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PLEASE PUT

THIS ON THE
CITY COUNCIL
AGENDA FOR
AUG 4.

THANKS

CRAIG KELLY

508-796-2607

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97 JUL 31 PM 3:25

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RECEIVED BY
NORTH CAMBRIDGE STABILIZATION COMMITTEE
FILE OF CITY CLERK

97 JUL 31 PM 3:25

CAMBRIDGE MA.

63
6 Saint Gerard Terrace
Cambridge, MA 02140
31 July, 1997

Susan Schlesinger
Community Development Department
57 Inman Street
Cambridge, MA 02139

Dear Ms. Schlesinger:

On behalf of the North Cambridge Stabilization Committee (NCSC) I ask your Department's assistance in addressing development issues in the Creighton Street, Regent Street and Porter Road areas of North Cambridge.

At our last NCSC meeting, several residents of those streets voiced concern about the numerous townhouse/condominium complexes proposed for former industrial operations in the area. In particular, the plumbing supply store on Porter Road wants to use its property to develop eight condos. There is already a similar development going up just a few properties away and still more either proposed or being planned for the neighborhood. While many people noted that they would like to see the industrial uses replaced some sort of residential uses, there was uniform concern that, absent a proper plan effectively implemented, the neighborhood may become swamped with inappropriately dense housing developments.

As I am sure you are aware, this neighborhood's proximity to the Porter Square MBTA Red and Commuter lines, as well as the Mass Ave bus service, makes it an ideal place for a developer to turn a handsome profit. In the past, the NCSC has seen industrial site owners ask artificially high sale prices in the expectation that the relevant City board(s) would grant the needed relief to build overly dense housing complexes as an alternative the existing use(s). We are concerned that such speculation not take place in the area of these three streets.

While I understand that your staff has a lot on its plate right now, the NCSC would like to work with CDD to create a plan to guide development on Creighton Street, Porter Road and Regent Street. A detailed plan is especially needed in this area because the traditional industrial to residential shift is complicated by the close proximity of the T and the numerous apartment buildings and schools that line nearby Mass Ave. These uses, including a cooking school, two martial arts schools, and an English school, attract scores of cars on a regular basis and help make normally tight on-street parking a virtual impossibility at times. Major new residential construction, possibly aimed at multi-car occupants such as non-related renters, will seriously compound this already difficult situation.

Finally, we are not certain if the Cambridge School of Culinary Arts at 2020 Mass Ave has obtained all of the necessary permits it needs for its equipment installation and various expansion projects. By copy of this letter, we will ask the City's Inspection Services Division to help us determine the School's permit status.

As always, I would be happy to discuss these concerns or any other North Cambridge issues with you at any time. I may be reached at 354-8353.

I hope you enjoy the remainder of the summer.

Sincerely,


Craig A Kelley, Vice-Chair

cc: City Council
City Manager
Inspectional Services Division

Consent Communications #63

5-483

Communication was received from Craig Kelley, North Cambridge Stabilization Committee, transmitting a letter requesting assistance regarding development issues in the Creighton Street, Regent Street and Porter Road areas.

In City Council August 4, 1997

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