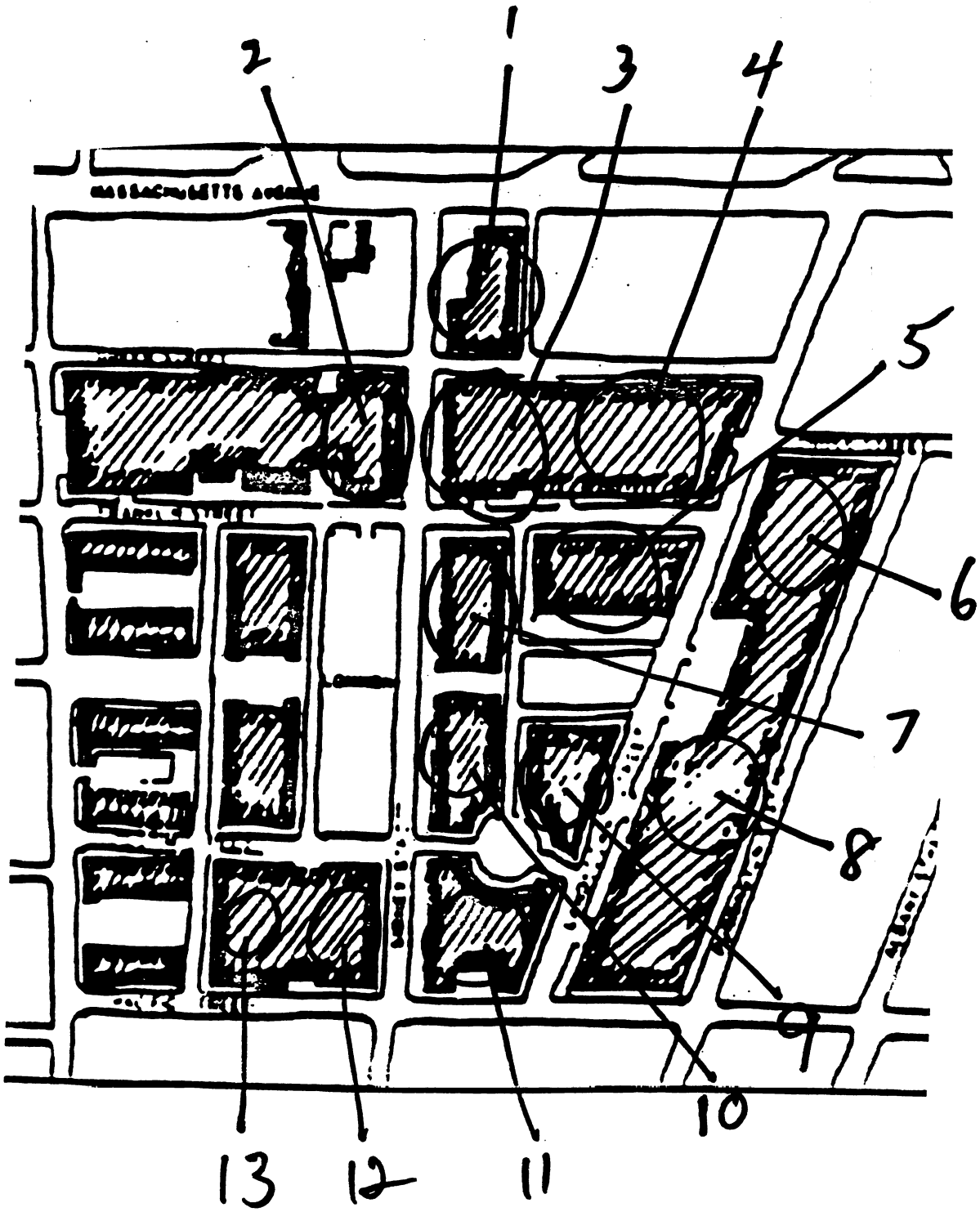
Dec/18/97

Peter Valentine

37 Bvd

University Park buildings built or unbuilt which are uncontested

B1



Exactly how the CDD violated the law and thereby illegally activated the granting of licenses and permits.

State law
Planning Boards may amend master plans at any time.

That means that until the planning board's review was finished, they could have amended any aspect of the master plan.

State law
Town's cannot change a Planning Bard's Statutory Powers.

Added together this means that until the Planning Board was finished reviewing Forest City's proposal it could have amended the master plan at any time especially since it specifically stated quote "it wanted a future discussion of the master plan ".

The CDD does not have the power to change a Planning Board's right to review or amend any aspect of Forest City's master plan.

By solidifying an aspect of the master plan connected to the rearrangement of the park, that aspect being the buildings directly next to the park, CDD violated the law that, Towns cannot change a planning board's statutory powers.

Forest City's licenses and permits to build the buildings it is presently working on, were derived illegally and therefore are illegal.

D

RECEIVED BY
OFFICE OF CITY CLERK
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CAMBRIDGE MA.

December 16, 1997

City Councilor Francis Duehay
Chair, City Council Ordinance Committee
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Councilor Duehay:

I write in strong opposition to the Urena petition pending before the Ordinance Committee. I have a long history and involvement in the planning of University Park at MIT. I served on the 1986 Cambridgeport Blue Ribbon Committee that established the framework for the mixed-use zoning district now in place. A copy of the Committee Report that was filed in December of 1986 is enclosed.

The current zoning article for University Park at MIT was a result of many open meetings and interactive community dialogue with Forest City, MIT, the City Councilors, the Community Development Department, neighbors, and community members. The end product is a model mixed-use district that will provide a minimum of 400 units of rental housing, space for job-creating research and development business, office space, and retail beneficial to the community.

The changes associated with the Urena petition are not beneficial to the City of Cambridge, nor do they reflect the spirit of the open process undertaken in the mid 1980's. This petition would reduce the height of valuable parcels designated for affordable housing and future commercial development. It appears to be drafted with a narrow goal in mind of protecting a small group of immediate self-interested residents concerned about shadow lines and park location.

The Urena petition does not move or change the University Park Common in its substance or its location. Forest City has shared information concerning the location of this park with neighbors at public meetings throughout the past nine or ten years. A more reasoned attempt to advocate for a change in the location or the uses of the park should have occurred at a more appropriate time, and not at the last minute after the developer has committed resources, time, and money to the design of the new park and buildings for Millennium.

I urge the defeat of this petition. Thank you.

Sincerely,

Norman T. McIver

NTM:tlc
Enclosure

cc: Cambridge City Clerk Margaret Drury
Mayor Sheila Doyle Russell
Members of the Cambridge City Council

Cambridgeport

Blue Ribbon Committee Report
December, 1986

HARVARD UNIVERSITY

GRADUATE SCHOOL OF DESIGN

5 December 1986

Robert W. Healy
City Manager
City Hall
Cambridge, MA 02139

Dear Mr. Healy:

I am pleased to submit to you the report from the Blue Ribbon Committee on the Cambridgeport Revitalization Area. The report and recommendations contained within it are the products of thoughtful deliberation and debate among individuals representing diverse points of view. Most important to me is the fact that we have been able to conclude our work with a consensus among all of the active Committee members.

Your mandate to the Committee was broad but clear. Our efforts were to focus on the major issues regarding development in Cambridgeport that have eluded consensus before. In particular, we addressed land use goals, with special attention to housing, general urban design requirements and the practical issues of implementation such as open space, traffic circulation and employment opportunity. I feel that on all these matters, we have arrived at recommendations that are workable and that can provide a general framework for implementation over time. It is also important to note that there is an extensive ongoing environmental impact study dealing with the development area between Massachusetts Avenue and Pacific Street. The Committee has taken a broader view of the future for the larger area. However, the Committee recognizes that the findings of the environmental analysis will influence the specific character of the development in the Simplex area.

Our report is comprised of three sections: Section 1 articulates general objectives which apply to the entire Revitalization Area. Section 2 includes two sets of recommendations. The first apply to University Park. These are quite specific because the Committee was able to draw on the extensive planning and design work available for

GEORGE GUND HALL 48 QUINCY STREET CAMBRIDGE MASSACHUSETTS 02138

ll

CAMBRIDGEPORT BLUE RIBBON COMMITTEE REPORT

Submitted to the City Manager, Robert W. Healy by the Committee:

Wilhelm Viggo von Moltke, Chairman
Professor Emeritus, Harvard Graduate School of Design

Peter Chermayeff, Assistant Chairman
Cambridge Seven Associates

Pablo Calderon
Riverside Cambridgeport Community Corporation

Mary Flynn
Community Development Department

Drew Leff
Forest Cities Enterprises

Faith McDonald
City Assessor

Norman McIver
Cambridge Trust Company

Ron Suduiko
Massachusetts Institute of Technology

Benjamin Thompson, Jr.
Benjamin Thompson & Associates

OUTLINE

Cambridgeport Blue Ribbon Committee Report

I. General Goals and Objectives for the Cambridgeport Revitalization Area

   A. Land Use Objectives

   B. Urban Design Objectives

   C. Traffic and Circulation Objectives

   D. Employment and Equal Opportunity Policy

II. Recommendations

   A. Recommendations for University Park

   B. General Recommendations for the Area Below Pacific Street and for Massachusetts Avenue at Lafayette Square

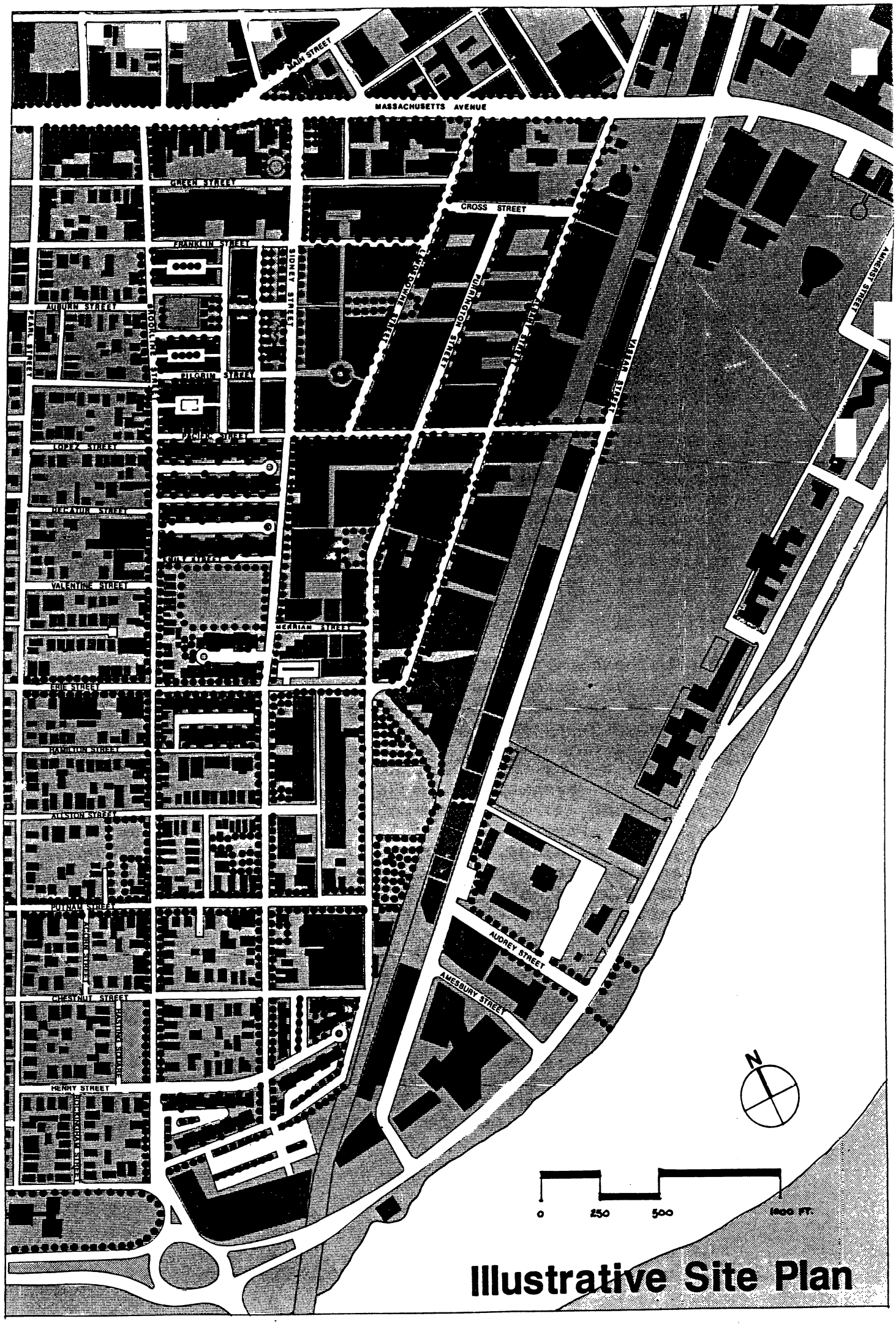
III. Next Steps Towards Implementation

   A. Distribution of Report

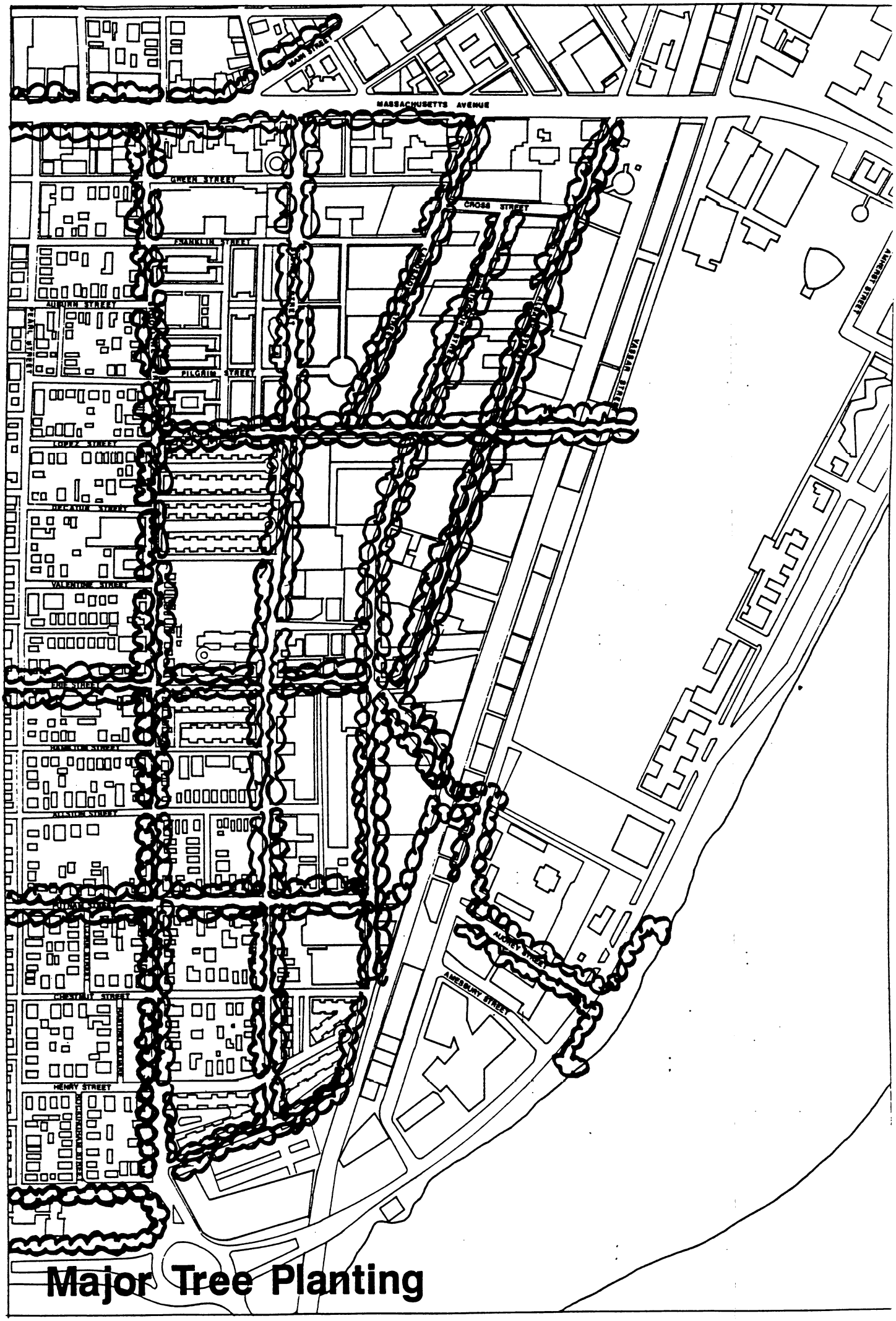
   B. Presentation to City Council

   C. Council Acceptance and Direction

4c



Illustrative Site Plan



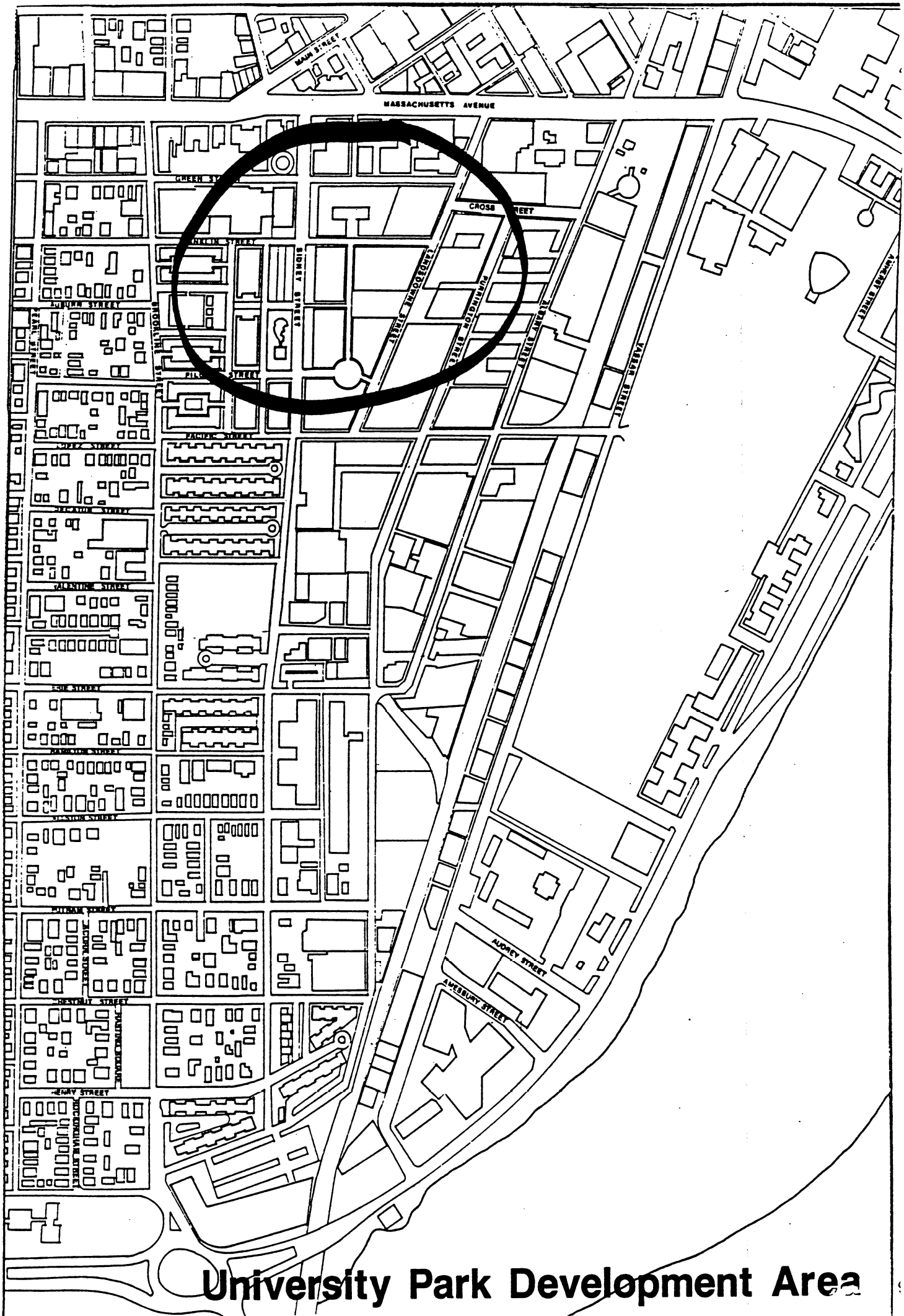
Major Tree Planting

possible, Lafayette Square should be designed and used as important public space for lively day and night use, and as a transitional pedestrian node, acting as a hinge from Massachusetts Avenue into University Park and the entire Cambridgeport Revitalization Area at Sidney. This potential pedestrian place should not be allowed to become an island surrounded by traffic flows. The Committee recommends consideration of precluding vehicular connection from Main Street across Massachusetts Avenue to Sidney. Through traffic in the area should move along Sidney, Waverly and Albany Streets. Connections to Memorial Drive should be provided in locations where they can have the most beneficial effect on traffic flow and on adjacent land uses. Use of public transportation and carpooling should be encouraged to the maximum extent possible.

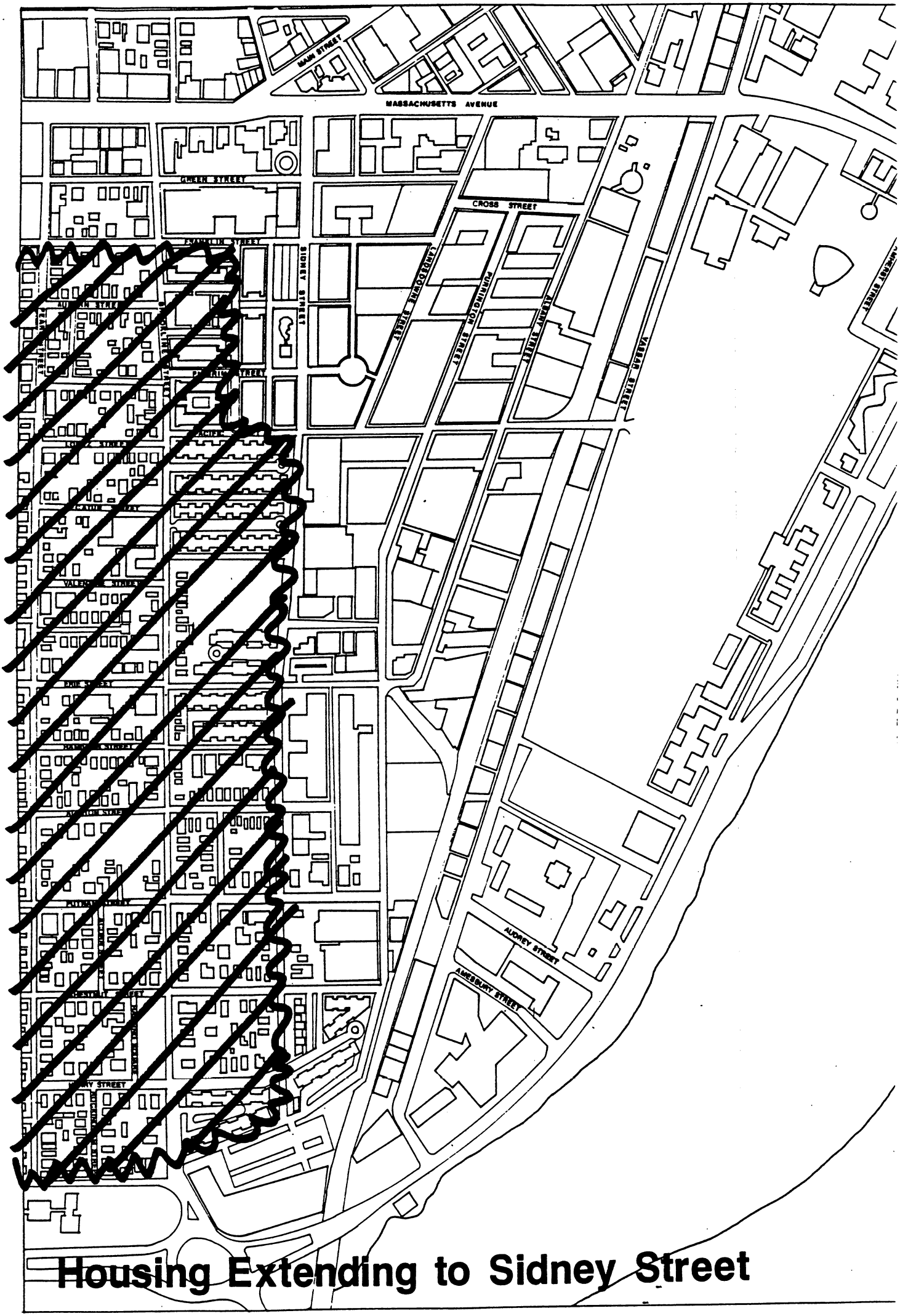
D. Employment and Equal Opportunity Policy

The Committee recognizes that, to a large extent, the job possibilities that will be available to the revitalized Cambridgeport area will reflect larger economic trends and market opportunities. Nonetheless, we encourage developers to seek a broad mix of commercial, research, and light industrial tenants with growth potential who will provide jobs having varying skill levels, and training and advancement potential for Cambridge residents.

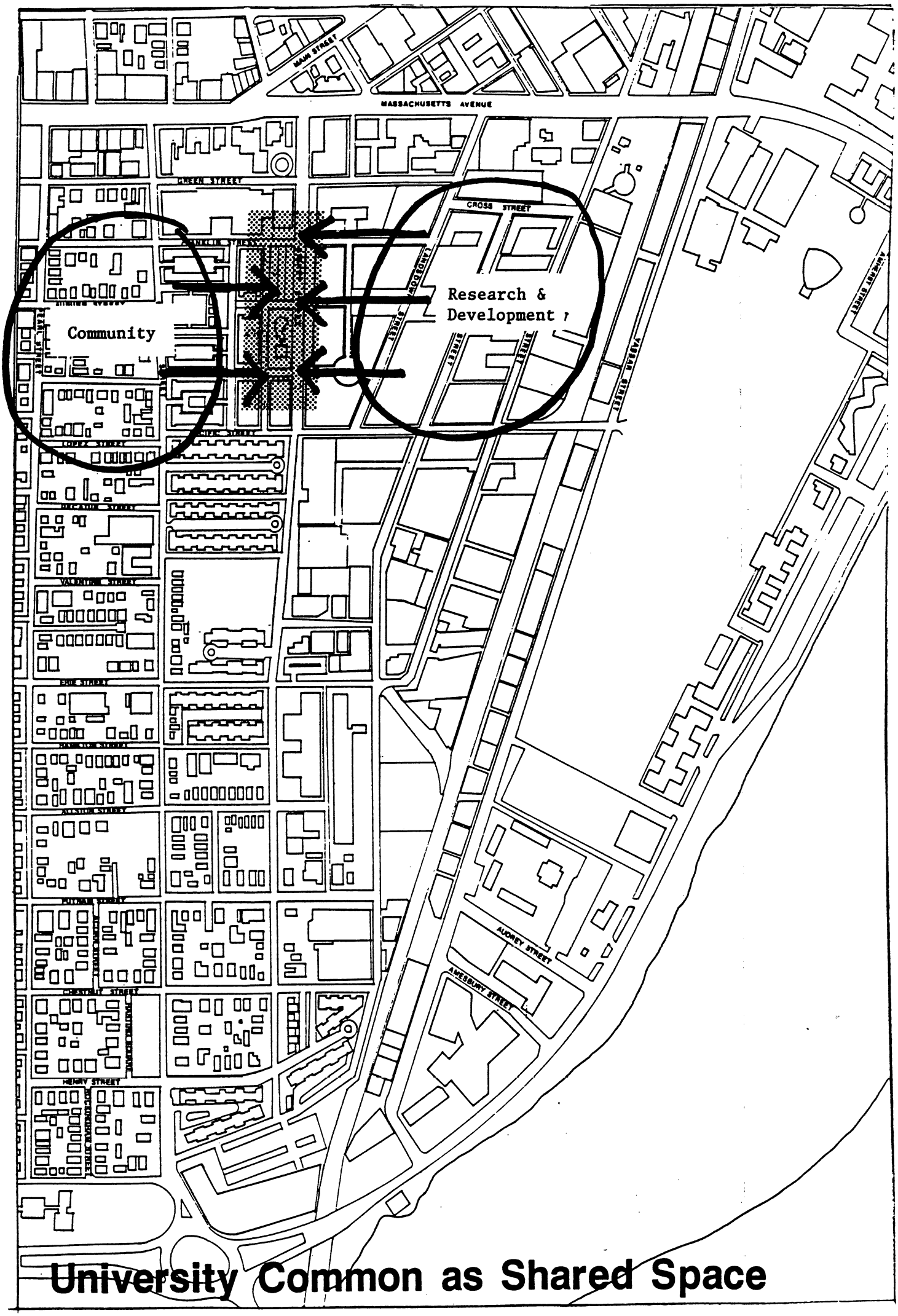
The Committee urges that the City actively enforce all applicable laws and regulations, including the Cambridge Employment Plan, and Affirmative Action Plan, which reinforce equal and open access to housing and employment for all people during both construction and operation of development in the Cambridgeport Revitalization Area.



University Park Development Area



Housing Extending to Sidney Street



University Common as Shared Space

problems which are often associated with neighborhood parks should be avoided. These considerations may result in reducing the size of the park in order to accommodate additional housing units.

Building Heights

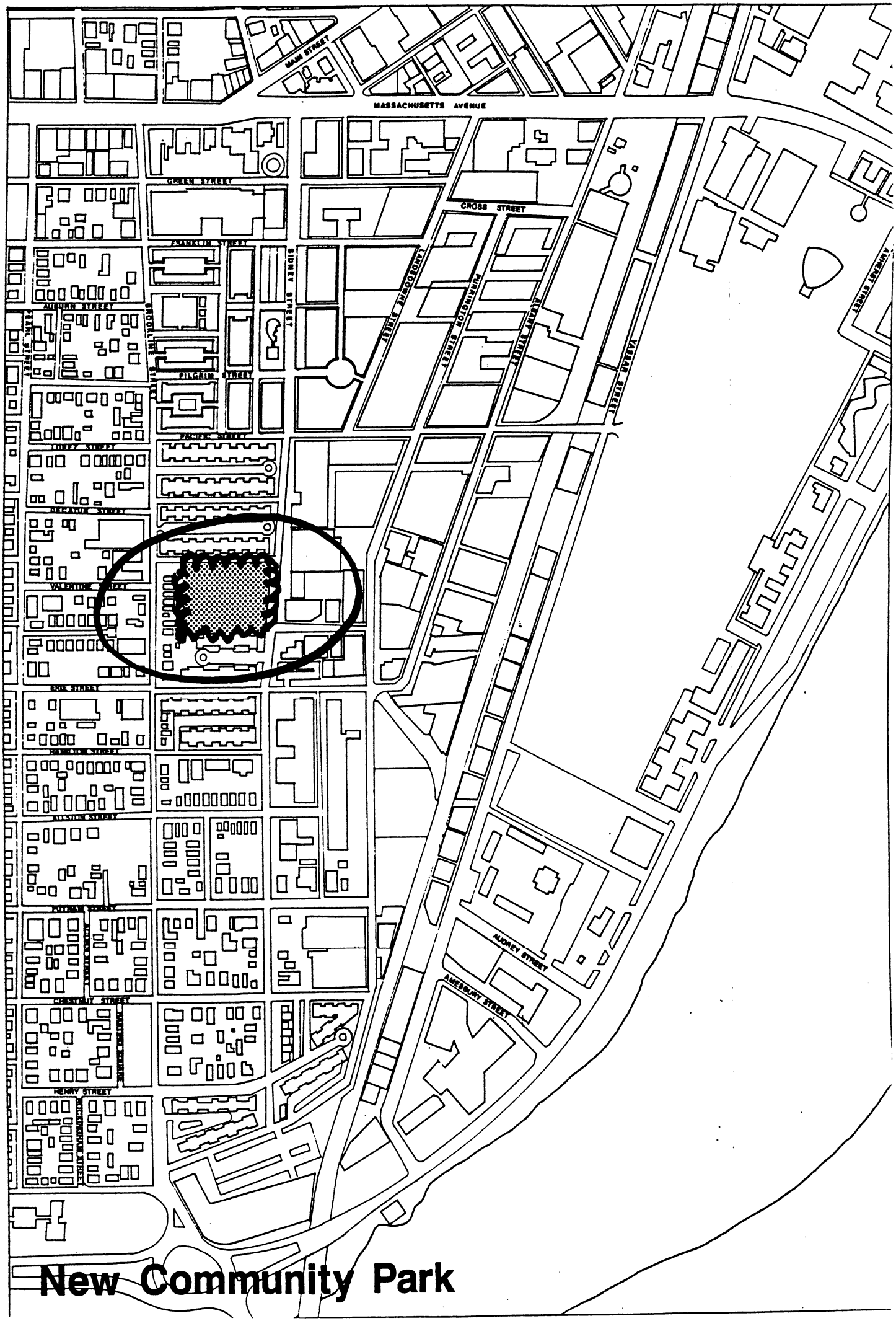
Buildings at the Brookline Street edge should reflect the scale of the adjacent neighborhood. In general, buildings on the Common should remain at five or six stories, except the hotel and perhaps another building, which may be substantially higher in height to introduce some design variety and interest.

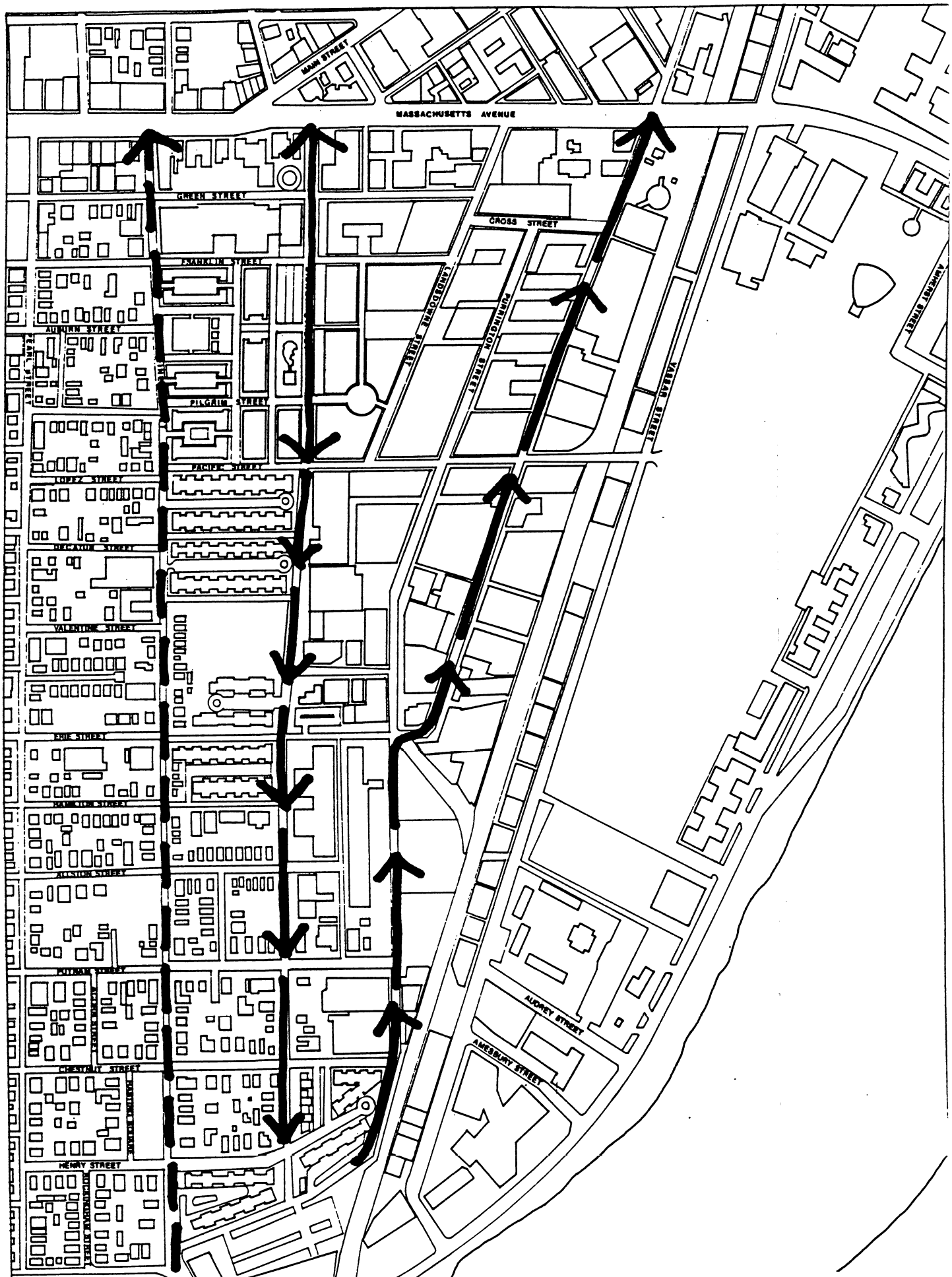
The proposed parking structure serving the Common, since it also abuts housing, should be carefully designed to minimize conflict with the housing, including possible retail at ground level.

Density

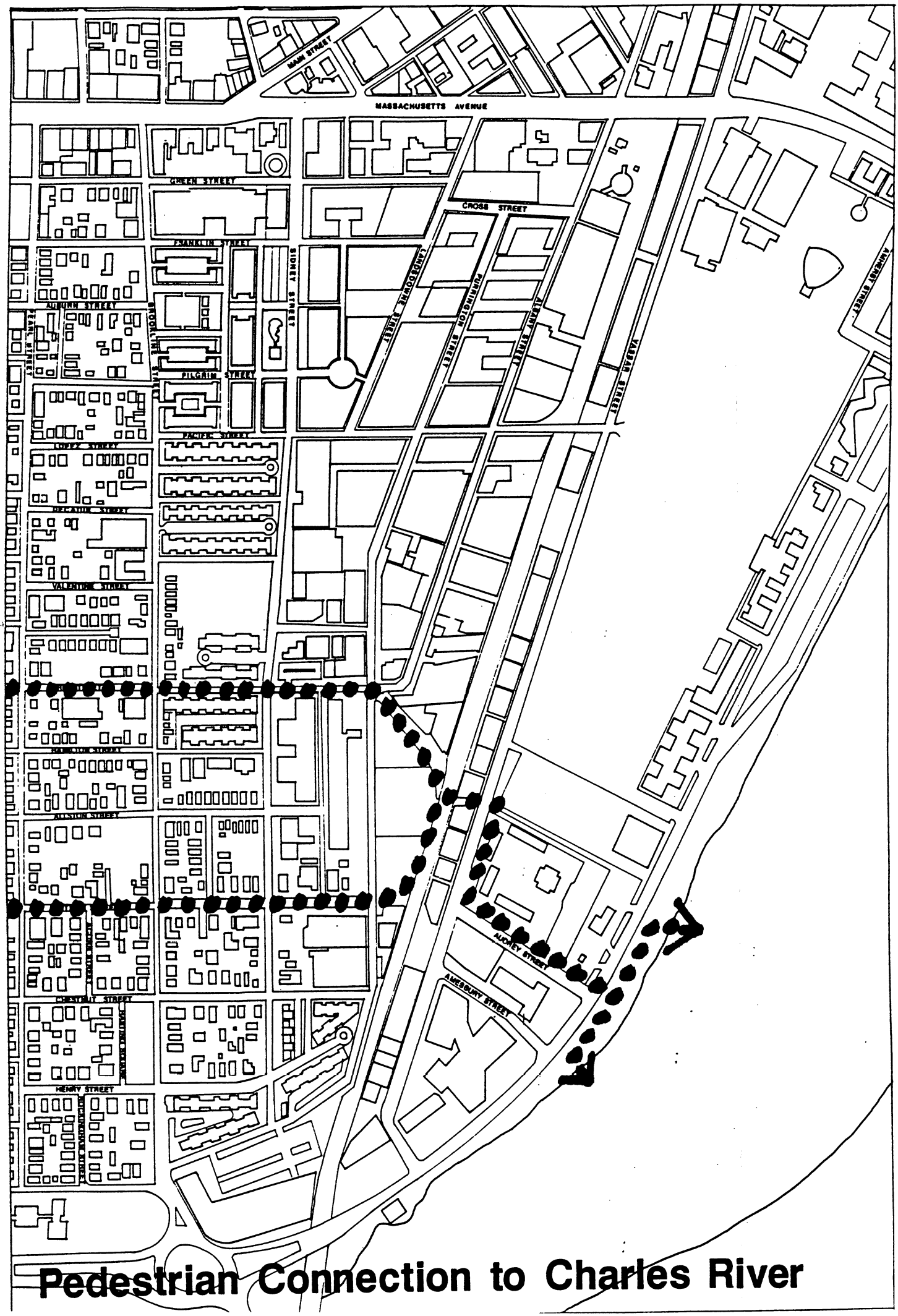
The allocation of square footage over the development should be distributed so as to provide appropriate transitions from its major edges to the center of the development, and to provide for taller, more prominent, buildings toward the eastern section of the development area. The allocation of density should be accomplished within the practical limits of good design which include allocating the open space, site amenities, and service requirements such as parking, in a rational and thoughtful manner.

Assuming that the findings of the environmental impact review process are respected, the overall density of the University Park project should remain within the range proposed. Achievement of the full build-out will take many years, and should be subject to analysis of impacts in a public review process. In addition, there must be a commitment to carry out effective mitigating measures, especially in regard to managing vehicular traffic.


MAIN STREET
MASSACHUSETTS AVENUE
GREEN STREET
FRANKLIN STREET
AUBURN STREET
PILGRIM STREET
PACIFIC STREET
TROY STREET
DECATUR STREET
VALENTINE STREET
ERIE STREET
HARRISON STREET
ALBION STREET
PUTNAM STREET
CHESTNUT STREET
HENRY STREET
SIDNEY STREET
CROSS STREET
LANDSDOWNE STREET
MASSACHUSETTS AVENUE
MAGEE STREET
AUDREY STREET
AMESBURY STREET
New Community Park



Traffic Reduction on Brookline Street



Pedestrian Connection to Charles River

III. Next Steps Towards Implementation

A. The Committee through the Community Development Department will communicate these recommendations as the consensus of the Blue Ribbon Committee to the major landowners in the Cambridgeport Revitalization Area, to community groups, and to other immediately impacted parties.

B. The Committee is prepared to present its recommendations to the City Council at a hearing to which the Planning Board, general public, and other interested parties will be invited.

C. Upon the City Council's acceptance of this Blue Ribbon Committee report, the Community Development Department should be instructed by the Council to draft appropriate zoning changes to encourage and ensure implementation of these recommendations.

Acknowledgements

The Chairman wishes to acknowledge the efforts of the following individuals who participated in the discussions leading to this report.

Roger Boothe, Director of Urban Design, Community Development Dept. Mr. Boothe served as staff to the Committee, providing background on previous planning and design efforts and helping to facilitate the Committee's work.

Cambridgeport Residents

Leah Stoner, 15 Green Street. Voiced concerns about construction impacts and the fact that no additional housing was proposed for sites immediately across from her residence.

Peter Valentine, 55 Blanche Street. Made numerous criticisms of the plan and suggestions for how the plan should be modified.

City Representatives

Saundra Graham, City Councillor.

Alice Wolf, City Councillor.

Michael Rosenberg, Assistant City Manager for Community Development.

Developers and Consultants Who Advised the Committee

Lance Fair, Better Cities, Inc. Mr. Fair made several suggestions relating to housing and design.

Robert H. Kuehn, Jr. Housing Economics.
Mr. Kuehn was a member of the Committee until July 25, 1986, when he resigned due to a potential conflict of interest.

Fred Koetter, Koetter, Kim and Associates. Mr. Koetter presented the urban design plan of Forest City Development and made design studies of various suggestions by the Committee.

Catherine Donaher, consultant to MIT. Reviewed final drafts for MIT.

David Barrett, Boston Properties. Mr. Barrett discussed the Kendall Square urban renewal project as it relates to Cambridgeport.

Susan McCracken, Cognetics. Ms. McCracken, a consultant to Forest City, discussed market conditions.

Alex Steinberg, Resource Capital Grcup. Mr. Steinberg, a developer interested in housing sites in Cambridgeport, observed several meetings.

Special thanks to the architectural firm of Cambridge Seven Associates, which donated design and graphics assistance to the Committee.

FOREST CITY
DEVELOPMENT

December 18, 1997

Councillor Francis Duehay
Chair, City Council Ordinance Committee
Cambridge City Hall
Cambridge, Massachusetts 02139

RE: Opposition to the Urena Petition

Dear Councillor Duehay:

Forest City Development hereby states its opposition to the Urena Petition (the "Petition") currently before the Ordinance Committee of the Cambridge City Council. The Petition (i) arbitrarily reduces the height of the buildings already permitted and currently under construction for Millennium Pharmaceuticals, a Cambridge-based company moving to University Park in order to satisfy its expanding needs, and (ii) restricts the height of future buildings on development parcels designated for affordable housing at Auburn Court. These two consequences appear to be in conflict with two of the City Council's goals: (1) to retain Cambridge-based businesses undergoing expansion; and (2) to increase the opportunities for low and moderate income housing within Cambridge. These City Council goals are also goals of the University Park Master Plan. The Petition undermines both of these goals and it should not be approved.

I. History of the University Park Master Plan

The University Park zoning and Master Plan are the result of years of planning, community input, open public meetings and neighborhood process and involvement. In 1986 and 1986, the Blue Ribbon Committee was established to study the area and make a determination as to the most suitable land uses for the University Park site. The Committee included members from the Cambridgeport community, the Community Development Department, architects, planners, academics, institutions and businesses. The Committee's efforts were memorialized in a report which laid out the blue print for what later became the Cambridgeport Revitalization Development District. The Cambridge City Council voted unanimously to accept this report.

Prior to the Blue Ribbon Committee, the site was zoned as Industry-B, a zoning district that does not allow housing, has no height limit and was inappropriate for what Forest City, MIT and/or the community desired for the site. The rezoning of the site into what is now the University Park Master Plan resulted in a mixed-use project with office, R&D, biotech, retail, parking, publicly beneficial open spaces and four hundred units of residential rental housing, one hundred fifty of which were earmarked for low and moderate-income families.

In 1988, the Cambridge City Council voted to pass the Cambridgeport Revitalization Development District, various infrastructure agreements among MIT, Forest City and the City of Cambridge, traffic mitigation plans, a housing plan and Design Guidelines which set forth a review process for development within University Park. Additionally, the City Council adopted a comprehensive Master Plan for the University Park site. The Master Plan set forth the overall massing, building heights, uses and open space requirements and locations, while providing for the integration of the new development into the adjacent neighborhoods by gradually increasing densities and heights of the buildings as the development moves away from existing neighborhoods towards the Charles River.

Once the rezoning process was complete and all of the necessary agreements executed, the process of implementing the Master Plan and developing University Park was undertaken. This effort was accomplished in the spirit of a public/private partnership among MIT, Forest City and the City of Cambridge to achieve a new urban mixed-use development and revitalize this old industrial area.

By 1990, Phase I of University Park was developed and operating. Phase I consisted of three (3) biotech/R&D buildings located at 26 Landsdowne Street, 38 Sidney Street and 64 Sidney Street. Each of these buildings is 100% leased and occupied. These buildings have been able to satisfy the needs of several tenants who have expanded over the past few years, preventing such growing companies from possibly leaving the Cambridge business community. Additionally, the existing office and R&D space helped to create 700 permanent jobs in University Park and over $2 million in property taxes paid to the City of Cambridge annually.

In 1992 and as part of the implementation of the Master Plan, the development of mixed income housing was commenced. The accomplishment of this goal became a reality through forging partnerships with Keen Development ("Keen") and Home Owners Rehab, Inc. ("HRI"), the former a community-based housing developer and the latter a non-profit community development corporation. As a result of these partnerships, the goal of providing affordable, mixed income housing is now a reality. To date, Forest City, Keen and HRI have created 225 rental housing units. It merits mention that one hundred and sixteen of the rental housing units are designated for low and moderate-income families and that nearly one half of the affordable rental housing units built in Cambridge in the 1990's are in University Park.

Phase II, currently under construction, includes a Star Market, a 210-room hotel, a first class office building, restaurants, retail space and a 950 car parking garage. The construction of Phase II has created 400 union construction jobs and, once complete and operating, will create 500 permanent jobs. Over $1 million in real estate taxes and an additional $350,000 in hotel rooms tax annually will result from Phase II.

The building permits for Phase III of University Park have been issued and construction has commenced. Phase III, the future home of Millennium Pharmaceuticals, Inc., contains approximately 270,000 square feet of office and research and development

space, a 600 car parking garage and 55,000 square feet of contiguous publicly beneficial open space.

Substantial efforts have been put forth with respect to funding infrastructure and streetscape improvements both within University Park and the surrounding area. Forest City alone has invested over $6 million in infrastructure related costs to date to improve roads and sidewalks as well as install lighting and landscaping. Forest City, MIT and the City of Cambridge have worked together in the spirit of cooperation to achieve the vision of the Blue Ribbon Committee and the Master Plan, and, with the support of the City Council, we will continue to do so.

II. Substance of the Petition

The Petition arbitrarily reduces the height buildings in a three hundred (300) foot wide zone to sixty (60) feet rather than the currently permitted seventy (70) feet. Three of the development sites affected by this proposed change are for buildings that already have valid building permits and are currently under construction for the new headquarters for Millennium Pharmaceuticals. A fourth development site affected by the Petition is a site designated for development by HRI as affordable housing as Auburn Court Phase II. The Petition would reduce the height limit on the development of this mixed income housing site from 70 to 60 feet. This would result in the loss of one floor, or anywhere from 6-10 units of mixed income rental housing intended for the working families of Cambridge. We need to protect the right of HRI to go forward and build affordable housing on the Auburn Court Phase II site, and not restrict its capacity and height, as the Petition provides.

The Petitioners have stated that one of the primary goals of the Petition is to move the University Park Common one block toward the West, to a location they perceive to be more accessible to the neighboring residential community. The Petition, however, does not accomplish this goal. In order to accomplish the goal of relocating the University Park Common, there would need to be an amendment to the Cambridgeport Revitalization Development District as well as the Design Guidelines and the Master Plan. Specifically, the location of the University Park Common was established as part of the Master Plan. This plan legally obligates Forest City to locate the University Park Common along Sidney Street, the central boulevard axis within University Park. This location can only be changed by mutual agreement of the three parties involved: MIT, Forest City, and the City of Cambridge.

There have been numerous community meetings regarding the University Park Master Plan and the location of the University Park Common. In the last two years, Forest City has conducted eight open houses and community meetings, including three meetings specifically held to present the Phase III project. Please find the attached listing of public and community meetings held over the last 24-36 months regarding our development phasing and Master Plan. There was no mention of either downzoning or relocating the publicly beneficial open space until after a lease was signed committing Forest City, MIT and Millennium Pharmaceuticals to the Phase III project as currently permitted.

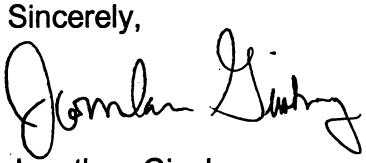
III. Summary

The Petition will not accomplish the unstated goal of relocating the University Park Common, but instead will reduce the development capacity of both a site earmarked for affordable housing as well as a site being developed to meet the needs of a growing Cambridge-based company.

The Master Plan is now being implemented to meet the vision established by the City of Cambridge, MIT, Forest City Development, the Blue Ribbon Committee and the residents of the Cambridgeport community. Forest City seeks to focus dialogue on healing the growing pains associated with the implementation of this vibrant mixed-use vision rather than passing a petition put forth in an untimely and arbitrary fashion. We urge the Committee to recommend disapproval of the Petition to change the zoning of these parcels.

Thank you for your consideration.

Sincerely,



Jonathan Ginsberg
Director of Government and Community Relations

cc: Mayor Russell
Members of the City Council
Ms. Susan Schlesinger, Assistant City Manager for Community Development

Community and Permitting Process

The following is a listing of various community meetings, public hearings, and open houses relevant to development plans at University Park at MIT. At each meeting or open house conducted by Forest City, Master Plan models and handouts were available to the community. These hand outs and models all show the massing of the buildings and the program and location of publicly beneficial open spaces.

PHASE II OF UNIVERSITY PARK

August of 1995 - Pearl Street Library to discuss Star Market/Hotel and office buildings associated with Phase II

February of 1996 - Community Meeting at University Park at MIT - 64 Sidney Street - Presentation of Phase II renderings and plans for supermarket.

May of 1996 - Pre Planning Board Open House at University Park 38 Sidney Street

August of 1996 - Auburn Court Resident Welcome Party/Open House for Phase II Plans

December 1996 - Open House and Community Meeting at University Park 38 Sidney Street prior to curb cut permit being issued

Four Planning Board Meetings:

June 1996 - Planning Board Initial Schematic Design Review
September 1996
November 1996
December 1996

One License Commission hearing regarding the issuance of an innkeeper license for the hotel - November of 1996

Building Permit issued in February 1997

PHASE III OF UNIVERSITY PARK AT MIT:

Open Community Process: Forest City conducted three community open houses to present the plans for this development:

1) August 12, 1997 - at the Kennedy Biscuit Lofts - a special briefing for the residents of Auburn Court and the Kennedy Biscuit Lofts.

2) August 14, 1997 - 38 Sidney Street - Community Open House, letters sent out throughout the neighborhood, Community Development Department and City Councillors invited to attend. The meeting was advertised in the Cambridge Tab via a paid advertisement.

3) Thursday November 6, 1997 - 38 Sidney Street - same outreach as #2 above -- Paid Advertisement in the Tab included

Four Open, publicly advertised meetings at the Cambridge Planning Board:

August 19, 1997
September 16, 1997
October 21, 1997
November 18, 1997

One Open, Publicly scheduled Hearing before the License Commission on October 28, 1997

Building Permits issued in November of 1997

Putnam
Furniture Leasing Company, Inc.

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CAMBRIDGE MA.

PUTNAM FURNITURE LEASING
58 YEARS
1939 - 1997

December 16, 1997

EXECUTIVE OFFICES
614 Massachusetts Ave.
Cambridge, Mass. 02139
617-354-3358
FAX: 617-354-5571

SHOWROOMS
614 Massachusetts Ave.
Cambridge, Mass. 02139
617-354-3358
11 Acton Rd.
Chelmsford, Mass. 01824
508-256-9251
929 Worcester Rd.
Framingham, Mass. 01701
508-879-8383
1280 Oaklawn Ave.
Cranston, RI 02920
401-463-6360
7 Jansen Court
W. Hartford, Conn. 06110
860-953-4015
23 Daniel St.
Milford, Conn. 06460
203-877-2791

City Council Ordinance Committee
Cambridge City Hall
795 Mass. Avenue
Cambridge, MA 02139

RE: URENA PETITION TO DOWNZONE PART OF UNIVERSITY PARK

Honored Members of the City Council:

Please record my strong opposition to the URENA Petition to downzone a portion of University Park.

I have owned and operated two places of business in Central Square for over 30 years. I am also the owner of two buildings, one at 552-56 Mass. Avenue and the other at 614-620 Mass. Avenue, both in Central Square. I have also been a member of the Central Square Advisory Board for some years, and President of the Central Square Business Association for 20 years.

Over the years, I have attended many meetings with University Park executives, sometimes as a joint member of the Central Square Business Association and sometimes with the neighboring residents, and sometimes with city officials, either collectively or individually. So many of these meetings were held and so many points were discussed. This took a great deal of time and was very thorough in the final conclusions that were drawn, trying to satisfy requirements of all parties. As a matter of fact, I remember a formal agreement that was drawn up between the City of Cambridge and University Park (MIT) in 1988 that was the culmination of a tremendous amount of input from respected, experienced and professional individuals on all sides.

I strongly feel that the Central Square commercial area and University Park complement each other and do not compete. They each provide a good support for the other. From a tax point of view, development in University Park should provide a substantial increase in taxes that will benefit the entire city and will assist in paying for social services for those who are in real need.

From a point of view of fairness, to all of those who have worked so long and hard for many years, there should be no further obstacles thrown in the path of further development of Forest City.

Sincerely,

Carl F. Barron

CFB98/CityCoFC

cc: CSBA Board of Directors

Member of
ARNET
American Rental Network

CENTRAL SQUARE BUSINESS ASSOCIATION

Carl F Barron, *President*
Putnam Furniture Leasing Co., Inc.
617-354-3358 Fax 617-547-6636

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OFFICE OF CITY CLERK
97 DEC 16 PM 3:53
CAMBRIDGE MA.

December 16, 1997

City Council Ordinance Committee
Cambridge City Hall
795 Mass. Avenue
Cambridge, MA 02139

RE: URENA PETITION TO DOWNZONE PART OF UNIVERSITY PARK

Honored Members of the City Council:

By an overwhelming vote of our Executive Committee, our Association wishes to be recorded as being opposed to the above-noted "URENA Petition".

Our Association consists of a large number of the businesses adjacent to University Park. We have noted thorough research and interchange of information between the neighborhoods, business community, and the city government pertaining to this project for many years. We have watched the transition from, literally, "a dump" to its current status and planned proposed status with a great deal of anticipation and hope that it would assist the entire Central Square community in substantially improving. It has brought many jobs and increased taxes for the City of Cambridge, thus benefiting all residents as well as the business community, and especially those who need social services by providing the needed funds which will increase, over time.

Long before this date, at the last minute, petitioners had ample opportunity to request any changes in the well-known and accepted plans for University Park. We feel it to be unfair to request that the developer make changes at this date or to be forced to consider any steps that would delay further and quick progress. There has been enough delay, as is.

Sincerely,

Carl F. Barron
President

CFB98/URENA

cc: CSBA Board of Directors

MRT
MASSAVE REALTY TRUST

12 December 1997

City Council Ordinance Committee
City Hall
795 Massachusetts Avenue
Cambridge, Mass. 02139

Re: Urena Petition to Downzone a Portion of University Park

Ladies and Gentlemen of the Council:

As Vice President of the Central Square Business Association, Chairman of its Executive Committee, a property owner and businessperson in Central Square, I feel that the Urena Petition is very self-serving, focuses on a benefit to a small group of residents and is quite unfair, coming at this time. I urge the Council Ordinance Committee to reject the petition. This spot-zoning petition is not based on a broad examination of circumstances. It is solely in the interest of a small group of residents at the Kennedy Lofts who seem to want to move a proposed park to a position immediately to the south of their residences. The original location of the park was established in 1986 as a result of the Cambridgeport Blue Ribbon Report and had the benefit of broad-based scrutiny and public interaction. Forest City Development has made serious legal and financial commitments to the park in its originally approved location. Central Square and the businesses and residents of the area would all benefit from the park in its original location. Please reject the Urena Petition.

Thank you for your consideration.

Very sincerely yours,

Arnold B. Goldstein

485 Massachusetts Avenue, Cambridge, MA 02139-4018
Tel 617•441•6900 Fax 617•441•0288

MILLENNIUM PHARMACEUTICALS, INC.

December 17, 1997

Councilor Francis S. Duehay
Chair, Council Ordinance Committee
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Re: 45 and 75 Sidney Street

Dear Councilor Duehay:

On behalf of Millennium Pharmaceuticals, Inc. I write to express our very serious concern for the petition recently filed by Angelica Urena, and others, to modify the zoning applicable to a portion of University Park by reducing the maximum allowable height of several buildings along Sidney Street.

This proposal is aimed directly at two buildings, 45 and 75 Sidney Street, in which Millennium Pharmaceuticals, Inc. has executed binding lease commitments for 175,000 square feet of space intended as our new corporate headquarters and research facility. Millennium is a Cambridge born and bred organization, whose research is targeted at treatment to a variety of human diseases including osteoporosis, cancer and diabetes. We currently employ more than 450 individuals including a sizable number of Cambridge residents. Our growth plans call for a total employment of 650 people by early 1999.

For nearly two years, Millennium has been engaged in a search for the ideal location at which to consolidate its operations, establish a long-term corporate headquarters and research facility, and provide for future expansion requirements. In June of 1997 we identified 45 and 75 Sidney Street as that location, and since that time we have been working closely with Forest City Development to design and implement our new headquarters facilities. Due to existing lease expirations, Millennium absolutely requires occupancy by February, 1999. Forest City recently obtained building permits for these buildings and has commenced construction. We are informed that construction must continue uninterrupted if our schedule is to be achieved.

Since settling on 45 and 75 Sidney Street, Millennium has expended substantial sums for planning and design, and has invested untold hours of time and effort by its own staff. We have made this commitment in good faith, in reliance upon the zoning and other guidelines and commitments which we understand have been in place for University Park since the late 1980's. Any postponement of our required completion date would have serious negative implications for our company.

238 Main Street, Cambridge, MA 02142-1017 • Telephone: 617-679-7000 • FAX: 617-374-7780

All of us at Millennium are very excited by the promise of our new facility at University Park. Many of our employees, in particular, have expressed great anticipation for the proximity of Central Square, with its diversity of restaurants and retail services. We look forward to the vibrancy of the mixed use environment at University Park, and expect to properly fulfill our role as a corporate neighbor to the residents of Cambridgeport and other nearby neighborhoods.

Therefore, we respectfully request that you respect and honor the agreements upon which Millennium has relied in making in its decisions thus far, and deny the Urena petition to modify the height limitations applicable to 45 and 75 Sidney Street, as well as the 101 Pacific Street Garage.

Thank you for your consideration of Millennium Pharmaceuticals' position in this matter.

Sincerely,

MILLENNIUM PHARMACEUTICALS, INC.

Mark J. Levin
Chief Executive Officer

cc: Sheila T. Russell, Mayor
Kathleen L. Born, Vice Mayor
Henrietta Davis, Councilor
Anthony D. Galluccio, Councilor
Kenneth E. Reeves, Councilor
Michael A. Sullivan, Councilor
Timothy J. Toomey, Councilor
Katherine Triantafillou, Councilor
Robert W. Healey, City Manager
Susan B. Schlesinger, Assistant City Manager
D. Margaret Drury, City Clerk

December 16, 1997

City Councillor Francis Duehay
Chair, City Council Ordinance Committee
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Councillor Duehay:

I am a lifelong Cambridgeport resident and have followed the development of the Simplex site now known as University Park at MIT. Forest City Development has conducted a strong outreach program that includes community meetings to update neighbors on the development plan. I look forward to using the new supermarket and walking through the open space along the way. This site is much more appropriate then the truck nightmare scenario of the Memorial Drive Stop & Shop parcel.

I urge you to vote against the Urena petition. My understanding is that the petition was proposed by some immediate abutters who want to place the green space closer to their homes. However, upon review of the petition, the proposal seeks to limit the height of buildings to be developed near Brookline Street. This change could result in the reduction of the number of low income housing units developed in the neighborhood. Perhaps the petitioners wish to reduce such land uses near their homes. Instead, I wish they would understand the broader goals set forth by the Master Plan: Affordable Housing, Open Space, Research and Development, Job creation etc.

Please vote against the Urena petition.

Sincerely,

Mo Cunningham
153 Magazine Street
Cambridge MA 02139

December 15, 1997

City Councillor Francis Duehay
Chair, City Council Ordinance Committee
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Councillor Duehay:

I urge you to defeat the Urena petition. I have attended numerous community meetings over the years hosted by Forest City. Forest City always informed the neighbors of the plan and the green space.

I think the Auburn Park opening into the University Park Common will benefit the entire community and supermarket shoppers. I don't know who the people are who drafted the petition, but they must not have followed the history and outreach associated with University Park. Forest City met with us to discuss their plans, but the petitioners did not.

Please vote against the Urena petition.

Sincerely,

Inge Metcalf

Inge Metcalf
10 Magazine Street, Suite 408
Cambridge MA 02139

cc: Cambridge City Clerk, Mayor Russell, Cambridge City Councillors

NEW ENGLAND REGIONAL COUNCIL OF CARPENTERS, AFL-CIO

United Brotherhood of Carpenters and Joiners of America

701 CONCORD AVENUE
CAMBRIDGE, MA 02138

TEL: 617/547-8511
FAX: 617/547-0371

JOSEPH D. POWER
REGIONAL COUNCIL REPRESENTATIVE
LOCAL 40

December 17, 1997

Cambridge City Council
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

To Whom It May Concern:

Municipalities concerned about the development of urban spaces usually have the following concerns: how will the structures fit into the existing urban landscape; how many jobs and what kind of jobs will these projects create for people in the community; will there be an affordable housing component to the project; and will a dialogue be established with the community to ensure that the above concerns and any others that may arise will be addressed.

The people at Forest City have done their best to address all of the above issues. They have established a dialogue with the community to address concerns. In addition, they he made a commitment to provide jobs that pay area standard wages and benefits and have guaranteed that these jobs will be made available to all members of the community. They have made provisions for affordable housing, and they have made every effort to ensure that their project will fit into the existing urban environment. At this point in the process it does not make sense to place additional hurdles in the developer's way. Doing this will only discourage this developer, it might also impede future development. What Cambridge needs is development that conforms to guidelines, ensuring that the needs of the community will be met. Forest City provides that kind of development, and that is why I am opposed to the Urena petition.

Sincerely,

Joseph D. Power
Business Representative

December 15, 1997

City Councillor Francis Duehay
Chair, City Council Ordinance
Committee
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Councillor Duehay:

I am a life long Cambridge resident and am familiar with the University Park development and plan. I have attended numerous community meetings over the years hosted by Forest City. Forest City shared their plans including the location of the park. I support the Forest City plan, and I hope you defeat the Urena petition.

I think the central location of the park is beneficial to the entire community including our Area IV neighbors that will shop at the Star Market. The people who drafted the petition never met with my neighbors to let us know their plan. Now it looks like they came up with a plan that doesn't move the park, but it does reduce housing development in the future.

Please vote against the Urena petition.

Sincerely, Joseph T. Walsh

Joe Walsh
133 Pearl Street

Cambridge MA

cc: Cambridge City Clerk, Mayor Russell, Cambridge City Councillors

36 Market St., Cambridge 02139

December 16, 1997

City Councillor Francis Duehay
Chair, City Council Ordinance Committee
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

RE: *Opposition to the Urena petition*

Dear Councillor Duehay:

I am an Area IV activist and resident and have followed the development of University Park at MIT. I have been in contact with Forest City officials over the last few years to discuss development plans, job opportunities for neighbors, and the new supermarket.

I am disturbed to learn that some residents are attempting to relocate the University Park Common. Area IV is an abutting neighborhood to the Forest City University Park Development. The City Council and the petitioners must consider their neighbors in the decisions that affect Cambridgeport, Brookline St., and Area IV.

This relocation would move the park away from the Area IV neighborhood and run counter to the original plan to have the park located along Sidney Street. Sidney Street is the main entry point for my neighbors, and in combination with the recently approved Lafayette Square redesign plan, will be a positive entryway for shoppers and the community. The petitioners, to my knowledge, have never met with their neighbors in Area IV to explain their plan to us. Please don't change the plan and move this park away from my neighborhood.

It is my understanding that the petition does not actually move the park per se, but instead reduces building heights on various parcels. One such parcel is intended for use by HRI to facilitate additional affordable housing. Clearly, a reduction in affordable housing runs counter to the goals of Area IV and the Cambridgeport community. We need to fight to keep low and moderate families in our city. Please reconsider height restrictions in regards to affordable housing sites.

Therefore, I support more dialogue, healing, and compromise regarding this matter.

Sincerely,

Jackie Carroll

Jackie Carroll

cc: Cambridge City Clerk, Mayor Russell, Cambridge City Councillors

December 16, 1997

Mr. Francis Duehay, Chair
City Council Ordinance Committee
Cambridge City Hall
795 Massachusetts Ave.
Cambridge, MA 02139

Dear Councilor Duehay,

I write to urge you to vote against the Urena petition.

I am a five-year resident of Cambridgeport who has been in regular contact with the Forest City Development corporation regarding its development of the University Park property. I have found them both willing to share their ideas for this property's development and receptive to community concerns.

My neighbors' concerns, as laid out in the Urena petition, seem misguided in several respects. This particular petition does not, in fact, move the University Park common area. Rather, it proposes lowering the height of buildings whose design has already been laid out according to a Master Plan. This Master Plan, agreed upon by officials of the City of Cambridge, Forest City Development, and M.I.T., took years to come together and should not be changed willy-nilly. More importantly, a move to lower the height of these buildings according to the Urena petition will result in the loss of mixed income housing units. Cambridge, and particularly this area of Cambridge, cannot afford the loss of more affordable housing units in the wake of Rent Control's demise.

Though I am a great supporter of the importance of a community's voice in decisions which affect its immediate environs, I urge you to vote against the Urena petition.

Sincerely,

Lisa Bromer

Ms. Lisa S. Bromer

98 Pleasant Street, Cambridge, MA 02139; 864-6919 (home tel)

December 18, 1997

City Councilor Francis Duehay
Chair, City Council Ordinance Committee
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

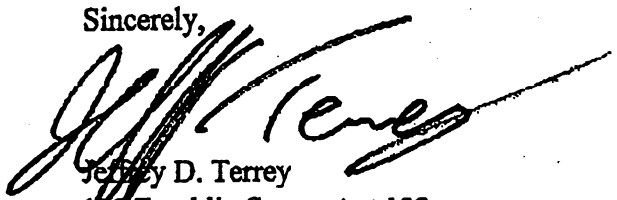
Dear Councilor Duehay:

I am writing to you in opposition tot he Urena petition. I am currently a resident at the Kennedy Biscuit Lofts (Apartment 132) and was made aware of the construction plans of Forest City Development prior to moving into the Kennedy lofts. I am not surprised by the development plans, the location of the open space or the height of the proposed buildings.

The plan before you appears to be a last minute attempt to influence the development of these parcels after the developer has gone through the lengthy community process and has gained all necessary permits. The University Park development is an important development that will not only allow a significant number of jobs to come to Cambridge, but also increase the quality of life for many residents by bringing sorely needed resources such as an affordable full-service grocery store to the area, increase open space and also increase affordable housing. In addition, any reduction in the height of the proposed buildings will only have negative effects such as decreasing the availability of affordable housing being created and decreasing the number of jobs created. It will have no benefit to Cambridge residents. It will not increase any views nor increase open space.

The time to play a role in the location of open space and the height of buildings has come and gone. Any change in the plan or zoning will only end up costing Cambridge residents new open space, affordable housing, conveniences and jobs. Please vote against the Urena petition.

Sincerely,



Jeffrey D. Terrey
129 Franklin Street, Apt 132

cc: Cambridge City Clerk, Mayor Russell and Cambridge City Councillors

HRI
HOMEOWNER'S
REHAB, INC.

MEMORANDUM

TO: City of Cambridge Ordinance Committee

FROM: Peter Daly, Executive Director

DATE: December 15, 1997

RE: Proposed Amendment to Cambridgeport Revitalization Development District, Building Height Limitations

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I am writing to express my concerns about the proposed amendment to the Cambridgeport Revitalization Development District also know as the Urena Petition. Specifically, I am concerned that the reduction in building height limitation will negatively impact our ability to develop the second phase of the Brookline Street Housing in a manner that will both comply with the approved Housing Plan that was agreed upon at the time of the original zoning, and reach a consensus on Planning Board and neighborhood concerns.

The current Housing Plan calls for Homeowner's Rehab, Inc. to build approximately 150-159 units on Brookline Street. In the first phase, 77 units were constructed, leaving an outstanding obligation of approximately 73-82 units. If the Urena Proposal is approved, the height limit will be reduced from seventy feet to sixty feet on the back portion of this parcel. This would likely result in one of the following:

A. Reduction in the number of housing units.
This would be in conflict with the Housing Plan and should be evaluated in the context of the City's need for housing, particularly affordable housing.

B. Design units below grade.
We could posssibly compensate for the height reduction by designing some units below grade. However given the high water-table on this site, below-grade units would have many consequences and may not be feasible.

C. Building a Flatter Development Utilizing the Maximum Height Allowable on

280 Franklin Street, Cambridge, MA 02139 • (617) 868-4858 • Fax (617) 868-1022

THIS AGENCY IS SUPPORTED BY
UNITED WAY

C. Building a Flatter Development Utilizing the Maximum Height Allowable on Brookline Street.

In developing the first phase of housing, we discussed two options with the neighborhood and Planning Board: a "stepped up" approach varying from mostly two and three story buildings on Brookline Street to a six story building at the rear, and a "flatter" design that would be four stories on Brookline Street and have a smaller incremental change toward the back of the property. Both the neighborhood and Planning Board endorsed the "stepping-up" option which was ultimately built. A reduction in the height limit for Phase IIwould limit our flexibility and likely result in more density along Brookline Street.

Given these issues, we believe that the reduction in height would have problematic impact on the second phase of the Brookline Street Housing.

CAMBRIDGE CHAMBER OF COMMERCE
859 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617/876-4100 FAX 617/354-9874

Testimony of the Cambridge Chamber of Commerce
City Council Committee on Ordinance
December 18, 1997
Re: The Urena Petition

To the Honorable City Council:

The Board of Directors of the Cambridge Chamber of Commerce has voted to oppose the Urena Zoning Petition. Furthermore, it is the hope of the Chamber's Board members that the City Council will act in a timely manner to defeat this petition.

The Board opposes this petition because, as written, the proposal's language does not accomplish the publicized goal of moving the park. Also, the current building configuration in the development agreement is the result of an extensive public process that included several public meetings, significant public outreach initiatives, and other numerous opportunities for community input.

Furthermore, the Chamber's Board members believe that the current project is consistent with the goals and strategies established in the Cambridge Economic Development Policy recently approved by City Council. These include:

* Maintaining a Positive Business Climate. The policy states that a positive business climate allows companies to invest with confidence in the future vitality of a community. Forrest City Development and Millennium Pharmaceuticals have made significant investments in Cambridge, specifically in University Park, based on the belief that a compact was made with the City when the land use regulations for this area were written into the Cambridge Zoning Ordinance. In the opinion of the Chamber's Board, an eleventh-hour change to the zoning would not be consistent with the goal of maintaining a positive business climate.

* Supporting Entrepreneurship and Job Growth. Another key idea addressed in the economic development policy is the notion that the City can nurture its economy by cultivating businesses capable of growing in Cambridge. Millennium Pharmaceuticals is a Cambridge-born and bred biotechnology company that is undergoing a period of significant expansion. Currently employing 442 persons, 55 whom are Cambridge residents, it is estimated that Millennium will grow to approximately 650 employees by the end of the decade.

The Chamber believes that retaining such companies is essential to maintaining the vitality of the Cambridge economy. Millennium is the type of company which supports a large number of jobs that represent all points on the local employment spectrum. From research scientists who are graduates of the local universities, to lab technicians who are Cambridge high school graduates who have obtained some post-graduate training, to security guards, to administrators, to individuals in the construction trades who will build the facilities, this type of project improves the quality of life for many Cambridge families. It will also contribute to the quality of life for all Cambridge residents by adding to the tax base which supports such vital services as schools, parks, hospitals, youth centers, and affordable housing. The Chamber believes that the adoption of the Urena Petition would serve as an impediment to this venture, and, therefore, the City's efforts to support entrepreneurship and job growth.

The Chamber was an active participant in the City Council's efforts to establish an Economic Development Policy for Cambridge. We were proud to do our part in helping the Council and staff at the Community Development Department formulate this important piece of public policy. As supporters of this endeavor, the Chamber's Board believes that the Urena Petition runs counter to many of the strategies and goals established in this policy. For these, and all of the aforementioned reasons, the Chamber hopes that the City Council will act to defeat this petition in a timely manner and thus facilitate the progress of this project. Thank you.

FIRST PUBLICATION NO. 2762

City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Eight

AN ORDINANCE

In Amendment to the "Zoning Ordinances of the City of Cambridge."

Be it ordained by the City Council of the City of Cambridge as follows:

That the Zoning Ordinance of the City of Cambridge is hereby amended as follows:

Article 15.33 (CambridgePort Revitalization Development District, Building Height limitations) shall be amended to read (changes in bold):

15.33 *Building Height Limitation.* The maximum building height within one hundred (100) feet of the easterly sideline of Brookline Street south of Franklin Street shall be forty (40) feet. The maximum building height within **three hundred (300)** feet of the easterly sideline of Brookline Street north of Franklin Street shall be eighty (80) feet **and south of Franklin Street shall be sixty (60) feet.** ...
[rest of paragraph is unchanged]

Passed to a second reading at the City Council Meeting held on January 12, 1998 and on or after January 26, 1998 the question comes on passing to be ordained.

ATTEST:- D. Margaret Drury, City Clerk

City bids to lower cable rates

CABLE, from page 1

cess," Peterson said. "What we hope to get from it is the best cable company or companies for the city; a company or companies that will meet people's needs, as well as the needs of the city and its institutions."

The two consultants are Paul Trane, principal consultant of Somerville-based Telecommunications Insight Group, and Peter Epstein, a Boston-based lawyer and consultant.

Before founding his current company, Trane was director of telecommunications for the city of Somerville, from 1990 to June 1997. During that time, Trane was instrumental in making Somerville the first municipality in Massachusetts to award cable contracts to two companies simultaneously.

According to Trane, cable competition is the wave of the future.

"There is a new competitive era in telecommunications," he said. "I think all communities should bring in competition. The clear benefits are lower rates, better service and additional revenue for the municipality."

In Somerville, competition definitely seems to have kept rates down. In December, when cable companies announced rates for 1998, Somerville was the only community in Massachusetts that did not face an increase, Trane said. Meanwhile, rates in municipalities with monopoly cable providers were raised between 4 percent and 10 percent.

Now Trane hopes to bring competition to Cambridge as well. How quickly that could happen depends on how seriously city officials pursue competition, he said. If the city moves as swiftly as possible, he believes a second cable provider could be operating here within nine to 16 months.

"This is exactly the kind of place that communications companies want to come to, and exactly the kind of place that would benefit from competition," he said.

CAMBRIDGE IS particularly appealing to cable companies, he said, for several reasons: it is a relatively small geographic area with a lot of people, making it easier for a new company to build a network; it is home to a lot of high-tech firms; it is home to several academic institutions; and many residents are frequent users of the internet.

Many city councilors also support bringing cable competition to Cambridge. Citing constant complaints from constituents about poor service from MediaOne, they say competition is the only way to ensure better service.

"In light of a very poor customer service track record, we need to think long and hard about whether we will do business with MediaOne in the future," said Councilor Anthony Galluccio, chairman of the council's cable committee. "But whoever we go with, we need competition in cable so that consumers have a choice and companies will be forced to offer better rates and service."

Galluccio, who has been a leading critic of MediaOne, recently filed a city council order asking the state attorney general to investigate the company. In the order, Galluccio questioned the morality and legality of MediaOne representatives allegedly telling customers that they need to come over to check their reception, and then, after getting in the door, allegedly trying to sell them new services.

"That is completely unacceptable and probably against existing consumer laws," Galluccio said.

MEDIAONE has said that all personnel making house calls were re-trained in November to avoid confusing or misleading customers. The company also said it hired dozens of new customer service employees to handle complaints and questions.

Galluccio also filed an order asking the city's legal department to see if MediaOne is violating its contract by providing insufficient customer service. So far, he hasn't heard back from the legal department or the attorney general's office regarding the orders, he said.

In December, the city manager sent MediaOne a letter, saying that the company seemed to be violating obligations in terms of customer service and signal quality. MediaOne responded that it was in compliance, offering to meet with city officials to "maintain a cooperative relationship."

Within the next month, the city will begin its annual performance review of MediaOne, an evaluation that looks at everything from customer service to signal quality.

"It will be a little broader than usual this year because we have been hearing more concerns about their performance," Peterson said.

WHATEVER HAPPENS over the next two-and-a-half years, it is clear that modern technology and new, less-restrictive laws, are changing the face of the communication industry.

In the not-too-distant future, there will no longer be separate cable, telephone, and electric companies, Trane believes. Instead, those companies will branch out into each other's business, becoming mammoth communications companies offering all sorts of services.

This, Trane said, is why MediaOne, itself owned by a large, regional phone company, is using advertisements to position itself as the "Broadband" company, a term used to describe the bundled delivery of cable, telephone and internet access.

"That's what the future holds, and I am excited to be helping Cambridge take advantage of it," Trane said.

The new telecommunications landscape includes new problems and new opportunities for municipalities and consumers, Trane added. Issues such as access to utility poles, for example, become much more heated when several companies are competing to provide service.

Trane sees his job as a consultant to municipalities — he also counts Plymouth, Somerville and Waltham among his clients — as helping communities navigate through this new world.

"I understand how to protect the things that are important, like public access, while taking advantage of all that competition has to offer," he said.

Williams battled apartheid, loved life

WILLIAMS, from page 1

Williams and his wife, Caroline Hunter, became national heroes in the 1970s anti-apartheid movement when they discovered that Polaroid, their employer, was providing the photographs for South African identification cards.

But Williams, who died after a long illness in his home in Cambridgeport, is known and admired around Cambridge as much for his work promoting jazz music, his love of golf and his insatiable spirit for life as for his work fighting apartheid.

Hundreds of people who loved Williams honored him Friday by listening to Miles Davis, telling golf stories, and viewing his photographs. Cambridge Community Television taped the funeral service Friday, and ran a weekend of tributes to Williams, who had a weekly award-winning jazz show on local access television.

To honor the life of Williams, his friends recalled the courage and humor he brought to his greatest passions — jazz, photography, family and golf. And of course, they praised him for his leadership in freeing South Africa.

"KEN LAID the foundation for a worldwide boycott of corporations doing business in South Africa," said Southboro resident Jay Todd, a friend of 30 years and former Polaroid employee who joined the boycott.

Adds Nteta, "Twenty-four years before Nelson Mandela walked to freedom, Caroline and Ken lit a fire and that fire has contributed to the liberation of the people of South Africa."

Charles Ogletree, a Harvard Law professor who is known for his work on racial issues and constitutional law, says Williams impacted his own political work, without Williams even knowing it at the time.

"When I was a freshman at Stanford in 1971, we organized events calling for Stanford to divest [because] two relatively unknown black workers from Polaroid in Boston had brought to light the company's practice of creating photographs and passes for South Africans," recalled Ogletree, who also spoke at the funeral. "That was the catalyst that led people around the nation and world to say South Africa has to change."

Williams, audio-visual director of the Cambridge Library for 20 years, divided his time between golf, jazz and his family after he retired in 1993.

"He was passionate about letting people know jazz was America's only original classical music," said Hunter, who was his partner in the fight against Polaroid in the 1970s.

"And he was very sad to see that young people for a long time thought music came out of a box or a stereo or a drum machine," added Hunter, a teacher in the student service center at Cambridge Rindge and Latin School.

Williams first promoted jazz though a "Sounds of Jazz" weekly series at the public library and a yearly jazz festival. He also developed an extensive jazz collection for the library.

"His main accomplishment at the library was assembling a collection of jazz on vinyl that I'm sure was as good as any library in eastern Massachusetts," said Hugh Crane, assistant head of reference at Cambridge Public Library.

AFTER WILLIAMS retired, he opened the 1359 Jazz Club at the VFW Hall on Green Street in Central Square, where he promoted seasoned and beginning jazz artists, including such acts as the Frank Wilkins Trio and Sonny Watson, who joined other musicians to perform at Williams' funeral service.

After years of sickness, Williams closed the club in November, but continued to run a big band dance night Tuesdays at the First Baptist Church in Central Square.

Almost until his death, Williams could be found most sunny days of the week playing golf at Franklin Park in Boston, or at Mink Meadows and Farm in Martha's Vineyard, where his family rented a home in the summer.

Although he was a skilled golfer, typically shooting in the low 80s and coming into his own on the back nine, Williams eagerly played with slower golfers, novices, even women, preferring to teach than to perform.

"He would never make people feel bad," said Hunter, who is not much of a golfer herself.

Williams brought the same philosophical sensibility to golf as to whatever else he did, looking at the game as a metaphor for life.

"I thought I would never have any interest in the game of golf but Ken patiently and tirelessly went out with me over the last year and taught me a lot about the game of golf and everything I needed to know about the game of life," said Ogletree, who said Williams would wake him at 5 am for a dawn game at Franklin Park.

Ogletree, who met Williams after working with Hunter to start the Benjamin Banneker Charter School, noted that Williams could have used any sport or hobby to teach the same lessons, "but he went across my point of greatest resistance and he taught me it is only important if you can live life in a way that helps other people. What Ken taught me is that we have to live life to the fullest and that we have to tell people we love them here and now."

> ***He was dedicated to anything he started."***
>
> **Jay Todd, friend of Ken Williams**

WILLIAMS WAS also an accomplished photographer, and many of his friends and colleagues believe he gave up a promising career as a photographer at Polaroid when he and Hunter began the Polaroid Revolutionary Workers' Movement.

Even in his photography, though, he was clearly a non-conformist. In 1970, he was accepted into a class with Ansel Adams, who wrote a letter to Polaroid saying some of Williams' work was "exceptionally beautiful."

Adams mentioned, however, that Williams had a distaste for technique. Adams said he tried to explain to Williams that technique was just a tool that helped accomplish greater expressiveness, but that Williams seemed resistant.

After he was fired from Polaroid, Williams sold photographs to the Boston Globe, the Cambridge Chronicle and Bay State Banner. When he was assigned to taking a bussing shot for the Globe, he returned a photo of black and white boys waiting peacefully at the bus stop. The Globe told him this was not what they had in mind.

Williams often took his camera with him up to Maine, when he and longtime friend Jay Todd would go to the Allagash wilderness.

"I would go hunting in Maine and he would take his camera," said Todd, another former Polaroid employee who is now a financial consultant and godfather to Williams' daughter, Lisette. "He was a better shot than I was."

Whatever Williams did, he tended to give it his full attention.

"When Ken got involved with you, he got involved with you, and you better pay attention because he let you know if you weren't," said Todd. "Ken was a man who did not take his relationships lightly. He was dedicated to anything he started."

His sense of humor and his positive outlook on life did not, however, diminish his dedication to speaking the truth.

"Ken made sure we didn't smile when it wasn't funny and we didn't scratch when it doesn't itch," said Nteta.

BORN IN BOSTON, Williams spent much of his childhood in Portland, Maine, before moving to Everett. He went to high school in Boston and then went to work.

He worked in the merchant marines for many years and started as a janitor at Polaroid. He worked his way up to the art department after Polaroid managers saw the quality of his photographs.

At Polaroid, he met Caroline Hunter, a chemist there who joined him in organizing the Polaroid protests. He was fired in October of 1970, and she was fired in February of the next year.

Although he was praised by the African National Congress and testified before the US Congress and the United Nations, and was wanted for questioning by the FBI for his work against apartheid, he rarely bragged of his work for justice.

At the library, Crane said, few people knew of his efforts at Polaroid.

"He was not really an assertive guy. He was a modest guy, really," said Crane. "You had to push him to learn about the Polaroid story, for example."

Hunter and Williams were married in 1977 and had one daughter Lisette, who is a sophomore at CRLS. Williams also has two children by an earlier marriage, Lujeania Gregory of South Carolina and Brockton Police Detective Ken E. Williams of Carver, who each have given Williams two grandchildren.

In 1985, Williams organized a fundraiser for the starving children of Somalia. He convinced area musicians to donate their time and held a benefit concert at Sanders Theatre, raising $5,000 for the cause.

AMONG FRIENDS, he was as admired for his love of family as much as for his demand for justice. And around Cambridge, he was known as much for his infectious smile as for his anger at oppression.

A week after Williams died, Hunter recalls that her husband died peacefully in his home. Williams suffered from cancer, hernia complications and clogged arteries. She thinks about his last weeks, and how they were able to celebrate the holidays together, even going to visit her family in New Orleans over Thanksgiving. She knows Williams must have been in pain, but he gave no signs of that.

When they returned home, he was admitted to the hospital, where he stayed through December. Hunter brought him home then, and they decided he would remain at home.

And now, Hunter says she knows her husband would have liked her to have a small ceremony, bidding goodbye to his ashes and then coming home to have a glass of wine and remember his good times.

Here's your chance to win tickets for your Valentine to see

Disney's BEAUTY AND THE BEAST
BROADWAY'S SMASH HIT MUSICAL

Here's how it works...

Place your Valentines Day greeting in the special Lovelines section of today's Community Classifieds and be automatically entered for your chance to win tickets to Disney's Beauty and the Beast.

Performances begin July 2nd
The Wang Theater, Boston

COMMUNITY CLASSIFIEDS
www.townonline.com/classifieds

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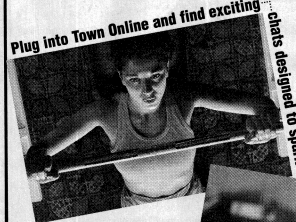
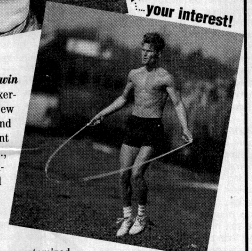
FEEL LIKE CHATTING?

Plug into Town Online and find exciting chats designed to spark your interest!





Fitness expert Ken Baldwin is back to address your exercise questions and New Year's Resolution health and fitness goals. The president of Premier Fitness Inc., Baldwin is a master member of the International Association of Fitness Professionals and certified by the American Council on Exercise. He will discuss everything from customized personal fitness routines to family fitness issues.
Tuesday, January 20th from 7-8 p.m.

Pete Parcellin is a declared candidate for the Republican nomination for representative of Massachusetts' 6th congressional district. He is a decorated Navy veteran who served in the Gulf War. He is an Amesbury resident and a former Amesbury selectman.
Thursday, January 22nd from 7-8 p.m.

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We're your home address

LET'S CHAT SOON.

NOW ENROLLING...
Come and join me in the new
Program for Infants.

We also Care for children 15 months to 9 years

Kids Palace Daycare
102 Norway Street, Boston, MA 02115 617-375-0095

sponsored by: Save a Park for Kids!

The Brookline Street Neighborhood Coalition

A large park originally intended for public use is being built in an unnecessarily isolated location to benefit M.I.T.'s commercial interests to the detriment of Cambridge residents.

Our city will live with this park for 100 years or more. Help us locate the park in a place where it will be safe and usable by families. Attend these public meetings:

Planning Board Hearing: Tues., Jan. 20, 7:30pm
57 Inman St., 3rd Floor

Board of Zoning Appeal: Thur., Jan. 22, 8:45pm
City Hall, Room 200

Get more information: call us at 864-6924 now!

LEGAL NOTICES

ELEVATOR BIDS

LEGAL NOTICE
INVITATION FOR BIDS
ELEVATOR MAINTENANCE
AT
VARIOUS LOCATIONS

The Cambridge Housing Authority invites sealed bids for Elevator Maintenance at Various Locations. This project generally consists of providing a preventative maintenance program for our elevators throughout the Authority for a period of one year.

Specifications and documents will be available until the date and time set for bid opening. There is no charge for the documents which will be mailed on request or may be picked up at the Cambridge Housing Authority, Purchasing Department, 675 Massachusetts Avenue, Cambridge, MA 02139, (617) 864-3020.

Bids will be subject to approval and award by the Cambridge Housing Authority Board of Commissioners. Bids will be irrevocable for a period of 30 days from the date of the bid opening.

Bids will be subject to Common Rule 24 CFR 85.36. In addition, any ensuing contract which includes on-site labor will be subject to the appropriate prevailing Federal Wage rates as detailed in the bidding documents.

Bid surety in the amount and form described in the Instructions to Bidders is required with bid submittal and shall be in the form of 5% payable to the Cambridge Housing Authority, and issued by a responsible bank or trust company qualified to do business in the state of Massachusetts. A 100% performance and payment bond will be required of the awarded contractor.

The Cambridge Housing Authority reserves the right to reject any and all bids and to waive any informalities in bidding if it is in the public interest to do so. The Cambridge Housing Authority also reserves the right to reject bids if less than three bids are received.

Bids must be received at the offices of the Cambridge Housing Authority, 675 Massachusetts Avenue, Cambridge, MA 02139 no later than January 30, 1998 at 3:00 PM. At that time all bids will be publicly opened and read aloud.

Cambridge Chronicle, 1/15/98.

HARVEST LICENSE

LEGAL NOTICE
CITY OF CAMBRIDGE
BOARD OF LICENSE
COMMISSIONERS

Notice is hereby given under General Laws, Chapter 138, as amended, that New Harvest Corp. d/b/a Harvest Restaurant, R. Patrick Bowe, Manager, holder of an All Alcoholic Beverages as a Restaurant license at 42-44 Brattle Street has applied for a transfer of its license to Harvest 2000, LLC d/b/a The Harvest, Timothy J. Lynch, Manager, at said location. This applicant has also applied for an Entertainment license to include one t.v.

The Managers & Members of Harvest 2000, LLC are: American Food Management, L.P., Manager & Member (SBH Corp., General Partner; Timothy J. Lynch, Limited Partner; Brian G. Sommers, Limited Partner; Kenneth A. Himmel, Limited Partner); Gresham Brebach, Member; Howard Elkus, Member; Rosalind E. Gorin, Member; Arthur Ivey, Member; Stephen J. Lockwood, Member; Peter Lynch, Member; Michael Manix, Member; James J. Rafferty, Member.

The current premises description is: 136 seats inside, 19 standing, and 60 patio seats for a total of 215 capacity.

The proposed premises description is: 156 seats inside, 19 standing, and 40 patio seats for a total of 215 capacity.

A hearing on this application will be held on Tuesday evening, January 27, 1998, at six o'clock in the Michael J. Lombardi Municipal Building, 831 Massachusetts Avenue, Basement Conference Room, Cambridge, MA 02139.

Benjamin Barnes
Kevin Fitzgerald
Henry Breen
License Commission

Cambridge Chronicle, 1/15/98.

HEIGHT ORDINANCE

LEGAL NOTICE
CITY OF CAMBRIDGE
AN ORDINANCE
FIRST PUBLICATION NO. 2762
IN THE YEAR ONE THOUSAND,
NINE HUNDRED NINETY-EIGHT

In Amendment to the "Zoning Ordinances of the City of Cambridge."

Be it ordained by the City Council of the City of Cambridge as follows:

That the Zoning Ordinance of the City of Cambridge is hereby amended as follows:

Article 15.33 (CambridgePort Revitalization Development District, Building Height limitations) shall be amended to read (changes in bold):

15.33 **Building Height Limitation.** The maximum building height within one hundred (100) feet of the easterly sideline of Brookline Street south of Franklin Street shall be forty (40) feet. The maximum building height within **three hundred (300) feet of the easterly sideline of Brookline Street north of Franklin Street shall be eighty (80) feet and south of Franklin Street shall be sixty (60) feet.**
(rest of paragraph is unchanged)

Passed to a second reading at the City Council Meeting held on January 12, 1998 and on or after January 26, 1998 the question comes on passing to be ordained.

ATTEST:-
D. Margaret Drury, City Clerk

Cambridge Chronicle, 1/15/98.

JOHNSON SUMMONS

LEGAL NOTICE
COMMONWEALTH OF
MASSACHUSETTS
THE TRIAL COURT
PROBATE AND FAMILY
COURT DEPARTMENT
MIDDLESEX DIVISION
DOCKET NO. 97D-4378
SUMMONS BY PUBLICATION

LORETTA E. JOHNSON, Plaintiff(s) v. RANDALL A. SMITH, Defendant(s)
To the above named Defendant(s):
A Complaint has been presented to this court by the Plaintiff(s), Loretta E. Johnson, seeking a divorce.

You are required to serve upon Dane M. Shulman, Esq. attorney for plaintiff(s) - whose address is 1596 Blue Hill Avenue, Mattapan, MA 02126 your answer on or before March 23, 1998. If you fail to do so, the court will proceed to the hearing and adjucation of this action. Your are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, this 24th day of December, 1997.

Marie A. Gardin
Acting Register of Probate Court

Cambridge Chronicle, 1/15, 1/22, 1/29/98.

MACAULAY GUARDIANSHIP

LEGAL NOTICE
COMMONWEALTH OF
MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY
COURT DEPARTMENT
MIDDLESEX, SS DIVISION
DOCKET NO. 97P6000GI
GUARDIANSHIP - MENTALLY ILL
WITH SURETIES
NOTICE

To Lewis N. Macaulay of Cambridge in said county and heirs apparent or presumptive:
A petition has been presented in the above-captioned matter alleging that said Lewis N. Macaulay is a mentally ill person and praying that Rev. James F. Walsh, S.J., Esq of Dorchester in the county of Suffolk -or some other suitable person - be appointed his/her guardian.

IF you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said court at Cambridge, on or before JANUARY 30, 1998

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the THIRTY FIRST day of DECEMBER in the year of our lord one thousand nine hundred and ninety SEVEN.

Marie A. Gardin
Acting Register of Probate Court

Cambridge Chronicle, 1/15/98.

MARCELLA'S LICENSE

LEGAL NOTICE
CITY OF CAMBRIDGE
BOARD OF LICENSE
COMMISSIONERS

Notice is hereby given under General Laws, Chapter 138, as amended, that Public Restaurant Corporation d/b/a Marcella's, Christopher Glionna, Manager, holder of an All Alcoholic Beverages as a Restaurant license at 1808 Massachusetts Avenue has applied for a transfer of its license to La Focaccia Internazionale, Inc. d/b/a La Focaccia, Joseph DiGangi, Manager, at said location. This applicant has also applied for an Entertainment license to include background music.

This applicant has also applied for its license to be pledged to Public Restaurant Corp.

The Officers and Directors are: Joseph Dietrich, President, Treasurer, and Director; Joseph DiGangi, Director.

The Stockholders are: Joseph Dietrich, General Partner and Carol Sumner, Limited Partner for the Dietrich Family Limited Partnership and Joseph DiGangi, General Partner and Kathleen DiGangi, Limited Partner for the DiGangi Family Limited Partnership.

A hearing on this application will be held on Tuesday evening, January 27, 1998, at six o'clock in the Michael J. Lombardi Municipal Building, 831 Massachusetts Avenue, Basement Conference Room, Cambridge, MA 02139.

Benjamin Barnes
Kevin Fitzgerald
Henry Breen
License Commission

Cambridge Chronicle, 1/15/98.

NEVILLE MANOR

LEGAL NOTICE
A PUBLIC ANNOUNCEMENT
CONCERNING NEVILLE MANOR

THE CAMBRIDGE PUBLIC HEALTH COMMISSION, 1493 CAMBRIDGE STREET, CAMBRIDGE, MASSACHUSETTS 02139, INTENDS TO FILE AN APPLICATION FOR A DETERMINATION OF NEED FOR CONSTRUCTION OF A NEW 100 BED LEVEL II LONG TERM CARE FACILITY CONTAINING 42,500 GROSS SQUARE FEET TO REPLACE NEVILLE MANOR, AN EXISTING 179 BED LONG TERM CARE FACILITY LOCATED AT 650 CONCORD AVENUE, CAMBRIDGE, MA 02138. THE NEW FACILITY WILL BE CONSTRUCTED ON THE EXISTING SITE FOR A MAXIMUM CAPITAL EXPENDITURE OF $7,370,000.00. ANY 10 TAXPAYERS OF THE COMMONWEALTH MAY REGISTER IN CONNECTION WITH THE APPLICATION BY FEBRUARY 16, 1998. IF REQUESTED FOR HEARING SHALL BE ORDERED ON THE APPLICATION AT THE REQUEST OF ANY SUCH 10 TAXPAYERS MADE IN WRITING NOT LATER THAN FEBRUARY 5, 1998. SUCH REGISTRATIONS OR REQUESTS FOR HEARING SHALL BE SENT TO THE DEPARTMENT OF PUBLIC HEALTH, DETERMINATION OF NEED PROGRAM, 10 WEST STREET, BOSTON, MA 02111. THE APPLICATION MAY ALSO BE INSPECTED AT SUCH ADDRESS AND ALSO AT DEPARTMENT OF PUBLIC HEALTH, NORTHEAST REGIONAL HEALTH OFFICE C/O TEWKSBURY HOSPITAL, SAUNDERS BUILDING, EAST STREET, TEWKSBURY, MA 01876.

Cambridge Chronicle, 1/15/98.

R-107 BIDS

LEGAL NOTICE
INVITATION FOR BIDS
PROPERTY MANAGEMENT
CONTRACT NO. 14
KENDALL SQUARE
URBAN RENEWAL AREA
PROJECT NO. MASS. R-107

The Cambridge Redevelopment Authority will receive sealed Bids for Property Management Contract No. 14, the Kendall Square Urban Renewal Area, Project No. Mass. R-107, located in Cambridge, Massachusetts, until 11:00 A.M. local time, on the fourth (4th) of February, 1998 at The Cambridge Redevelopment Authority, No. 4 Cambridge Center, Second Floor, Cambridge, Massachusetts, at which time and place all Bids will be publicly opened and read aloud.

This work will consist of lawn maintenance, planting maintenance, irrigation maintenance and replacement, and repair work and related items described in the Contract Drawings and Specifications for the above referenced project. The term of the Contract will be from approximately March 1, 1998 through December 31, 2000.

The amount of supplies and services required by the Contract for the required thirty-four (34) month period is an approximate estimate.

Bidders shall submit as part of their bids unit prices for each required unit price item for the entire contract term. Such unit prices shall remain the same throughout the contract for each of the three (3) calendar years: 1998, 1999, 2000.

The contract award will be based on prices submitted for the entire term of the contract.

Proposed forms of Contract Documents, including drawings and technical specifications, will be available as of 11:00 A.M. January 14, 1998 to Bidders at The Cambridge Redevelopment Authority offices at No. 4 Cambridge Center, Second Floor, Cambridge, Massachusetts.

Copies of the Contract Documents may be obtained by depositing $35.00 in cash, or a certified check payable to the Authority, for each set of documents so obtained. Each such deposit will be refunded if the Contract Documents are returned in good condition within ten (10) days after bid opening.

Each bid must be accompanied by bid security in the form of a certified check, cashier's check, treasurer's check or a satisfactory bid bond, drawn on or issued by a responsible bank, trust company or bonding company, made payable to Cambridge Redevelopment Authority in an amount equal to 5% of the "Estimated Total Contract Price" bid.

A performance bond, and a labor and materials or payment bond, each of a surety company qualified to do business under the laws of the Commonwealth and satisfactory to the Authority, and each in an amount equal to one hundred percent (100%) of the "Estimated Total Contract Price" Bid, will be required of the successful bidder.

The majority of work activities required under this contract are not subject to requirements for minimum salaries and wages; however, for specific work activities as defined which do require payment of minimum salaries and wages, no less than the minimum salaries and wages set forth in the contract documents must be paid. The contractor must ensure that employees and applicants for employment are not discriminated against because of their race, color, age, religion, sex, or national origin. The Contractor must comply with requirements relating to Workmen's Compensation and conditions of employment; and the Contractor must comply with all State and City laws, ordinances, and regulations.

Work will be subject to Equal Employment Opportunity requirements and Executive Order 11246 and any amendments or supplements thereto. The following minimum goals for total employee person hours shall apply on all job categories: (a) 20% minority employee person hours; (b) 6.9% women employee person hours, and no less than 10% of the total contract price is for work to be performed by minority contractors.

Each Bid must be accompanied by "Certification of Bidder Regarding Equal Employment Opportunity", "Form HUD-4238-CD-1", and said form, which is included in the bidding documents, must be fully completed and executed when the bid is submitted.

The Authority reserves the right to reject any or all bids or to waive informalities in bidding if it be in the public interest to do so.

Subject to a three (3) month written notice by the Authority, the Authority reserves the right to cancel the contract if funds are not appropriated or otherwise made available to support continuation of performance after December 31, 1998.

All prospective bidders are encouraged to attend a pre-bid conference to discuss all aspects of this contract. The pre-bid conference will be held at the Cambridge Redevelopment Authority office at No. 4 Cambridge Center at 11:00 A.M. on January 28, 1998.

Bids may be held by the Authority for a period not to exceed 30 days from the date of the receipt of bids.

CAMBRIDGE REDEVELOPMENT
AUTHORITY
Jacqueline S. Sullivan
Chair

Cambridge Chronicle, 1/15/98.

SECOND GEAR BIKE LICENSE

LEGAL NOTICE
CITY OF CAMBRIDGE
BOARD OF LICENSE
COMMISSIONERS

Notice is hereby given that Jason Upshaw d/b/a Second Gear Bike Store has applied for a Second Hand Goods license at 157 Hampshire Street.

A hearing on this application will be held on Tuesday evening, January 27, 1998, at six o'clock in the Michael J. Lombardi Municipal Building, 831 Massachusetts Avenue, Basement Conference Room, Cambridge, MA 02139.

Benjamin Barnes
Kevin Fitzgerald
Henry Breen
License Commission

Cambridge Chronicle, 1/15/98.

SHELTER LICENSE

LEGAL NOTICE
CITY OF CAMBRIDGE
BOARD OF LICENSE
COMMISSIONERS

Notice is hereby given that Shelter, Inc., Mark Alston-Follansbee, Manager, holder of a Lodging House license at 103-109 School Street has applied for a three month review of conditions on said Lodging House license.

A hearing on this application will be held on Tuesday evening, January 27, 1998, at six o'clock in the Michael J. Lombardi Municipal Building, 831 Massachusetts Avenue, Basement Conference Room, Cambridge, MA 02139.

Benjamin Barnes
Kevin Fitzgerald
Henry Breen
License Commission

Cambridge Chronicle, 1/15/98.

SMALL PLANET LICENSE

LEGAL NOTICE
CITY OF CAMBRIDGE
BOARD OF LICENSE
COMMISSIONERS

Notice is hereby given under General Laws, Chapter 138, as amended, that Merchants of Joy, Inc. d/b/a Small Planet Bar & Grill, Salvatore Liotta, Manager, holder of an All Alcoholic Beverages as a Restaurant license at 795 Main Street has applied for a transfer of its license to Cambridge Restaurant Acquisition Corp. d/b/a KC's Peppercorn Restaurant, Kevin C. Mitchell, Manager at said location. This applicant has also applied for an Entertainment license to include Live Musical Instruments and/or Live Vocalists, with amplification; one Juke Box; one t.v.; one radio; and Audio Tape Machine/CD which may play music Below, At, or Above conversation level.

The Officers and Directors are: Paul E. Glinski, President and Director; Kevin C. Mitchell, Vice President; Joseph H. Matzkin, Clerk.

The stockholders are: Cambridge Restaurant Trust, Katherine O'Donnell, Beneficiary.

A hearing on this application will be held on Tuesday evening, January 27, 1998, at six o'clock in the Michael J. Lombardi Municipal Building, 831 Massachusetts Avenue, Basement Conference Room, Cambridge, MA 02139.

Benjamin Barnes
Kevin Fitzgerald
Henry Breen
License Commission

Cambridge Chronicle, 1/15/98.

SOFFIT BIDS

LEGAL NOTICE
INVITATION FOR BIDS
SOFFIT REPAIRS
AT
L. B. JOHNSON APARTMENTS

The Cambridge Housing Authority invites sealed bids for Soffit Replacement at L.B. Johnson Apartments. This project generally consists of Supply and Installing Soffits and drain assemblies located on balconies. The L.B. Johnson Apartments a twelve story cast concrete high rise building is located at 150 Erie Street.

Specifications and documents will be available until the date and time set for bid opening. There is no charge for the documents which will be mailed on request or may be picked up at the Cambridge Housing Authority, Purchasing Department, 675 Massachusetts Avenue, Cambridge, MA 02139, (617) 864-3020.

Bids will be subject to approval and award by the Cambridge Housing Authority Board of Commissioners. Bids will be irrevocable for a period of 30 days from the date of the bid opening.

Bids will be subject to Common Rule 24 CFR 85.36. In addition, any ensuing contract which includes on-site labor will be subject to the appropriate prevailing Federal Wage rates as detailed in the bidding documents.

Bid surety in the amount and form described in the Instructions to Bidders is required with bid submittal and shall be in the form of 5% payable to the Cambridge Housing Authority, and issued by a responsible bank or trust company qualified to do business in the state of Massachusetts. A 100% performance and payment bond will be required of the awarded contractor.

The Cambridge Housing Authority reserves the right to reject any and all bids and to waive any informalities in bidding if it is in the public interest to do so. The Cambridge Housing Authority also reserves the right to reject bids if less than three bids are received.

Bids must be received at the offices of the Cambridge Housing Authority, 675 Massachusetts Avenue, Cambridge, MA 02139 no later than January 30, 1998 at 4:00 PM. At that time all bids will be publicly opened and read aloud.

Cambridge Chronicle, 1/15/98.

SWEEPER BIDS

LEGAL NOTICE
CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed bids will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 o'clock A.M. **THURSDAY, JANUARY 29, 1998** at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge:

SUCTION SWEEPER (1)
USGS GAUGING STATION
EQUIPMENT (2)
MANHOLE FRAMES & COVERS (3)
PORTABLE AIR COMPRESSORS (4)
DATA COLLECTION SERVICES
(FILE NO. 3254A) (4)

The City of Cambridge reserves the right to waive any minor informalities or to reject any or all bids if it is in the City's best interest to do so.

Specifications may be obtained at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass.

Each bid must be in a sealed envelope plainly marked "Bid for 'Designate Item'" and addressed to Gail A. Cohen, Purchasing Agent, City Hall, Cambridge, Massachusetts.

Gail A. Cohen
Purchasing Agent

Cambridge Chronicle, 1/15/98.

TAXI LICENSE

LEGAL NOTICE
CITY OF CAMBRIDGE
BOARD OF LICENSE
COMMISSIONERS

Notice is hereby given that the License Commission will hear the continuation of the request of the proposal for Taxi Meter rate increase of 30%.

The hearing will be held on Tuesday evening, January 27, 1998, at six o'clock in the Michael J. Lombardi Municipal Building, 831 Massachusetts Avenue, Basement Conference Room, Cambridge, MA 02139.

Anyone wishing to comment on the allowance of this increase should attend the meeting or place your comments in writing to Richard V. Scali, Executive Officer, 831 Massachusetts Avenue, Cambridge, Mass., 02139 before 5:00 p.m., January 27, 1998.

Benjamin Barnes
Kevin Fitzgerald
Henry Breen
License Commission

Cambridge Chronicle, 1/15/98.

THAI HUT LICENSE

LEGAL NOTICE
CITY OF CAMBRIDGE
BOARD OF LICENSE
COMMISSIONERS

Notice is hereby given under General Laws, Chapter 138, as amended, that Zornlai Corporation d/b/a Thai Hut, Kasem Satayaburaksa, Manager, Holder of a Wine and Malt Beverages as a Restaurant license at 228 Broadway has applied to transfer its license to Yu Ming, Inc. d/b/a Taiwan Cafe, Chau Ming Lee, Manager, at said location. The applicant has also applied for an Entertainment license to include one t.v, one radio, and background music.

The Officers and Directors are: Yu Ming Chen, President, Treasurer, and Clerk. Chau Ming Lee, Director.

The stockholders are Yu Ming Chen.

A hearing on this application will be held on Tuesday evening, January 27, 1998, at six o'clock in the Michael J. Lombardi Municipal Building, 831 Massachusetts Avenue, Basement Conference Room, Cambridge, MA 02139.

Benjamin Barnes
Kevin Fitzgerald
Henry Breen
License Commission

Cambridge Chronicle, 1/15/98.

TOSCANINI'S LICENSE

LEGAL NOTICE
CITY OF CAMBRIDGE
BOARD OF LICENSE
COMMISSIONERS

Notice is hereby given that Toscanini's Ice Cream Co, Inc., Augustino Rancatore, Manager, has applied for reconsideration of its previously approved Common Victualer license at 1310 Massachusetts Avenue due to failure to complete the approval process and receive said license.

A hearing on this application will be held on Tuesday evening, January 27, 1998, at six o'clock in the Michael J. Lombardi Municipal Building, 831 Massachusetts Avenue, Basement Conference Room, Cambridge, MA 02139.

Benjamin Barnes
Kevin Fitzgerald
Henry Breen
License Commission

Cambridge Chronicle, 1/15/98.

YACHT CLUB HEARING

LEGAL NOTICE
CITY OF CAMBRIDGE
NOTICE OF A PUBLIC HEARING

Notice is hereby given, pursuant to the Wetlands Protection Act, M.G.L. ch. 131, sec. 40, that the Cambridge Conservation Commission will hold a public hearing on Thursday, January 22 at 8:00 p.m. in the Third Floor Conference Room, Cambridge City Hall Annex, 57 Inman Street.

The hearing will concern a Notice of Intent filed by the Charles River Yacht Club to remove and replace an underground fuel storage tank and a buried fuel line. The work would occur in Land Under Water, Bank, Riverfront Resource Area, and Buffer Zone associated with the Charles River. The site is located at 99 Memorial Drive, upstream of the Longfellow Bridge.

Copies of the applicant's Notice of Intent and other materials may be viewed at the Conservation Commission's office, 57 Inman Street, second floor, 349-4680.

Cambridge Chronicle, 1/15/98.

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74 GARFIELD STREET

LEGAL NOTICE
MORTGAGEE'S SALE
OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Judith Muzzioli Bailey, Trustee of the 74 Garfield Street Realty Trust under a certain Declaration of Trust dated August 26, 1994, registered with Land Registration Office for the South Registry District of Middlesex County as Document No. 957034 to Cambridge Savings Bank dated August 26, 1994 and filed with the Middlesex County Southern District of the Land Court at Document No. 957035 as noted on Certificate of Title No. 20029/, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at Public Auction at 10:00 a.m. on the 26th day of February, 1998 at 74 Garfield Street, Cambridge, Massachusetts all and singular the premises described in said mortgage to wit:

A certain parcel of land with the buildings thereon situated in Cambridge, Middlesex County, Massachusetts, being now numbered 74 Garfield Street and being bounded and described as follows:

NORTHERLY by said Garfield Street, sixty (60) feet;
EASTERLY by land now or formerly of John W. Balash et al, No. 76 Garfield Street Condominium Trust, one hundred ten and 18/100 (110.18) feet;
SOUTHERLY by lands now or formerly of Edward L. Estabrook and of Giorgio Fiocco et al, sixty (60) feet; and
WESTERLY by land now or formerly of Harold S. McElarney et al, one hundred ten and 14/100 (110.14) feet.

All of said boundaries are determined by the Court to be located as shown on a plan drawn by Somerville Engineering, Inc., Surveyors, dated October 21, 1980, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which will be filed with the original certificate of title issued on this decree, (Plan No. 41575A).

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession.

TERMS OF SALE:

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS ($5,000.00) shall be required to be paid to the mortgagee in cash, by certified or bank's cashier check at the time and place of the sale. The balance of the purchase price is to be paid in cash, by certified check or by bank's cashier check in or within thirty (30) days from the date of the sale. **TIME WILL BE OF THE ESSENCE.**

Other terms if any, to be announced at the sale.

Cambridge Savings Bank
Present Holder of said Mortgage,
By Its Attorneys,
Thomas V. Bennett
BARRON & STADFELD, P.C.
50 Staniford Street
Boston, Massachusetts 02114
(617) 723-9800

Cambridge Chronicle, 1/8, 1/15, 1/22/98.

To place your legal notice call
1-800-624-7355.

RECEIVED BY
OFFICE OF CITY CLERK
98 JAN 16 AM 11:19
CAMBRIDGE MA.

CITY OF CAMBRIDGE

ASSESSING DEPARTMENT

INTEROFFICE CORRESPONDENCE

TO: D. MARGARET DRURY, CITY CLERK
MARTHA BAVARO, ENGINEERING

FROM: TIM MAGLIOZZI

SUBJECT: WRITTEN PROTEST TO THE URENA ZONING PETITION

DATE: 1/13/98

Attached please find the completed letter(s) of protest to the above named petition.

attachement
SP:tm

REAL ESTATE OFFICE

PETER A. LEWIS
Associate Director of Real Estate

238 Main Street, Suite 200
Cambridge, Massachusetts 02142-1012
617/253-6319
FAX 617/258-6675
plewis@mit.edu

CERTIFIED MAIL

January 12, 1998

RECEIVED BY
OFFICE OF CITY CLERK
98 JAN 13 AM 11:24
CAMBRIDGE MA.

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury:

The undersigned, being the owner of the property affected by the proposed amendment to the Cambridge Zoning Ordinance, known as the "URENA Petition," as heard by the Cambridge City Council's Ordinance Committee on December 18, 1997, hereby protests such zoning ordinance amendments which, if adopted, will have a material adverse effect on the business activity of the undersigned.

The undersigned further requests that prior to a final vote by the Cambridge City Council on such amendment, the City Clerk and the City Engineer determine whether the owners of 20 percent of the area of land proposed to be included in such a change, or the area of land immediately adjacent extending three hundred feet therefrom have filed a written protest to the proposed amendment. The following properties are owned by the Massachusetts Institute of Technology:

Street Address	Assessors Map No.	Lot No.	Land Area (SF)	
34 Sidney	69	58	~~2,271~~	2,771 ✓
32 Sidney	69	60	~~3,200~~	2,400 ✓
28 Sidney	69	61	2,357	✓
38-64 Sidney	69	165	28,117	✓
96 Sidney	69	170	1,986	✓
76 Sidney	69	173	27,580	✓
66 Sidney	69	176	6,936	✓
42-48 Pilgrim	92	3, 4	13,360	✓
60 Brookline	92	19	6,223	✓

46 Brookline	92	22	2,931
89 Brookline	93	25	3,348
460-464 Massachusetts	92	50, 70	3,956
458 Massachusetts	92	51	1,620
89 Green	92	62	3,200
119 Green	92	66	5,944
145 Green	92	69	3,074
72 Brookline	92	82	5,003
428 Massachusetts	92	89	29,642
47 Pilgrim	92	91	2,829
83 Green	92	95	1,068
13 Sidney	92	103	5,248
48 Brookline	92	105, 106	4,474
80 Auburn Park	92	112	246,561
84-88 Auburn Park	92	114	15,310
154 Franklin	92	115	9,980
115-119 Pacific	92	116	28,200
78-86 Green	92	118	27,011
96-152 Green	92	119	74,571
34-40 Brookline	92	120	6,092
86 Brookline	92	121	5,580

Very truly yours,

Peter A. Lewis

Peter A. Lewis

cc: Sarah Gallop
Jonathan Ginsberg

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: **SALLY POWERS, DIRECTOR**
ASSESSOR'S OFFICE

FROM: **D. MARGARET DRURY, CITY CLERK** DMD amc

DATE: **January 13, 1998**

RE: **WRITTEN PROTEST TO THE URENA ZONING PETITION**

****

Attached you will find two copies of a written protest filed regarding the Urena Zoning Petition to amend the Zoning Ordinance and Zoning Map of the City of Cambridge.

Please affix the block and lot identification for the land owned by the protester within the area proposed to be rezoned, please forward one copy with the block and lot information included to the Engineering Department so that they may calculate the percentage of the area proposed to be rezoned owned by the protester.

Thank you for your cooperation.

REAL ESTATE OFFICE

PETER A. LEWIS
Associate Director of Real Estate

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plewis@mit.edu

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January 12, 1998

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34-40 Brookline	92	120	6,092
86 Brookline	92	121	5,580

Very truly yours,

Peter A. Lewis

Peter A. Lewis

cc: Sarah Gallop
Jonathan Ginsberg

××× SUCCESSFUL TX REPORT ×××

01-13-98 11:33 ID:6173494269
CAMBRIDGE CITY CLERKS OFFICE

JOB No.	----------	290
START TIME	----------	11:33
ID No.	----------	84536650
RESOLUTION	----------	STANDARD
TOTAL PAGE	----------	02
MACHINE ENGAGED	----------	00'39
INFORMATION	----------	OK
ERROR PAGE	----------	

OFFICE OF THE CITY CLERK
CITY OF CAMBRIDGE
(617) 349-4260
FAX (617) 349-4269
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

FAX TRANSMITTAL SHEET

DATE: Jan. 13, 1998

TO: Wendy
Legal

FAX #: 453-6650

PHONE #:

 # OF PAGES: 2

FROM: Marylou
349-4256

ADDITIONAL COMMENT:
1 week only - Jan. 15, 1998

FIRST PUBLICATION NO. 2762

City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Eight

AN ORDINANCE

In Amendment to the "Zoning Ordinances of the City of Cambridge."

Be it ordained by the City Council of the City of Cambridge as follows:

That the Zoning Ordinance of the City of Cambridge is hereby amended as follows:

Article 15.33 (CambridgePort Revitalization Development District, Building Height limitations) shall be amended to read (changes in bold):

15.33 *Building Height Limitation.* The maximum building height within one hundred (100) feet of the easterly sideline of Brookline Street south of Franklin Street shall be forty (40) feet. The maximum building height within **three hundred (300)** feet of the easterly sideline of Brookline Street north of Franklin Street shall be eighty (80) feet **and south of Franklin Street shall be sixty (60) feet.** ...
[rest of paragraph is unchanged]

Passed to a second reading at the City Council Meeting held on January 12, 1998 and on or after January 26, 1998 the question comes on passing to be ordained.

ATTEST:- D. Margaret Drury, City Clerk

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307 4269
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

FAX TRANSMITTAL SHEET

DATE: Jan. 13, 1998

TO: Wendy
Legal

FAX #: 453-6650

PHONE #:

 # OF PAGES: 2

FROM: Marylou
349-4256

ADDITIONAL COMMENT:

1 week only - Jan. 15, 1998

FD, HD KB KR

NG LB RH RH

COMMITTEE MINUTES
COVER SHEET

The Ordinance Committee held a public meeting/hearing on December 18, 1997, beginning at 5:15 ~~pm~~ pm in the Sullivan Chamber/~~Ackermann~~ Room for the purpose of considering a petition to amend the zoning ordinances submitted by Angelica Urena et al.

Present at the hearing were Councillor Francis H. Duehay, Chair of the Committee, Vice Mayor Kathleen L. Born, Councillor Henrietta Davis, ~~Councillor Francis H. Duehay~~, ~~Councillor Anthony D. Galluccio~~, Councillor Councillor Kenneth E. Reeves, ~~Mayor Sheila T. Russell~~, Councillor Michael A. Sullivan, Councillor Timothy J. Toomey, Jr., Councillor Katherine Triantafillou, and City Clerk D. Margaret Drury. Also present were ~~Roger~~ Leslie Barber, Director of Zoning and Land Use, C-D-D; Nancy Glowa, First Assistant City Solicitor; Roger Herzog, Director of Housing, C-D-D.

Councillor Duehay convened the hearing and explained the purpose and the procedure of the hearing. He invited the petitioners to present their proposal

John Chamberlain, 53 Brookline Street, Cambridge, stated that he chaired the

proposed amendment. He submitted information regarding the proposal Attachment A. He noted that ~~XXXX~~ relatively few square feet are involved. The proposal Dr creates new setbacks that would encourage putting the proposed park near the housing and the commercial buildings where the park is now planned, which would be far preferable from an urban planning perspective. There will be a buffer between the residential and commercial areas, the park will be open at night and it will be used much more than it would if it were surrounded by commercial building. Parents in the housing are much more likely to send their children to play there.

FD asked if the petitioner had any offer other than just charging the park position.

Mr. Chamberlain responded that there will be more light because the building will enter

~~FD asked whether the~~

FD asked whether the petitioners had had an

opportunity to
discuss the proposal of Forest City.

Mr. Chamberlain stated that Forest City held its
first ~~[illegible]~~ public hearing ~~was held~~ on Nov. 6, 1997. At that time the residents
At ~~any hearing~~ expressed a different desire for ~~a~~ different placement of
the proposed ~~[illegible]~~ park. He was told by residents that ~~Some~~ at the Planning Board's
August ~~[illegible]~~ plan review, ~~other~~ residents ~~also~~ expressed the same desire, although
he was not present at the August
meeting.

C. Dunlop then invited testimony in support
of the petition.

Mary Ann Taylor, 55 A Brookline Street,
stated that the present park placement design is a design for
a future "needle park." No mother is going
to allow her children to go there. The design is not
"people-friendly."

Tim Bowers, 129 Brookline (Kennedy
Biscuit and Bready) spoke in support of the petition. He stated
that he wanted to address the criticism that
the neighbors should have brought the issue up
sooner. The Planning Board's 50% public review
process was
only in August, and the findings were not

widely available to the neighborhood. He also stated that most Brookline Street buildings are (3) floors and five or six floors. ASO1 Frost Circle has a sad history of noisy HVAC units.

James Williamson, 17 Perry Street, stated that he lives 1 1/2 blocks away + he was very involved w/ the Simplex Steering Committee that worked for the zoning. [There was disappointment in how for this area. ~~not fabricated~~] The zoning at that time was not what the residents wanted; it was the best that they could get at the time. He urged careful consideration. The issue of the location of the park was raised all along the way, but after the master plan was in place, the active residents disengaged from the process and are only now re-engaging due to the leadership of the petitioners. Paul Dietrich told him that the original designer, the Dean of Architecture at Yale, told said that he yearned looking again at the master plan. It is clear that the present

plan "captures" the park for the office complex. It will not be used by residents. Mr. Williamson also raised concerns about the "rush" action of the developer in getting demolition permits after hearing that this petition would be heard very soon.

LHD stated that (2) of the bldgs that would be appealed have permits and are demol.

Jennifer Prisco, 129 Franklin Street, spoke in support of the petition. She said that there is a petition of almost 300 residents of Cambridgeport who want the park closer to the neighborhood. Also, the park as planned is a passive use park instead of an active use park. It is not too late to make changes. She read from a letter by Robert Simha, regarding a fresh look at the plan. She stated that she questions how responsible the developers are and cited antishady noise issues. She submitted a copy of Robert Simha's letter and a newspaper article Attachment C

Tom Ash, 129 Franklin Street, stated that when he moved in to the Kennedy Biscuit Building, there were no residential neighbors except a church. At that time, he looked for a play area for his young children and there wasn't really any appropriate play area. Management of the Biscuit Building owned responded to ~~requests~~ requests for play area by saying that there was a park coming. Residents are late in responding because they weren't invited earlier. The developers claim it is too late to make changes but this development has claimed a number of "eleventh hour" ~~changes~~ changes. He suggests taking time to analyze the plan. His concerns are for a play space for children and the lack of safety for adults. Residents of the present Brady Park plan, which could be solved by moving the building.

Peter Valenkine, 37 Brookline Street, distributed written material, Attachment B, and spoke in support of the proposal. It is reality that when a ~~plan~~ development project goes on over several

years, changes occur. It is reasonable to think about responding to those changes. The developer has failed to meet the University Park ~~gen~~ master plan guidelines. The changes sought will improve the development. University Park is securely established. The petitioners seek to reconfigure only two buildings. Thirteen ~~pl~~ other planned buildings are uncontested.

Mr. Valentine listed traffic concerns ~~especially~~ ~~[illegible]~~ increased traffic congestion which makes changes in the design desirable. ~~to~~ Traffic design mitigation is needed. The neighborhood will be inundated w/ vehicular traffic.

The master plan design guidelines require integration w/ the surrounding community of Cambridge, and avoidance of conflict w/ residential areas. He objected to the ~~[illegible]~~ report of the Planning Board hearing written by C-D-D Dept. Mr. Valentine noted the developer's tendency to do the opposite of what it says and provided examples. He noted ~~that~~ that ~~[illegible]~~ the presently-planned entrance to the park is very unwelcoming.

Zeitoor

Bashar Zeitoor, 129 Franklin Street, stated that he has lived at this address since 1990. He would find it very difficult to use the park in its ~~present~~ currently planned location. It would provide very little utility to area residents.

Mark Duffield, 281 Brookline Street, stated that he works in University Park & He stated that the present park placement is not as safe as it would be if the parks were moved to the residential side, as requested by the neighbors.

~~C. Brady asked for show of~~

David Hricko, 10 Lopez Street, stated he has lived there for 25 years. The petition is not moot & should be considered despite what Forest City may have for building permits. Forest City got actual in-hand notice prior to issuance of the permits, which are now under appeal. He is a civil engineer & can state that In addition, the work done to date can be redone w/o huge expense. It

is his understanding that Local 40, Carpenters Union is here to support the project because they are unified around jobs, but this project will not ~~affect~~ jeopardize their jobs, and it is shortsighted to saddle a community w/ a hundred years of ~~poor~~ urban the results of poor urban planning for a few months of work on two Forest City buildings.

→ Mr. Horicks also noted the traffic dangers engendered by ~~the~~ the parking garage planned for Pacific Street. by ~~the~~ he urged the Committee to ~~recommend~~ for the petition + forward it to the full City Council.

Michael Flannery, 129 Franklin Street, spoke in support of the petition. He stated that he has recently returned from New York City + has learned the value of parks to residential areas.

William Cavellini, 9 Speridakis Terrace, stated that when the zone was passed in 1982, there was never a negotiated settlement between the community that worked for 18 years

on the area + the developer + MIT. Early in the 1980's the community came in w/ its plan. It included some ~~ch~~, but the park + library pieces were larger + the park was proposed for exactly where this petition puts it. This is a long-standing desire on the part of the neighborhood

Jeff Dewitz, 85 Pearl Street, spoke in support of the proposal. He stated that he has all seen many examples of this kind of park. Residents will not use it. It will work well for people who work in the offices, but as owned the ~~park~~ placement suggested by the neighborhood. If the developer is interested in working with the neighborhood, every little change

C. Duehay then requested a show of hands of those in support of the petition, and ~~six~~ sixteen persons raised their hands.

C. Duehay then invited testimony in opposition to the petition

Rocco Mastrangelo, 269 Putnam Ave, stated that he is a ~~fourth~~ generation Cambridge resident. He stated that the

would like to see the project go forward as proposed. He said that parks close to residents in Cambridge are also a source of problems with crime and drugs. He stated that he is a member of Local 40 Carpenters Union.

Donald Grossman, 179 Sidney Street, stated he has lived in Cambridge for 28 yrs, 10 yrs on Sidney Street. He runs a business there. He is disturbed by this proposal. University Park should not be a surprise to anyone. This award-winning plan has been on the books for 10 years. He looks forward to using a park on Sidney Street. It would be unreasonable to allow a change 10 years later just before the building permits are about to be pulled + used.

He also stated that any unintended consequences would include decreasing the approach + luring.

Joseph Walsh, 133 Pearl Street, stated that he is a member of Local 40 Carpenters Union + spoke in opposition to the

petition on the basis of jobs. He discussed the difficulties companies face w/ the up + down development market.

Edward Oh, 88 Auburn Park, spoke in opposition to the petition. He stated that he works at 38 Sidney Street. He is concerned that it will impact Millennium's decision to come here. He stated that he believes that downzoning the area will affect the mix of housing + will affect economic growth in Cambridge

Charles Wright, 6 Holworthy Place, stated that he is a 40 year resident of Cambridge. He stated that University Park is a big benefit to Cambridge and should be supported. It takes from 4-5 years to plan a project; it would be detrimental to the City of Cambridge to lose the pharmaceutical business + the affordable housing

Joe Power, 701 Concord Avenue, business representative of Local 40, spoke in opposition to the petition which is pending against Millennium Pharmaceutical. He stated that this project will attract more business to Cambridge.

Lois Sutherland, 132 Pearl Street, stated that she is opposed to downzoning. Central Square needs a face lift and she is glad to see it happen.

Peter Lewis, Assoc Director of Real Estate for M I T, stated that in 1988 the C-C- approved the master plan for University Park. Now nearing a decade later the Urena petition tries to make unilateral change. It sends a signal to Millennium + to other businesses. MIT pays taxes.

MIT remains open to changes in the master plan for future planning, not changes to current plans

Peter Caulkis, Forest City Development

University Park "Corner"

stated that the petition is not about the UP "Corner" It is about 2 very tall apts adjacent buildings. The park area is not affected by the petition. All three buildings proposed have valid building permits. The only effect would be on the height of ~~the~~ parking buildings. It would also affect the affordable housing. There would be either fewer units, more height, on Brookline Street or less open space on the ground.

Mr. Caulkins then reviewed the history + specific language of the master plan and development. He stated that Forest City has held many ~~of~~ public meetings and has always been very open about the placement of the park. When approached in a timely and reasonable manner, Forest City has responded very reasonably and ~~flexible~~ w/ flexibility. But w/ regard to the 2 Riding Street buildings, Forest City has entered into extensive contractual obligations

45, 75

V M Bm asked which bldgs have been burning

✓ yesterday. Mr. Caulkin stated that

business agent for the
Jack McGuenes, bus agent for Plumbers &
Gas Fitters Union Local, stated that this project has been around
for a lot of years & has been through every review
possible. Finally there is a chance to put workers
back on the job, after some have faced unemployment
for years. It costs a tremendous amount of $
for a project to get to this phase. This petition
will stop the project & deprive workers of jobs

Robert Addison, 61 Pine Street, spoke in opposition
to the petition. The Forest City as a good
contractor & developer

Gordon Tuttle, 71 School Street, retiring Civil resident &
member of Local 40, spoke in opposition to the petition
because he wants to go to work and stay working
His father worked at Simplex Wire Cable for 38 years
He just remembers barren land after it closed, It is

wonderful to see development that

Paul Broker, 121 Columbia Street, spoke in opposition to the petition because he supports the Forest City project.

Joseph Nigro, representing the Metropolitan Building Trades Council, stated that the Council has worked w/ MIT and Forest City to make this project possible. This petition, would be detrimental to the affordable housing and would jeopardize jobs for Cambridge residents. The building trades are still recovering from the 5 year recession. This development is the first 1/2 large building project in six years. The park will be w/in walking distance of the affordable housing.

Tom Lacy, Cambridge Chamber of Commerce, opposition to ~~support~~ of the ~~the~~ petition. The ~~plans~~ French project

is consistent w the Cmty. Economic Development plan recently adopted by the Cambridge City Council. An eleventh hour change would not be consistent w maintaining a positive business climate. In addition, Millennium is a Cambridge company seeking to expand. It should be encouraged to stay in Cambridge. The project would also add to the tax base. Adoption of the Urena petition would be detrimental to this project

Bill O'Herlihy, business representative bus rep, Local 577 Pipefitters & Electricians, spoke in opposition to the petition. This proposal ~~petition~~ would result in expensive change orders and would bring development in Cambridge to a halt because it would create a climate of uncertainty.

James Coyle, business agent for bus agent Ironworkers Local 7, spoke in opposition to the petition. Many members of Local 7 are currently working in

the Forest City project, due to the Cambridge Employment Plan, which requires that ~~contain~~ CHS residents be hired. It is great that Millennium, a Cambridge company, wants to stay here + be a part of the community. He is sure that the residents will use the park.

F.D. requests a show of hands, of those in opposition to the proposal, and eighteen persons raised their hands

FD requests how the City Clerk summarize ~~Read~~ the written testimony that has been submitted. ~~and~~ That testimony ~~opp~~ is attached to this report

ICR asked if there has been any dialog among the petitioners petitioners and the developer.

LtD stated that she scheduled a meeting. There was a airing of issues + a good civil dialogue

FD stated that the zoning petition is a small part of this issue. He hopes that Forest City will take the

residents' concerns into account however this is not the forum for resolving all of those matters.

FD moved that the petition be referred to the full C-C- w/o recommendation

KR encouraged the parties to use the time before the ~~neigh~~ City Council votes on this matter to try to come closer to agreement He is very v. concerned about the safety of children. ~~He does not understand why, with all the plans they have,~~ It is not clear that this project is going to have any interaction w/ the City or is going to be friendly to its immediate neighbors. He hates to see ~~the~~ University Park become one big fortress He encouraged C-D-D- to work ~~hard~~ to encourage these discussions

C. Dudley's motion passed on a ~~unanimous~~ voice vote w/o objection

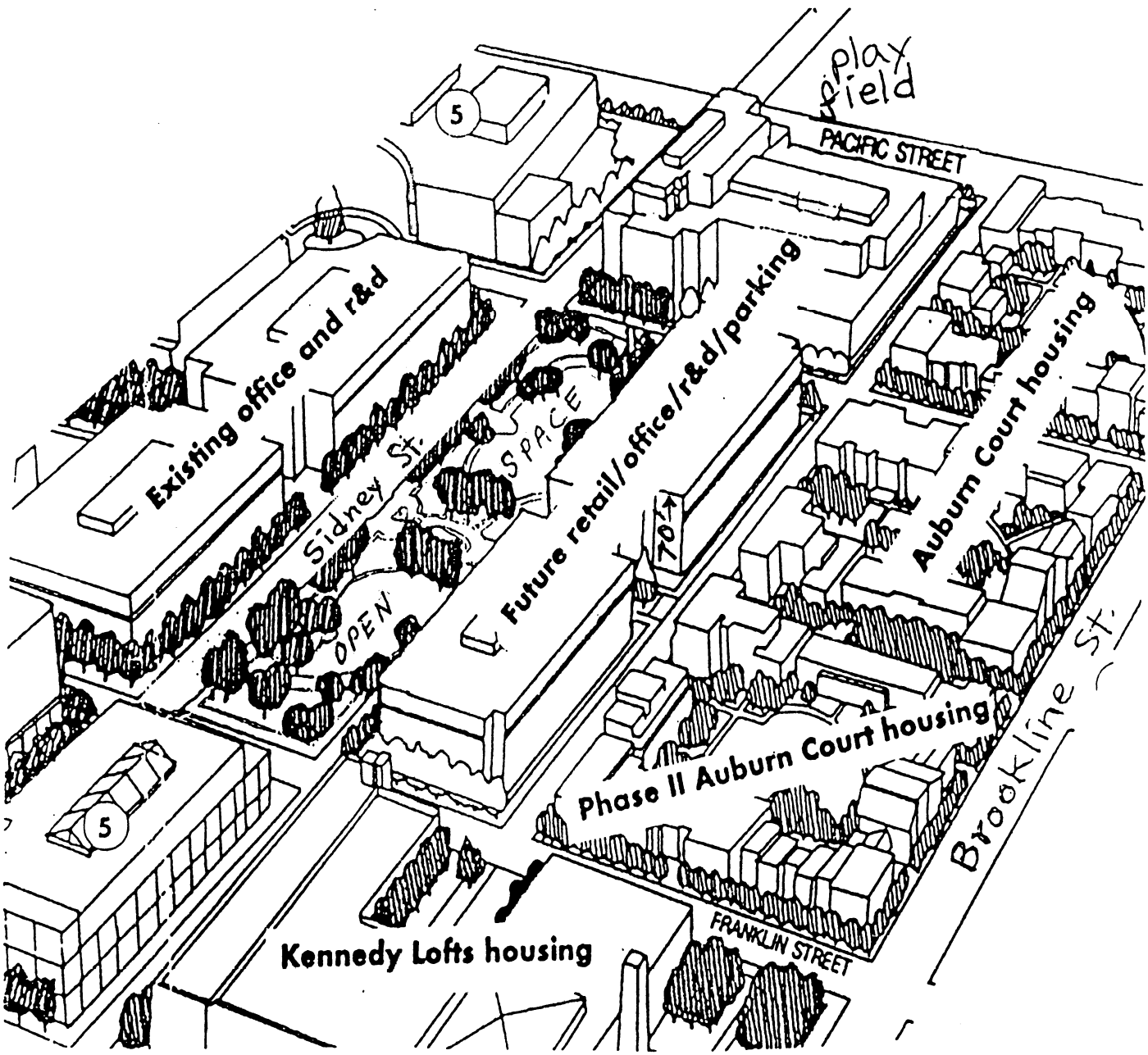
James Millikin ~~asked~~ request that the record reflect that in the show of hands ~~requested~~ there was no dissension ~~dissent~~ ~~raised~~. who was or was not a resident of Century

C. Dudley thanked all those present for their attendance. At 7:50 The hearing was adjourned at 7:50 p.m.

F in C. CFHD, Chair

submitted at meeting by Ann Strong.

Cal#3



to Mass. Ave.

RECEIVED BY
OFFICE OF CITY CLERK
97 DEC 11 PM 3:48
CAMBRIDGE MA.

10 Lopez Street
Cambridge, MA 02139-4004
December 11, 1997

To the Honorable, the City Council
Cambridge City Hall
Cambridge, MA 02139

Re: Urena Zoning Petition for Brookline Street area

Dear City Council,

At the City Council meeting on November 24, 1997, the Council voted to refer the Urena petition to the Ordinance Committee and for further consideration.

Regrettably, two days later on the eve of the Thanksgiving holiday, when many people were out of town, and despite notice of many zoning and other problems, the Community Development Department endorsed granting a building permit to Forest City. This approval was made earlier than required, seeking to evade review by City Council under the Urena Zoning Petition.

It is disappointing that the Community Development Department is not active in protecting community interest and concerns about this over-development, but instead supports developers seeking to evade City Council zoning review, and community concerns.

The Community Development Department, by its actions, seeks to prevent a public park from being useful for the community for 75 years, and to limit the review and involvement of City Council and the Community. This is not proper.

Forest City's Master Plan is 10 years old. Forest City let it lapse for almost 7 years of inaction. After 10 years, the Master Plan no longer fairly balances the needs of the community and Forest City's profit goals. The City Council should re-open the Master Plan to limit development to that which will help the community, not line the pockets of Forest City, and support the Urena Petition.

Thank you.

Warmest regards,

David Hoicka, 547-4000

67

Consent Communication #6

Communication was received from David Hoicka, regarding Urena Zoning Petiton for Brookline Streeet.

In City Council December 15, 1997

Referred to the Petition

RECEIVED BY
OFFICE OF CITY CLERK
97 DEC 16 PM 2:18
CAMBRIDGE MA.

December 16, 1997

City Councilor Francis Duehay
Chair, City Council Ordinance Committee
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Councilor Duehay:

I write in strong opposition to the Urena petition pending before the Ordinance Committee. I have a long history and involvement in the planning of University Park at MIT. I served on the 1986 Cambridgeport Blue Ribbon Committee that established the framework for the mixed-use zoning district now in place. A copy of the Committee Report that was filed in December of 1986 is enclosed.

The current zoning article for University Park at MIT was a result of many open meetings and interactive community dialogue with Forest City, MIT, the City Councilors, the Community Development Department, neighbors, and community members. The end product is a model mixed-use district that will provide a minimum of 400 units of rental housing, space for job-creating research and development business, office space, and retail beneficial to the community.

The changes associated with the Urena petition are not beneficial to the City of Cambridge, nor do they reflect the spirit of the open process undertaken in the mid 1980's. This petition would reduce the height of valuable parcels designated for affordable housing and future commercial development. It appears to be drafted with a narrow goal in mind of protecting a small group of immediate self-interested residents concerned about shadow lines and park location.

The Urena petition does not move or change the University Park Common in its substance or its location. Forest City has shared information concerning the location of this park with neighbors at public meetings throughout the past nine or ten years. A more reasoned attempt to advocate for a change in the location or the uses of the park should have occurred at a more appropriate time, and not at the last minute after the developer has committed resources, time, and money to the design of the new park and buildings for Millennium.

I urge the defeat of this petition. Thank you.

Sincerely,

Norman T. McIver

NTM:tlc
Enclosure

cc: Cambridge City Clerk Margaret Drury
Mayor Sheila Doyle Russell
Members of the Cambridge City Council

Cambridgeport

Blue Ribbon Committee Report
December, 1986

HARVARD UNIVERSITY GRADUATE SCHOOL OF DESIGN

5 December 1986

Robert W. Healy
City Manager
City Hall
Cambridge, MA 02139

Dear Mr. Healy:

I am pleased to submit to you the report from the Blue Ribbon Committee on the Cambridgeport Revitalization Area. The report and recommendations contained within it are the products of thoughtful deliberation and debate among individuals representing diverse points of view. Most important to me is the fact that we have been able to conclude our work with a consensus among all of the active Committee members.

Your mandate to the Committee was broad but clear. Our efforts were to focus on the major issues regarding development in Cambridgeport that have eluded consensus before. In particular, we addressed land use goals, with special attention to housing, general urban design requirements and the practical issues of implementation such as open space, traffic circulation and employment opportunity. I feel that on all these matters, we have arrived at recommendations that are workable and that can provide a general framework for implementation over time. It is also important to note that there is an extensive ongoing environmental impact study dealing with the development area between Massachusetts Avenue and Pacific Street. The Committee has taken a broader view of the future for the larger area. However, the Committee recognizes that the findings of the environmental analysis will influence the specific character of the development in the Simplex area.

Our report is comprised of three sections: Section 1 articulates general objectives which apply to the entire Revitalization Area. Section 2 includes two sets of recommendations. The first apply to University Park. These are quite specific because the Committee was able to draw on the extensive planning and design work available for

this development area. Recommendations for the rest of the Revitalization Area, the second set, are necessarily more general since substantial professional studies have not yet been done for this area. Also, since decisions on traffic circulation will affect the parcelization of land held by many different owners, it is our view that more specific recommendations are premature at this point. Section 3 sets out suggested next steps to implement our recommendations.

The active Committee members have been generous with their time and talent on this effort. In addition, the Committee invited many guests to address us on the topics which provided us with essential background to inform our discussion. The issues we grappled with - housing, traffic, urban design - are always difficult. In the case of Cambridgeport, that has been especially true. The Committee's approach was to bring our best expertise and judgement to bear on the perceived problems, and to debate each issue fully, identifying opportunities and constraints which are particular to this area of Cambridge. We anticipate that you will bring this report to the City Council, and the Committee stands ready to meet with them and to present our findings.

The current zoning for the area is primarily the Industrial B category, which does not allow housing, has no height limit, and is in many other ways inappropriate for the type of development envisioned by the Committee. It is our hope, therefore, that the Community Development Department will be directed to prepare a zoning petition which will guide development in accordance with the Committee's recommendations. With such new zoning in place, we feel confident that the City and its citizens will be able to reap the benefits that a revitalized Cambridgeport can offer.

On a personal note, I want to thank all the members of the Committee. Their commitment and cooperation made our hard work a pleasure, and as a Chairman, I am grateful to all of them.

I also want to thank you, Mr. Healy, for the opportunity to work on this difficult but gratifying assignment. I do hope our work will contribute to a final disposition on the development of the Cambridgeport Revitalization Area.

Very truly yours,

Wilhelm Viggo von Moltke

Wilhelm Viggo von Moltke
Chairman, Cambridgeport Blue Ribbon Committee
Professor Emeritus, Harvard Graduate School of Design

CAMBRIDGEPORT BLUE RIBBON COMMITTEE REPORT

Submitted to the City Manager, Robert W. Healy by the Committee:

Wilhelm Viggo von Moltke, Chairman
Professor Emeritus, Harvard Graduate School of Design

Peter Chermayeff, Assistant Chairman
Cambridge Seven Associates

Pablo Calderon
Riverside Cambridgeport Community Corporation

Mary Flynn
Community Development Department

Drew Leff
Forest Cities Enterprises

Faith McDonald
City Assessor

Norman McIver
Cambridge Trust Company

Ron Suduiko
Massachusetts Institute of Technology

Benjamin Thompson, Jr.
Benjamin Thompson & Associates

OUTLINE

Cambridgeport Blue Ribbon Committee Report

I. General Goals and Objectives for the Cambridgeport Revitalization Area

   A. Land Use Objectives

   B. Urban Design Objectives

   C. Traffic and Circulation Objectives

   D. Employment and Equal Opportunity Policy

II. Recommendations

   A. Recommendations for University Park

   B. General Recommendations for the Area Below Pacific Street and for Massachusetts Avenue at Lafayette Square

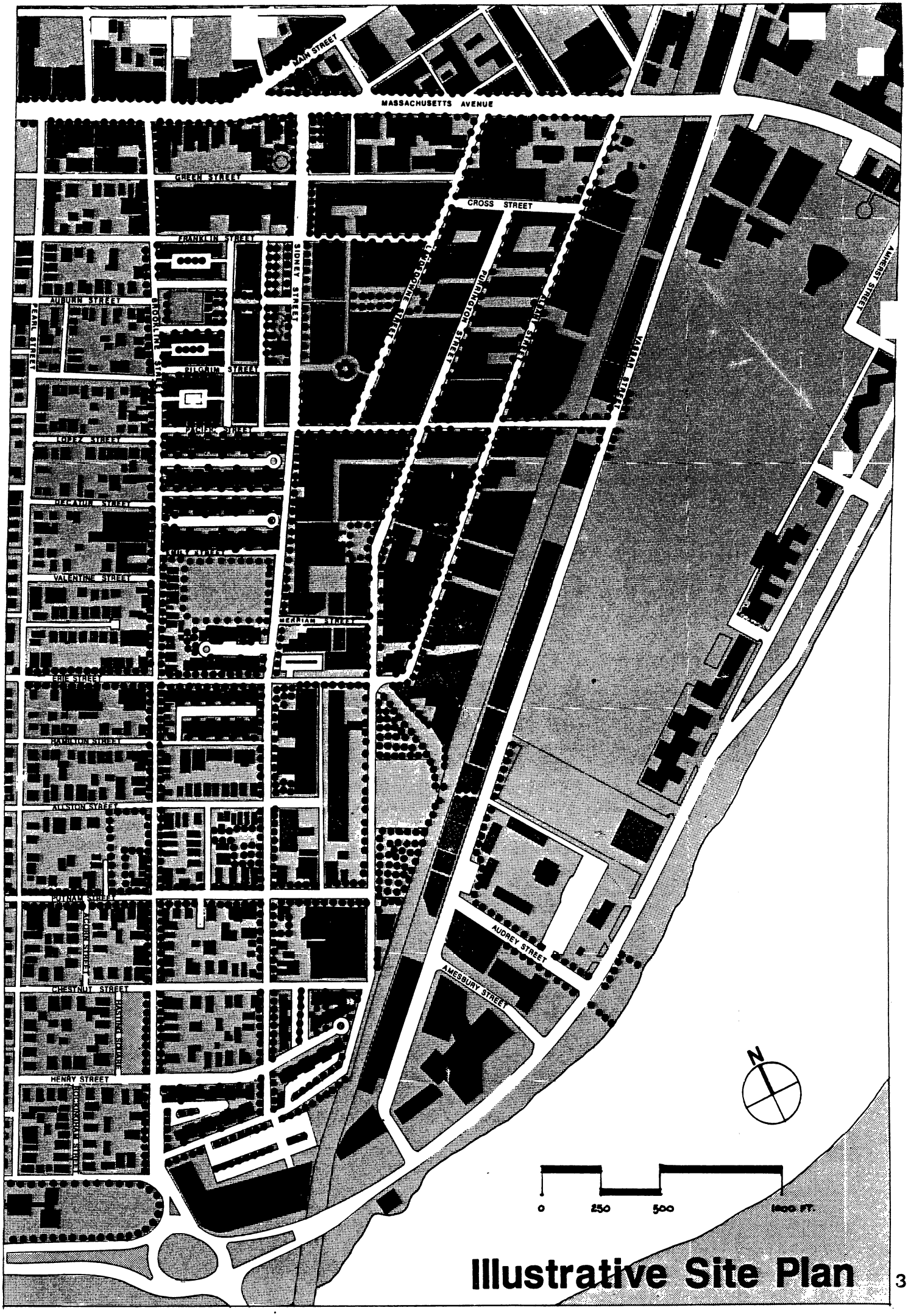
III. Next Steps Towards Implementation

   A. Distribution of Report

   B. Presentation to City Council

   C. Council Acceptance and Direction

The site plan on the opposite page illustrates the recommendations of this report.



Illustrative Site Plan

I. General Goals for the Cambridgeport Revitalization Area

The general goal is for balanced, orderly mixed-use development that is responsive to environmental, social, and economic interests of the community, including the neighborhood, businesses, and property owners. Important aspects include provision of adequate open space, housing, employment, tax revenue, and upgrading of the physical environment.

The following objectives have been identified to guide the future development of Cambridgeport.

A. Land Use Objectives

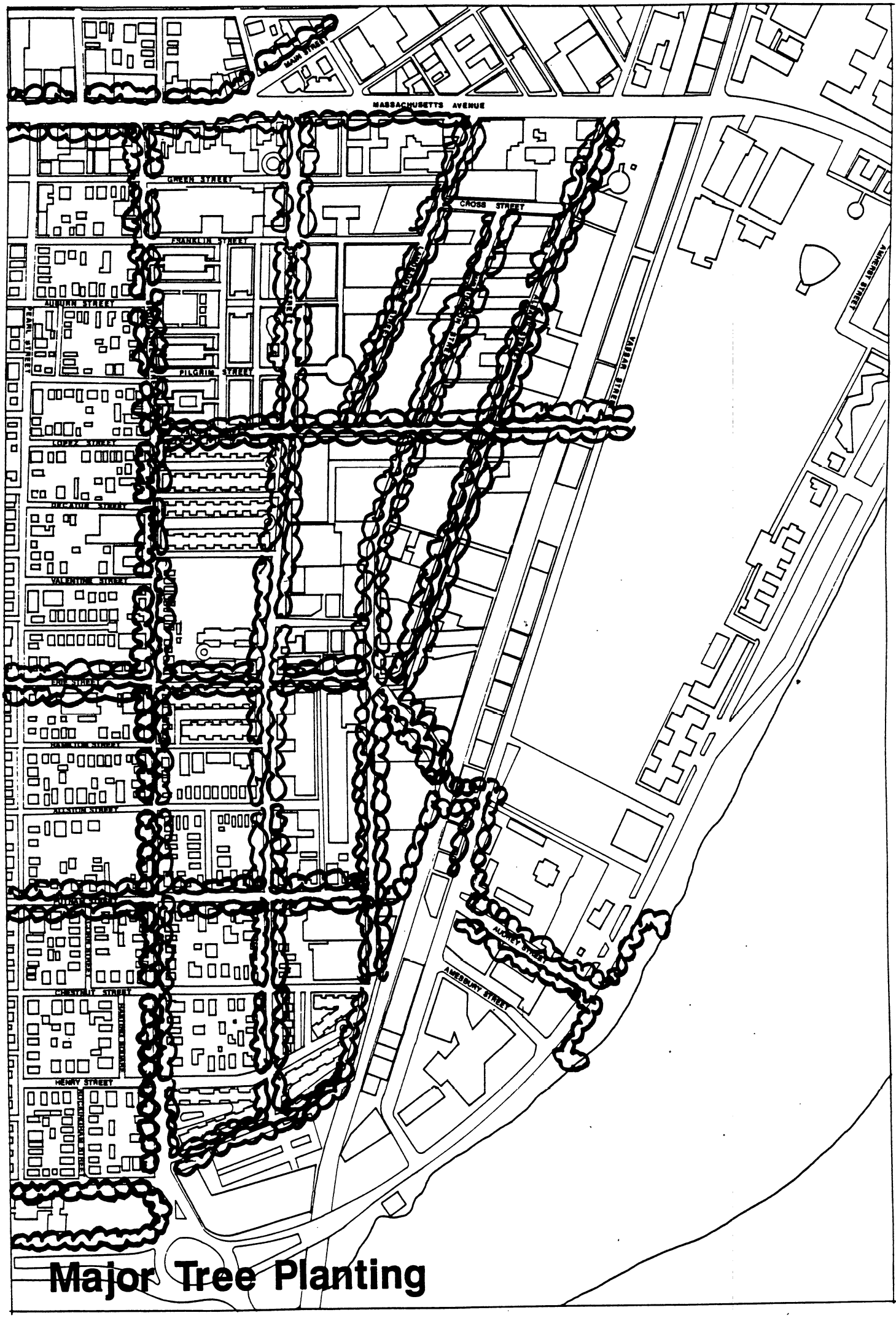
New mixed income housing with a minimum of 600 units should be provided in those areas of Cambridgeport which have historically accommodated only industry and business in order to extend the residential character of Cambridgeport, achieve a greater integration of residential and business areas, and to meet the on-going demand for housing in Cambridge. The mix of new housing should provide for a variety of ownership or rental choices and should include a significant proportion of units affordable for low and moderate income residents. Of the units here designated, the Committee recommends that a minimum of 25% affordable housing units or 150 units be sought as a goal.

B. Urban Design Objectives

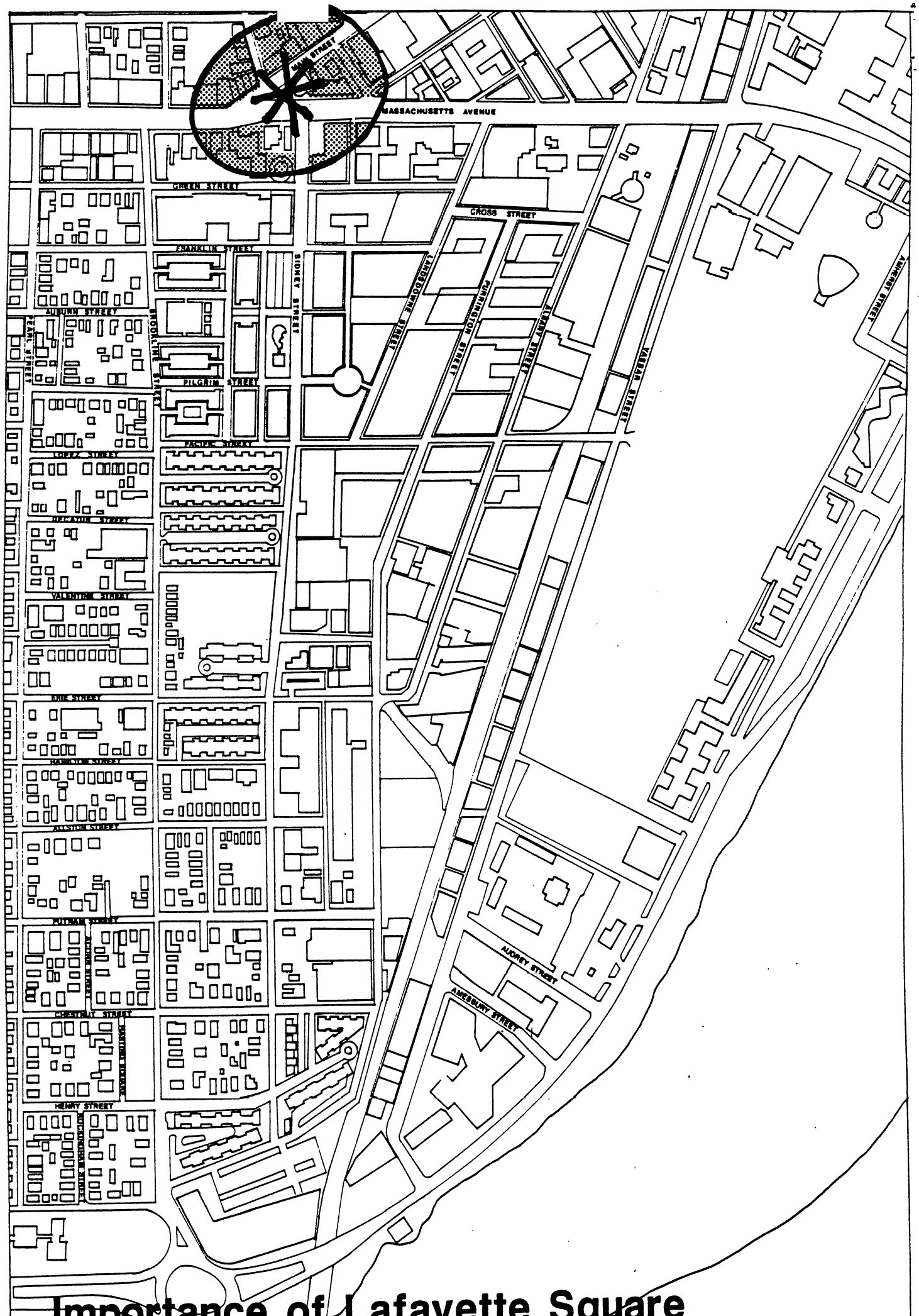
The environment of the Cambridgeport Industrial District needs major improvements in order to become an attractive mixed use area of the City. Quality of life must take precedence over vehicular circulation, and practical considerations such as traffic circulation should respect and be guided by the urban design guidelines for the area which include: 1) substantial tree planting and street improvements; 2) major new active and passive open spaces including Lafayette Square; 3) street-level treatment of the design of buildings, including garages; 4) provision of commercial/retail space at grade for shops, cafes, restaurants and entertainment; 5) blending together of community/residential and commercial/industrial land use and activity.

C. Traffic and Circulation Objectives

Traffic analysis and studies for the eastern section of the City should identify ways to accommodate existing and future traffic flows: 1) without unduly disrupting the existing Cambridgeport residential neighborhood; 2) without unduly limiting the opportunities for enhancing the urban environment in the vicinity of major projects. To the extent



Major Tree Planting



Importance of Lafayette Square

possible, Lafayette Square should be designed and used as important public space for lively day and night use, and as a transitional pedestrian node, acting as a hinge from Massachusetts Avenue into University Park and the entire Cambridgeport Revitalization Area at Sidney. This potential pedestrian place should not be allowed to become an island surrounded by traffic flows. The Committee recommends consideration of precluding vehicular connection from Main Street across Massachusetts Avenue to Sidney. Through traffic in the area should move along Sidney, Waverly and Albany Streets. Connections to Memorial Drive should be provided in locations where they can have the most beneficial effect on traffic flow and on adjacent land uses. Use of public transportation and carpooling should be encouraged to the maximum extent possible.

D. Employment and Equal Opportunity Policy

The Committee recognizes that, to a large extent, the job possibilities that will be available to the revitalized Cambridgeport area will reflect larger economic trends and market opportunities. Nonetheless, we encourage developers to seek a broad mix of commercial, research, and light industrial tenants with growth potential who will provide jobs having varying skill levels, and training and advancement potential for Cambridge residents.

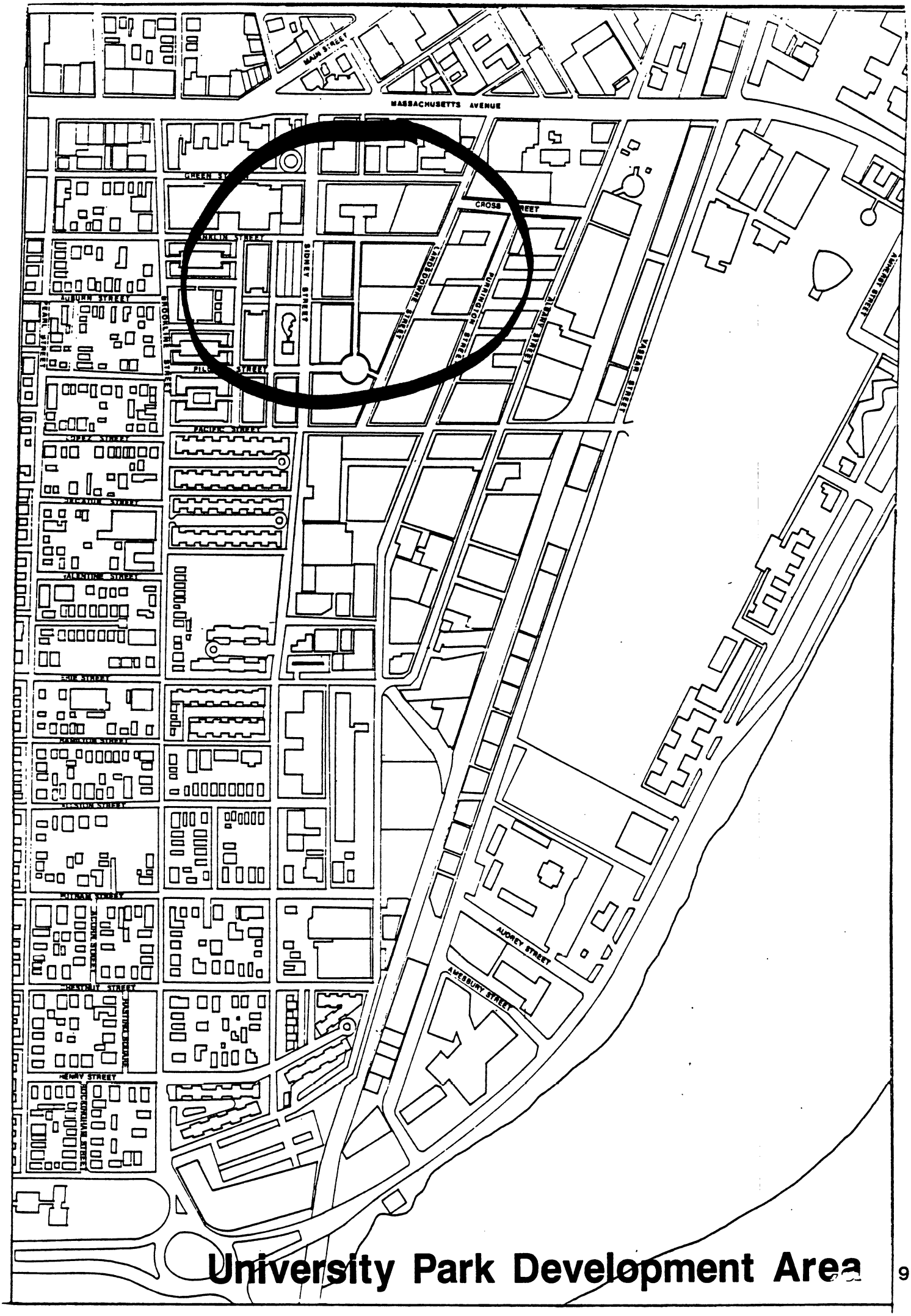
The Committee urges that the City actively enforce all applicable laws and regulations, including the Cambridge Employment Plan, and Affirmative Action Plan, which reinforce equal and open access to housing and employment for all people during both construction and operation of development in the Cambridgeport Revitalization Area.

II. Recommendations

The following recommendations summarize the views of our committee. They are grouped into two categories.

Those that deal with University Park: these can be quite specific in that University Park has been the subject of substantial analysis which has identified the technical requirements for its build-out.

Those that deal with the remainder of the Cambridgeport Industrial District: these are necessarily more general since this area has not yet been analyzed to understand the impacts of different types and densities of development. The recommendations are important in that they lay out expectations and directions for development in the near term where appropriate, and define general guidelines for analysis and study of the areas whose development will occur further in the future.



University Park Development Area

A. Recommendations for University Park

1. Land Use Recommendations Regarding University Park

Residential Use

Between 200 and 300 units of mixed-income housing should be developed on the blocks between Green and Pacific Streets and Brookline and Sidney Streets. This housing should connect to the existing neighborhood edge along Brookline Street, and extend into the University Park development using a variety of housing types and densities to achieve a transition from low-scale housing at the edge to higher scale commercial uses as one proceeds eastward through the site.

Housing Configuration

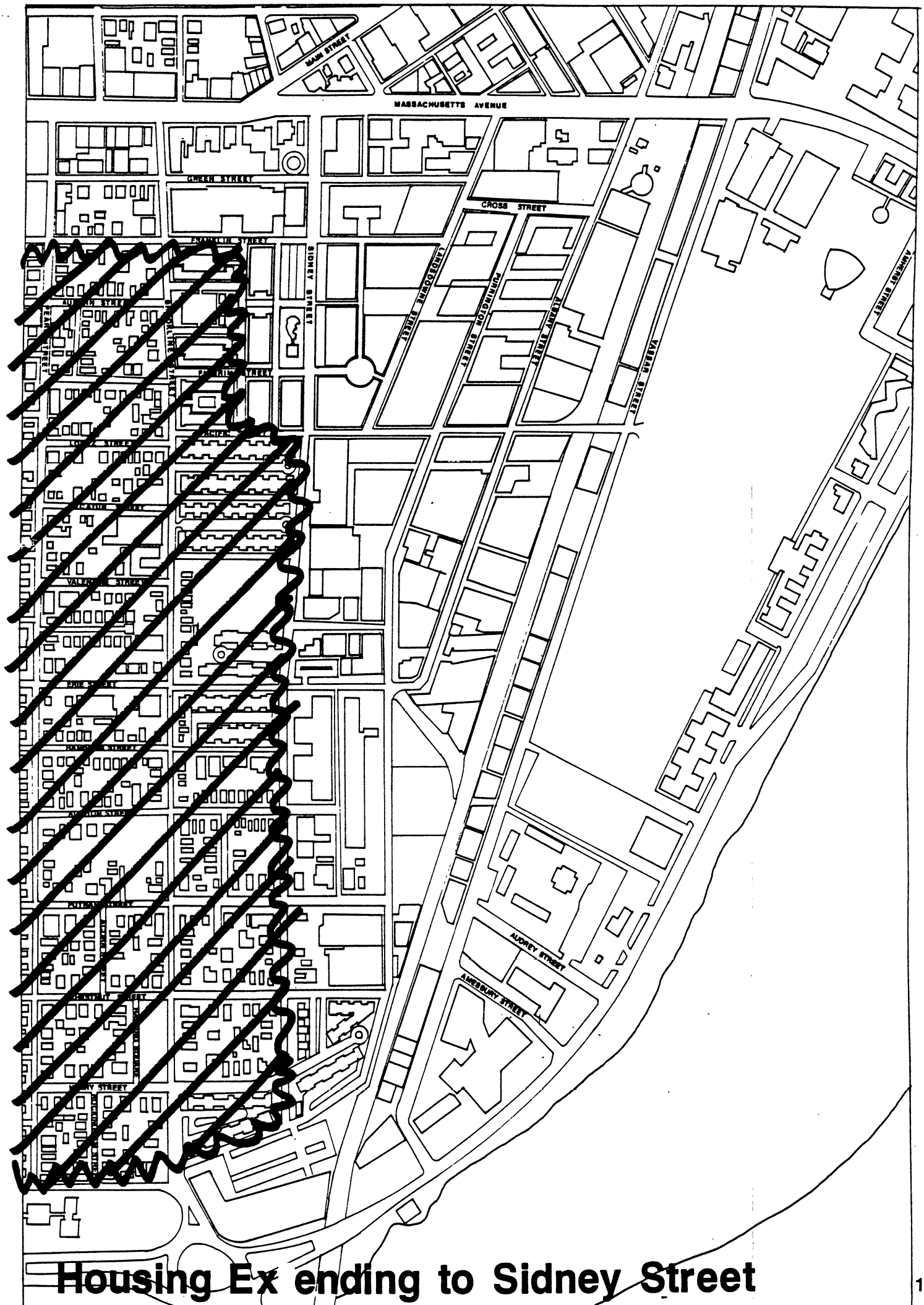
Much of the housing should be oriented to face streets running perpendicular to Brookline which are extensions of some of the existing Cambridgeport streets, to provide protected semi-private cul-de-sacs and loop streets at the center of the housing blocks, and to define an attractive urban environment. For that housing which is located on main streets and/or open spaces, ground level shops and neighborhood-oriented shops should be included as first floor uses where appropriate.

Massachusetts Avenue

Massachusetts Avenue should be stressed as a major pedestrian street and extension of the Central Square ground level retail district. Major through-block connectors into the University Park site should occur only where they reinforce this flow. Otherwise the major pedestrian connector into the Market Hall will be provided at Sidney Street.

Fenton Shoe Building

Partially in response to discussions of re-orienting the housing and ensuring that the Common is an active area, Forest City is now studying the means by which it would be possible to retain and renovate the Fenton Shoe Building for housing and retail. Retail uses on the ground floor tied to the adjacent Market Hall, including in part evening uses such as movie theaters and restaurants, would animate the Common. Using the major portion of the building for housing would bring residential use to the Common. The Committee strongly supports this use of the building.



Housing Ex ending to Sidney Street

Retail Development

Recognizing that the new retail components of the proposed Market Hall, the Fenton Shoe Building reuse, and the ground floor of buildings surrounding the Common will have an impact on Central Square, we recommend that the University Park developers work with the City, businesses, and the neighborhood to ensure that the Central Square business district is strengthened over time.

2. Urban Design Recommendations Regarding University Park

Residential Environment

The residential areas should be designed with appropriate landscaping, yards, and sitting areas. Parking for housing should be provided in a convenient and economical manner and should be screened from view to the maximum extent possible.

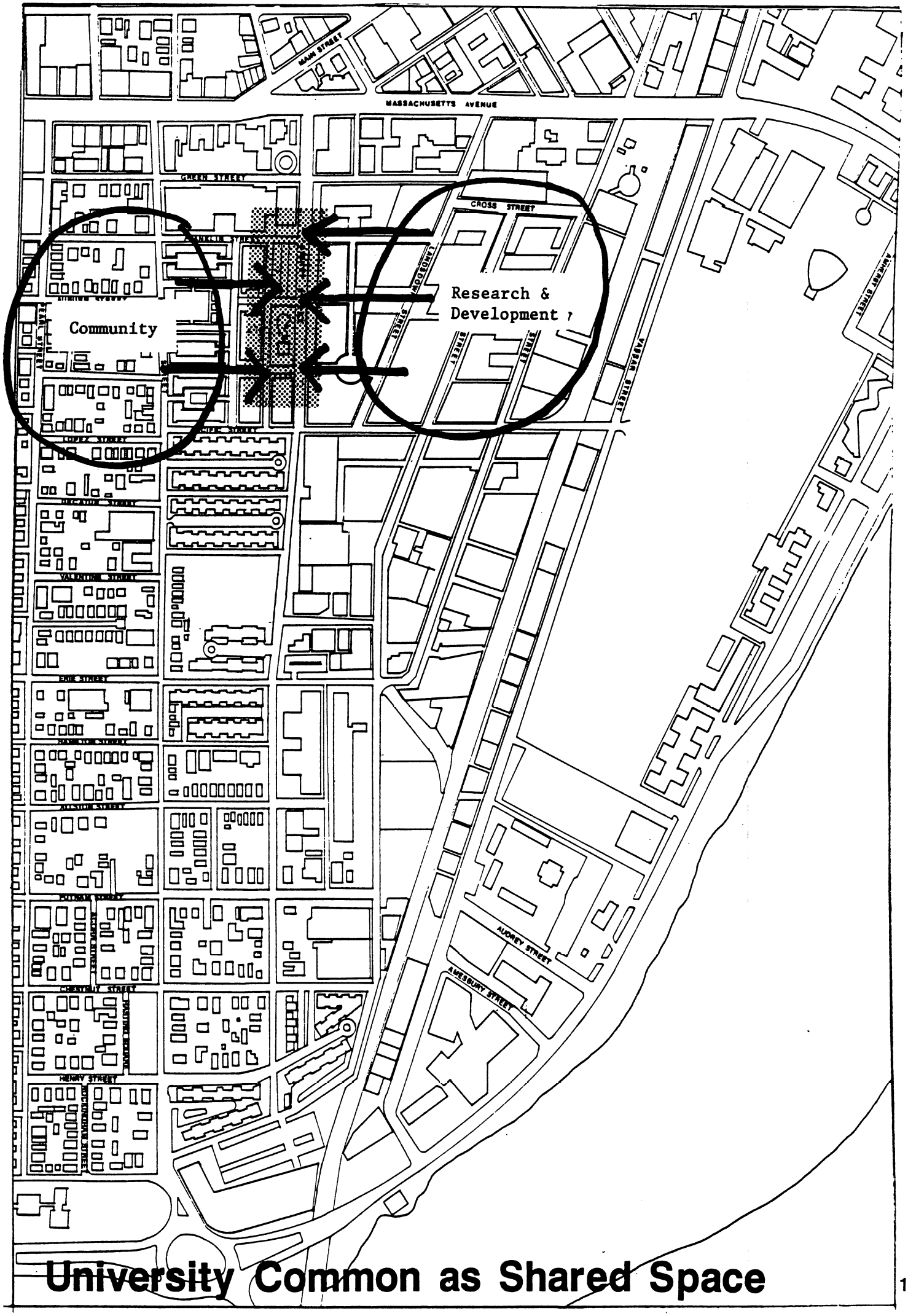
A variety of mixed-income housing types should be considered, including attached units with articulated facades to provide a modulated and varied street edge, with enough variety of form and scale throughout to relate comfortably both to the existing neighborhood and to the new development.

Open Space Environment

The Committee recommends that the northwestern edge of the Common include an element of housing to the extent possible. Buildings with first floor retail and with housing and/or office above will offer the potential for a critically important residential presence on that open space, giving it a mixed use residential, office, and retail character. The overall development incorporating offices, retail, research and development and housing thereby will be joined and integrated with the existing community, and the Common will be able to succeed as a lively open public space, in use day and night, seven days a week.

The Common should incorporate features such as sitting, play, and outdoor dining areas; some protected spaces; some performance areas; water and sculpture, as well as appropriate lighting; possibly a pavilion for exhibition and performing uses; and in general be inviting to both community residents and others at night and to all daytime users.

Auburn Park should tie into the adjacent residential community. Recognizing that this park will have an important role, the Committee recommends that the park's design be carefully developed in a dialogue with the community. The park's layout, operations, and maintenance must be carefully considered so that it serves the community as an amenity; the



University Common as Shared Space

problems which are often associated with neighborhood parks should be avoided. These considerations may result in reducing the size of the park in order to accommodate additional housing units.

Building Heights

Buildings at the Brookline Street edge should reflect the scale of the adjacent neighborhood. In general, buildings on the Common should remain at five or six stories, except the hotel and perhaps another building, which may be substantially higher in height to introduce some design variety and interest.

The proposed parking structure serving the Common, since it also abuts housing, should be carefully designed to minimize conflict with the housing, including possible retail at ground level.

Density

The allocation of square footage over the development should be distributed so as to provide appropriate transitions from its major edges to the center of the development, and to provide for taller, more prominent, buildings toward the eastern section of the development area. The allocation of density should be accomplished within the practical limits of good design which include allocating the open space, site amenities, and service requirements such as parking, in a rational and thoughtful manner.

Assuming that the findings of the environmental impact review process are respected, the overall density of the University Park project should remain within the range proposed. Achievement of the full build-out will take many years, and should be subject to analysis of impacts in a public review process. In addition, there must be a commitment to carry out effective mitigating measures, especially in regard to managing vehicular traffic.

B. General Recommendations for the Area Below Pacific Street

1. Land Use Recommendations

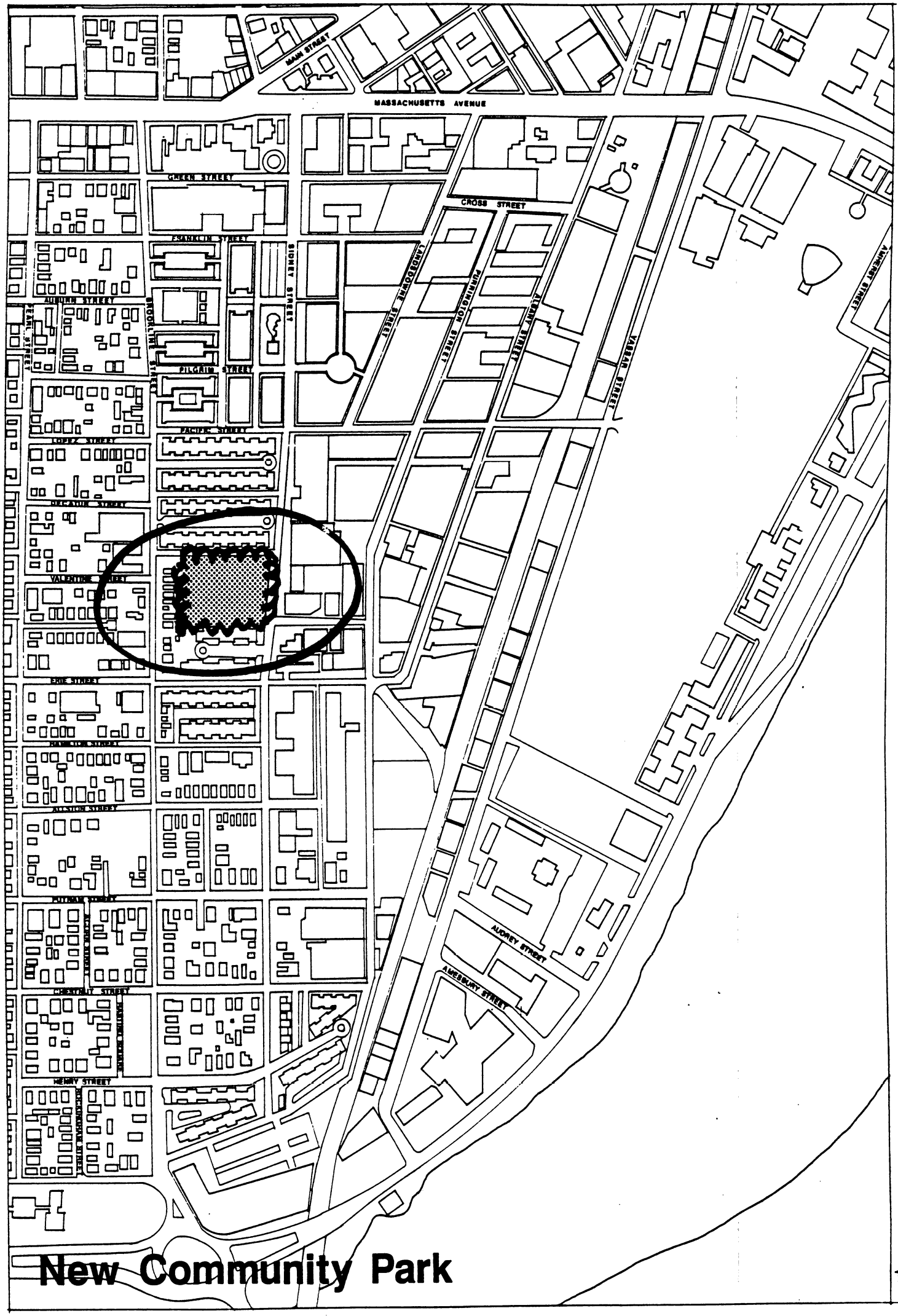
Mixed-income housing should be encouraged as a major reuse of this area, including different housing types and densities to meet the housing needs of a wide variety of individuals and families. The site between Chestnut, Sidney, Henry, and Waverly Streets has already been rezoned for housing use. Other potential sites for housing include the former Ford Assembly Plant Building and abutting areas south of Henry Street, the Fort Washington Area, and sites along Brookline, Pacific, and Sidney Streets. Housing should be encouraged between Brookline and Sidney, as shown in the illustrative site plan. The committee recognizes that increased housing in this area, which is now primarily light industry, may reduce job opportunities in the area, but considers housing to be the land use most beneficial to the community in the long run.

2. Urban Design Recommendations

A system of open spaces should be defined for this mixed industrial and residential area with provisions for active and passive uses, play fields, pedestrian oasis, and neighborhood focus. In particular, a comprehensive program for the use of Lafayette Square, Fort Washington and the provision of a neighborhood park and other open space areas for this sector of the City needs to be developed. This program should include siting and design concepts, acquisition programs, maintenance and management approach, and financing mechanisms.

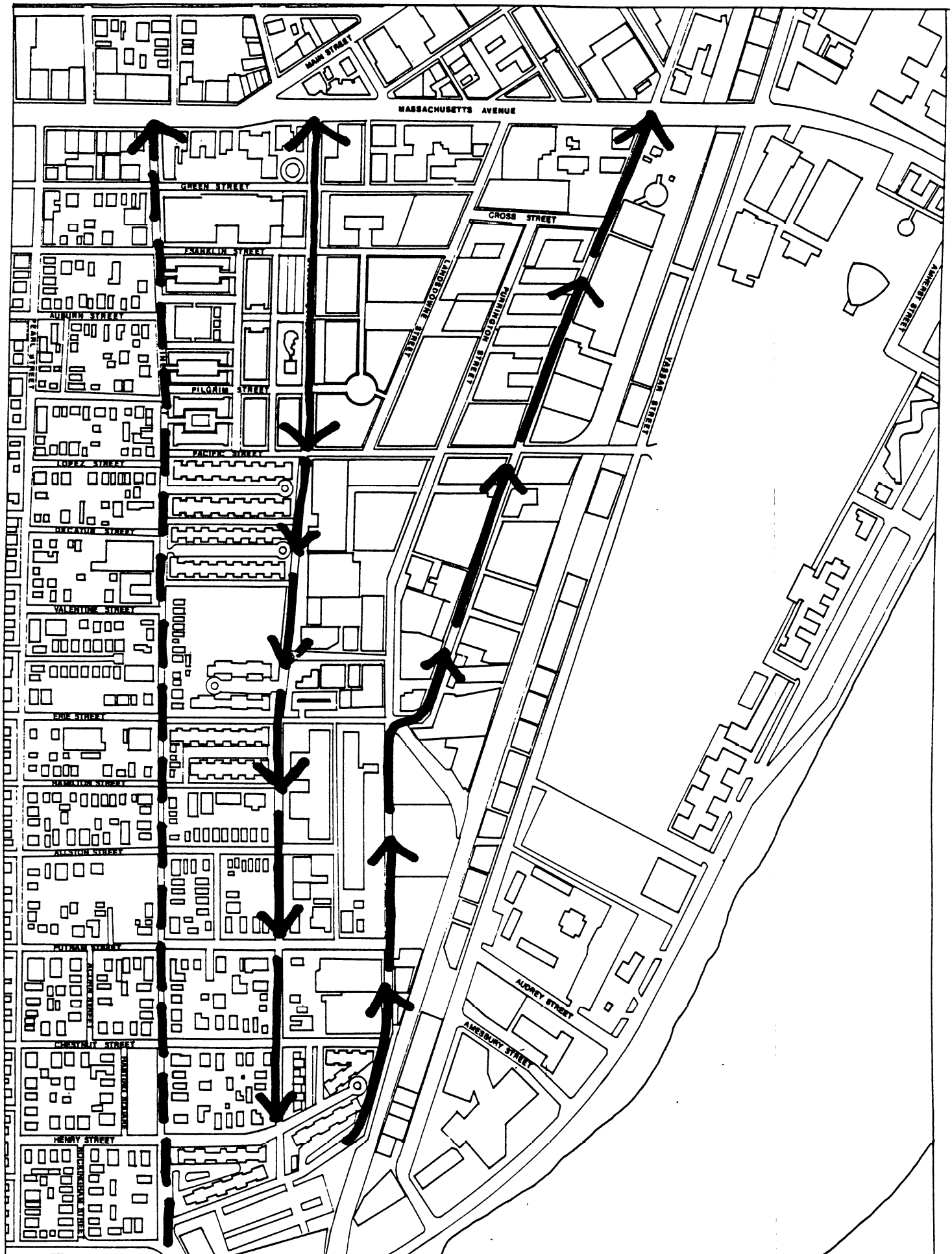
The Committee strongly recommends that a neighborhood park for active uses be provided, similar in scale and use to the facility proposed by the Community Development Department in the Cambridgeport Revitalization Plan (which suggested the block between Pacific, Sidney, Brookline, and Tudor Streets) in the same or comparable location below Pacific. The illustrative site plan prepared with this report shows an alternative site located on a portion of the block between Emily and Erie west of Sidney. Further studies will be needed to determine the uses and design of the park and whether one of these or an alternative site is appropriate.

Prominent lines of trees should be extended throughout the Cambridgeport Revitalization Area from University Park to provide visual unity and to accomplish an environmental transformation of the entire area.


MASSACHUSETTS AVENUE
MAIN STREET
GREEN STREET
FRANKLIN STREET
AUBURN STREET
BROOKLINE STREET
PILGRIM STREET
PACIFIC STREET
LOPEZ STREET
HECATUR STREET
VALENTINE STREET
ERIE STREET
HAMILTON STREET
ALLSTON STREET
MITCHELL STREET
CHESTNUT STREET
HENRY STREET
SIDNEY STREET
LANDSDOWNE STREET
MASSACHUSETTS AVENUE
CROSS STREET
PURINGTON STREET
AUDREY STREET
AMESBURY STREET
MAGAZINE STREET
New Community Park

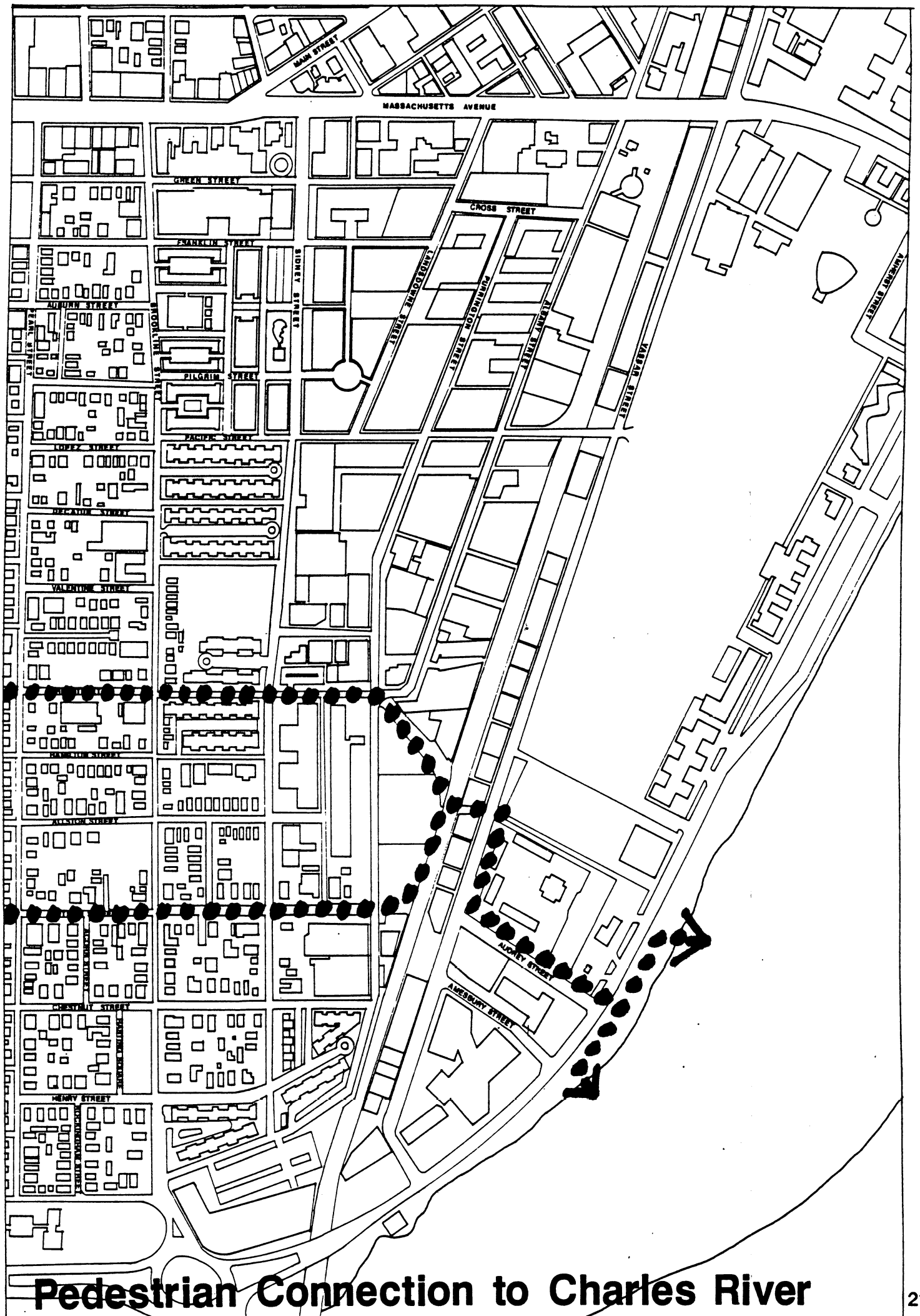
3. Traffic and Circulation Recommendations

Depending on the outcome of traffic studies and analysis, new traffic routes should be established in this area, possibly a one-way pair using Sidney Street and Waverly/Albany Streets. Some connector requiring new rights of way will be important from Waverly to Memorial Drive. Linkages to Memorial Drive and/or other major arteries should be provided by means of connectors across the railroad right-of-way. These connectors will serve not only to manage traffic, but will provide important links between Cambridgeport and the Charles River. An important consideration is the goal of reducing the current flow of traffic on Brookline. Although further study will be required to establish feasibility of specific locations, the committee recommends consideration of a vehicular crossing at Pacific, continuity of a landscaped pedestrian pathway from the residential areas to Fort Washington, along Putnam and Erie, and further continuity of that landscaped pedestrian pathway to the Charles River, after crossing the railroad tracks at Fort Washington.



Note: Street Directions Illustrative Only

ra ic Reduction on Brookline Street



Pedestrian Connection to Charles River

III. Next Steps Towards Implementation

A. The Committee through the Community Development Department will communicate these recommendations as the consensus of the Blue Ribbon Committee to the major landowners in the Cambridgeport Revitalization Area, to community groups, and to other immediately impacted parties.

B. The Committee is prepared to present its recommendations to the City Council at a hearing to which the Planning Board, general public, and other interested parties will be invited.

C. Upon the City Council's acceptance of this Blue Ribbon Committee report, the Community Development Department should be instructed by the Council to draft appropriate zoning changes to encourage and ensure implementation of these recommendations.

Acknowledgements

The Chairman wishes to acknowledge the efforts of the following individuals who participated in the discussions leading to this report.

Roger Boothe, Director of Urban Design, Community Development Dept. Mr. Boothe served as staff to the Committee, providing background on previous planning and design efforts and helping to facilitate the Committee's work.

Cambridgeport Residents

Leah Stoner, 15 Green Street. Voiced concerns about construction impacts and the fact that no additional housing was proposed for sites immediately across from her residence.

Peter Valentine, 55 Blanche Street. Made numerous criticisms of the plan and suggestions for how the plan should be modified.

City Representatives

Saundra Graham, City Councillor.

Alice Wolf, City Councillor.

Michael Rosenberg, Assistant City Manager for Community Development.

Developers and Consultants Who Advised the Committee

Lance Fair, Better Cities, Inc. Mr. Fair made several suggestions relating to housing and design.

Robert H. Kuehn, Jr. Housing Economics.
Mr. Kuehn was a member of the Committee until July 25, 1986, when he resigned due to a potential conflict of interest.

Fred Koetter, Koetter, Kim and Associates. Mr. Koetter presented the urban design plan of Forest City Development and made design studies of various suggestions by the Committee.

Catherine Donaher, consultant to MIT. Reviewed final drafts for MIT.

David Barrett, Boston Properties. Mr. Barrett discussed the Kendall Square urban renewal project as it relates to Cambridgeport.

Susan McCracken, Cognetics. Ms. McCracken, a consultant to Forest City, discussed market conditions.

Alex Steinberg, Resource Capital Group. Mr. Steinberg, a developer interested in housing sites in Cambridgeport, observed several meetings.

Special thanks to the architectural firm of Cambridge Seven Associates, which donated design and graphics assistance to the Committee.

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CAMBRIDGE MA.

HRI
HOMEOWNER'S
REHAB, INC.

MEMORANDUM

TO: City of Cambridge Ordinance Committee

FROM: Peter Daly, Executive Director

DATE: December 15, 1997

RE: Proposed Amendment to Cambridgeport Revitalization Development District, Building Height Limitations

---

I am writing to express my concerns about the proposed amendment to the Cambridgeport Revitalization Development District also know as the Urena Petition. Specifically, I am concerned that the reduction in building height limitation will negatively impact our ability to develop the second phase of the Brookline Street Housing in a manner that will both comply with the approved Housing Plan that was agreed upon at the time of the original zoning, and reach a consensus on Planning Board and neighborhood concerns.

The current Housing Plan calls for Homeowner's Rehab, Inc. to build approximately 150-159 units on Brookline Street. In the first phase, 77 units were constructed, leaving an outstanding obligation of approximately 73-82 units. If the Urena Proposal is approved, the height limit will be reduced from seventy feet to sixty feet on the back portion of this parcel. This would likely result in one of the following:

A. Reduction in the number of housing units.
This would be in conflict with the Housing Plan and should be evaluated in the context of the City's need for housing, particularly affordable housing.

B. Design units below grade.
We could posssibly compensate for the height reduction by designing some units below grade. However given the high water-table on this site, below-grade units would have many consequences and may not be feasible.

C. Building a Flatter Development Utilizing the Maximum Height Allowable on

THIS AGENCY IS SUPPORTED BY
UNITED WAY
OF MASSACHUSETTS BAY

C. Building a Flatter Development Utilizing the Maximum Height Allowable on Brookline Street.

In developing the first phase of housing, we discussed two options with the neighborhood and Planning Board: a "stepped up" approach varying from mostly two and three story buildings on Brookline Street to a six story building at the rear, and a "flatter" design that would be four stories on Brookline Street and have a smaller incremental change toward the back of the property. Both the neighborhood and Planning Board endorsed the "stepping-up" option which was ultimately built. A reduction in the height limit for Phase IIwould limit our flexibility and likely result in more density along Brookline Street.

Given these issues, we believe that the reduction in height would have problematic impact on the second phase of the Brookline Street Housing.

MRT
MASSAVE REALTY TRUST

12 December 1997

City Council Ordinance Committee
City Hall
795 Massachusetts Avenue
Cambridge, Mass. 02139

Re: Urena Petition to Downzone a Portion of University Park

Ladies and Gentlemen of the Council:

As Vice President of the Central Square Business Association, Chairman of its Executive Committee, a property owner and businessperson in Central Square, I feel that the Urena Petition is very self-serving, focuses on a benefit to a small group of residents and is quite unfair, coming at this time. I urge the Council Ordinance Committee to reject the petition. This spot-zoning petition is not based on a broad examination of circumstances. It is solely in the interest of a small group of residents at the Kennedy Lofts who seem to want to move a proposed park to a position immediately to the south of their residences. The original location of the park was established in 1986 as a result of the Cambridgeport Blue Ribbon Report and had the benefit of broad-based scrutiny and public interaction. Forest City Development has made serious legal and financial commitments to the park in its originally approved location. Central Square and the businesses and residents of the area would all benefit from the park in its original location. Please reject the Urena Petition.

Thank you for your consideration.

Very sincerely yours,

Arnold B. Goldstein

485 Massachusetts Avenue, Cambridge, MA 02139-4018
Tel 617•441•6900 Fax 617•441•0288

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OFFICE OF CITY CLERK
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CAMBRIDGE MA.

December 16, 1997

City Councilor Francis Duehay
Chair, City Council Ordinance Committee
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Councilor Duehay:

I write in strong opposition to the Urena petition pending before the Ordinance Committee. I have a long history and involvement in the planning of University Park at MIT. I served on the 1986 Cambridgeport Blue Ribbon Committee that established the framework for the mixed-use zoning district now in place. A copy of the Committee Report that was filed in December of 1986 is enclosed.

The current zoning article for University Park at MIT was a result of many open meetings and interactive community dialogue with Forest City, MIT, the City Councilors, the Community Development Department, neighbors, and community members. The end product is a model mixed-use district that will provide a minimum of 400 units of rental housing, space for job-creating research and development business, office space, and retail beneficial to the community.

The changes associated with the Urena petition are not beneficial to the City of Cambridge, nor do they reflect the spirit of the open process undertaken in the mid 1980's. This petition would reduce the height of valuable parcels designated for affordable housing and future commercial development. It appears to be drafted with a narrow goal in mind of protecting a small group of immediate self-interested residents concerned about shadow lines and park location.

The Urena petition does not move or change the University Park Common in its substance or its location. Forest City has shared information concerning the location of this park with neighbors at public meetings throughout the past nine or ten years. A more reasoned attempt to advocate for a change in the location or the uses of the park should have occurred at a more appropriate time, and not at the last minute after the developer has committed resources, time, and money to the design of the new park and buildings for Millennium.

I urge the defeat of this petition. Thank you.

Sincerely,

Norman T. McIver

NTM:tlc
Enclosure

cc: Cambridge City Clerk Margaret Drury
Mayor Sheila Doyle Russell
Members of the Cambridge City Council

Cambridgeport

Blue Ribbon Committee Report
December, 1986

HARVARD UNIVERSITY GRADUATE SCHOOL OF DESIGN

5 December 1986

Robert W. Healy
City Manager
City Hall
Cambridge, MA 02139

Dear Mr. Healy:

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On a personal note, I want to thank all the members of the Committee. Their commitment and cooperation made our hard work a pleasure, and as a Chairman, I am grateful to all of them.

I also want to thank you, Mr. Healy, for the opportunity to work on this difficult but gratifying assignment. I do hope our work will contribute to a final disposition on the development of the Cambridgeport Revitalization Area.

Very truly yours,

Wilhelm Viggo von Moltke

Wilhelm Viggo von Moltke
Chairman, Cambridgeport Blue Ribbon Committee
Professor Emeritus, Harvard Graduate School of Design

CAMBRIDGEPORT BLUE RIBBON COMMITTEE REPORT

Submitted to the City Manager, Robert W. Healy by the Committee:

Wilhelm Viggo von Moltke, Chairman
Professor Emeritus, Harvard Graduate School of Design

Peter Chermayeff, Assistant Chairman
Cambridge Seven Associates

Pablo Calderon
Riverside Cambridgeport Community Corporation

Mary Flynn
Community Development Department

Drew Leff
Forest Cities Enterprises

Faith McDonald
City Assessor

Norman McIver
Cambridge Trust Company

Ron Suduiko
Massachusetts Institute of Technology

Benjamin Thompson, Jr.
Benjamin Thompson & Associates

OUTLINE

Cambridgeport Blue Ribbon Committee Report

I. General Goals and Objectives for the Cambridgeport Revitalization Area

   A. Land Use Objectives

   B. Urban Design Objectives

   C. Traffic and Circulation Objectives

   D. Employment and Equal Opportunity Policy

II. Recommendations

   A. Recommendations for University Park

   B. General Recommendations for the Area Below Pacific Street and for Massachusetts Avenue at Lafayette Square

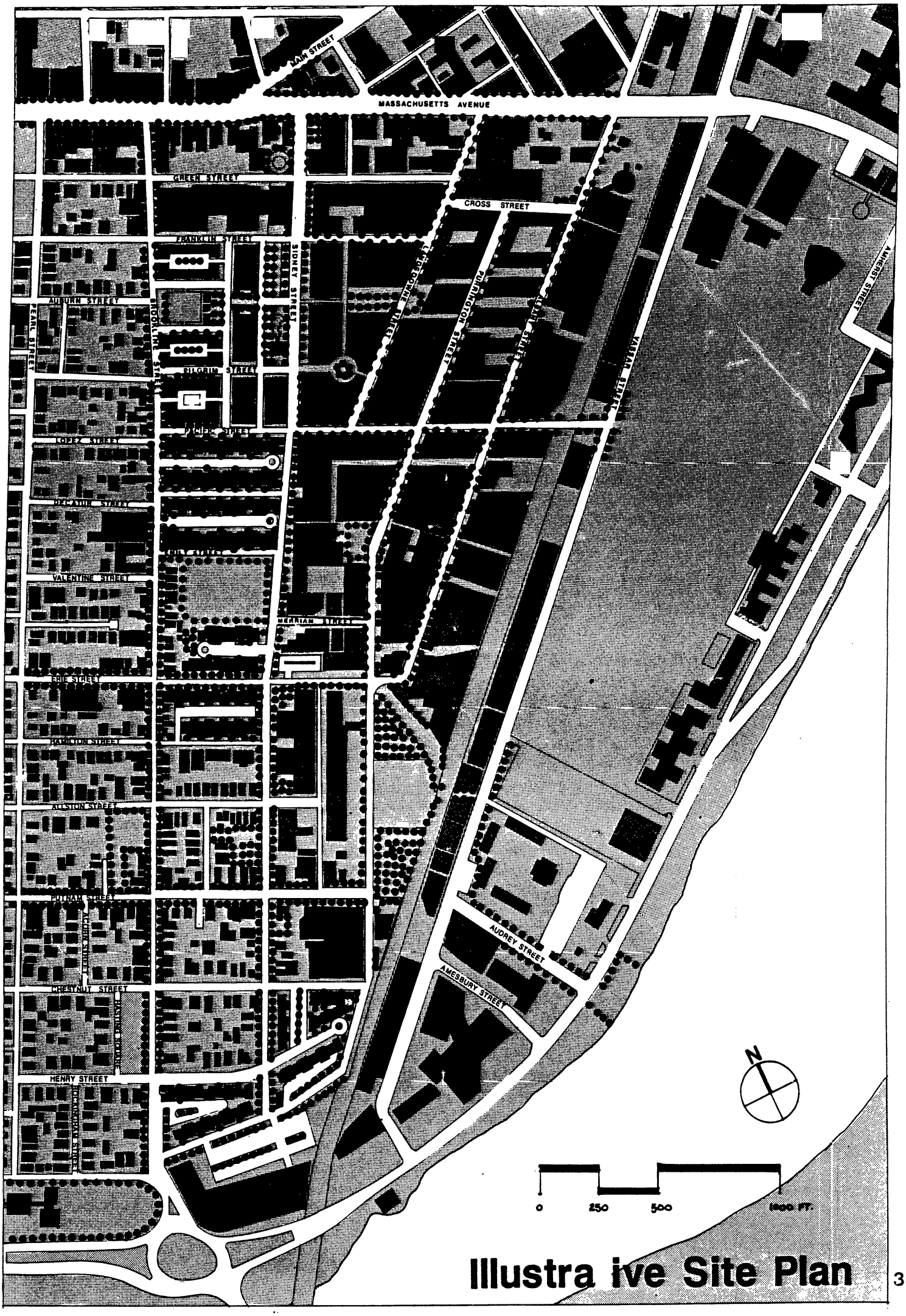
III. Next Steps Towards Implementation

   A. Distribution of Report

   B. Presentation to City Council

   C. Council Acceptance and Direction

The site plan on the opposite page illustrates the recommendations of this report.



Illustrative Site Plan

I. General Goals for the Cambridgeport Revitalization Area

The general goal is for balanced, orderly mixed-use development that is responsive to environmental, social, and economic interests of the community, including the neighborhood, businesses, and property owners. Important aspects include provision of adequate open space, housing, employment, tax revenue, and upgrading of the physical environment.

The following objectives have been identified to guide the future development of Cambridgeport.

A. Land Use Objectives

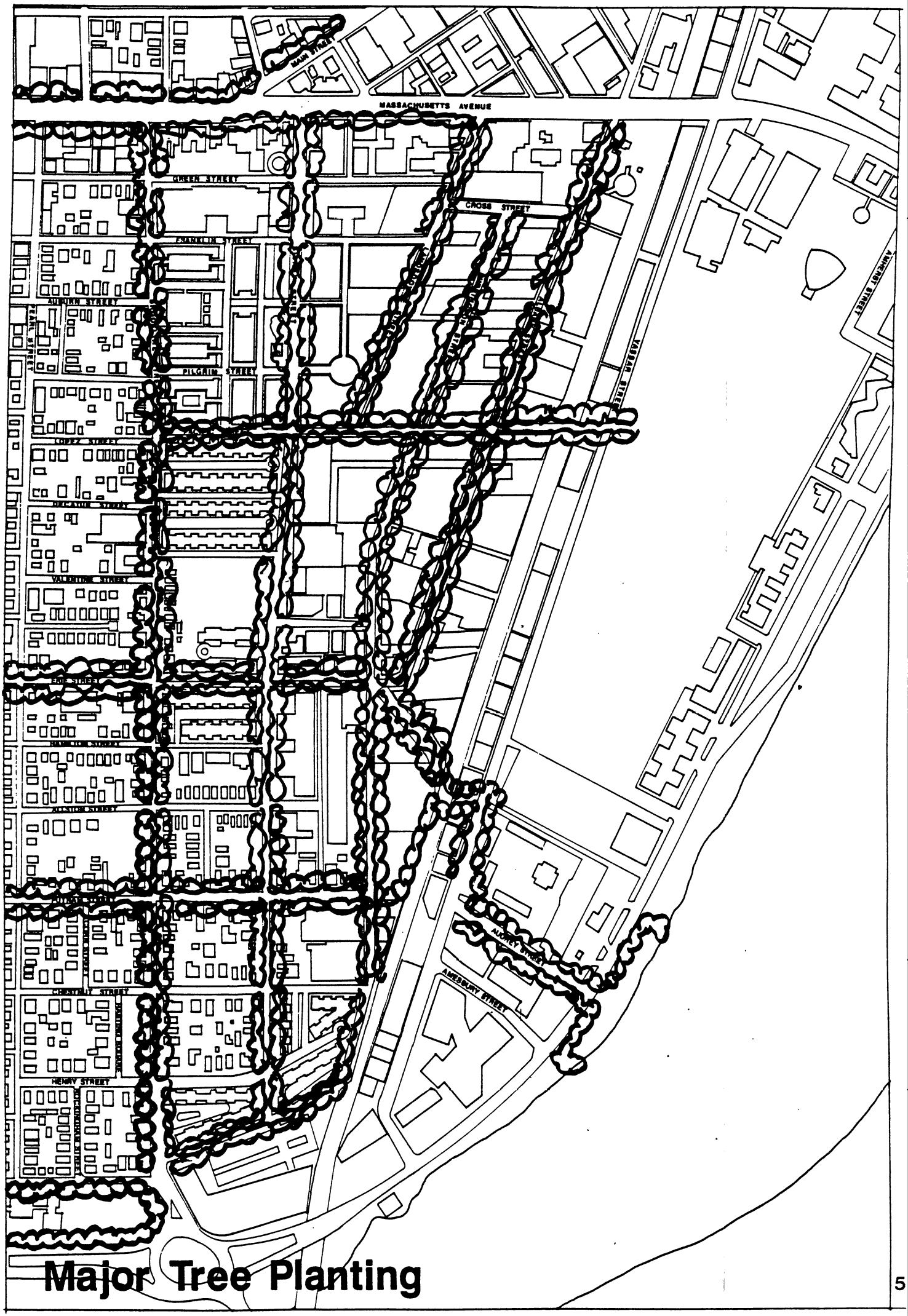
New mixed income housing with a minimum of 600 units should be provided in those areas of Cambridgeport which have historically accommodated only industry and business in order to extend the residential character of Cambridgeport, achieve a greater integration of residential and business areas, and to meet the on-going demand for housing in Cambridge. The mix of new housing should provide for a variety of ownership or rental choices and should include a significant proportion of units affordable for low and moderate income residents. Of the units here designated, the Committee recommends that a minimum of 25% affordable housing units or 150 units be sought as a goal.

B. Urban Design Objectives

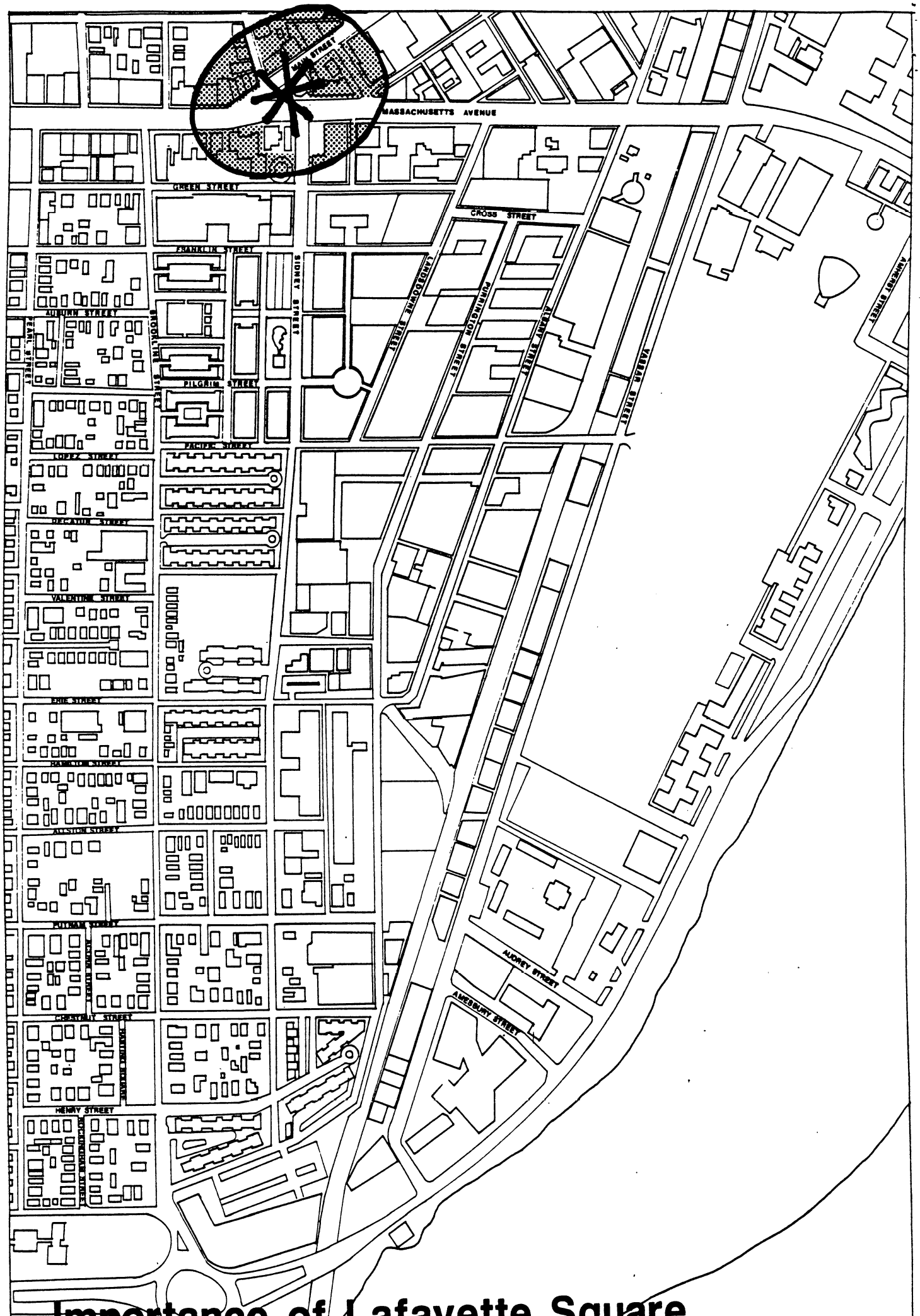
The environment of the Cambridgeport Industrial District needs major improvements in order to become an attractive mixed use area of the City. Quality of life must take precedence over vehicular circulation, and practical considerations such as traffic circulation should respect and be guided by the urban design guidelines for the area which include: 1) substantial tree planting and street improvements; 2) major new active and passive open spaces including Lafayette Square; 3) street-level treatment of the design of buildings, including garages; 4) provision of commercial/retail space at grade for shops, cafes, restaurants and entertainment; 5) blending together of community/residential and commercial/industrial land use and activity.

C. Traffic and Circulation Objectives

Traffic analysis and studies for the eastern section of the City should identify ways to accommodate existing and future traffic flows: 1) without unduly disrupting the existing Cambridgeport residential neighborhood; 2) without unduly limiting the opportunities for enhancing the urban environment in the vicinity of major projects. To the extent



Major Tree Planting



Importance of Lafayette Square

possible, Lafayette Square should be designed and used as important public space for lively day and night use, and as a transitional pedestrian node, acting as a hinge from Massachusetts Avenue into University Park and the entire Cambridgeport Revitalization Area at Sidney. This potential pedestrian place should not be allowed to become an island surrounded by traffic flows. The Committee recommends consideration of precluding vehicular connection from Main Street across Massachusetts Avenue to Sidney. Through traffic in the area should move along Sidney, Waverly and Albany Streets. Connections to Memorial Drive should be provided in locations where they can have the most beneficial effect on traffic flow and on adjacent land uses. Use of public transportation and carpooling should be encouraged to the maximum extent possible.

D. Employment and Equal Opportunity Policy

The Committee recognizes that, to a large extent, the job possibilities that will be available to the revitalized Cambridgeport area will reflect larger economic trends and market opportunities. Nonetheless, we encourage developers to seek a broad mix of commercial, research, and light industrial tenants with growth potential who will provide jobs having varying skill levels, and training and advancement potential for Cambridge residents.

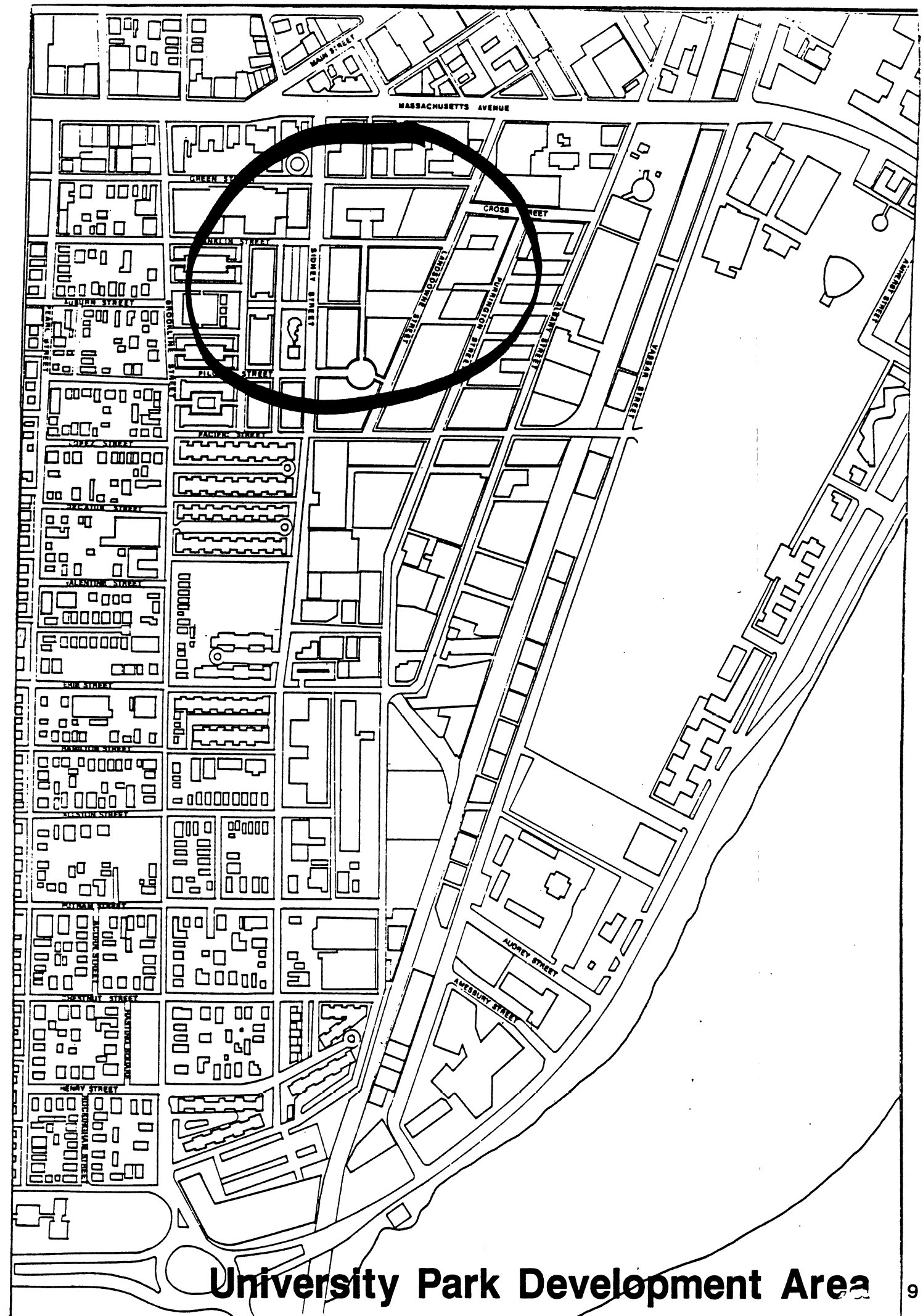
The Committee urges that the City actively enforce all applicable laws and regulations, including the Cambridge Employment Plan, and Affirmative Action Plan, which reinforce equal and open access to housing and employment for all people during both construction and operation of development in the Cambridgeport Revitalization Area.

II. Recommendations

The following recommendations summarize the views of our committee. They are grouped into two categories.

Those that deal with University Park: these can be quite specific in that University Park has been the subject of substantial analysis which has identified the technical requirements for its build-out.

Those that deal with the remainder of the Cambridgeport Industrial District: these are necessarily more general since this area has not yet been analyzed to understand the impacts of different types and densities of development. The recommendations are important in that they lay out expectations and directions for development in the near term where appropriate, and define general guidelines for analysis and study of the areas whose development will occur further in the future.



University Park Development Area

A. Recommendations for University Park

1. Land Use Recommendations Regarding University Park

Residential Use

Between 200 and 300 units of mixed-income housing should be developed on the blocks between Green and Pacific Streets and Brookline and Sidney Streets. This housing should connect to the existing neighborhood edge along Brookline Street, and extend into the University Park development using a variety of housing types and densities to achieve a transition from low-scale housing at the edge to higher scale commercial uses as one proceeds eastward through the site.

Housing Configuration

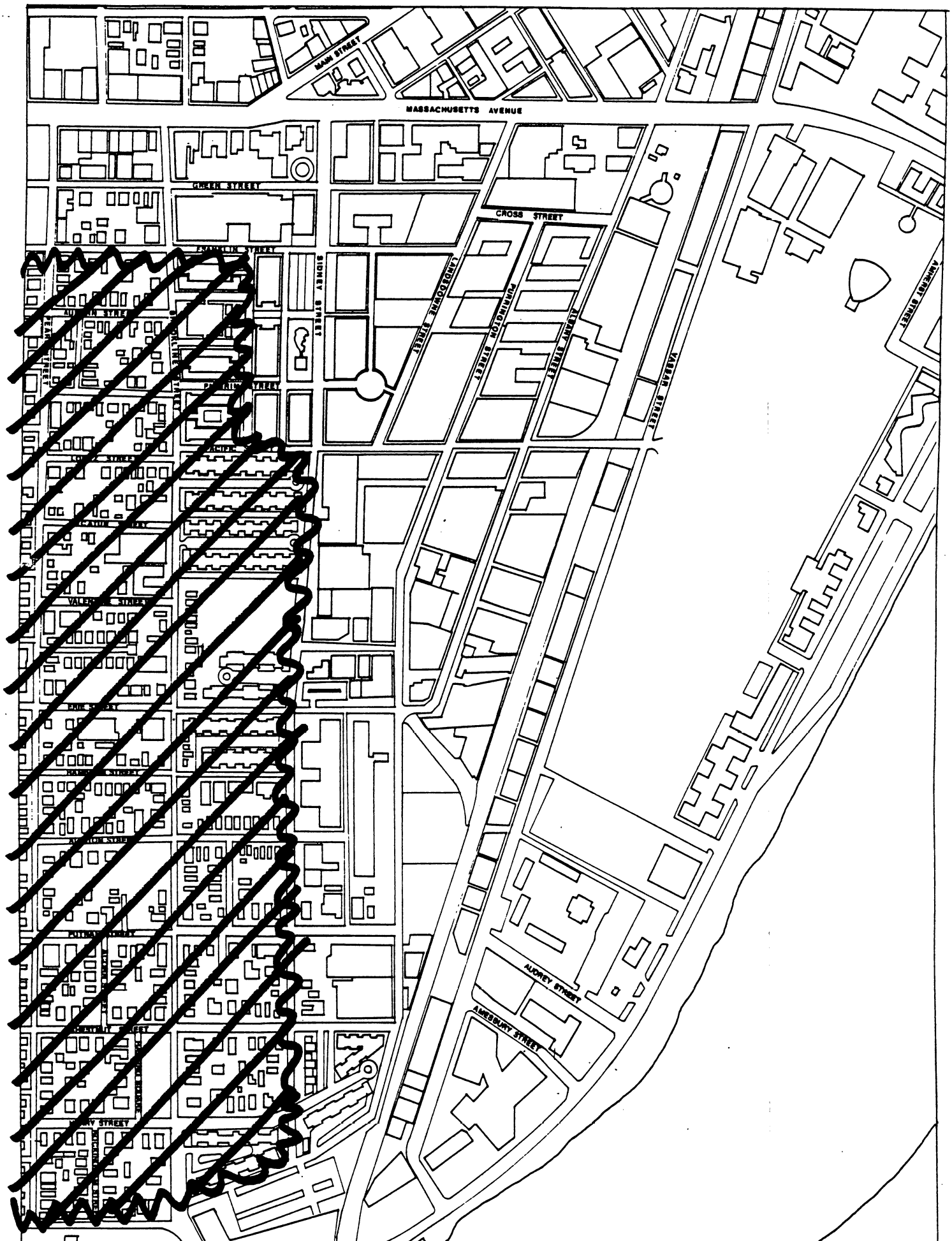
Much of the housing should be oriented to face streets running perpendicular to Brookline which are extensions of some of the existing Cambridgeport streets, to provide protected semi-private cul-de-sacs and loop streets at the center of the housing blocks, and to define an attractive urban environment. For that housing which is located on main streets and/or open spaces, ground level shops and neighborhood-oriented shops should be included as first floor uses where appropriate.

Massachusetts Avenue

Massachusetts Avenue should be stressed as a major pedestrian street and extension of the Central Square ground level retail district. Major through-block connectors into the University Park site should occur only where they reinforce this flow. Otherwise the major pedestrian connector into the Market Hall will be provided at Sidney Street.

Fenton Shoe Building

Partially in response to discussions of re-orienting the housing and ensuring that the Common is an active area, Forest City is now studying the means by which it would be possible to retain and renovate the Fenton Shoe Building for housing and retail. Retail uses on the ground floor tied to the adjacent Market Hall, including in part evening uses such as movie theaters and restaurants, would animate the Common. Using the major portion of the building for housing would bring residential use to the Common. The Committee strongly supports this use of the building.



Housing Extending to Sidney Stree

Retail Development

Recognizing that the new retail components of the proposed Market Hall, the Fenton Shoe Building reuse, and the ground floor of buildings surrounding the Common will have an impact on Central Square, we recommend that the University Park developers work with the City, businesses, and the neighborhood to ensure that the Central Square business district is strengthened over time.

2. Urban Design Recommendations Regarding University Park

Residential Environment

The residential areas should be designed with appropriate landscaping, yards, and sitting areas. Parking for housing should be provided in a convenient and economical manner and should be screened from view to the maximum extent possible.

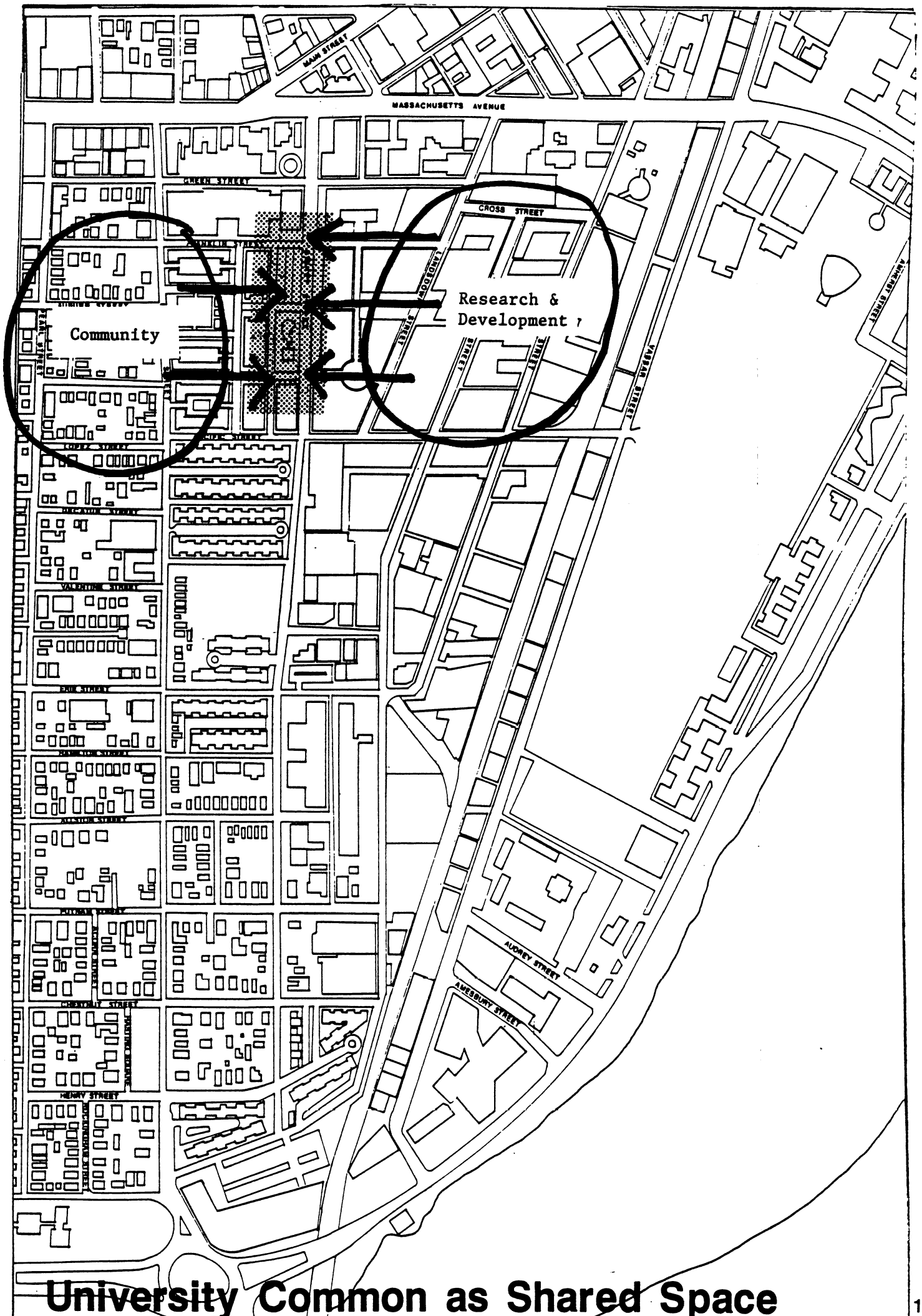
A variety of mixed-income housing types should be considered, including attached units with articulated facades to provide a modulated and varied street edge, with enough variety of form and scale throughout to relate comfortably both to the existing neighborhood and to the new development.

Open Space Environment

The Committee recommends that the northwestern edge of the Common include an element of housing to the extent possible. Buildings with first floor retail and with housing and/or office above will offer the potential for a critically important residential presence on that open space, giving it a mixed use residential, office, and retail character. The overall development incorporating offices, retail, research and development and housing thereby will be joined and integrated with the existing community, and the Common will be able to succeed as a lively open public space, in use day and night,seven days a week.

The Common should incorporate features such as sitting, play, and outdoor dining areas; some protected spaces; some performance areas; water and sculpture, as well as appropriate lighting; possibly a pavilion for exhibition and performing uses; and in general be inviting to both community residents and others at night and to all daytime users.

Auburn Park should tie into the adjacent residential community. Recognizing that this park will have an important role, the Committee recommends that the park's design be carefully developed in a dialogue with the community. The park's layout, operations, and maintenance must be carefully considered so that it serves the community as an amenity; the



University Common as Shared Space

problems which are often associated with neighborhood parks should be avoided. These considerations may result in reducing the size of the park in order to accommodate additional housing units.

Building Heights

Buildings at the Brookline Street edge should reflect the scale of the adjacent neighborhood. In general, buildings on the Common should remain at five or six stories, except the hotel and perhaps another building, which may be substantially higher in height to introduce some design variety and interest.

The proposed parking structure serving the Common, since it also abuts housing, should be carefully designed to minimize conflict with the housing, including possible retail at ground level.

Density

The allocation of square footage over the development should be distributed so as to provide appropriate transitions from its major edges to the center of the development, and to provide for taller, more prominent, buildings toward the eastern section of the development area. The allocation of density should be accomplished within the practical limits of good design which include allocating the open space, site amenities, and service requirements such as parking, in a rational and thoughtful manner.

Assuming that the findings of the environmental impact review process are respected, the overall density of the University Park project should remain within the range proposed. Achievement of the full build-out will take many years, and should be subject to analysis of impacts in a public review process. In addition, there must be a commitment to carry out effective mitigating measures, especially in regard to managing vehicular traffic.

B. General Recommendations for the Area Below Pacific Street

1. Land Use Recommendations

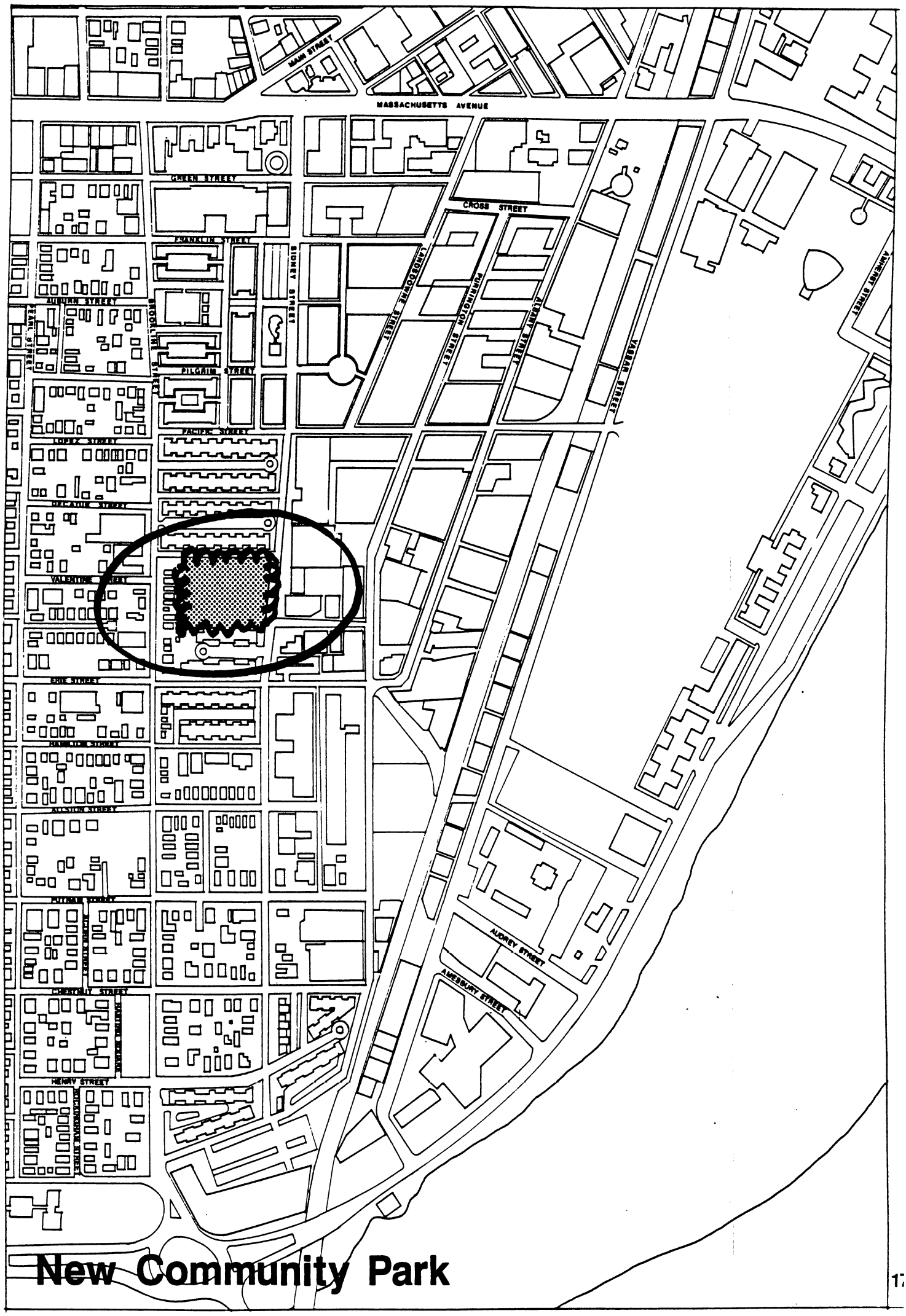
Mixed-income housing should be encouraged as a major reuse of this area, including different housing types and densities to meet the housing needs of a wide variety of individuals and families. The site between Chestnut, Sidney, Henry, and Waverly Streets has already been rezoned for housing use. Other potential sites for housing include the former Ford Assembly Plant Building and abutting areas south of Henry Street, the Fort Washington Area, and sites along Brookline, Pacific, and Sidney Streets. Housing should be encouraged between Brookline and Sidney, as shown in the illustrative site plan. The committee recognizes that increased housing in this area, which is now primarily light industry, may reduce job opportunities in the area, but considers housing to be the land use most beneficial to the community in the long run.

2. Urban Design Recommendations

A system of open spaces should be defined for this mixed industrial and residential area with provisions for active and passive uses, play fields, pedestrian oasis, and neighborhood focus. In particular, a comprehensive program for the use of Lafayette Square, Fort Washington and the provision of a neighborhood park and other open space areas for this sector of the City needs to be developed. This program should include siting and design concepts, acquisition programs, maintenance and management approach, and financing mechanisms.

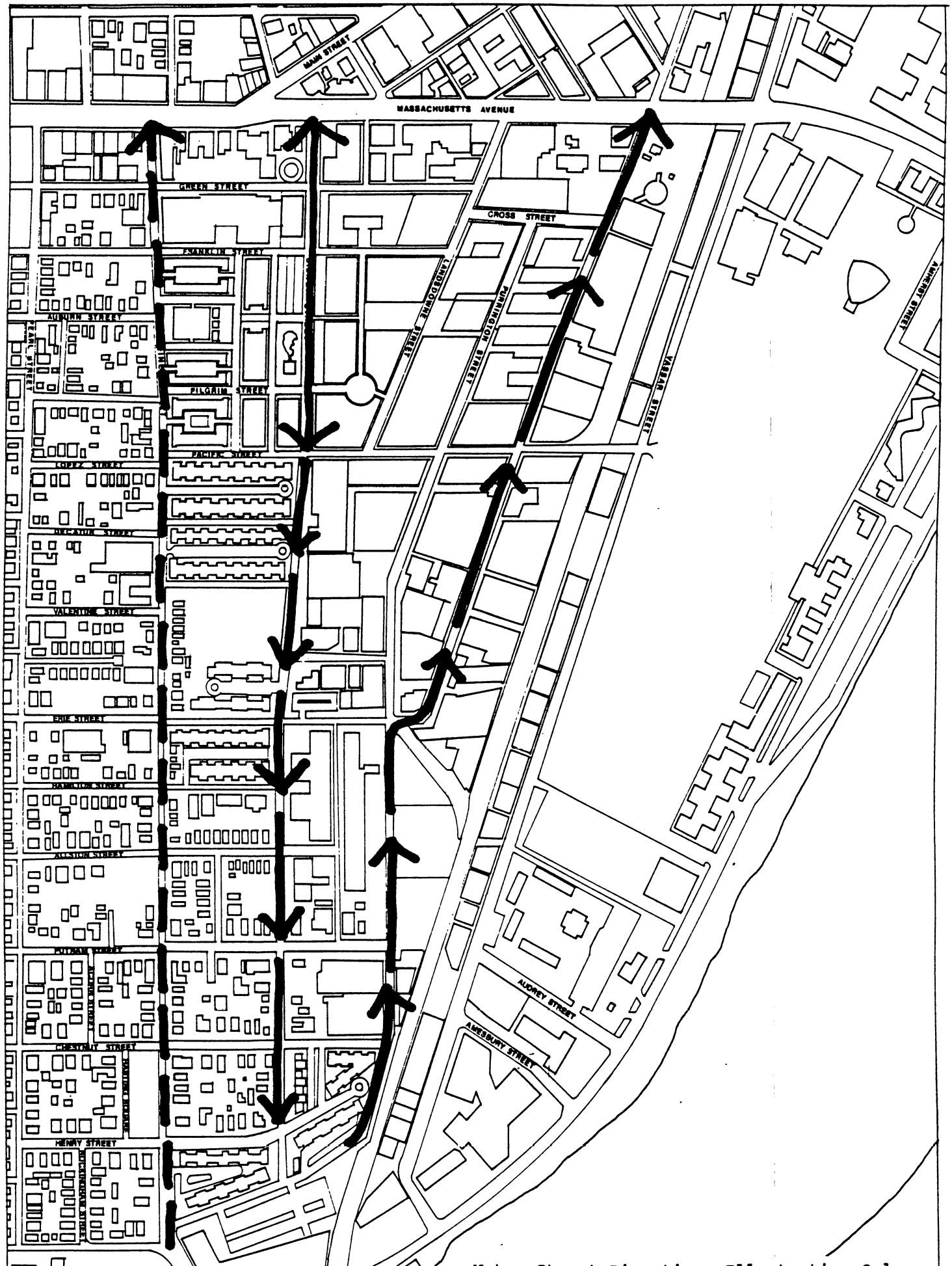
The Committee strongly recommends that a neighborhood park for active uses be provided, similar in scale and use to the facility proposed by the Community Development Department in the Cambridgeport Revitalization Plan (which suggested the block between Pacific, Sidney, Brookline, and Tudor Streets) in the same or comparable location below Pacific. The illustrative site plan prepared with this report shows an alternative site located on a portion of the block between Emily and Erie west of Sidney. Further studies will be needed to determine the uses and design of the park and whether one of these or an alternative site is appropriate.

Prominent lines of trees should be extended throughout the Cambridgeport Revitalization Area from University Park to provide visual unity and to accomplish an environmental transformation of the entire area.


MAIN STREET
MASSACHUSETTS AVENUE
GREEN STREET
FRANKLIN STREET
SIDNEY STREET
AUBURN STREET
BROOKLINE STREET
PEARL STREET
PILGRIM STREET
PACIFIC STREET
LOPEZ STREET
DECATUR STREET
VALENTINE STREET
ERIE STREET
HAMILTON STREET
ALLSTON STREET
PUTNAM STREET
CHESTNUT STREET
HENRY STREET
CROSS STREET
LANGDON STREET
PURINGTON STREET
ELMWAY STREET
YARMOUTH STREET
AMESBURY STREET
AUDREY STREET
New Community Park

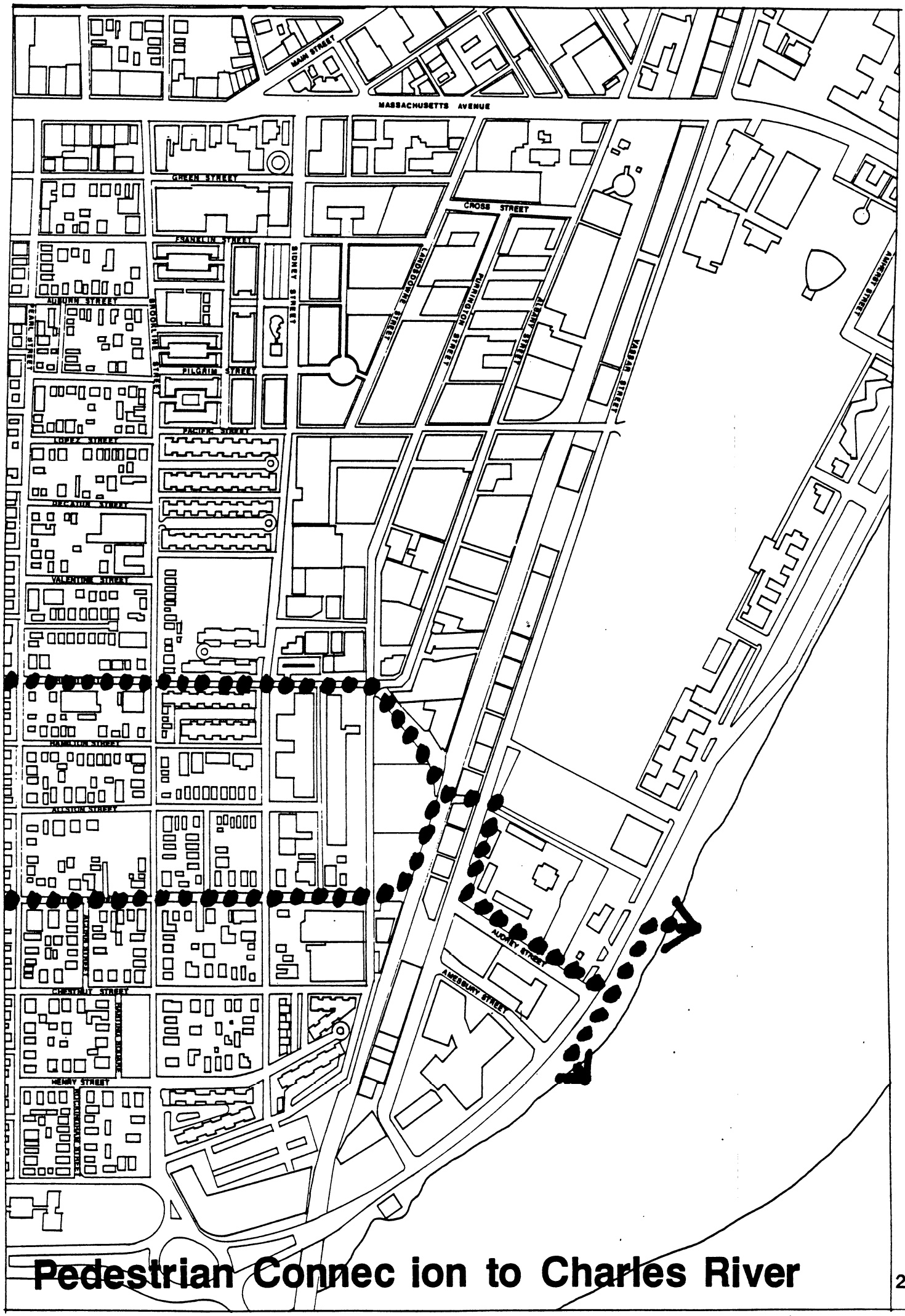
3. Traffic and Circulation Recommendations

Depending on the outcome of traffic studies and analysis, new traffic routes should be established in this area, possibly a one-way pair using Sidney Street and Waverly/Albany Streets. Some connector requiring new rights of way will be important from Waverly to Memorial Drive. Linkages to Memorial Drive and/or other major arteries should be provided by means of connectors across the railroad right-of-way. These connectors will serve not only to manage traffic, but will provide important links between Cambridgeport and the Charles River. An important consideration is the goal of reducing the current flow of traffic on Brookline. Although further study will be required to establish feasibility of specific locations, the committee recommends consideration of a vehicular crossing at Pacific, continuity of a landscaped pedestrian pathway from the residential areas to Fort Washington, along Putnam and Erie, and further continuity of that landscaped pedestrian pathway to the Charles River, after crossing the railroad tracks at Fort Washington.



Note: Street Directions Illustrative Only

Traffic Reduction on Brookline Street



Pedestrian Connec ion to Charles River

III. Next Steps Towards Implementation

A. The Committee through the Community Development Department will communicate these recommendations as the consensus of the Blue Ribbon Committee to the major landowners in the Cambridgeport Revitalization Area, to community groups, and to other immediately impacted parties.

B. The Committee is prepared to present its recommendations to the City Council at a hearing to which the Planning Board, general public, and other interested parties will be invited.

C. Upon the City Council's acceptance of this Blue Ribbon Committee report, the Community Development Department should be instructed by the Council to draft appropriate zoning changes to encourage and ensure implementation of these recommendations.

Acknowledgements

The Chairman wishes to acknowledge the efforts of the following individuals who participated in the discussions leading to this report.

Roger Boothe, Director of Urban Design, Community Development Dept. Mr. Boothe served as staff to the Committee, providing background on previous planning and design efforts and helping to facilitate the Committee's work.

Cambridgeport Residents

Leah Stoner, 15 Green Street. Voiced concerns about construction impacts and the fact that no additional housing was proposed for sites immediately across from her residence.

Peter Valentine, 55 Blanche Street. Made numerous criticisms of the plan and suggestions for how the plan should be modified.

City Representatives

Saundra Graham, City Councillor.

Alice Wolf, City Councillor.

Michael Rosenberg, Assistant City Manager for Community Development.

Developers and Consultants Who Advised the Committee

Lance Fair, Better Cities, Inc. Mr. Fair made several suggestions relating to housing and design.

Robert H. Kuehn, Jr. Housing Economics.
Mr. Kuehn was a member of the Committee until July 25, 1986, when he resigned due to a potential conflict of interest.

Fred Koetter, Koetter, Kim and Associates. Mr. Koetter presented the urban design plan of Forest City Development and made design studies of various suggestions by the Committee.

Catherine Donaher, consultant to MIT. Reviewed final drafts for MIT.

David Barrett, Boston Properties. Mr. Barrett discussed the Kendall Square urban renewal project as it relates to Cambridgeport.

Susan McCracken, Cognetics. Ms. McCracken, a consultant to Forest City, discussed market conditions.

Alex Steinberg, Resource Capital Group. Mr. Steinberg, a developer interested in housing sites in Cambridgeport, observed several meetings.

Special thanks to the architectural firm of Cambridge Seven Associates, which donated design and graphics assistance to the Committee.

Putnam
Furniture Leasing Company, Inc.

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97 DEC 16 PM 3:58
CAMBRIDGE, MA.

PUTNAM FURNITURE LEASING
58 YEARS
1939 - 1997

December 16, 1997

EXECUTIVE OFFICES
614 Massachusetts Ave.
Cambridge, Mass. 02139
617-354-3358
FAX: 617-354-5571

SHOWROOMS
614 Massachusetts Ave.
Cambridge, Mass. 02139
617-354-3358
11 Acton Rd.
Chelmsford, Mass. 01824
508-256-9251
929 Worcester Rd.
Framingham, Mass. 01701
508-879-8383
1280 Oaklawn Ave.
Cranston, RI 02920
401-463-6360
7 Jansen Court
W. Hartford, Conn. 06110
860-953-4015
23 Daniel St.
Milford, Conn. 06460
203-877-2791

City Council Ordinance Committee
Cambridge City Hall
795 Mass. Avenue
Cambridge, MA 02139

RE: URENA PETITION TO DOWNZONE PART OF UNIVERSITY PARK

Honored Members of the City Council:

Please record my strong opposition to the URENA Petition to downzone a portion of University Park.

I have owned and operated two places of business in Central Square for over 30 years. I am also the owner of two buildings, one at 552-56 Mass. Avenue and the other at 614-620 Mass. Avenue, both in Central Square. I have also been a member of the Central Square Advisory Board for some years, and President of the Central Square Business Association for 20 years.

Over the years, I have attended many meetings with University Park executives, sometimes as a joint member of the Central Square Business Association and sometimes with the neighboring residents, and sometimes with city officials, either collectively or individually. So many of these meetings were held and so many points were discussed. This took a great deal of time and was very thorough in the final conclusions that were drawn, trying to satisfy requirements of all parties. As a matter of fact, I remember a formal agreement that was drawn up between the City of Cambridge and University Park (MIT) in 1988 that was the culmination of a tremendous amount of input from respected, experienced and professional individuals on all sides.

I strongly feel that the Central Square commercial area and University Park complement each other and do not compete. They each provide a good support for the other. From a tax point of view, development in University Park should provide a substantial increase in taxes that will benefit the entire city and will assist in paying for social services for those who are in real need.

From a point of view of fairness, to all of those who have worked so long and hard for many years, there should be no further obstacles thrown in the path of further development of Forest City.

Sincerely,

Carl F. Barron

CFB98/CityCoFC

cc: CSBA Board of Directors

Member of
ARNET
American Rental Network

CENTRAL SQUARE BUSINESS ASSOCIATION

Carl F Barron, *President*
Putnam Furniture Leasing Co., Inc.
617-354-3358 Fax 617-547-6636

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97 DEC 16 PM 3:58
CAMBRIDGE MASS.

December 16, 1997

City Council Ordinance Committee
Cambridge City Hall
795 Mass. Avenue
Cambridge, MA 02139

RE: URENA PETITION TO DOWNZONE PART OF UNIVERSITY PARK

Honored Members of the City Council:

By an overwhelming vote of our Executive Committee, our Association wishes to be recorded as being opposed to the above-noted "URENA Petition".

Our Association consists of a large number of the businesses adjacent to University Park. We have noted thorough research and interchange of information between the neighborhoods, business community, and the city government pertaining to this project for many years. We have watched the transition from, literally, "a dump" to its current status and planned proposed status with a great deal of anticipation and hope that it would assist the entire Central Square community in substantially improving. It has brought many jobs and increased taxes for the City of Cambridge, thus benefiting all residents as well as the business community, and especially those who need social services by providing the needed funds which will increase, over time.

Long before this date, at the last minute, petitioners had ample opportunity to request any changes in the well-known and accepted plans for University Park. We feel it to be unfair to request that the developer make changes at this date or to be forced to consider any steps that would delay further and quick progress. There has been enough delay, as is.

Sincerely,

Carl F. Barron
President

CFB98/URENA

cc: CSBA Board of Directors

Law Office of David Hoicka, P.C.

955 Massachusetts Ave. #195
Cambridge, MA 02139-3180
(617) 547-4000
Fax (617) 547-4585

RECEIVED BY
OFFICE OF CITY CLERK
97 NOV 25 AM 11:27
CAMBRIDGE MA.

November 25, 1997

City Manager
City of Cambridge

Community Development Department
City of Cambridge

City Clerk
City of Cambridge

Re: Advertising and Public Notice for
Rezoning Petition for Parts of Brookline Street Neighborhood

Dear City Manager, Community Development Department and City Clerk,

I represent a group of property owners and registered voters in the neighborhood of the proposed Rezoning Petition for Parts of the Brookline Street Neighborhood. See **Exhibit A** annexed.

Last night, the Cambridge City Council approved referral of this zoning petition to the Planning Board and Ordinance Committee.

Would you kindly ensure that appropriate public notices and advertisements for the zoning application are made at the earliest opportunity, so that public hearings may be held at appropriate future dates.

Thank you for your anticipated courtesies and cooperation in this matter.

Warmest regards,

David Hoicka Esq.

Enclosures
Hand Delivery

Note: If the City of Cambridge is represented by legal counsel in this matter, kindly refer this letter to same.

6-1

9 November 1997

To the Honorable, the Cambridge City Council:

We the undersigned respectfully petition the City Council of the City of Cambridge to amend the zoning ordinances of the City of Cambridge as written below.

	Name	Address
1.	Angelica Urena	129 Franklin Street #316
2.	Lydia Horton	129 Franklin Street #226
3.	Thomas Ashe	129 Franklin Street #113
4.	Kathryn Ashe	129 Franklin Street #113
5.	John Woolf	80 Auburn Park #602
6.	Margaret A. Lynch	69 Bookline Street
7.	Shelley Rieman	201 Franklin Street
8.	Samuel E. Dickerman	203 Franklin Street
9.	Sarah M. Hougen	203 Franklin Street
10.	Melissa Silva	202 Franklin Street
11.	Janis L. Puibello	69 Brookline Street
12.	Sarah Wilkinson	129 Franklin Street #201
13.	Karin Hauck	202 Franklin Street
14.	Michael White	204 Franklin Street
15.	Frederick B. Taylor, Jr.	55A Brookline Street
16.	Maryann Taylor	55A Brookline Street

Proposed Amendment to the Zoning Ordinances of the City of Cambridge

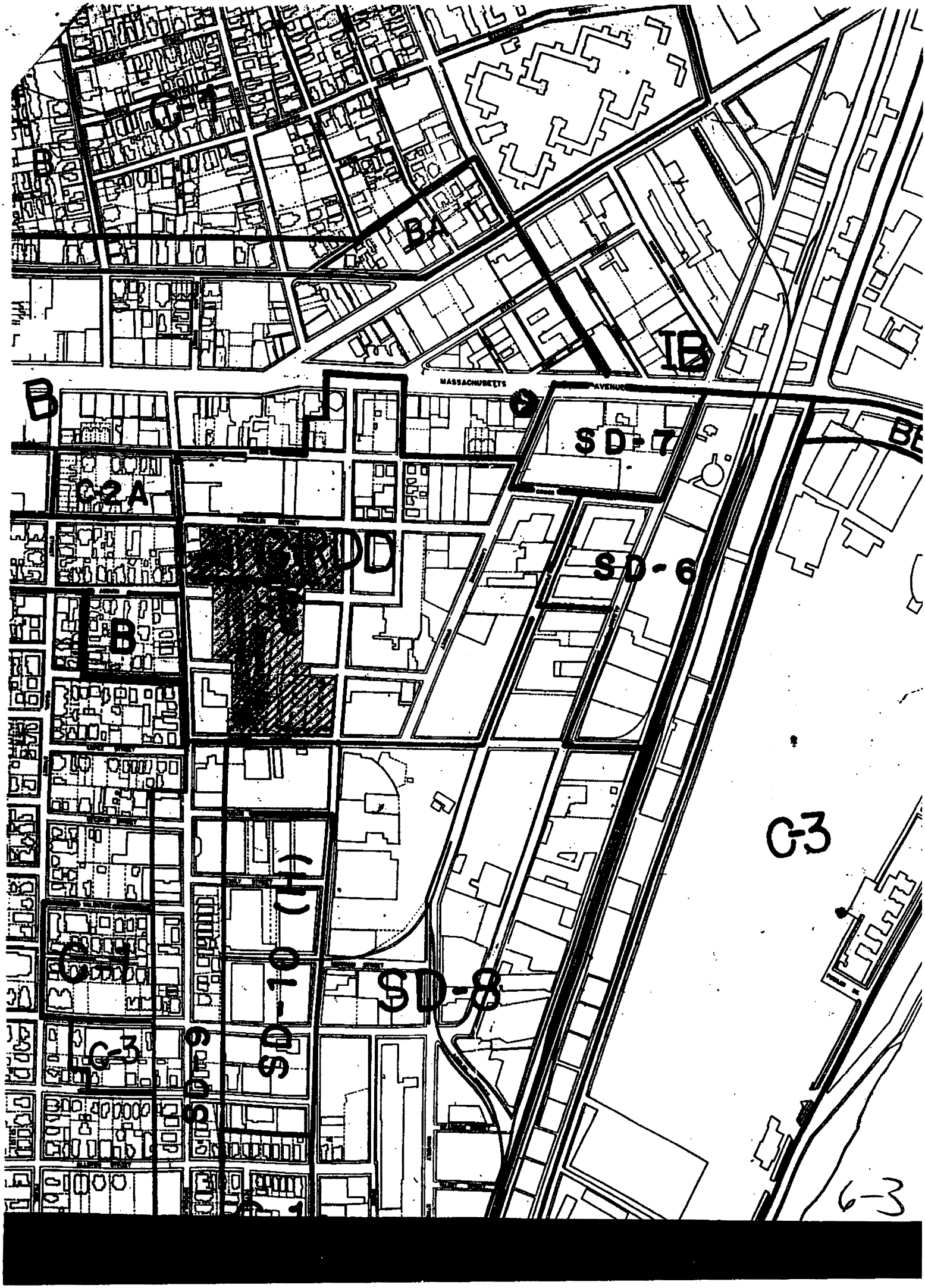
Article 15.33 (CambridgePort Revitalization Development District, Building Height Limitations) shall be amended to read (changes in **Bold**):

15.33 Building Height Limitation. The maximum building height within one hundred (100) feet of the easterly sideline of Brookline Street south of Franklin Street shall be forty (40) feet. The maximum building height within **three hundred (300)** feet of the easterly sideline of Brookline Street north of Franklin Street shall be eighty (80) feet **and south of Franklin Street shall be sixty (60) feet.** ...

[rest of paragraph unchanged]

Areas Affected by the Proposed Amendment

The lots affected by the proposed amendment are shown shaded on the attached zoning plat.


C-1
B
B-1
IB
MASSACHUSETTS
AVENUE
B
SD-7
C-2A
SD-6
B
C-3
C-3
SD-8
C-3
6-3

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

December 1, 1997

To Whom It May Concern:

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, December 18, 1997 at 5:00 P.M. in the Sullivan Chamber, City Hall, Cambridge Massachusetts on an amendment to the text of the Zoning Ordinance of the City of Cambridge as set forth in full below.

Article 15.33 (CambridgePort Revitalization Development District, Building Height limitations) shall be amended to read (changes in bold):

15.33 *Building Height Limitation.* The maximum building height within one hundred (100) feet of the easterly sideline of Brookline Street south of Franklin Street shall be forty (40) feet. The maximum building height within **three hundred (300)** feet of the easterly sideline of Brookline Street north of Franklin Street shall be eighty (80) feet **and south of Franklin Street shall be sixty (60) feet.** ...
[rest of paragraph is unchanged]

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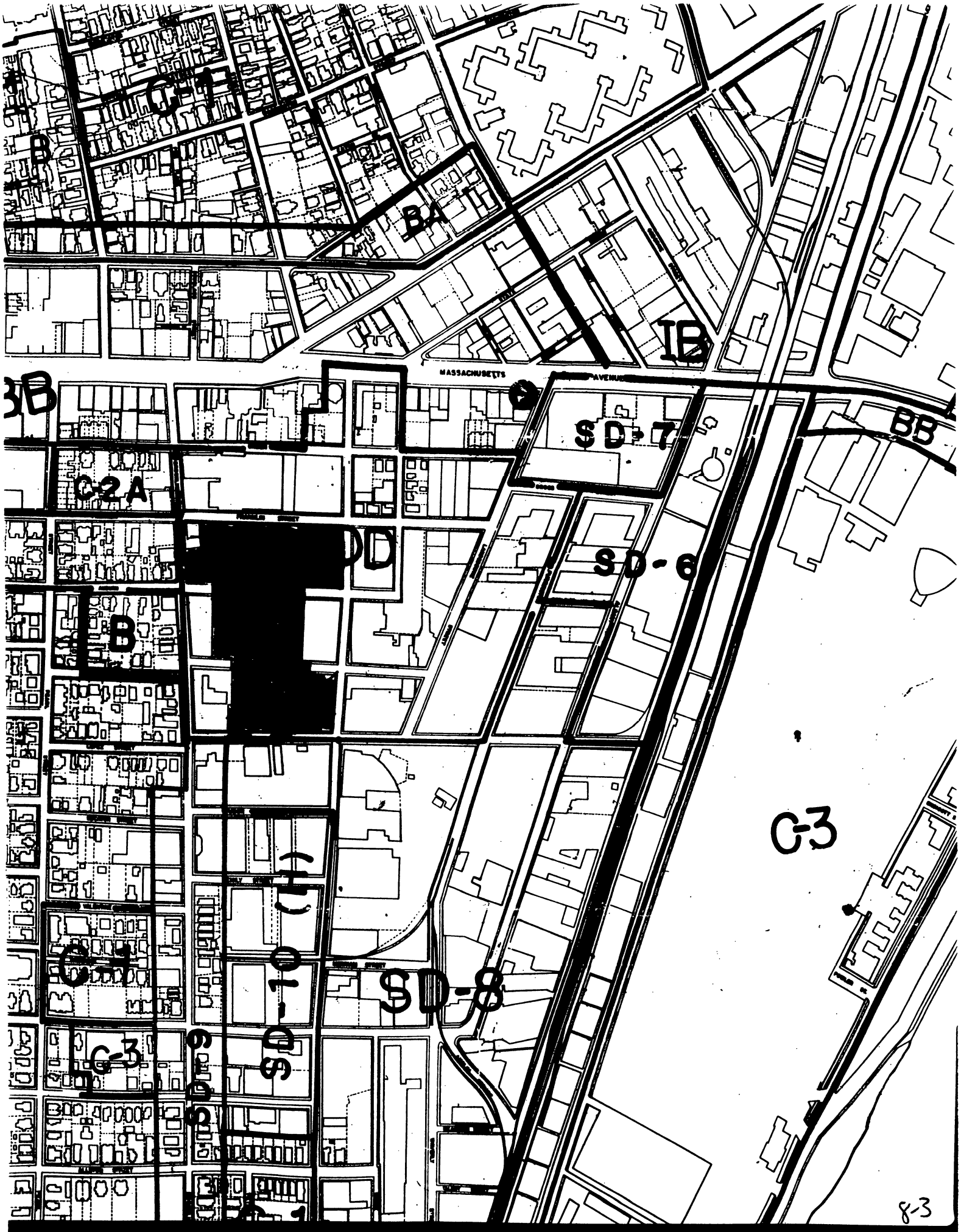
You kind attention in this matter will be greatly appreciated.

Very truly yours,

D. Margaret Drury

D. Margaret Drury


C-1
B
B-4
IB
MASSACHUSETTS
AVENUE
SD-7
BB
C-2A
SD-6
IB
C-3
C-1
SD-8
C-3
8-3

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

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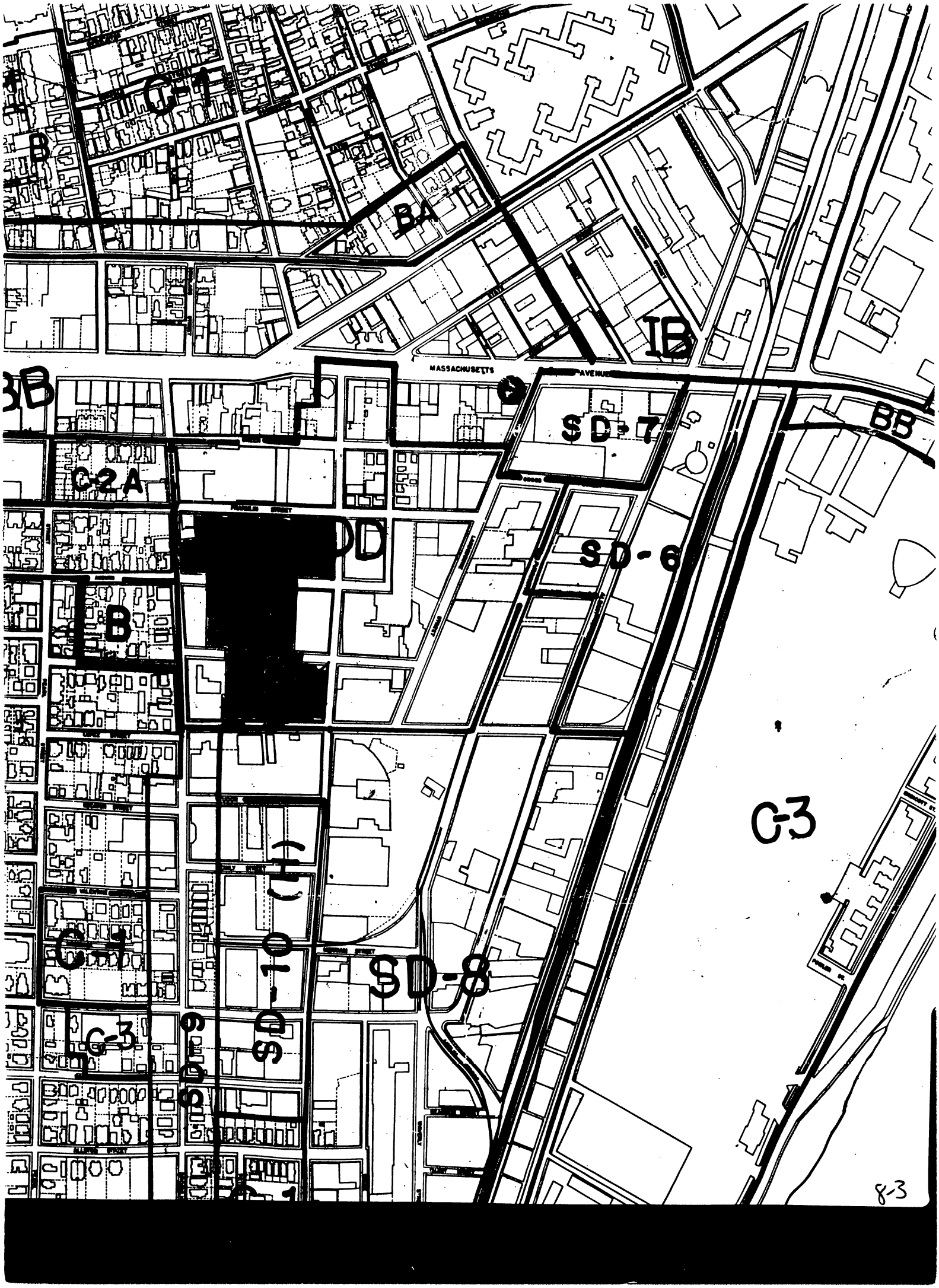
Very truly yours,

D. Margaret Drury

D. Margaret Drury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OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: **ROBERT W. HEALY, CITY MANAGER**

FROM: **D. MARGARET DRURY, CITY CLERK** DMD

DATE: **DECEMBER 1, 1997**

RE: **ORDINANCE COMMITTEE HEARING**

****

Please be advised that Councillor Francis H. Duehay, Chair of the Ordinance Committee, has scheduled a public meeting on Thursday, December 18, 1997 at 5:00 P.M. in the Sullivan Chamber.

The purpose of this hearing is to discuss a proposed amendment to the Zoning Ordinance in Article 15.33 (CambridgePort Revitalization Development District, Building Height limitations) in the area of Brookline Street and Franklin Street.

You or your designee are requested to attend at this time.

cc: Councillor Duehay
Russell Mighty
Susan Schlesinger
Les Barber
Bob Bersani

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TO: **RUSSELL B. HIGLEY, CITY SOLICITOR**

FROM: **D. MARGARET DRURY, CITY CLERK** DMD

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TO: **SUSAN SCHLESINGER, ASSISTANT CITY MANAGER COMMUNITY DEVELOPMENT**

FROM: **D. MARGARET DRURY, CITY CLERK** DMD

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TO: **LES BARBER**
COMMUNITY DEVELOPMENT

FROM: **D. MARGARET DRURY, CITY CLERK** DMD

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CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: **BOB BERSANI**
INSPECTIONAL SERVICES DEPARTMENT

FROM: **D. MARGARET DRURY, CITY CLERK** DMD

DATE: **DECEMBER 1, 1997**

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DONNA P. LOPEZ
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TO: **THE HONORABLE, THE CITY COUNCIL**

FROM: **D. MARGARET DRURY, CITY CLERK** DMD

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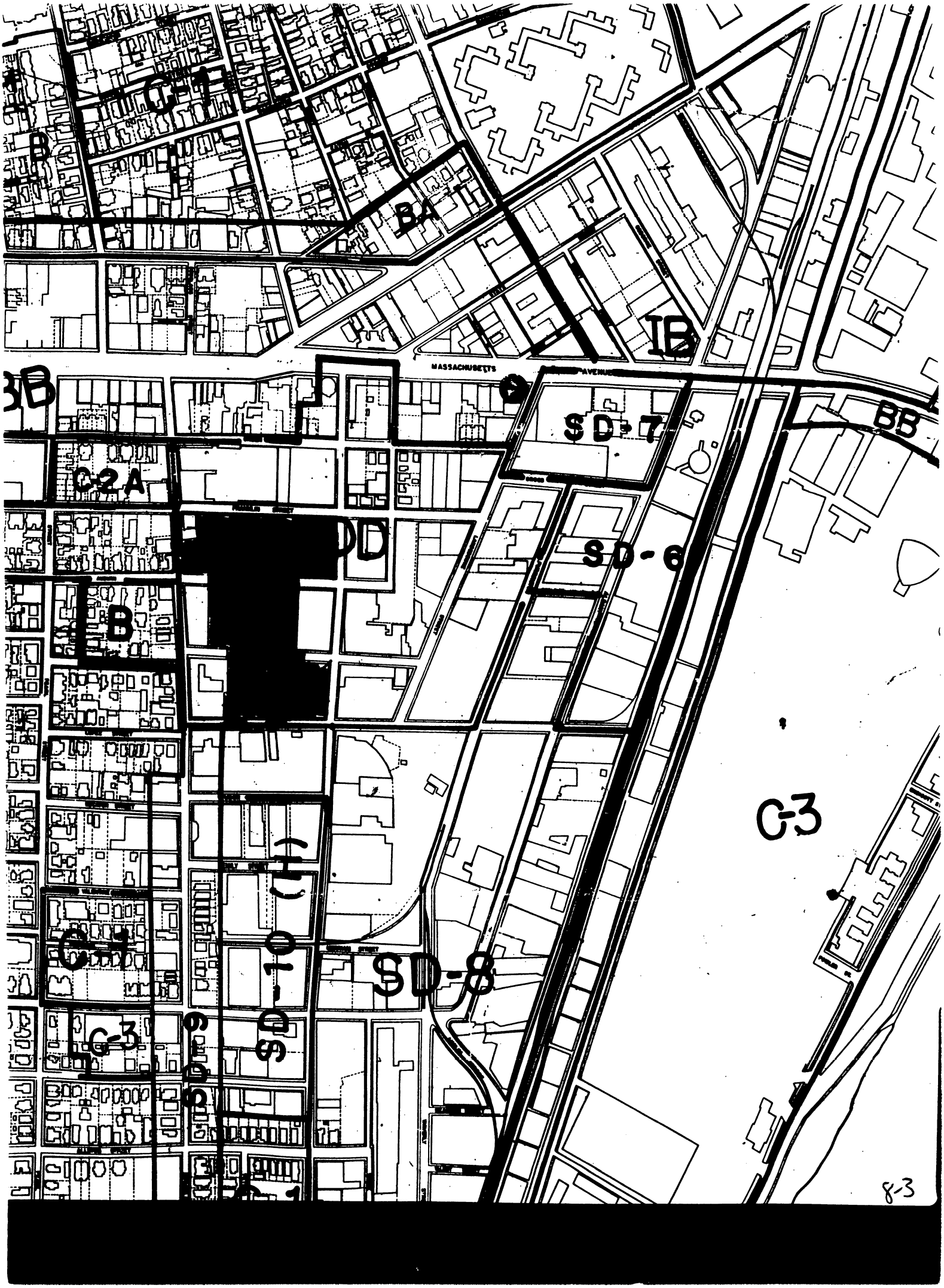
D. Margaret Drury

D. Margaret Drury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Mr. Phil Trussell
Director of Real Estate
MIT
238 Main Street
Cambridge, MA 02142

Abraham Katz
Robert Management Trust
199 Coolidge Avenue #501
Watertown, MA 02172

Arthur Gilbert
Emline Realty Trust
130 Brookline Street
Cambridge, MA 02139

Monica Raymond
57 Brookline Street
Cambridge, MA 02139

Ho Ning Goon
665-B South Lake Avenue
Pasadena, CA 91106

William H. Dilworth, Jr.
3 Watson Street
Cambridge, MA 02139

Stella Diggs, Andre Nelson,
Kenneth Prescott & Gladys Piper
75 Brookline Street
Cambridge, MA 02139

Patricia Connolly
Cambridgeport Affordable Housing
c/o Harvard Street Mgmt., Inc.
126 Prospect Street
Cambridge, MA 02139

Ms. Sara Gallop
5-208
MIT
77 Massachusetts Avenue
Cambridge, MA 02139

Pacific Realty Corporation
100 Pacific Street
Cambridge, MA 02139

Emile N. Dupont
One Church Street
Webster, MA 01570

Mina Reddy
103 Auburn Street
Cambridge, MA 02139

Peter Zak Valentine
37 Brookline Street
Cambridge, MA 02139

Lucy Rondina &
Annie buchanan
83 Brookline Street
Cambridge, MA 02139

Esther Ewing &
Louise Rice
104 Auburn Street
Cambridge, MA 02139

Patricia Connolly
29 Benton Road
Belmont, MA 02178

Abraham Katz
Robert Management Trust
112 Pacific Street
Cambridge, MA 02139

Kennedy Lofts Associates Limited
2 University Road
Cambridge, MA 02138

Salvation Army
418 Massachusetts Avenue
Cambridge, MA 02139

Joan Eldridge
51 Brookline Street
Cambridge, MA 02139

Allen Schultz
180 Franklin Street
Cambridge, MA 02139

Rosemary Briere
John Allen
Marion Realty Trust
33 Marion Street
Somerville, MA 02143

Janis Puibello &
Margaret Lynch
69 Brookline Street
Cambridge, MA 02139

Lawrence Rosenstock &
Jean Kluver
c/o Margaret Herriman Park
108 Auburn Street
Cambridge, MA 02139

PUBLIC NOTICE
RELATIVE TO ZONING

C. C. 106

City of Cambridge

RECEIVED BY
OFFICE OF CITY CLERK
97 NOV 25 PM 3:56
CAMBRIDGE MA.

MASSACHUSETTS

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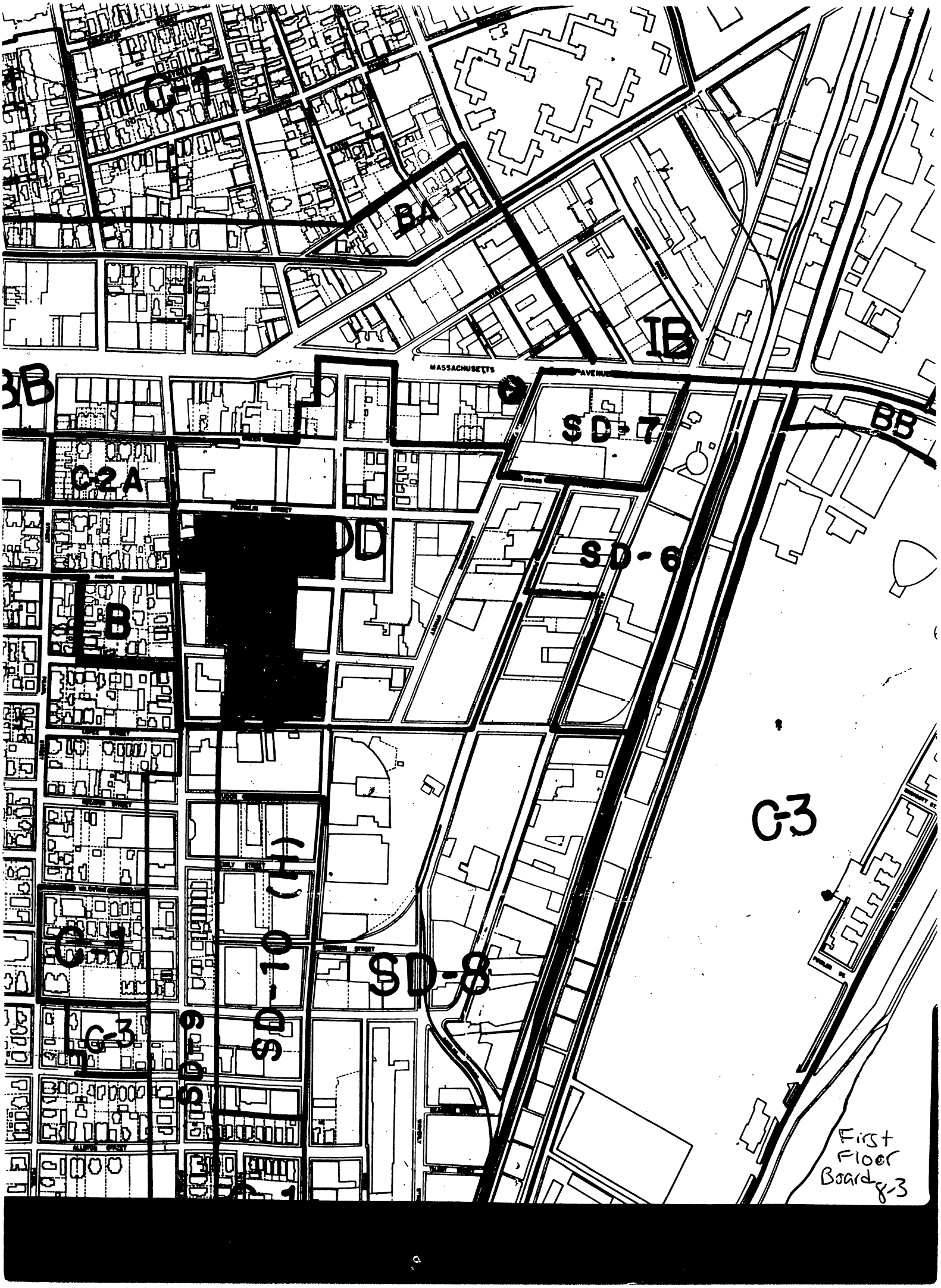
Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor Francis H. Duehay
Chair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Board 8-3

Across Franklin

96-152 Green St Kennedy Lab

92-120 34-40 Brookline St MIT

Across Pacific

22 Tudor St (tax exempt)

95-57, 48 ~~City of Cambridge 350 Main St~~ MIT

95-52 116 Brookline St

95-58 100 Pacific St

95-59 112 Pacific St

95-57 taxed w/ 130 Brookline St

w/ 95-73

93-117
Salvation Army
[redacted] - 408 Mass. Ave.

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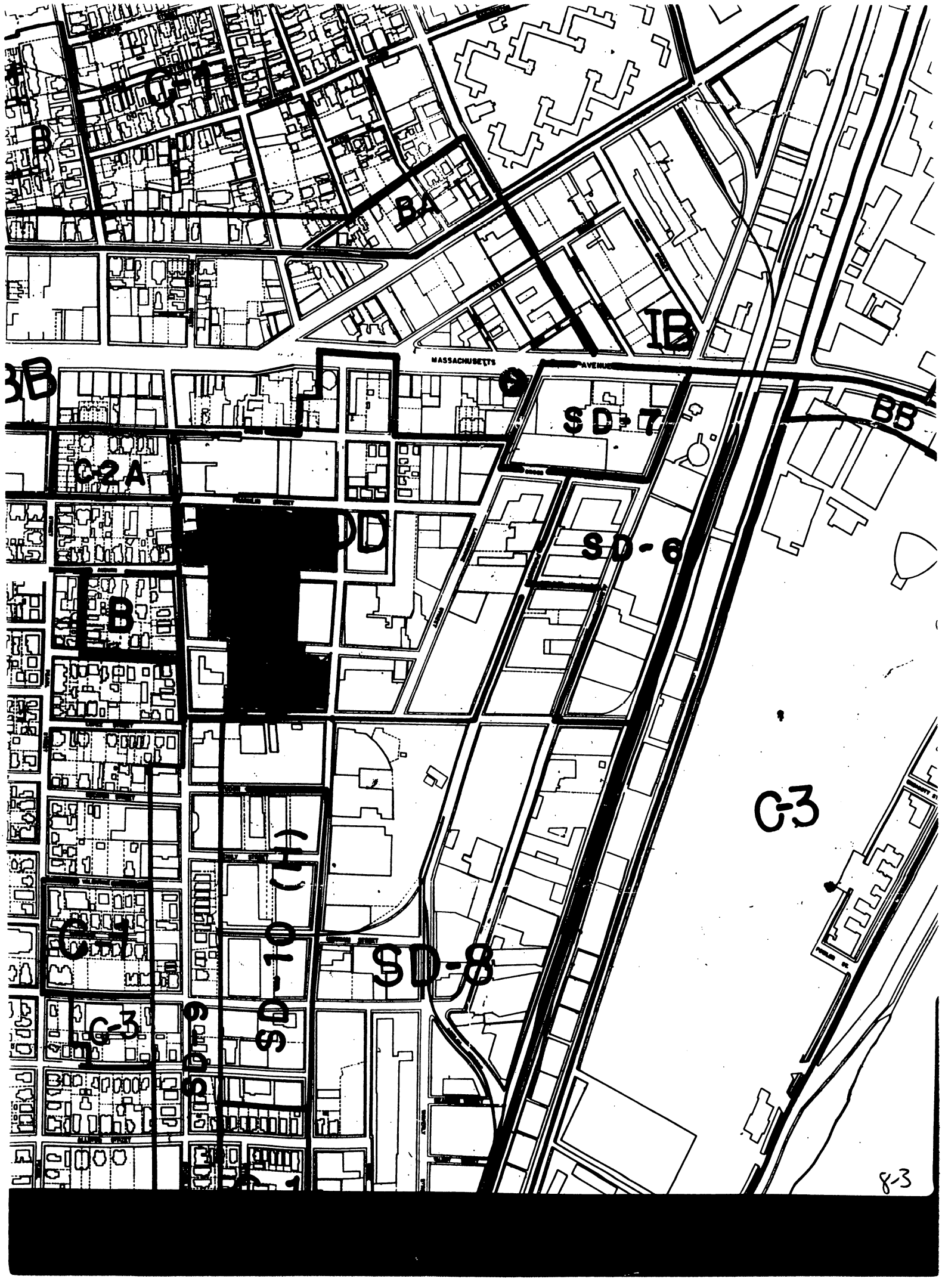
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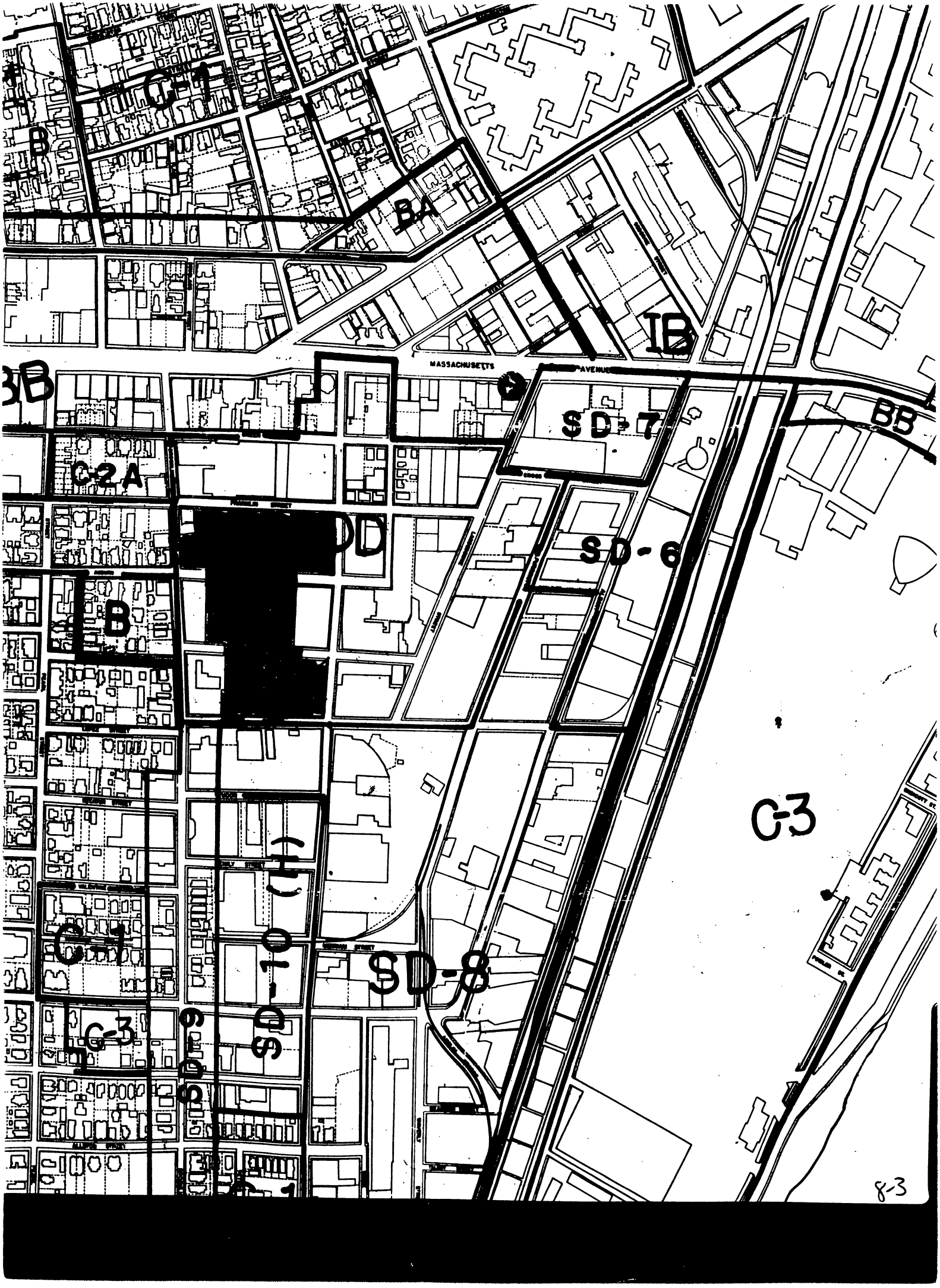
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COMMITTEE MINUTES
COVER SHEET

The Committee held a public meeting/hearing on , beginning at am pm in the Sullivan Chamber/Ackermann Room for the purpose of

Present at the hearing were , Chair of the Committee, Vice Mayor Kathleen L. Born, Councillor Henrietta Davis, Councillor Francis H. Duehay, Councillor Anthony D. Galluccio, Councillor Councillor Kenneth E. Reeves, Mayor Sheila T. Russell, Councillor Michael A. Sullivan, Councillor Timothy J. Toomey, Jr., Councillor Katherine Triantafillou, and City Clerk D. Margaret Drury. Also present were

Councillor convened the hearing and explained the purpose.

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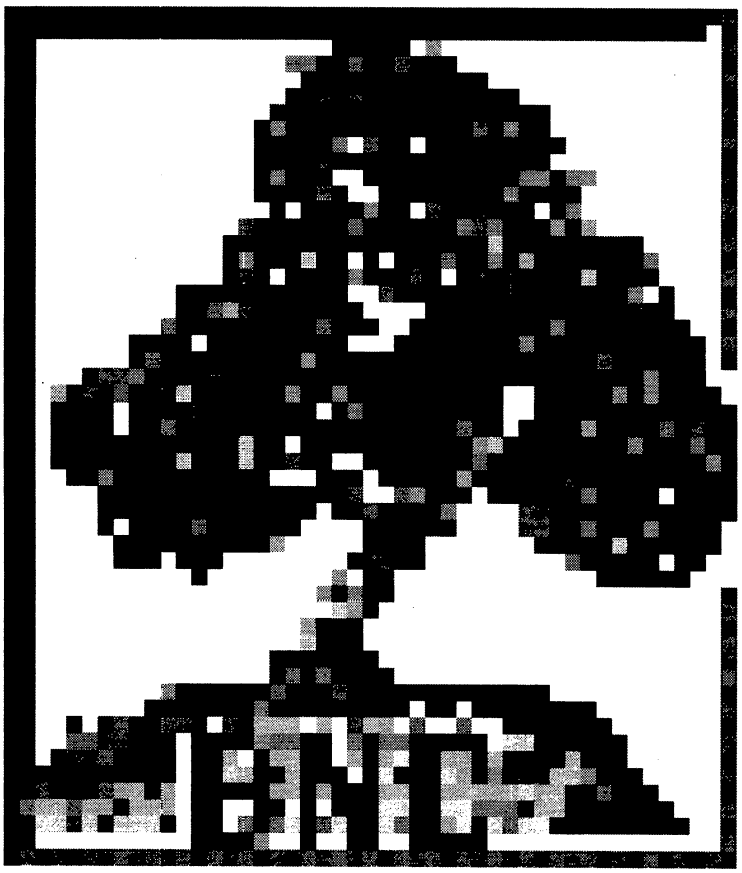
Ordinance Committee
18 December 1997 5:00 pm

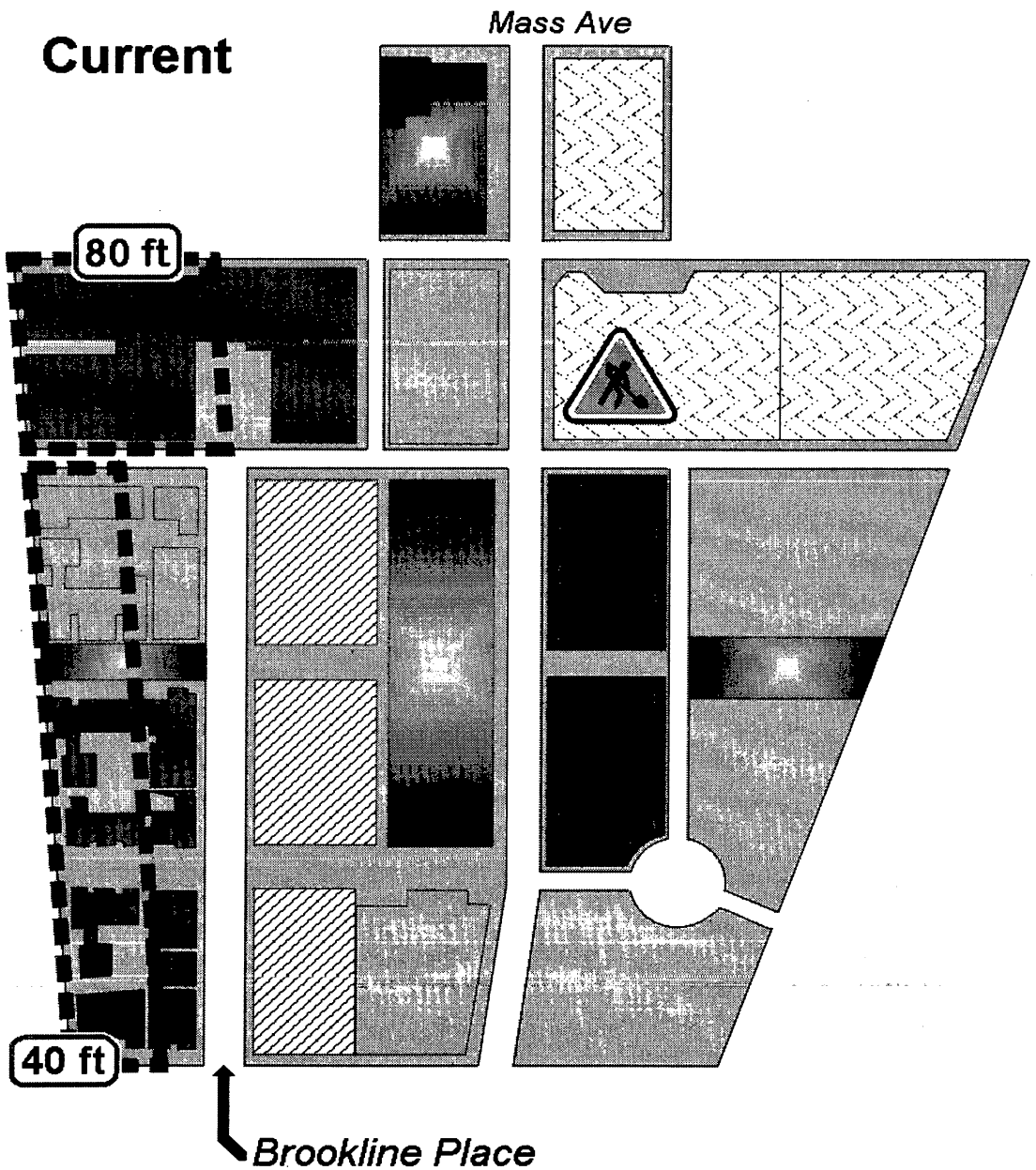
Urena Petition

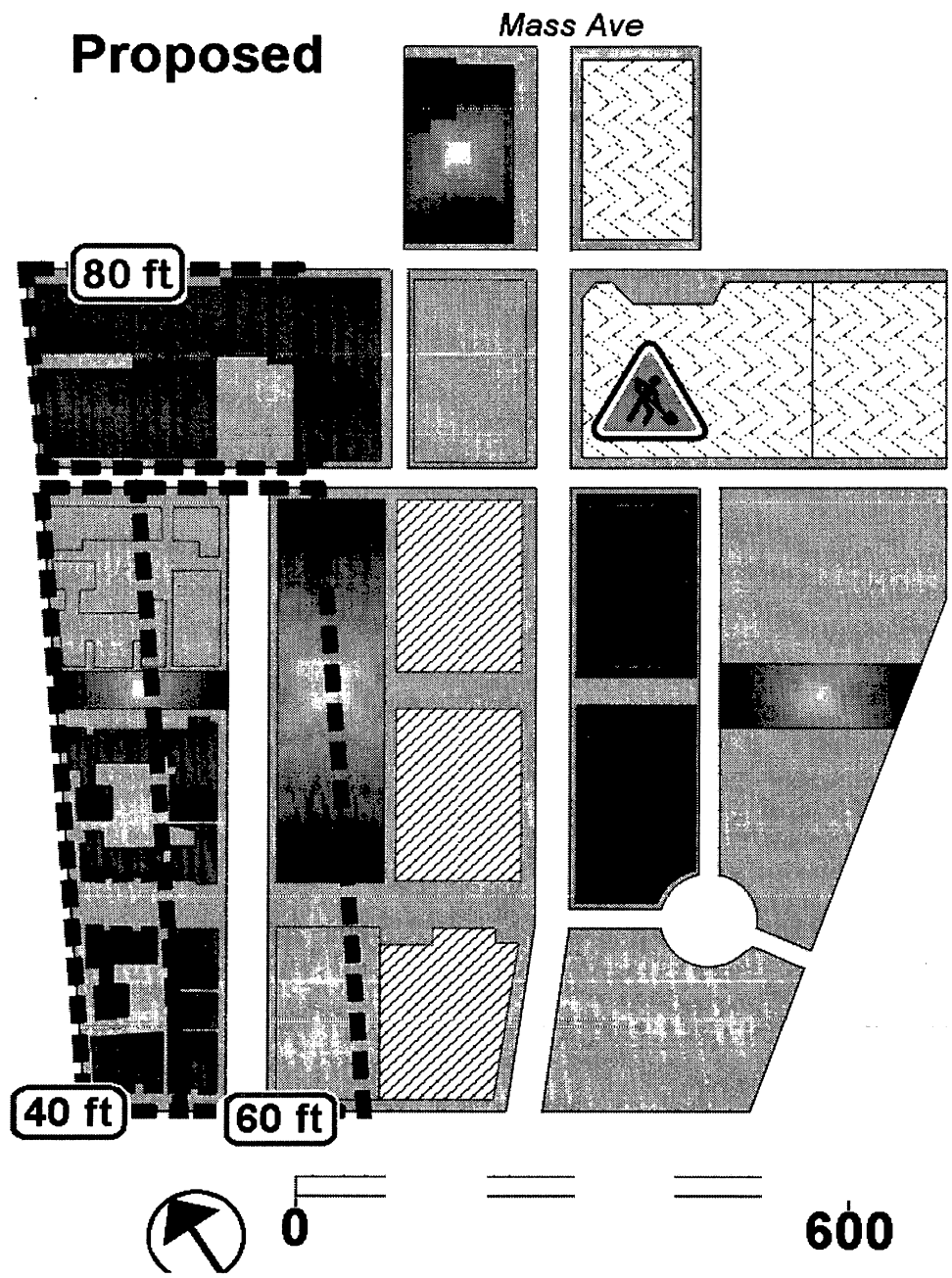


University Park Common - Plan for a Better 100 Years

University Park Common will be a part of Cambridge for at least the next 100 years. We owe to future generations to make it into something that enhance and benefit the whole community. Experts and residents agree: we can do this by placing the park in a shared location.

CRDD Zoning
Western Edge Setbacks Showing Effect of Amendment





The Brookline Street Neighborhood Coalition
53 Brookline Street • 864-6924 • fax 354-2191

University Park Common - Commentary

Argument Against the Current Site Plan for University Park Common:

1. The park will be dangerous after dark:
   (a) Because it is not in view of residential areas there will no supervision of the park after dark.
   (b) The park will be lighted only by 15-foot sodium lights along its walkways. The rest of the park will be dark. This combined with its large amount of "structure" (hedges, trees, benches, etc.) and unsupervised location will make it an ideal forum for crime.
   (c) Nearby residences, mall and hotel (under construction), and proposed theatre will provide a large supply of potential crime victims for the park.
   (d) In November four young men abducted a 19-year-old women as she emerged from a bathroom in the CambridgeSide Galleria and gang raped her nearby. Providing a large, dark, unsupervised park near to a mall and student residences invites repetitions of this sort of crime. It also presents an excellent vista for muggings and other dangerous assaults.
2. The park is inaccessible and forbidding to the public:
   (a) The park is at least 250 feet walking distance from the nearest residence and is separated from the residential areas by private property. Moreover, it is well out of sight of those residences, thus making it unacceptable as a place for children to play.
   (b) The park has been landscaped by the same architect who did Post Office Square in Boston and like that park it is designed to provide visual relief for white-collar workers. There are no playgrounds, fields, bike paths, or other normal features of a community park.
   (c) The walkways in the park are not convenient for through traffic. People going to the Star Market, for example, will go around the park via Franklin Street. There is no incentive for anyone to enter the park. There is every indication that the park will be nothing but a sterile and deserted dead space.
3. Noone will use the park -- it is dead space:
   (a) Not Like Post Office Square. The park cannot be compared to Post Office Square because PO Square sits astride major pedestrian thoroughfares and has many thousands of workers nearby. The labs being built to surround the park employ relatively small numbers of workers who do not leave their buildings (except to go to their cars and depart for the suburbs). There is absolutely no foreseeable pedestrian traffic through the park and the "lunch" crowd will be anemic at best.
   (b) The seclusion and remoteness of the park's planned location guarantee that few residents will "congregate" there, except for homeless, dog-walkers or others that desire that seclusion. Yet even these few will likely be harassed and driven off by the company "security" employees.
   (c) Unlike most parks which are located in the middle of active areas, the proposed park is on the edge of the community and is far away from pedestrian byways. As the area develops the surrounding buildings will be occupied by commuters or other car-oriented transients. Geographically, the park location is off the map when it comes to usability.
4. The park and buildings are poorly situated in the current plan:
   (a) Sidney Street, a high-speed traffic through-way abuts the park. Even urban design beginners know parks should not be located next to traffic connectors like Sidney Street. The picture the developer paints of the elderly sitting around talking does not fit if you imagine the big commercial trucks rumbling by. The exhaust and distraction of the traffic make a poor companion to the park. The architectural renderings the developer has presented conspicuously leave out Sidney Street.
   (b) The proposed buildings (45 & 75 Sidney Street) turn their back to the neighborhood. M.I.T. claims to want to be a "good neighbor" yet their arrangements wall off the neighborhood from the commercial areas and expose loading bays to residences -- something specifically disapproved in in the design guidelines for the area.

BOSTON HERALD

50 cents ★★★ Saturday December 13, 1997 WEATHER: Lots of clouds. High 42. Page 29 LOTTERIES: Page 35

Neighbors decry plan for public park at MIT site

By COSMO MACERO JR.

A major research complex to be built near Central Square in Cambridge could be stalled by a challenge to its permit.

> "From our perspective, if they're allowed to continue without challenge we won't be able to get the park where we want it."
> — John Chamberlain, opponent

The $66 million development, part of University Park at MIT, first drew criticism a month ago from neighbors who don't like the planned location of a public park.

The group stepped up pressure Thursday by appealing a building permit issued Nov. 26.

If zoning officials side with neighbors, it could halt work just as it's starting.

"On its face, this appeal looks erroneous and patently absurd," said Jonathan Ginsburg, head of government affairs for Forest City Development, a partner with the Massachusetts Institute of Technology in the three-phase University Park.

"The plan we've submitted is supported by a majority of the residents."

On Monday, Forest City inked a 15-year lease with Millennium Pharmaceuticals Inc., a Cambridge company that develops diagnostic products.

The project centers on two buildings at 45 and 75 Sydney St., near a hotel and supermarket that will open next year as part of University Park.

The appeal says the plans violate city ordinances, because air-quality systems atop the two 70-foot buildings will exceed height and area limits.

Building Commissioner Robert Bersani, whose office issued the permit, said only that a hearing is scheduled for Jan. 22.

Residents of nearby Brookline Street say the project's public open space should front their neigborhood.

The developer has research buildings facing the homes and encircling the park.

John Chamberlain, a neighborhood opponent, acknowledged that the permit fight is really an effort to make Forest City negotiate on open space.

"From our perspective, if they're allowed to continue without challenge we won't be able to get the park where we want it," Chamberlain said.

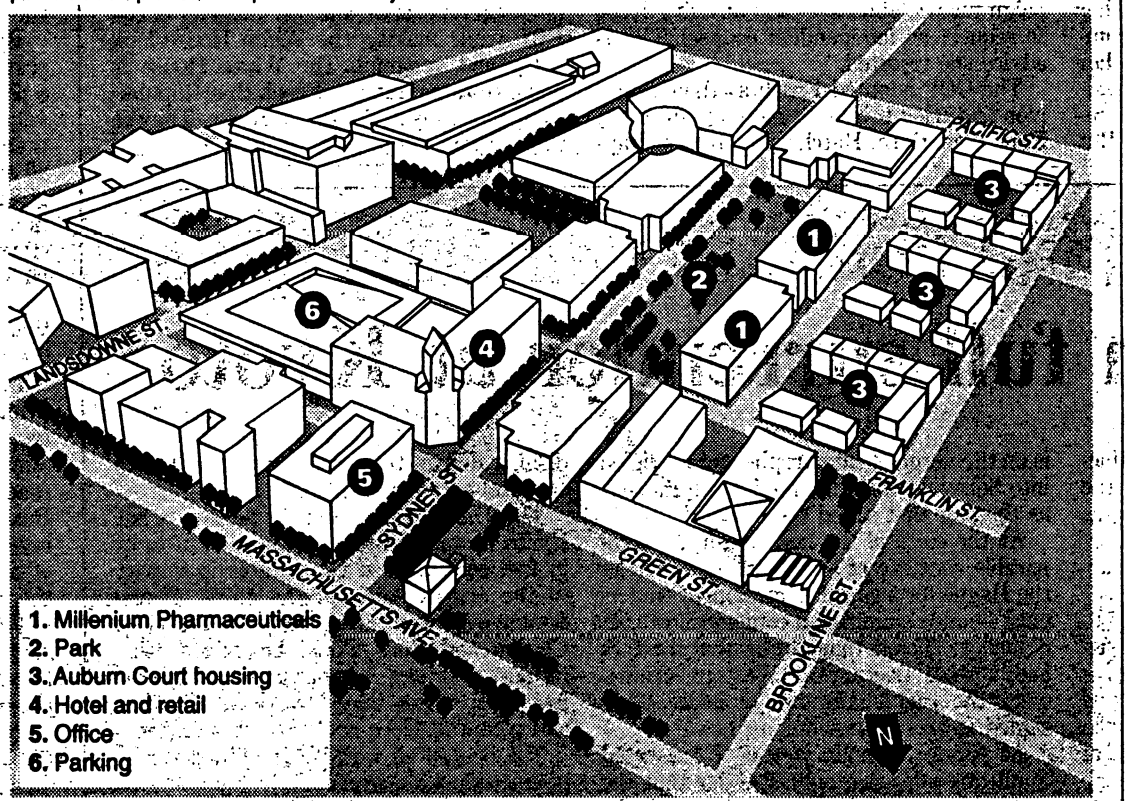
"This would stop progress on the building."

In the meantime, Ginsburg said, construction crews "are out there in full force."

"They should have come to us earlier," he added. "This is an 11th-hour attempt to derail a permitted project."

Park placement

Construction of a research complex near Central Square could be stalled by a group of neighbors who don't like the planned location of a public park. Here's the planned development of University Park at MIT:



STAFF GRAPHIC BY MICHAEL BERTRAND

Activists seek changes to MIT park

By COSMO MACERO JR.

While a major biotechnology firm has committed to a lengthy occupancy in the MIT/University Park complex in Cambridge, neighborhood activists from Central Square are calling for changes to the $66 million development.

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• NOVEMBER 30, 1997

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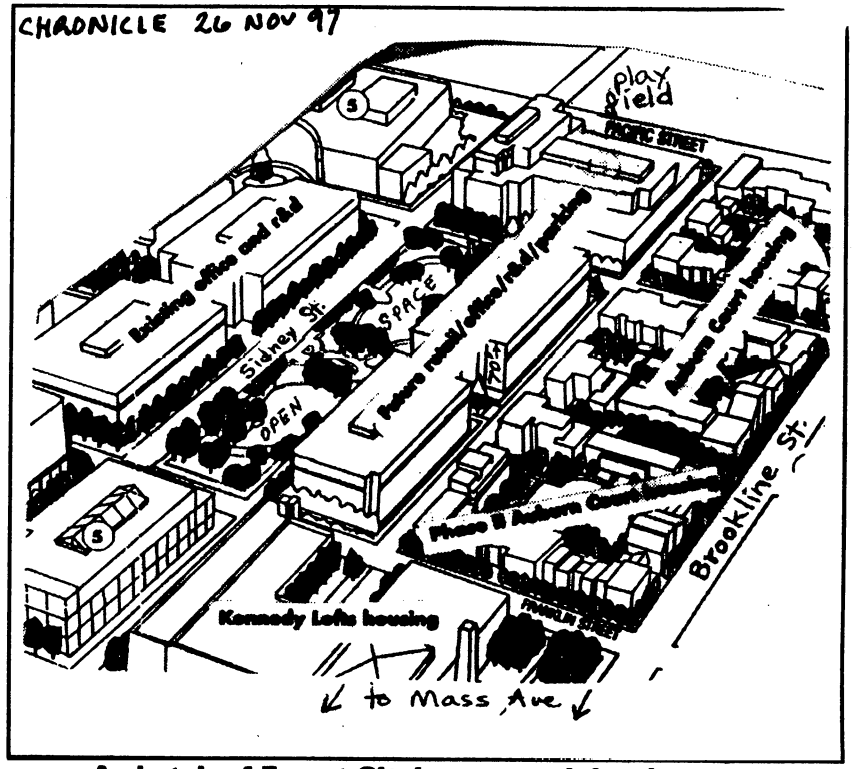

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CHRONICLE, 4 DEC 97

Ordinance Committee
18 December 1997 5:00 pm

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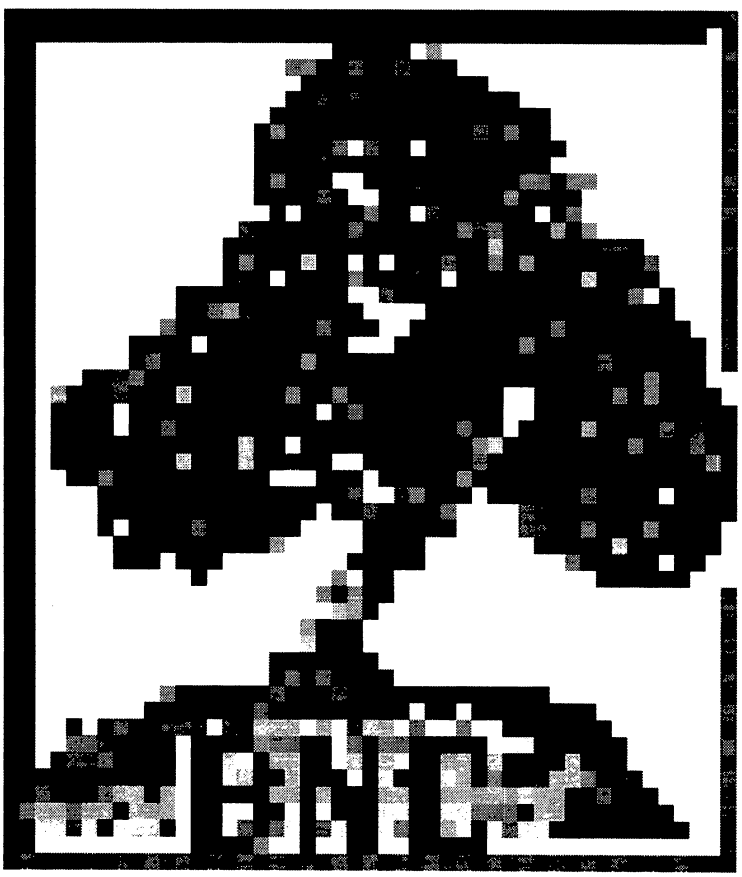

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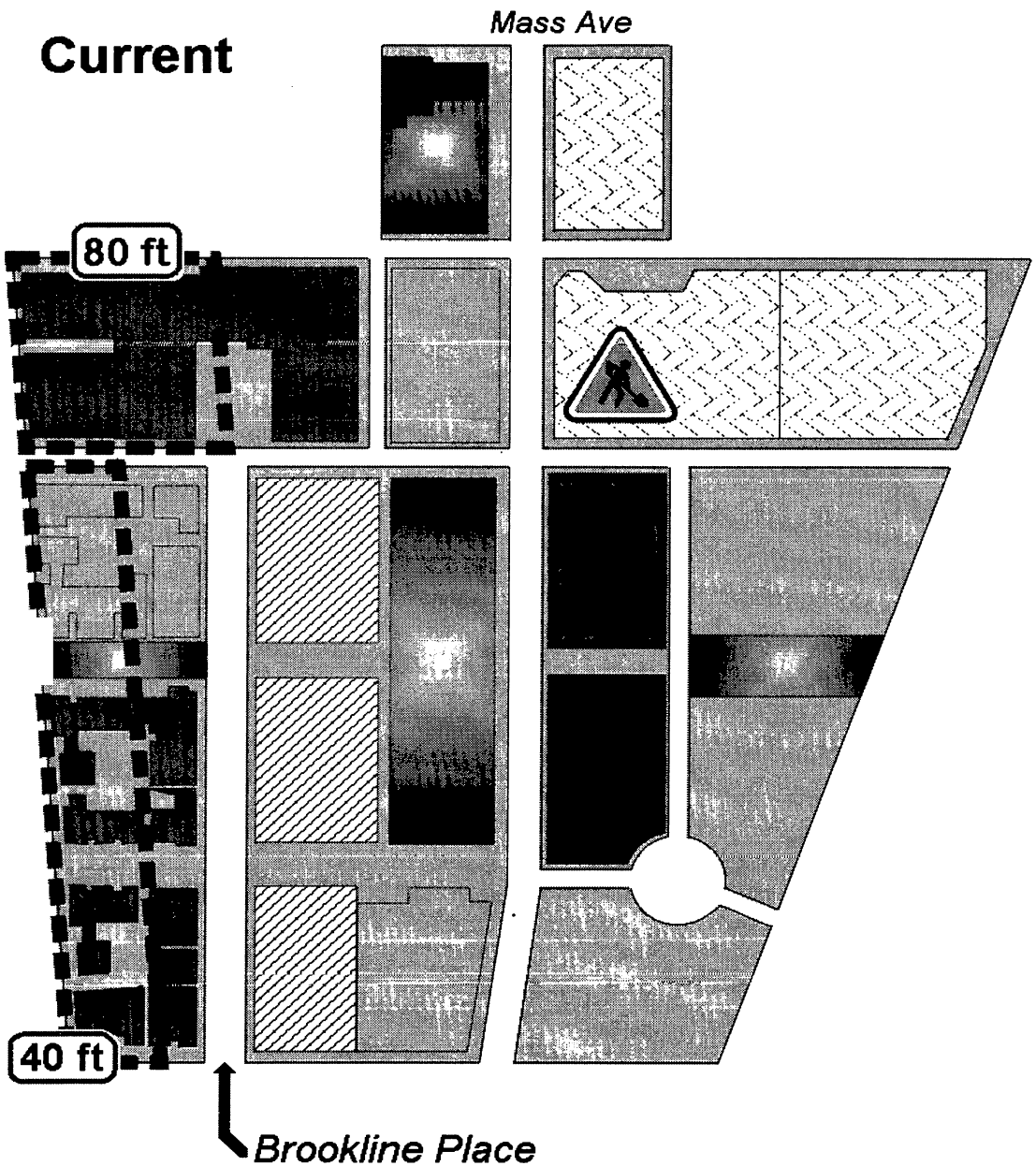

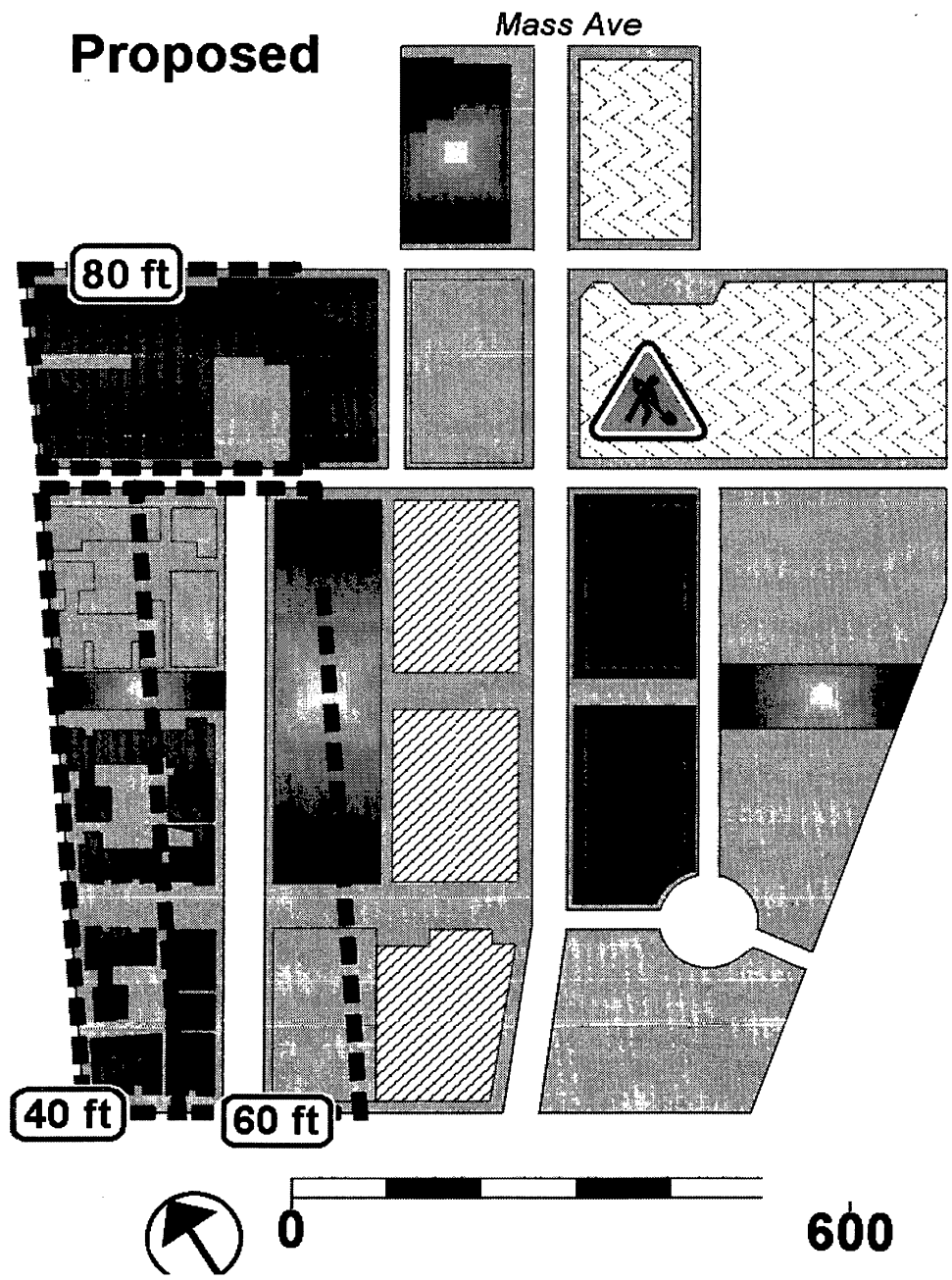

The Brookline Street Neighborhood Coalition
53 Brookline Street • 864-6924 • fax 354-2191

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   (b) The seclusion and remoteness of the park's planned location guarantee that few residents will "congregate" there, except for homeless, dog-walkers or others that desire that seclusion. Yet even these few will likely be harassed and driven off by the company "security" employees.
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4. The park and buildings are poorly situated in the current plan:
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   (b) The proposed buildings (45 & 75 Sidney Street) turn their back to the neighborhood. M.I.T. claims to want to be a "good neighbor" yet their arrangements wall off the neighborhood from the commercial areas and expose loading bays to residences -- something specifically disapproved in in the design guidelines for the area.

BOSTON HERALD

50 cents ★★★ Saturday December 13, 1997 WEATHER: Lots of clouds. High 42. Page 29 LOTTERIES: Page 35

Neighbors decry plan for public park at MIT site

By COSMO MACERO JR.

A major research complex to be built near Central Square in Cambridge could be stalled by a challenge to its permit.

> 'From our perspective, if they're allowed to continue without challenge we won't be able to get the park where we want it.'
>
> — John Chamberlain, opponent

The $66 million development, part of University Park at MIT, first drew criticism a month ago from neighbors who don't like the planned location of a public park.

The group stepped up pressure Thursday by appealing a building permit issued Nov. 26.

If zoning officials side with neighbors, it could halt work just as it's starting.

"On its face, this appeal looks erroneous and patently absurd," said Jonathan Ginsburg, head of government affairs for Forest City Development, a partner with the Massachusetts Institute of Technology in the three-phase University Park.

"The plan we've submitted is supported by a majority of the residents."

On Monday, Forest City inked a 15-year lease with Millennium Pharmaceuticals Inc., a Cambridge company that develops diagnostic products.

The project centers on two buildings at 45 and 75 Sydney St., near a hotel and supermarket that will open next year as part of University Park.

The appeal says the plans violate city ordinances, because air-quality systems atop the two 70-foot buildings will exceed height and area limits.

Building Commissioner Robert Bersani, whose office issued the permit, said only that a hearing is scheduled for Jan. 22.

Residents of nearby Brookline Street say the project's public open space should front their neigborhood.

The developer has research buildings facing the homes and encircling the park.

John Chamberlain, a neighborhood opponent, acknowledged that the permit fight is really an effort to make Forest City negotiate on open space.

"From our perspective, if they're allowed to continue without challenge we won't be able to get the park where we want it," Chamberlain said.

"This would stop progress on the building."

In the meantime, Ginsburg said, construction crews "are out there in full force."

"They should have come to us earlier," he added. "This is an 11th-hour attempt to derail a permitted project."

Park placement

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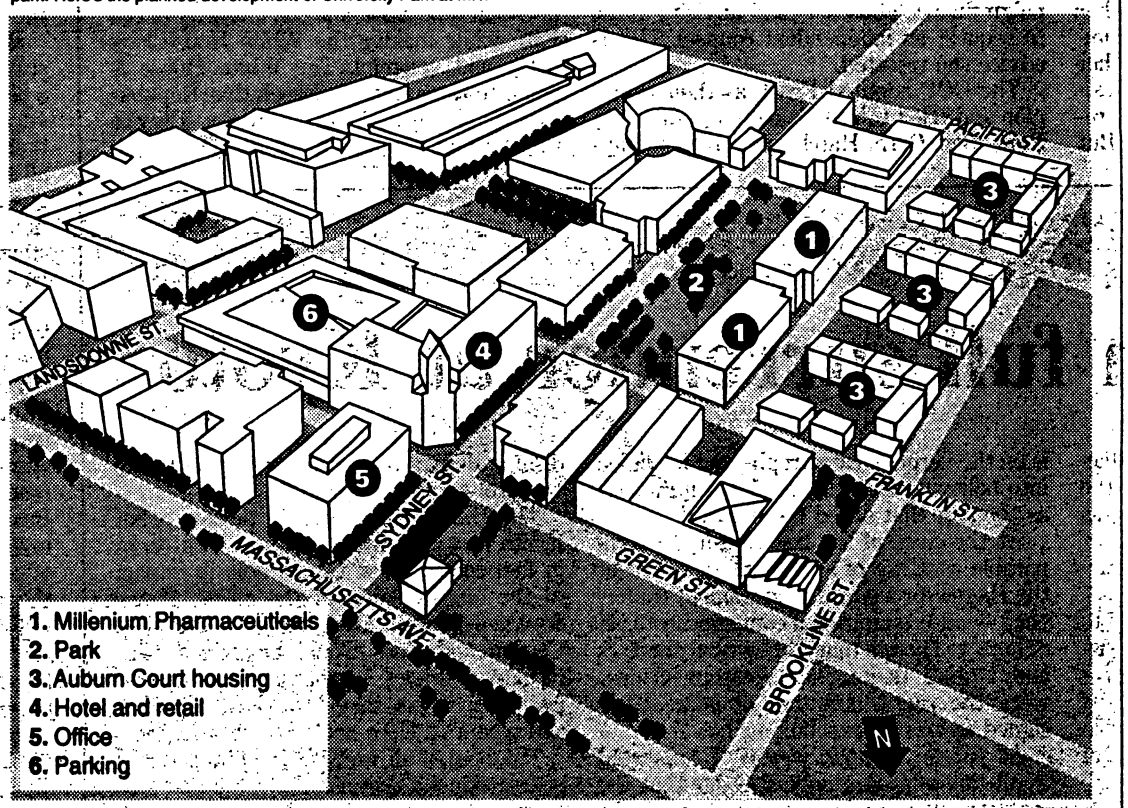

STAFF GRAPHIC BY MICHAEL BERTRAND

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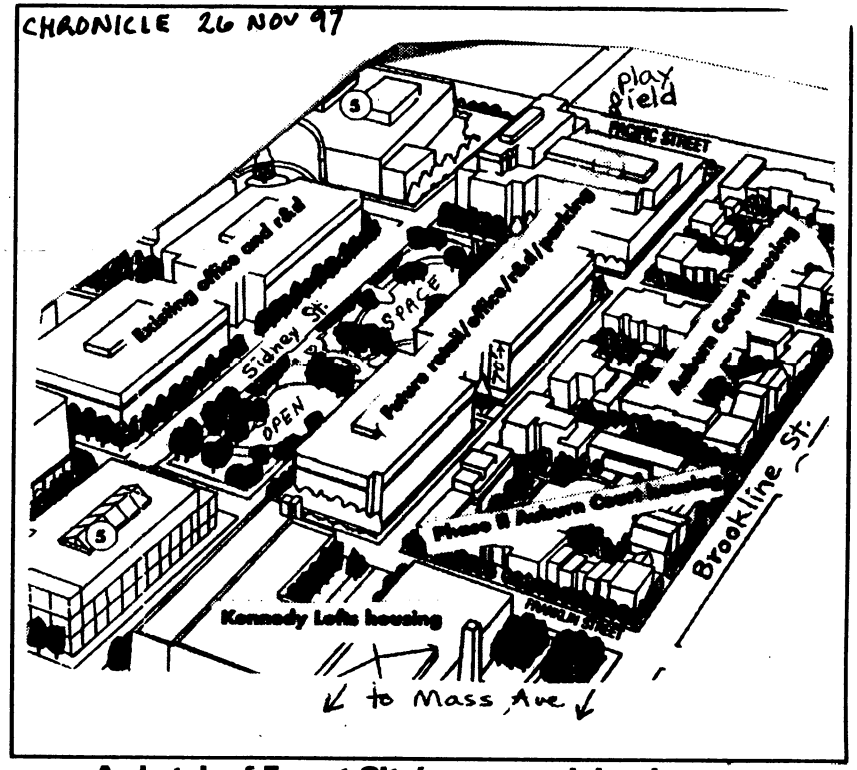

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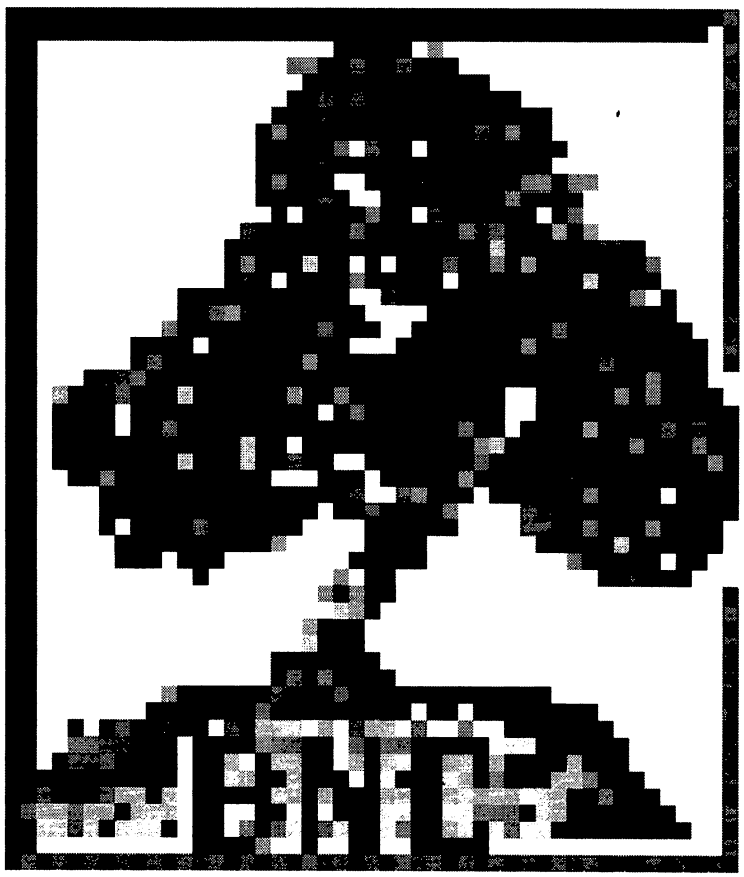

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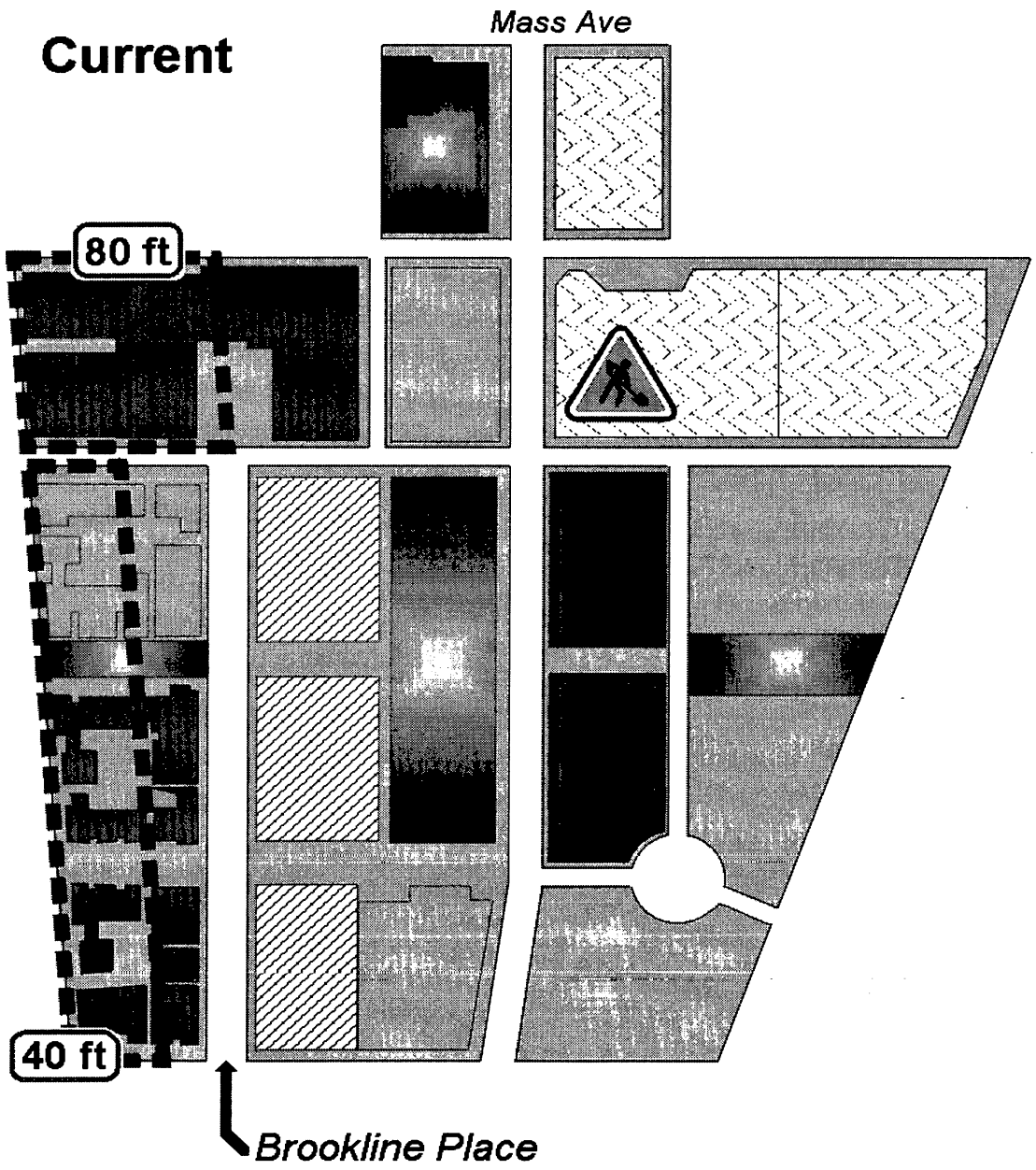

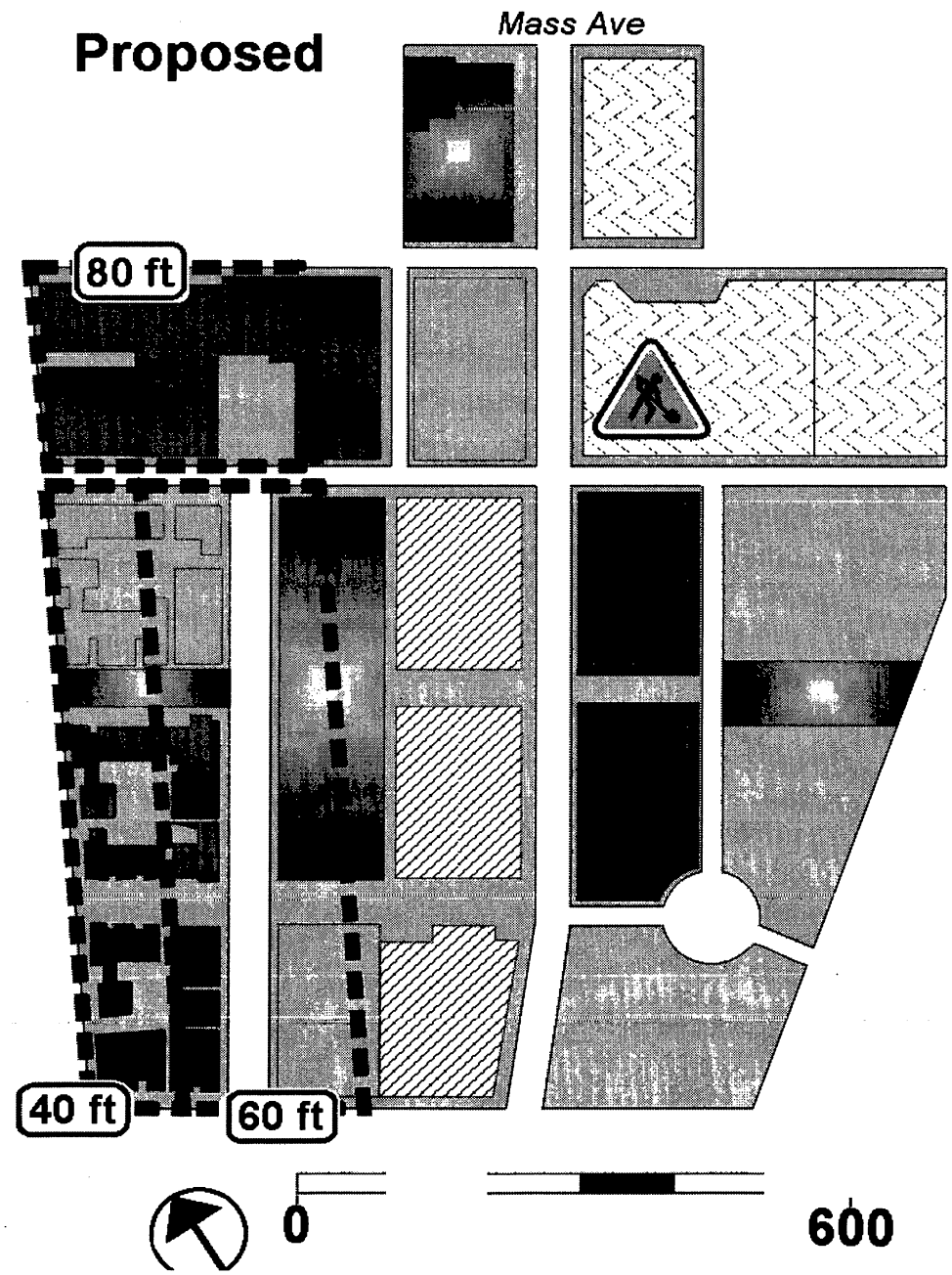

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3. Noone will use the park -- it is dead space:
   (a) Not Like Post Office Square. The park cannot be compared to Post Office Square because PO Square sits astride major pedestrian thoroughfares and has many thousands of workers nearby. The labs being built to surround the park employ relatively small numbers of workers who do not leave their buildings (except to go to their cars and depart for the suburbs). There is absolutely no foreseeable pedestrian traffic through the park and the "lunch" crowd will be anemic at best.
   (b) The seclusion and remoteness of the park's planned location guarantee that few residents will "congregate" there, except for homeless, dog-walkers or others that desire that seclusion. Yet even these few will likely be harassed and driven off by the company "security" employees.
   (c) Unlike most parks which are located in the middle of active areas, the proposed park is on the edge of the community and is far away from pedestrian byways. As the area develops the surrounding buildings will be occupied by commuters or other car-oriented transients. Geographically, the park location is off the map when it comes to usability.
4. The park and buildings are poorly situated in the current plan:
   (a) Sidney Street, a high-speed traffic through-way abuts the park. Even urban design beginners know parks should not be located next to traffic connectors like Sidney Street. The picture the developer paints of the elderly sitting around talking does not fit if you imagine the big commercial trucks rumbling by. The exhaust and distraction of the traffic make a poor companion to the park. The architectural renderings the developer has presented conspicuously leave out Sidney Street.
   (b) The proposed buildings (45 & 75 Sidney Street) turn their back to the neighborhood. M.I.T. claims to want to be a "good neighbor" yet their arrangements wall off the neighborhood from the commercial areas and expose loading bays to residences -- something specifically disapproved in in the design guidelines for the area.

BOSTON HERALD

50 cents ★★★ Saturday December 13, 1997 WEATHER: Lots of clouds. High 42. Page 29 LOTTERIES: Page 35

Neighbors decry plan for public park at MIT site

By COSMO MACERO JR.

A major research complex to be built near Central Square in Cambridge could be stalled by a challenge to its permit.

> "From our perspective, if they're allowed to continue without challenge we won't be able to get the park where we want it."
>
> — John Chamberlain, opponent

The $66 million development, part of University Park at MIT, first drew criticism a month ago from neighbors who don't like the planned location of a public park.

The group stepped up pressure Thursday by appealing a building permit issued Nov. 26.

If zoning officials side with neighbors, it could halt work just as it's starting.

"On its face, this appeal looks erroneous and patently absurd," said Jonathan Ginsburg, head of government affairs for Forest City Development, a partner with the Massachusetts Institute of Technology in the three-phase University Park.

"The plan we've submitted is supported by a majority of the residents."

On Monday, Forest City inked a 15-year lease with Millennium Pharmaceuticals Inc., a Cambridge company that develops diagnostic products.

The project centers on two buildings at 45 and 75 Sydney St., near a hotel and supermarket that will open next year as part of University Park.

The appeal says the plans violate city ordinances, because air-quality systems atop the two 70-foot buildings will exceed height and area limits.

Building Commissioner Robert Bersani, whose office issued the permit, said only that a hearing is scheduled for Jan. 22.

Residents of nearby Brookline Street say the project's public open space should front their neigborhood.

The developer has research buildings facing the homes and encircling the park.

John Chamberlain, a neighborhood opponent, acknowledged that the permit fight is really an effort to make Forest City negotiate on open space.

"From our perspective, if they're allowed to continue without challenge we won't be able to get the park where we want it," Chamberlain said.

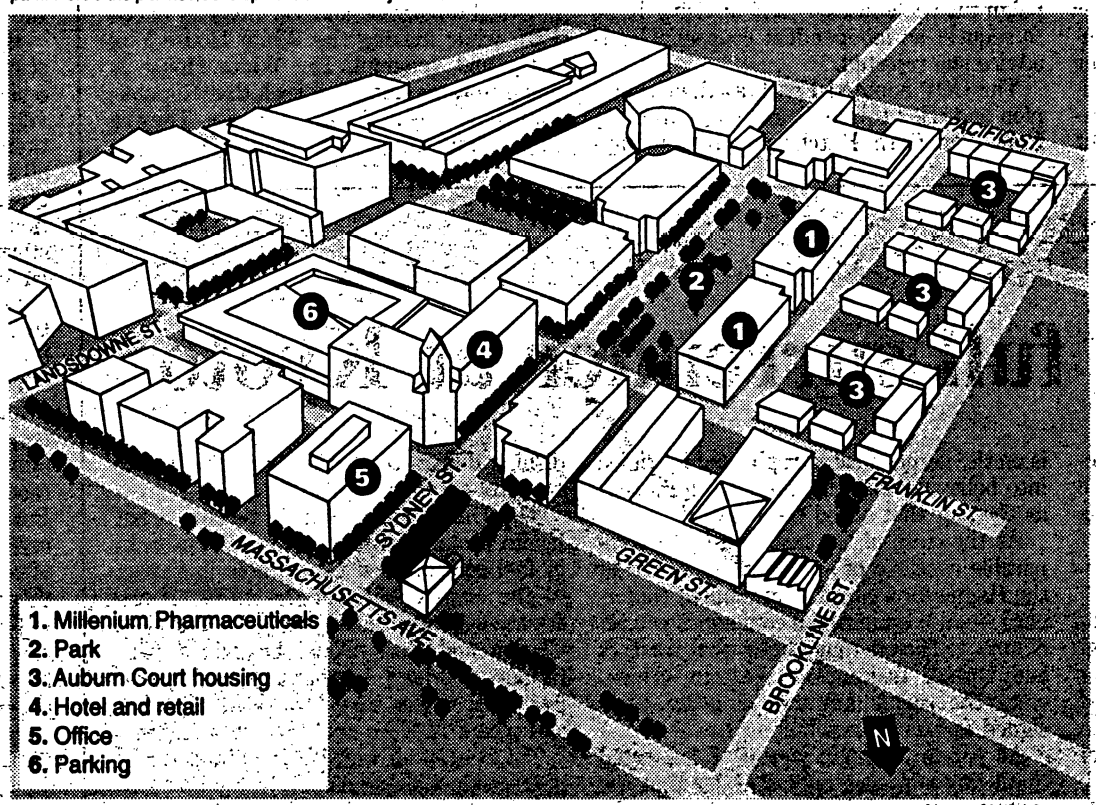
"This would stop progress on the building."

In the meantime, Ginsburg said, construction crews "are out there in full force."

"They should have come to us earlier," he added. "This is an 11th-hour attempt to derail a permitted project."

Park placement

Construction of a research complex near Central Square could be stalled by a group of neighbors who don't like the planned location of a public park. Here's the planned development of University Park at MIT:



STAFF GRAPHIC BY MICHAEL BERTRAND

Activists seek changes to MIT park

By COSMO MACERO JR.

While a major biotechnology firm has committed to a lengthy occupancy in the MIT/University Park complex in Cambridge, neighborhood activists from Central Square are calling for changes to the $66 million development.

"We're going to be hit by traffic from every direction," said Peter Valentine, an activist whose Brookline Street home is near two parcels being developed for Millennium Pharmaceuticals, Inc. "We've asked for some open space ... to have a safe place for our children to play."

The existing proposal by Forest City Development, partners in the mixed-use complex with the Massachusetts Institute of Technology, is already slated to include a one-acre park between the Millennium and other University Park buildings.

Yesterday, Forest City announced that Millennium has signed a 15-year lease to occupy 175,000 square feet of planned space.

But Valentine and others want to flip the design so the park becomes a buffer between the offices and residential neighborhood.

"Without the park next to the residences, it's much less accessible," said Valentine's Brookline Street neighbor, John Chamberlain.

Still, Forest City spokesman Jonathan Ginsberg said the park as it's proposed has for a long time been part of a master plan for the area.

"This is an 11th-hour attempt to de-rail the project," Ginsberg said. "It's unfortunate this is coming up at the last second."

E • NOVEMBER 30, 1997

RIDGE

ES

ration begins at 9 a.m. For more information, call 349-4604.

Funds approved for B&M bridges

On Monday, the City Council approved an appropriation of $500,000, which moves the city one step closer to building safety improvements on the B&M railroad tracks in North Cambridge.

"We're very excited to bring this appropriation to you at this time," Susan Schlesinger, assistant city manger for community development, told the council.

The funds, which the state Executive Office of Transportation and Construction allocated in August, will allow the city to design three pedestrian bridges over the tracks. Over the last 25 years, six people have been struck and killed by trains while crossing the tracks.

Once designs are complete, the state will allocate an additional $5 million from Transportation Improvement Program funds for construction, which could begin in spring of 1999, according to Schlesinger.

Changes sought at University Park

A group of Brookline Street residents has filed a zoning petition with the city seeking to lower building heights at the site of the University Park development near Central Square.

The intent of the proposal, according to members of the Brookline Street Neighborhood Coalition who spoke before the City Council last week, is to force Forest City to move a proposed 55,000-square-foot park from Sydney Street to Brookline Street, a location more accessible to nearby residents.

"The proposed park is not friendly to residents and their families," Cottage Street resident Ann Strong told the council. "The reason this plan is not inviting is that will be walled off by 70 foot buildings."

The downzoning would not achieve the petitioners' intent, however, according to Jonathan Ginsberg, director of government and community relations for Forest City, who said such a move would only deter tenants from moving into University Park and might reduce low-income housing in the partially constructed Auburn Court development on the site.

"These changes could have injurious and grave consequences concerning our ability to retain Cambridge-based research and development companies," Ginsberg wrote in a letter to the council. "In addition, the petition cuts the height ... of Auburn Court housing and could result in reduced density and the number of affordable housing units in University Park."

Harvard issues policy on protests

Following a demonstration at which students alleged Harvard

Not called 'University' Park for no hing

BY ANNIE STRONG

As MIT and its agent, Forest City Enterprises, proceed further to develop "University Park" in the Cambridgeport neighborhood just outside of Central Square, they are supposed to be including an acre-plus of open space that is 1) accessible and 2) beneficial to the public (as required by the Master Plan Design Review Guidelines agreed to in 1987).

However, the actual plan for which they are about to seek building permits shows a park designed to serve — you guessed it — the University and its commercial tenants (The area is not named "University Park" for nothing, folks!)

This open space will be a long, narrow strip or mall, half a block wide and two blocks long, running along the north side of Sidney Street.

First, as to public access, the park will be screened from the view of the residents living nearby on Franklin Street (across its eastern end) and from residents of Brookline Street (along its northern side) by office buildings rising for five stories plus penthouses and mechanicals, i.e., over 70 feet high.

In addition, folks using the Pacific Street playing field one block beyond the western end will have their awareness of the proposed "park" blocked by yet another office building, this one joined to a parking garage so as to fill that entire block. (The fourth side will be bounded by Sidney Street and more office buildings.)

Public access is not possible without public knowledge. Most of the people who will notice on their own that the park is even there will not be the neighborhood residents and citizens, but will be the people who frequent the office buildings, patrons of the proposed movie theater, perhaps, and those who travel up or down Sidney Street.

By the same token, at night and on weekends, nearby residents will be prevented by the surrounding 70-foot buildings from keeping a watchful eye on what goes on inside the park.

At the very least, the park and the new office buildings should exchange places...

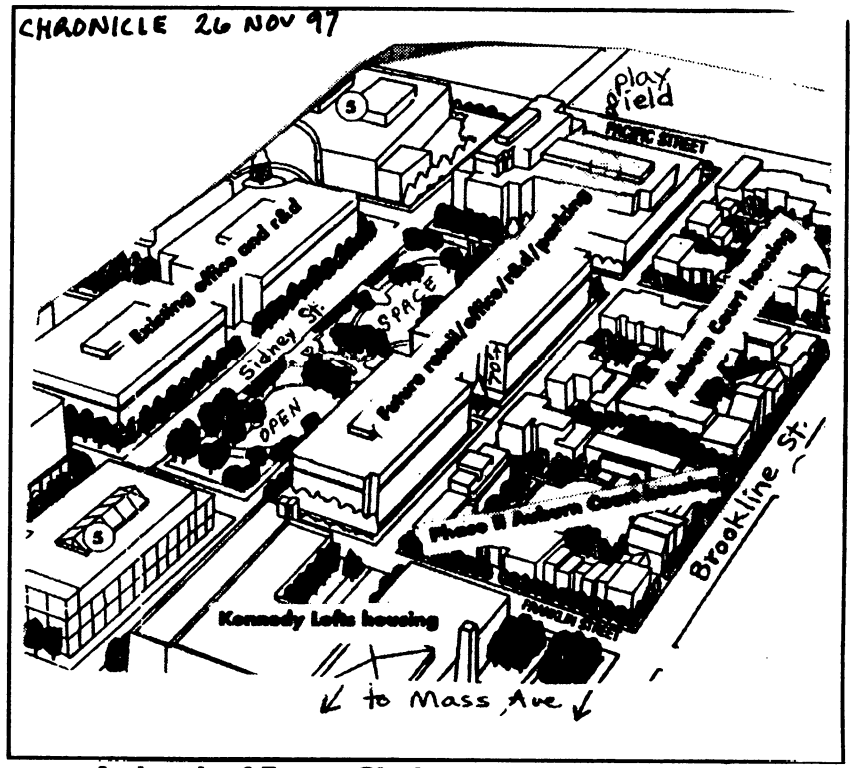
Granted, a pedestrian will be able to enter the park from Brookline Street via the extension of Auburn Street. But first he or she will have to walk 45 yards between the two office buildings down an alley with 70-foot-high walls on both sides and less than 20 feet of width for walking between the trees planted inside the ends of both buildings — not exactly an inviting ambience

Second, as to public benefit (assuming that there were adequate public access), the park is designed mostly for office workers looking out their windows or eating lunch outdoors on a warm day. It contains many plantings, pathways and places to sit, but no open space or equipment for children's active play.

Residents from the nearby neighborhood could carry their lunches over there to eat too, but — seriously — it would benefit only a narrow segment of the broader fulltime community.

The scheme falls far short of the master Plan Design Guidelines' stated objective of creating an environment that "...becomes a vital and integral part of the Cambridge community." At the very least, the park and the new office buildings should exchange places, so that the park looks and feels like a meeting ground or transition between the residential and office areas, instead of a private enclave surrounded by a fortress. Even better would be also re-designing the park so as to accommodate more varied uses, including active uses by children from the area.

Cottage Street resident Anne Strong raised her two children in Cambridge and founded Cambridge Youth Soccer in 1980.



A sketch of Forest City's proposed development in University Park

Too many cooks for U. Park zoning stew?

BY JOHN CHAMBERLAIN

Community spirit in Cambridge is kicking up its heels recently and the exuberance is even reaching into the halls of the city's planning board. At last week's design review for the University Park at MIT development, the board, apparently piqued by the rushed pace of developer submissions, refused to give immediate approval for the most recent designs which contained various surprises.

The board asked for more time to consider, but appeared poised to reject the submissions with findings of zoning violations in the parking garage design. Then the fun really started. Responding to verbal and written pleas by the community including City Councilor Henrietta Davis, the board, led by chairman Paul Dietrich, proposed doing some design of its own and holding hearings on changing the position of a planned park.

The developers, not to be outdone, called in their legal artillery from the law firm of Warner & Stackpole who [allegedly] threatened to sue the city if they changed the location of the park (even though such power is granted to municipal planning boards under state laws which reserve for planning boards the right to amend master plans at any time). At issue is "University Common" which the developer would like to nestle snugly in a cluster of office buildings and which most everyone else would like to see adjoining the neighboring residential areas.

Since the park is supposedly for the benefit of the public, the legality of the developer's plans was called into question before the board. Other potential problems, such as the developer's current and planned non-compliance with the area's strict noise control ordinance and sewage issues, have enriched this zoning stew. What will be cooked up next?

John Chamberlain is a Brookline Street resident.

Legal Notice

City of Cambridge Massachusetts
Office of the City Clerk
Public Notice Relative to Zoning

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, December 18, 1997 at 5:00pm in the Sullivan Chamber, City Hall, Cambridge Massahusetts on an amendment to the text of the Zoning Ordinance of the City of Cambridge as set forth in full below.

Article 15.33 (CambridgePort Revitalization Development District, Building Height limitations) shall be amended to read (changes in bold):
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[rest of paragraph is unchanged]
Areas Affected by the Proposed Amendment
The lots affected by the proposed amendment are shown shaded on the attached zoning plat.
Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.
All persons interested in this matter may appear at this time and be heard.
For the Committee,
Councillor Francis H. Duehay, Chair

CHRONICLE, 4 DEC 97

Speakers In Support

Name	Address
DAVID HOICKA	10 Lopez 02129
Paul Booker	100 Columbia & Cambridge

(1)

Speakers In Suppt

Name	Address
~~[illegible]~~	
✓ John Chamberlain	53 Brookline St.
✓ MaryAnn Taylor	SSA Brookline
✓ Tim Brunnu	129 Franklin
✓ Jennifer Proia	129 Franklin St.
✓ Tom Ashe	129 FRANKLIN.
✓ Peter Valentine	37 Brookline St
✓ GORDON Tuttle	71 School St
✓ Bashar Zeitoon	129 Franklin Str.
✓ Mark Duffield	281 Brookline St.
✓ James Williamson	17 [illegible] ST. CAMB

(may have to leave)

PETITION

show of hands
add'l speaker's
correspondence.

letter - MIT Planning Office

(1)

Speakers In Opposition

10

Name	Address
Rocco A. Mastrangelo	269 Putnam Ave Camb.
Donald Grossman	79 Sidney St.
Joseph Walsh	133 Pearl.
Mark Sawtherland	132 Pearl
Edward Oh	88 Auburn Park #303, Cambridge
Earl Hurley	6 Holworth Place. Camb.
Joe Lowe	701 CONCORD AVE CAMB
Lori Sutherland	132 Pearl St. Camb.
Joseph W. Yuppo.	Build Trades Council
Mass. Institute of Technology	79 Mass Ave Camb.
FOREST CITY (PETER CALKINS)	38 SIDNEY STREET CAMB
JACK McGINNESS	PLUMBERS UNION #12 B.A.
James Coyle	IRONWORKERS L. 7
Michael Binella	291 Hurley St.
Robert E Addison	61 Gore St.
GORDON TUTTLE	71 SCHOOL ST.
PAUL BOOKER	120 COLUMBIA ST

(2)

Speakers On Opposition

Name	Address
Tom Lucey	Chamber of Commerce

December 18, 1997

Dear M._____:

The Cambridge Community Development Department has submitted a proposal to the City Council to establish an inclusionary zoning policy in the City. The proposal has been developed to respond to the significant need for additional affordable housing among the City's low and moderate income residents. We are enclosing a copy of the proposal.

We would like to invite you to a meeting to discuss this proposal and receive your feedback on its provisions. We have scheduled this meeting for the following time and place:

Tuesday, January 6, 1998
10:30 a.m.
Cambridge Community Development Department
57 Inman Street
Third Floor Conference Room

We hope that you are able to join us for this discussion. Please RSVP to *Chantal Labossière at 349-4620*. If you have any questions about the proposal, please feel free to contact me at *349-4645*. Thanks for your assistance.

Sincerely Yours,

Roger Herzog
Housing Director

Guy Asaph
Hammond Realty
2 Brattle Street
Cambridge, MA 02138

George Rothman
Stu-Lin
925 Massachusetts Avenue
Cambridge, MA 02139

Peter Palanjian
Intercontinental Developments
1270 Soldiers Field Road
Brighton, MA 02135

Joseph Corcoran
Corcoran Jennison Company, Inc.
150 Mount Vernon Street
Boston, MA 02125

James Rafferty
Holmes Family Trust
187 Concord Avenue
Cambridge, MA 02138

Gwendolyn Noyes
Oaktree Development
129 Mount Auburn Street
Cambridge, MA 02138

Jeffrey Klein
Pemberton Place
27 Winthrop Road
Brookline, MA 02146

David Aposhian
Cambridge Design
149 Norfolk Street
Cambridge, MA 02139

Robert Bray
75 River Street
Cambridge, MA 02139

Stephen Rioff
Worthington Management
70 Lincoln Street
Brookline, MA 02110

Mailed 12-11-97/mc

Susan Almeich
183-185 Franklin Street
Cambridge, MA 02139

Marlene Baker
183-185 Franklin Street
Cambridge, MA 02139

Chris Connaire
197 Franklin Street
Cambridge, MA 02139

Sam Dickerman
203 Franklin Street
Cambridge, MA 02139

Shelly Rieman
201 Franklin Street
Cambridge, MA 02139

Markus Wiegel
188 Franklin Street
Cambridge, MA 02139

David Aposhian, Trustee
149 Norfolk Street
Cambridge, MA 02139

Abraham Katz, Trustee
Ruth Katz
120 Brookline street
Cambridge, MA 02139

Kennedy Lofts Assoc. LTD
Two University Road
Cambridge, MA 02138

U Corp
c/o Rizika Realty Corp
36 Edghill Road
Brookline, MA 02146

George Rothman, et al
Stu Lin Realty
925 Mass Avenue
Cambridge, MA 02139

Peter Zak Valentine
P O Box 1063
Cambridge, MA 02238 1063

Alice Lee, et al, Trustee
55 Brookline St., #1
Cambridge, MA 02139

Patricia Connolly
Cambridgeport Affordable Housing Trust
29 Benton Street
Belmont, MA 02178

Rosemary Briere
John Allen Trustees
33 Marion Street
Somerville, MA 02143

Current Occupant
97 Brookline Street, #1
Cambridge, MA 02139

Anna Realty Corporation
44 Philip Road
Lexington, MA 02173

Mary Bono, KPR Realty Trust
c/o Harry Richmond
13 Landsdowne Street
Cambridge, MA 02139

Pacific Ralty Corp.
100 Pacific Street
Cambridge, MA 02139

Jonathan Ginsberg
Forest City Development
38 Sidney Street
Cambridge, MA 02139 4169

MIT Office Treasurers
238 Main St. Suite 200
Cambridge, MA 02142

Joan Eldridge
51 Brookline Street
Cambridge, MA 02139

Frederick Taylor
Maryann Taylor
55 Brookline Street, #2
Cambridge, MA 02139

Janis Puibello
Margaret Lynch
69 Brookline Street
Cambridge, MA 02139

Lucy Rondina
Annie Buchanan
83 Brookline Street
Cambridge, MA 02139

Current Occupant
97 Brookline Street, #2
Cambridge, MA 02139

Maurice Malmberg
Celia Malmberg
24 Kelly Road
Cambridge, MA 02139

Rafael Medina
199 Franklin Street
Cambridge, MA 02139

Malena Mayorga
199 Franklin Street
Cambridge, MA 02139

Sarah Horge
203 Franklin Street
Cambridge, MA 02139

Charlotte Karney
188 Franklin Street
Cambridge, MA 02139

Fred Yalin
188 Franklin Street
Cambridge, MA 02139

John Chamberlin
53 Brookline Street
Cambridge, M A 02139

Jeryy Taylor
55A Brookline Street
Cambridge, MA 02139

Michaelen Wiegel
188 Franklin Street #3
Cambridge, MA 02139

Sarah Baker
25 Decatur Street
Cambridge, MA 02139

Tim Bruhns
129 Franklin Street #309
Cambridge, MA 02139

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

December 1, 1997

To Whom It May Concern:

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, December 18, 1997 at 5:00 P.M. in the Sullivan Chamber, City Hall, Cambridge Massachusetts on an amendment to the text of the Zoning Ordinance of the City of Cambridge as set forth in full below.

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[rest of paragraph is unchanged]

Areas Affected by the Proposed Amendment

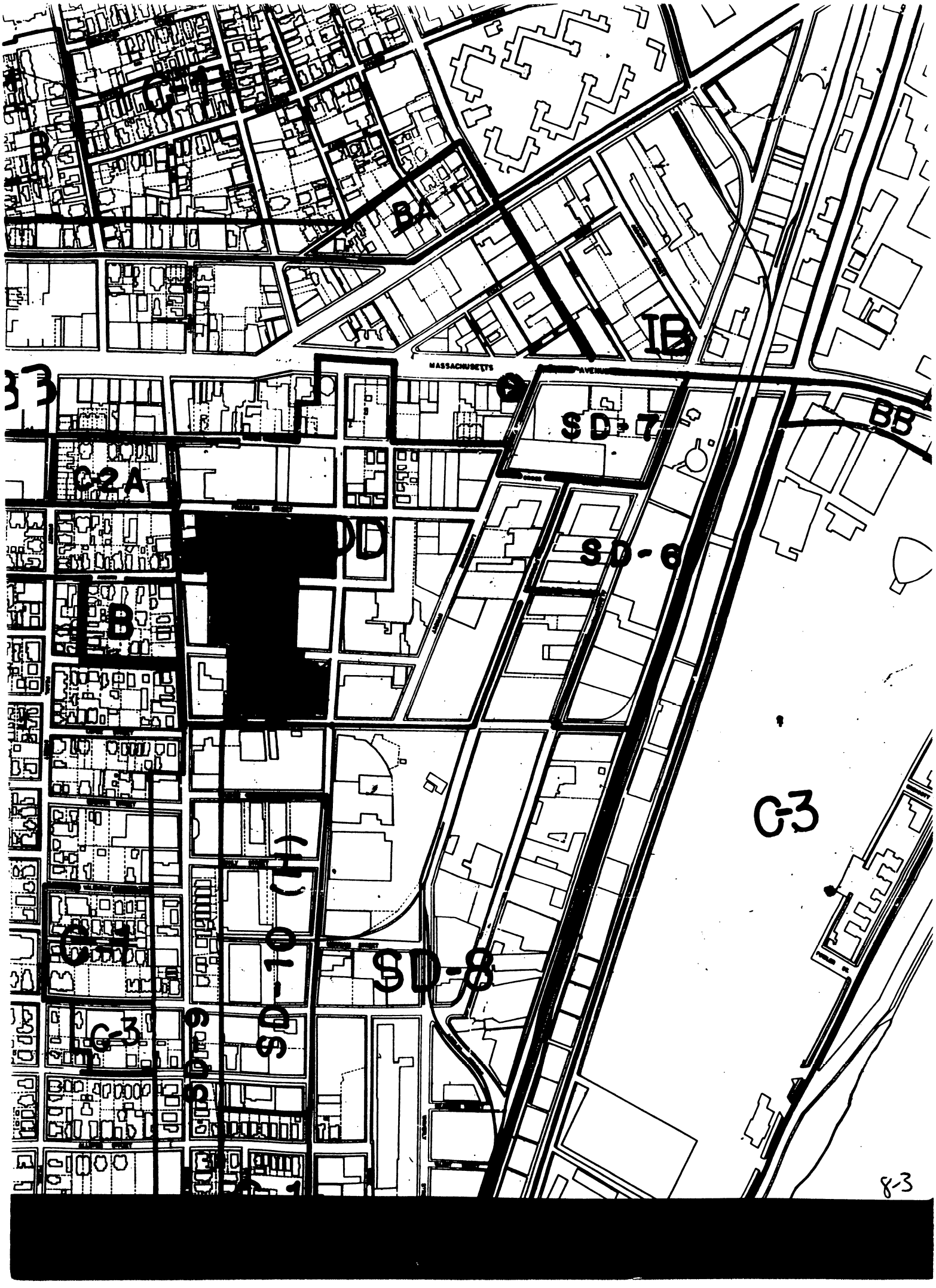
The lots affected by the proposed amendment are shown shaded on the attached zoning plat.

You kind attention in this matter will be greatly appreciated.

Very truly yours,

D. Margaret Drury

D. Margaret Drury


B
C-1
B-4
IB
MASSACHUSETTS
AVENUE
SD-7
BB
C-2A
SD-6
B
C-3
C-1
SD-8
C-3
SD-5
SD-5
8-3

8

8

9 November 1997

Cambridge City Council
City Hall
Cambridge, Massachusetts

The Honorable, the Cambridge City Council:

Attached for your consideration is an Area IV zoning petition which reflects the efforts of the east CambridgePort and Area IV neighborhoods to improve the overall Area IV environment and maximize its potential for safety, community integration and economic growth.

We believe this proposal to be highly consistent with current zoning policies and will benefit everyone potentially affected by it.

Respectfully,

The Brookline Street Neighborhood Coalition

RECEIVED BY
OFFICE OF CITY CLERK
97 NOV 10 AM 9:21
CAMBRIDGE MA.

Please contact Jennifer Winters at
617 - 494-8676 , 617-225-0999 (fax)
129 Franklin Street #309 , Cambridge, MA 02139

8-1

✳✳✳ SUCCESSFUL TX REPORT ✳✳✳

11-25-97 16:46 ID:6173494269
CAMBRIDGE CITY CLERKS OFFICE

JOB No.	----------	212
START TIME	----------	16:44
ID No.	----------	84337929
RESOLUTION	----------	STANDARD
TOTAL PAGE	----------	03
MACHINE ENGAGED	----------	01'40
INFORMATION	----------	OK
ERROR PAGE	----------	

OFFICE OF THE CITY CLERK
CITY OF CAMBRIDGE
(617) 349-4260
FAX (617) 349-4269
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

FAX TRANSMITTAL SHEET

DATE: Nov. 25, 1997

TO: Wendy
Legal

FAX #: 433-7929

PHONE #:

 # OF PAGES: 3

FROM: Margaret
349-4256

ADDITIONAL COMMENT:
(2) weeks, December 4, 1997
and December 11, 1997
Thank you!
Happy Thanksgiving!

PUBLIC NOTICE
RELATIVE TO ZONING

C. C. 106

City of Cambridge

MASSACHUSETTS

OFFICE OF THE CITY CLERK

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All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor Francis H. Duehay
Chair

PUBLIC NOTICE
RELATIVE TO ZONING

C. C. 106

City of Cambridge

MASSACHUSETTS

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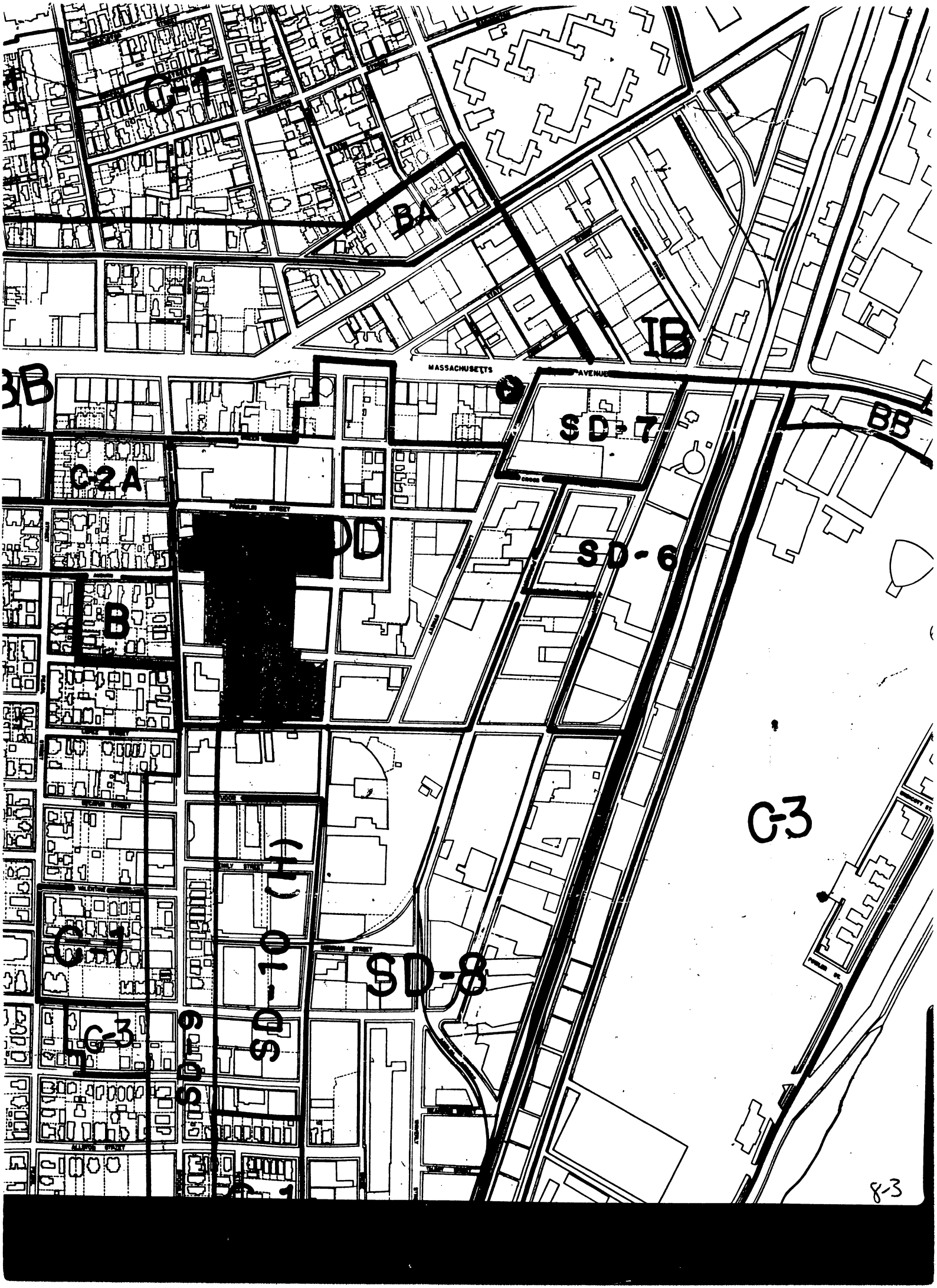
For the Committee,

Councillor Francis H. Duehay
Chair


C-1
B
BA
IB
BB
MASSACHUSETTS
AVENUE
SD-7
C-2A
PUBLIC STREET
DD
SD-6
B
C-3
C-1
SD-10
SD-8
C-3
SD-9
8-3

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4269
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

FAX TRANSMITTAL SHEET

DATE: Nov. 25, 1997 Councillor Duehay set hearing 11-25-97.

TO: Wendy
Legal

FAX #: 433-7929

PHONE #:

 # OF PAGES: 3

FROM: Marybeth
349-4256

ADDITIONAL COMMENT:

(2) weeks, December 4, 1997
and December 11, 1997
Thank you!

Happy Thanksgiving!

80 Auburn Park MIT

92 – 115 154 Franklin MIT

92 - 19 60 Brookline MIT

92 - 114 84-88 Auburn PK MIT

92 - 87 72 Brookline St MIT

92 - 91 47 Pilgrim St MIT

92 - 3, 4 42-48 Pilgrim St MIT

92 - 116 115 - 119 Pacific St MIT

Knowlton to Lot 115

92 - 105 } 48 Brookline St MIT
92 - 106

92 - 22 46 Brookline St MIT

November 9, 1997

RECEIVED BY
OFFICE OF CITY CLERK
97 NOV 10 AM 9:22
CAMBRIDGE MA.

To the Honorable, the Cambridge City Council,

We, the undersigned, respectfully petition the City Council of Cambridge to amend the zoning ordinances of the City of Cambridge as written below:

	Signature	Name	Address
✓1.	Angelica Urena	Angelica Urena	129 Franklin St #316
✓2.	Lydia Horton	LYDIA HORTON	129 FRANKLIN # 216
✓3.	Thomas Ashe	THOMAS ASHE	129 FRANKLIN ST #113
✓4.	Kathryn Ashe	KATHRYN ASHE	129 FRANKLIN ST #113
5.	John Wolf	JOHN WOLF	80 Auburn Park #602
6.	Margaret A Lynch	MARGARET A LYNCH	69 BROOKLINE ST
7.	Shelley Kiernan	Shelley Kiernan	204 Franklin St.
✓8.	Samuel E. Dickens	Samuel E. Dickens	203 Franklin St.
✓9.	Sarah M. Hougen	Sarah M. Hougen	203 Franklin St
✓10.	Melissa Silva	Melissa Silva	202 Franklin St.
✓11.	Janis L Puibello	JANIS L PUIBELLO	69 BROOKLINE ST
✓12.	Sarah Wilkinson	Sarah Wilkinson	129 Franklin #201
✓13.	Karin Hauck	Karin Hauck	202 Franklin St Camb MA
14.	Michael White	MICHAEL WHITE	204 Franklin St Cambr.
15.	Frederick B Taylor Jr	FREDERICK B TAYLOR JR	55A BROOKLINE ST CAMBR
	Mary Lynch		55A Brookline

Proposed Amendment to the Zoning Ordinances of the City of Cambridge

Article 15.33 (CambridgePort Revitalization Development District, Building Height limitations) shall be amended to read (changes in bold):

15.33 *Building Height Limitation.* The maximum building height within one hundred (100) feet of the easterly sideline of Brookline Street south of Franklin Street shall be forty (40) feet. The maximum building height within **three hundred (300)** feet of the easterly sideline of Brookline Street north of Franklin Street shall be eighty (80) feet **and south of Franklin Street shall be sixty (60) feet.** ...
[rest of paragraph is unchanged]

Areas Affected by the Proposed Amendment

The lots affected by the proposed amendment are shown shaded on the attached zoning plat.

C-1
B
BA
IB
BB
MASSACHUSETTS
AVENUE
SD-7
BB
C-2A
FRANKLIN STREET
CRDD
SD-6
B
C-3
C-1
SD-10
SD-8
C-3
SD-9
C-1
8-3

Consent Communication #8

Petition was received from The Brookline Street Neighborhood Coalition, transmitting a proposed change to the Zoning Ordinance in Article 15.33 (Cambridgeport Revitalization Development District, Building Height Limitations) in the area of Brookline Street and Franklin Street.

In City Council November 17, 1997

Charter Right exercised by Mayor Russell.

Cal 3
0-6

Consent Communication #8

Petition was received from The Brookline Street Neighborhood Coalition, transmitting a proposed change to the Zoning Ordinance in Article 15.33 (Cambridgeport Revitalization Development District, Building Height Limitations) in the area of Brookline Street and Franklin Street.

In City Council November 17, 1997

Charter Right
exercised by
Mayor Russell,
November 24, 1997
Referred to Ordinance
Committee and
Planning Board

3/17/98

Placed on File Due To Expiration
of Time Limit.

copies
sent
11-26-97/mc