

Attachment A

Forest City Commercial Group

38 Sidney Street, Suite 180

Cambridge, MA 02139

December 6, 2012 _____, 2013

Mayor Henrietta Davis
Ordinance Committee Chair David Maher
Vice Mayor E. Denise Simmons
City Councilor Leland Cheung
City Councilor Marjorie C. Decker
City Councilor Craig A. Kelley
City Councilor Kenneth E. Reeves
City Councilor Timothy J. Toomey, Jr.
City Councilor Minka vanBeuzekom
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

**Re: Commitments and conditions accompanying the amended zoning petition for
Cambridgeport Revitalization Development District (CRDD) attached hereto
as Attachment A**

Dear Mayor Davis, Ordinance Committee Chair Maher and Councilors Cheung, Decker, Kelley, Reeves, Simmons, Toomey and vanBeuzekom:

The purpose of this letter is to describe commitments and benefits which Mass Ave 300 Block West, LLC ("Forest City") is prepared to offer the City of Cambridge, to facilitate and enable Forest City to construct a life science building at 300 Massachusetts Avenue (the "Project"), subject to the satisfaction of the "Conditions" set forth below.

Forest City's Commitments

- I. Forest City will contribute \$1,078,680 to the City of Cambridge (the "City"), which funds the City shall use, in its discretion, for purposes directed at mitigating the impact of the Project on the community, as follows:

A. Within ninety (90) days after the adoption of the Forest City Zoning Petition extending the CRDD District to 300 Massachusetts Avenue and authorizing an additional 107,868 square feet of gross floor area, Forest City will contribute \$269,670.00 to the City of Cambridge (the "City").

B. Within ninety (90) days of the approval of Forest City's application for a Special Permit from the Cambridge Planning Board authorizing the construction of the Project, Forest City will contribute \$269,670.00 to the City of Cambridge.

C. Upon the issuance of a building permit authorizing construction of the Project, Forest City will contribute \$269,670.00 to the City of Cambridge.

D. Upon the issuance of a Certificate of Occupancy for the Project, Forest City will contribute \$269,670.00 to the City of Cambridge.

II. Section 15.32.2 of the Zoning Ordinance includes a minimum requirement of 150 affordable housing units within the CRDD District, which shall be made available to families of certain income limits for a period of at least thirty years. In a 1988 "Commitment to Housing Development" letter and its companion Housing Plan submitted by Forest City and MIT, we agreed that before the expiration of the thirty year affordability period set forth in the zoning, we would seek government subsidies (including subsidized financing) that would enable the affordable units to remain affordable for the full term of our leasehold interest. At the present time, University Park has a total of 168 units of affordable housing, 18 more than are required by zoning. As part of our community benefits package for 300 Massachusetts Avenue, Forest City commits that, regardless of whether or not we are able to obtain government subsidies as set forth in the Housing Plan, we will cause all affordable units, including the 18 that are in excess of zoning, to be maintained as affordable in accordance with their current use as either low income or moderate income units for the full term of our leasehold interests. All affordable units controlled by Forest City entities shall be deed-restricted and administered using the same rent and other requirements, policies, and procedures used for units subject to Section 11.200, provided, however, that the requirements of Section 15.32 shall govern with respect to income requirements.

III. Forest City will provide or cause to be provided a minimum of 250 affordable low-income deed-restricted dwelling units ("Affordable Housing" or "250 Affordable Units"), on a site or multiple sites to be determined in the future to be located within the City of Cambridge. It is understood and agreed by the undersigned and the City that the requirement herein for the 250 Affordable Units is based on the number of

affordable units that would have been created at the project previously proposed in the zoning petition by Forest City on the parcel adjacent to the Central Square Fire Station. Such Affordable Housing will meet the following standards:

- A. Affordability: The Affordable low-income Housing will be available to households whose incomes do not exceed 80% of the area median income for the Boston area, and shall otherwise conform to the definition of Affordable Units as set forth in Section 11.201 of the Zoning Ordinance. Forest City agrees that it will cause the 250 Affordable Units to be provided by some means set forth in this Section, that the marketing and selection process for the 250 Affordable Units shall utilize the guidelines customarily employed by the Community Development Department in other housing assistance programs, and that the 250 Affordable Units shall be administered using the same rent and other requirements, policies, and procedures used for units subject to Section 11.200.

- B. Location and Development: The Affordable Housing will be provided through one or more of the following means:
 - (i) Construction of new housing on a site that has not been used for affordable housing subsequent to January 1, 2007.
 - (ii) Conversion of an existing non-residential structure to residential use, subject to any applicable requirements and approvals set forth in the Zoning Ordinance.
 - (iii) Construction of additional housing units on a site that currently contains housing, in which case the existing residential GFA and number of dwelling units on the site shall be maintained or replaced in addition to construction of the Affordable Housing referenced in this Section.
 - (iv) Conversion of existing market-rate units within Cambridge to 250 Affordable Units provided that such units will otherwise meet the requirements of this Section.
 - (v) Investment in and sponsorship of a project that will cause the production of 250 Affordable Units pursuant to the above description.

- C. Zoning and Approvals: All development shall conform to applicable zoning requirements, including any provisions requiring the issuance of a special permit. The provisions of Section 11.200 shall also apply, which would allow an increase in density for projects meeting the definition of an Inclusionary Housing project. In the event that a special permit is not approved for an identified housing site, Forest City agrees to either seek an alternative site or to adhere to the Alternative Payment requirements set forth in Subparagraph "E" below. Any Affordable Units constructed by Forest City as part of a residential or mixed use project within the City and otherwise complying with the

requirements herein and the requirements of section 11.200 of the zoning ordinance shall be deemed to satisfy the commitments expressed herein.

- D. Phasing: Within seven (7) years of obtaining a Certificate of Occupancy for any new non-residential development at 300 Massachusetts Avenue, Forest City will have either (i) received a building permit authorizing the development of the Affordable Housing referenced in this Section or (ii) satisfied its commitment to provide 250 Affordable Units as set forth in paragraph (B) above. In the event that neither of the above conditions has been achieved, Forest City agrees to adhere to the Alternative Payment requirements set forth in Subparagraph "E" below.
- E. Alternative Payment: If the Affordable Housing referenced in this Section is not provided in accordance with the phasing requirements set forth above for any reason, which may include inability of the developer to identify a feasible site, denial by the City of necessary permits required to develop housing on an identified site, or any other reason, then Forest City agrees to make a contribution to the Affordable Housing Trust in the amount of ~~Four~~Five Million Dollars (\$45,000,000); provided, however, that if a portion of the 250 Affordable Units is provided, then this Alternative Payment shall be reduced by amount equal to \$200,000 per Affordable Unit provided by Forest City.

Conditions to Forest City's Commitment

For purposes of clarification, Forest City's commitments set forth above are offered if the following conditions (the "Conditions") are met:

1. The amendments to the Cambridge Zoning Ordinance set forth in Attachment A are duly adopted in the form attached hereto as Attachment A, and no challenge to the validity of the same shall have been made (or in the event of any challenge, such challenge shall have been finally resolved in favor of such validity.)
2. Forest City's application for a Special Permit from the Cambridge Planning Board authorizing the construction of the Project is granted, including but not limited to, approvals pursuant to Sections 19.20.
3. The appeal periods for the zoning approvals and permits necessary for the buildings authorized by such a Special Permit shall have expired without appeal having been made, or in the event that any appeal does occur, the outcome of said appeal shall not result in a change in the validity, or reduction in the development rights set forth in, the permits and approvals. All time periods specified in this Letter of Commitment shall be tolled during the resolution of any appeal.

4. So long as Forest City, its successors and assigns, is proceeding with development in accordance with the Special Permit and until the building is completed, the City shall not have initiated or supported any rezoning or other ordinance changes that would have the effect of adversely affecting any of the uses or development authorized by this zoning amendment to the CRDD District or by such an approved Special Permit.

In addition to meeting the requirements and conditions of any required permits for the Project, Forest City is making these payments to provide the City with resources should it become necessary to mitigate any impacts which might result from the Project which it will build at 300 Massachusetts Avenue as a result of the rezoning, special permit and issuance of the building permit. Should such impacts arise, these payments will enable the City to take appropriate steps to mitigate those impacts in the manner and at the times deemed most appropriate by the City.

As Forest City's duly authorized representative, I am pleased to make these commitments on Forest City's behalf.

Sincerely,

MASS AVE 300 BLOCK WEST LLC,
a Delaware limited liability company

By: FC Mass Ave 300 Block West LLC,
Its Manager

By: Forest City Commercial Group, Inc.
an Ohio corporation
Its Sole Member

By: _____
Name: _____
Title: _____

Attachment A: Zoning Petition

ATTACHMENT A

[SEE ATTACHED]

Cosgrove, Marybeth

From: Lopez, Donna
Sent: Wednesday, January 30, 2013 2:31 PM
To: Cosgrove, Marybeth
Subject: Fwd: Forest City

Attachment B

Marybeth:

For tonight's meeting

Donna

Sent from my iPad

Begin forwarded message:

From: "marketst6@aol.com" <marketst6@aol.com>
Date: January 30, 2013, 1:04:23 PM EST
To: City Council <CityCouncil@CambridgeMA.GOV>, "Lopez, Donna" <dlopez@cambridgema.gov>
Cc: "charles.d.teague@gmail.com" <charles.d.teague@gmail.com>
Subject: Forest City

30 January 2013

Dear Mr. Mayor and City Councilors:

I am sure most of you are painfully aware of what occurred in our neighborhood beginning in 2005 with the uncontrolled expansion of the operations of Idenix Pharmaceuticals, Inc. I have attached a document that I wrote in the fall of 2009 prior to the final noise variance hearing with the License Commission. It is rather lengthy but I hope you will take the time to at least read the last three pages which includes "the Chronology of the Problem" and "Conclusions".

The outcome of that hearing was that a 5 dB variance was granted to Idenix. All who supported the plight of our neighborhood felt that this was a serious error; not only to our neighborhood but to all residential neighborhoods in Cambridge that are in close proximity to commercial and industrial zones. Buffers must be established to protect our residential neighborhoods. We purchase homes in Cambridge under a set of circumstances that we feel comfortable with and then, despite City ordinances which presumably guarantee that our neighborhood is secure, things change. This is wrong! And I hope the council will do the right thing in regards to the Forest City development.

I truly regret that I am unable to attend the hearing today.

Sincerely,

Peter A. Lindquist
11 Market Street

<Response to Idenix Variance Application.doc>

MEMORANDUM

Attachment C

TO: The Community of the City of Cambridge
Henrietta Davis, Mayor
Members of the Cambridge City Council
Robert Healy, City Manager
Members of the Cambridge Planning Board
Members of the Staff, Cambridge Community Development Department

FROM: The Central Square Advisory Committee

DATE: November 28, 2012

I. INTRODUCTION

In the Fall of 2010, the Cambridge City Council requested that the City Manager engage a consultant to commence a comprehensive study of the development of Kendall and Central Squares. After selecting Goody Clancy as consultants, the City Manager appointed the Central Square Advisory Committee, consisting of twenty-one individuals, to advise the City and the Community Development Department in this process. The Committee was formed among residents, property owners, business owners, institutions, nonprofits and individuals who care greatly about the future of Central Square. We each volunteered to be part of this Committee because we believe Central Square is a special place and want to do our part to help it continue to thrive.

Over the past year we have conducted an in-depth study of Central Square to form recommendations designed to keep the Square a special place for the coming decades. Our role was not to recommend or oppose any specific project, but rather to develop a set of incentives, recommendations and design guidelines intended to keep future development in Central Square consistent with its civic identity, support sustainability and provide for appropriate density, while being transparent to the community. This framework is meant to shape market forces to support the housing, transportation, retail, non-profit organizations, historic preservation and open space desired by the community.

Our effort was made possible by our partners in this endeavor: the City of Cambridge Community Development Department (CDD) and the planning firm Goody Clancy. We thank the staff of both organizations for their countless hours of dedicated service, their guidance and insights, their expertise and knowledge. We appreciate the members of the public who chose to take time out of their busy lives to attend committee meetings. Your dedication, passion, concerns, and perspectives were invaluable to our understanding of Central Square that form the foundation of our recommendations.

As in any committee of this kind, our thinking about Central Square represented a variety of different perspectives. Over the course of the past year we have learned a lot from each other by discussing, debating, and listening. We have participated in monthly (and often more frequent) meetings, charrettes, workshops and seminars, learning from experts in various fields including urban planning, retail, housing, development, open space and transportation, and hearing from our friends and neighbors in the community at each step along the way. While we recognize that this list of topics falls far short of encompassing all that comprises Central Square, we feel that it reflects some of the most important components that help to make Central Square what it is today.

In organizing the Advisory Committee and facilitating a process that included public feedback at all meetings, open forums, and charrettes, the City cultivated a wide range of opinions, and ensured that the work of the Committee has remained open to the public throughout. We applaud the transparency with which the City has approached this project. We feel well informed by Committee conversations, our own research, experts in the field, and the public's commentary.

The intent of this document is to serve as the voice of the Committee and to summarize our findings, recommendations, and aspirations. We feel that this document complements the report produced by CDD and Goody Clancy, which gives more specific recommendations. In this overview we will speak thematically to share our perspective and offer recommendations where we feel they are appropriate. We are happy to report that we, the members of the Committee, share a similar perspective about the Square's strengths, opportunities and challenges. Below, we provide an overview of the guiding principles that served as the underlying framework for our discussions, followed by a brief summary of each of the main topics we've covered as a Committee.

II. GUIDING PRINCIPLES

Throughout the Committee's discussion of specific planning issues, a number of principles emerged regarding civic identity, market realities, sustainability, density and built form, and transparency.

A. Civic Identity

In addition to being the civic heart, the government center, of the City of Cambridge, Central Square embodies many of the positive aspects of a vibrant, active downtown. Recently designated a Cultural District by the Commonwealth of Massachusetts, the Square combines spaces for the arts and culture, music, technology, dining and entertainment, as well as a wide range of creative businesses. It is a major transit hub that is surrounded by four residential neighborhoods: Cambridgeport, Area IV, Riverside and Mid-Cambridge. Central Square and its adjacent side streets bustle with activity of residents, workers, and visitors - in different manners at different times of day or night.

Central Square's civic identity stems from its rich and diverse cultural heritage, and one that encompasses both longtime residents and recent arrivals. Greater Central Square's residents represent a broad diversity. They include a mix of income levels, race, family size, and immigrant backgrounds. Some residents are short term or temporary, such as students from adjacent colleges, and some have lived in the neighborhood for generations. The Committee expressed a strong commitment to Central Square's special civic character, and support for Central Square as a place that contains a range of programming and public spaces that serve all residents and users of the Square.

B. Market Realities

In recent years, national demographic shifts and other factors have magnified Cambridge's market advantages. Climate change, wage stagnation, and longer commutes, among other factors, have propelled more and more people to want to live in cities adjacent to public transit and in walkable communities. Unlike the previous urban flight, many cities nationally are facing immense pressure to provide housing to a generation of young adults, families and empty nesters looking to live in vibrant, diverse, active communities. This is particularly true in Cambridge, where despite the recent economic recession, prices have continued to escalate and there is increasing pressure on the existing housing stock. At the same time, Cambridge has developed into one of the most innovative economies and sought-after real estate locations in the country for a blend of institutional and private users.

Simultaneously, the Committee confronted a seeming paradox in today's market conditions in Central Square: despite the commercial development pressures, especially around Kendall Square, and the strong residential market in Cambridge, Central Square contains many underutilized storefronts and parcels and few development proposals have been put forward. Certain types of retail and restaurants flourish, but others have disappeared. These market realities have led the Committee to recommend a shift in zoning to create greater incentives for desired development types, especially in the areas of retail and housing, and specifically in support of the city-wide objective of maintaining economic diversity. Based on what we have learned during the past year, we also agree that providing incentive for the development of new housing in the core of Central Square will require greater density than what is currently allowed, and mixed-income housing will require even greater density.

C. Sustainability

Preservation and sustainability are two additional threads that ran through the Committee's discussions about Central Square. In drafting our recommendations, we seek to encourage sustainable development through environmental standards and historic preservation, with a focus on 'smart growth' – e.g. a density driven, walkable, mixed-use downtown and transit center where diverse people can live, work, and play. Central Square's existing smart growth characteristics are among its greatest competitive advantages. The Committee supports measures that enhance this advantage by pushing the envelope on green-building and transportation innovations. More broadly, the Committee supports

development patterns that are socially, environmentally, and economically sustainable, in order to secure Central Square's future for the next century.

D. Density and Built Form

The topics of density and what kinds of built form are appropriate for Central Square also represent an important underlying context of our Committee. Informed by design and development expertise offered by City staff, Goody Clancy and outside experts, and by participation of members of the community, we came to better understand the potential benefits of focused density, though we also remain concerned about protecting access to light and air, and diversity in the size and height of the built form that defines the streets and open spaces of Central Square. We support the idea of allowing additional height and density by special permit in a limited number of locations as an incentive tool to encourage development of more housing and the creation of more public open space, as well as the recommendations for Transferable Development Rights. We agree that the character of the Osborn Triangle, located to the east of Lafayette Square along Mass Ave and Main Street, is different than the character of the Heart of Central Square district that runs between City Hall and Lafayette Square, and we agree that the Osborn Triangle district can support somewhat greater height than can the Heart of Central Square. However, we want to emphasize that it is always important to protect the Neighborhood Edges that abut existing residential neighborhoods in both districts with more limited cornice heights and bulk plane requirements.

E. Transparency

Underlying the Committee's discussions concerning development was the desire to be certain that when any development rights are enhanced in exchange for a community benefit, this exchange is done in an open, transparent setting. Often, part of the trade off for new development includes community benefits, which may take a number of forms, including affordable and middle income housing, ground floor retail, open, public spaces as well as other improvements to Central Square. The Committee feels strongly that the City needs to be completely transparent about community benefits negotiated for any new development project. This transparency could take the form of a simple, easy to access web site that documents, for each project, commitments made by the developers and the City, together with a mechanism ensuring long term accountability for such commitments.

III. HOUSING

Central Square, and its surrounding neighborhoods, collectively offer a wonderfully dynamic and amenity-rich place to call home. The Square is home to a wide range of household types including young and old, low/middle/high income households, singles and families, all of many ethnic and racial backgrounds. This diversity is one of the true strengths of the Square that we believe should be preserved. Demand on housing from people who want to live in Central Square has continued to grow despite the economic downturn of the past five years. In contrast, there has been little new

supply added to the area. This combination of increased demand and minimal new supply has resulted in escalating housing prices. While the City has actively tried to keep property taxes low and to retain some of its low and moderate income residents through policies that include the Community Preservation Act, inclusionary zoning, and the Affordable Housing Trust, the policies have not been enough to maintain affordability to middle income residents, especially families. Cambridge is currently facing a true crisis in maintaining diversity as it continues to lose middle income families to more affordable adjacent communities.

Through our many discussions on housing over the course of the Committee's study, it became clear to us that the most important thing that can be done to preserve the diversity of the Square is to increase the supply of housing. The Committee feels strongly that incentives should be created so that property owners choose to create more housing options including market rate, low to middle income, and family housing.

Based on our desire to increase the overall housing stock in Central Square, we have the following four recommendations: 1) zoning modifications should be made to increase allowable height and density for residential uses, 2) additional height should be tied to the creation of middle income and family housing, but with a mix of units including market rate, middle, and low income so that in aggregate, property owners are sufficiently incentivized to develop the additional housing units, 3) a Transfer of Development Rights mechanism as outlined in the recommendations should be created within the Square so that the extra density is created in distributed locations, not throughout the Square, and 4) the City should explore possible opportunities for housing development and other public uses on City-owned properties.

IV. PARKING AND TRANSPORTATION ISSUES

Central Square is a major transportation hub, serving Cambridge as well as other communities in the north metro area. Our vision of Central Square is one that promotes sustainable transportation, placing housing near transportation hubs, decreasing the reliance on cars. We recommend reducing zoning-required parking minimums, allowing developers and the Planning Board to create projects unburdened by the costs of unnecessary parking. Beyond discouraging automobile use, particularly of single occupancy vehicles, we urge a focus on creating a bicycle and pedestrian friendly Square.

To these ends, the Committee would like the City to focus its efforts and funding resources on emphasizing a stronger biking and pedestrian safety program and continue to promote Cambridge as a biking and pedestrian friendly community. Improvements to the bicycling infrastructure and movement towards an environment where bicycles and vehicles are on equal footing are priorities. We urge Cambridge to exert its influence to increase funding to mass transit, in order to increase capacity. We ask the City to work with the MBTA to explore the extension of bus lines that currently terminate in Central Square, to reconsider locations of current bus stops to improve pedestrian flow, and to install new bus signage that includes real time transit information. While we envision a Square far less reliant

on cars, we are sensitive to neighborhood and retailer concerns about providing necessary parking. We urge the City to remove any impediment to the efficient use of private parking lots and act creatively in meeting parking needs. We would suggest, as well, that the City investigate the construction of a new central parking facility to absorb parking demand should the City-owned lots be developed, as discussed below.

V. RETAIL AND NONPROFIT USES

Central Square is a unique and highly valued retail and cultural environment. Our community has long understood and valued its special character, which was recently affirmed by the Commonwealth through its designation as the Central Square Cultural District, one of only fourteen Cultural Districts in the Commonwealth. The Committee recognizes that one of the greatest challenges we face as a community is the need to protect, promote and encourage a diverse mixture of retail throughout Central Square and its environs. It is incumbent on the City and the community to work with property owners to ensure that the Central Square Cultural District achieve a diverse and eclectic mix while at the same time providing incentives and encouragement for additional retailers who complement the historic urban fabric of the Square.

The Committee affirms the recommendations of the City that are designed to protect, promote and encourage a diverse retail mix with a strong focus on small, independent retailers and nonprofit uses in the Central Square Cultural District. We support the proposal for GFA exemptions for ground floor retail spaces that meet certain size and frontage restrictions, and agree with the recommendation for encouraging retail on side streets where feasible. The Committee believes that the City's current signage regulations are at odds with our goals of fostering the expansion of small, creative, independent retailers, and we suggest that these regulations should be modified so that they allow for a case by case review enabling creative signage opportunities that embrace the uniqueness of the Central Square Cultural District.

VI. PUBLIC SPACES

The Committee recognizes the continuing need to enhance, activate, preserve, and create public places in the Square that are accessible and enjoyable by all members of our community. The Committee affirms the City recommendations designed to amplify Central Square's public realm by further activating and enhancing current public places, identifying opportunity areas for new sites, establishing interactive play and the presence of public art to be enjoyed by people of all ages and backgrounds, and augmenting signage and making use of real-time transit information to improve convenience. In addition, we recognize that various organizations, community partners, and the City have fostered regular programming in existing public places, and we encourage the continuation of these efforts. The Committee also recommends a holistic approach to identifying Central Square as a district through continued streetscape improvements by the City, and supports the reflection of the Central Square Cultural District designation on infrastructure throughout the Square. In recognizing the

need for more public spaces, the Committee supports incentivizing new public spaces in potential developments, as well as looking at opportunities for indoor and outdoor gathering spaces by redeveloping City parking lots, as discussed below.

VII. SOCIAL SERVICES

One of the unique aspects about Central Square is the concentration of social service organizations. These organizations help play an important role in serving challenged segments of our population by providing instrumental services - they are an important asset to the local community and serve as a reflection of our community's core value system. However, despite the work of these organizations, there remains a significant population on the streets of Central Square that engage in undesirable behavior including public alcohol consumption and intoxication, drug dealing and use, and panhandling - behaviors that detract from our goal of creating a safe and dynamic urban neighborhood.

While we realize that these are hard issues to solve and applaud the work that is already being done by the City, the various social service organizations, and the local residents and business community, we believe the following three recommendations would contribute to helping to tackle the challenges that remain: 1) Prohibit the sale of single consumption alcohol containers in the Square, 2) explore the opportunity for daytime social services as there appears to be an imbalance between daytime and night services, which results in more problematic behavior during daytime hours, and 3) explore the opportunity for a roving social worker to help reach the needy street population.

VIII. POTENTIAL FOR DEVELOPMENT OF CITY OWNED PROPERTY

By virtue of its ownership of the land, municipal parking lots represent one of the City's greatest opportunities for realizing a vision we have for Central Square. We urge the City to use that leverage and explore alternate uses for the parking lots. The Committee has voiced, and has heard from residents, ideas for many possible uses, all of which add more to the Square than surface parking. These include the construction of mixed use buildings that would include housing and ground floor retail, the creation of a public market, and creation of more public open space. We believe that the City should explore these possibilities and aggressively consider the public-private partnerships required to bring development of the selected alternatives to fruition.

While outside the area which was formally our purview, the Committee notes that the Green Street Garage and the Central Square Branch Library represent opportunities, as well. We urge that the City rethink the Branch Library as a public cultural, media and technology center and consider the redesign and reconstruction of the Green Street Garage.

IX. CONCLUSION

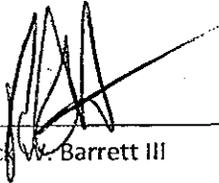
There is a general consensus in the City that Central Square exhibits and embodies many of the complex cross currents that are unique to Cambridge. Representative of many of these same cross currents, the Advisory Committee has worked together, despite divergent interests among its members, to establish and articulate qualities and aspirations for the Square on which its members can and do agree. Having understood some of the qualities of the Square that must be preserved, and having recognized some of the opportunities and challenges the City and Central Square face - whether it be nurturing and reviving vibrant retail or the urgent need for diverse and affordable housing - the Committee has sought recommendations which are bold enough to engender the positive changes that are sorely needed, while protecting against outcomes that would destroy cherished qualities that are part of the Square's identity. With this memorandum and the comprehensive report prepared by CDD and Goody Clancy, it is our hope that as the process unfolds, the work we have done together to imagine, discuss and agree can be very useful in helping positive change move forward in the Central Square of the future.

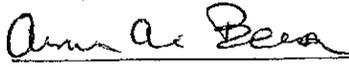
Very truly yours,

Central Square Advisory Committee

(Signatures follow on the next page)

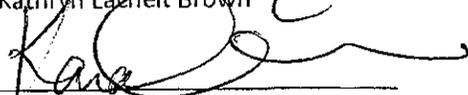
MEMBERS OF THE CENTRAL SQUARE ADVISORY COMMITTEE

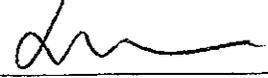

Patrick W. Barrett III

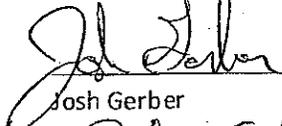

Anya Alexandra Bear


Mark Boyes-Watson


Kathryn Lachelt Brown

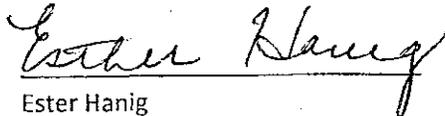

Kara Cournoyer

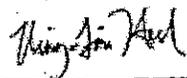

Susan Fleischmann


Josh Gerber


Randa Ghattas

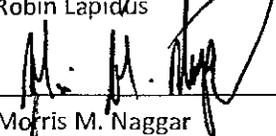

Nicholas Haney

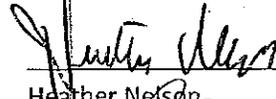

Ester Hanig


Ming-Tai Huh


Gavin W. Kleespies

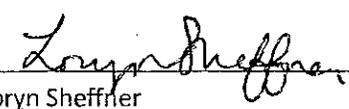

Robin Lapidus


Morris M. Naggar

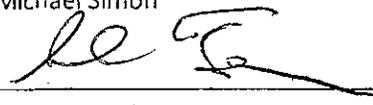

Heather Nelson


Ahmed Nur

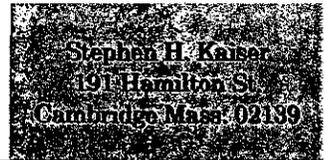

Patrick Rowe


Loryn Sheffrier


Michael Simon


Saul Tannenbaum


Gail Willett



Attachment D

To : The Cambridge City Council, Ordinance Committee

From : Stephen H. Kaiser *SKK*

The Legal Status of Zoning for 300 Mass Avenue

It is unclear what the issue is before the Ordinance Committee today.

Is the subject matter the zoning petition filed by Forest City for 300 Massachusetts Avenue or is it to review zoning plans for 300 Mass Avenue?

As I understand it there are three zoning changes being actively proposed that apply to 300 Mass Avenue. First is the filing by Forest City. Second is the proposal for a Mass Avenue overlay as recommended by the Central Square Plan and the Central Square Advisory Committee. Third is a proposal for additional unspecified zoning in the Plan submitted last November.

The Forest City proposal would allow 95 foot heights. The overlay would allow 160 foot heights. The additional unspecified zoning would allow developers to receive higher FARs and building heights "over and above" the limits proposed in the Plan.

How can we understand the implications of the Forest City proposal -- if it is separated and segmented from the other two zoning elements?

How can we understand the implications of the third upzoning if the benefits and conditions have not been specified yet?

If ultimate zoning maximum have not been specified by the Plan, how can anyone claim that the plan is complete and thus we can properly consider the Forest City zoning?

Finally, a question I have raised numerous times : how can any of these up-zoning actions be considered not a profit for a special interest, namely the proponents of new zoning for 300 Mass Avenue? How can anyone claim that the provisions of Article 7 of the Declaration of Rights of the State Constitution are being complied with?

~~~~~

Crane, Paula

Attachment E

**From:** Hegel, Susan [shegel@gbls.org]  
**Sent:** Friday, February 01, 2013 11:05 AM  
**To:** Crane, Paula  
**Cc:** Maher, David  
**Subject:** RE: Comments from Ordinance Committee Meeting of January 30, 2013  
**Attachments:** PDF\_S075.PDF

I was pleased with the revised letter of commitment in terms of the affordable housing provisions, and urge that the petition be revised to be consistent with this new letter of commitment as follows:

1. Paragraph 14 of the petition (adding a new Section 15.90) provides that CDD shall certify to ISD, prior to the issuance of a building permit or certificate of occupancy, that Forest City is meeting the letter of commitment. This paragraph should include additional language to make it clear that Forest City will always be in compliance with the letter of commitment and that the letter of commitment applies to any successors and assigns of Forest City. (Two technical changes are also needed: The year 2102 is probably wrong and the reference to the date of the commitment letter would need to be changed). See attached suggestions.

2. Paragraph 3 of the petition should be amended to make it clear that, despite any contrary provisions, the Inclusionary Zoning Ordinance shall apply to the 168 units in the CRDD. By its terms (11.202.2), the Inclusionary Zoning provisions do not apply to the CRDD, which is, instead, governed by Article 15.000. The letter of commitment provides that the Inclusionary Zoning provisions (except for income limits) do apply to the 168 units in CRDD. To avoid ambiguity, this apparent conflict needs to be resolved. I have attached some suggested language for a new first sentence in this paragraph.

Susan Hegel  
Cambridge and Somerville Legal Services  
*(an office of Greater Boston Legal Services)*  
60 Gore Street, Suite 203  
Cambridge, MA 02141  
tel: (617) 603-2700, extension 2712  
direct dial: (617) 603-2712  
fax: (617) 494-8222  
email: [shegel@gbls.org](mailto:shegel@gbls.org)

---

**From:** Crane, Paula [<mailto:pocrane@cambridgema.gov>]  
**Sent:** Friday, February 01, 2013 9:24 AM  
**To:** Hegel, Susan  
**Cc:** Maher, David  
**Subject:** Comments from Ordinance Committee Meeting of January 30, 2013

Dear Ms. Hegel,

As we are preparing the Committee Report for the Ordinance Committee Meeting of January 30, 2013 regarding Forest City, would you kindly forward to the our office your remarks regarding the petition as requested at the meeting by Councillor Maher in order that we may include same in the report.

Thank you for your attention to this matter.

Paula Crane/Marybeth Cosgrove  
City Clerk's Office  
(617) 349-4256

# Save Cambridge from Over-Development

**Whereas** Central Square in Area 4 Cambridge MA is one of the oldest retail squares in Massachusetts with 35 individual buildings in Area 4 listed on the National Register of Historic Places as well as 4 specific historic districts - Upper Magazine, Cottage, William, and Perry Streets - Old Cambridgeport, Cherry, Washington, and Harvard Street - Norfolk Street between Suffolk and Bishop Allen Drive and the largest - Central Square from Clinton to Main Street.

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Printed Name:

Address

Telephone

E-Mail

ANN MONICO-RUSSELL APTS.

Orlney & Bourne R.

Cecelyn Morris Beest

617 868 5270

617 661-1879

APT # 601

Attachment

F

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| <u>Printed Name:</u> | <u>Address</u>      | <u>Telephone</u> | <u>E-Mail</u>             |
|----------------------|---------------------|------------------|---------------------------|
| Mary Cottrell        | 195 Prospect St #46 | 617-820-7600     | MaryCottrell836@yahoo.com |
| Bill Cottrell        | 195 Prospect St #16 | 617-820-9600     |                           |
| KATHY-ANNE MAYERS    | 13 Newstone Ct #56  | 978-230-9691     | Kathyabm25@yahoo.com      |
| hd                   |                     |                  |                           |
|                      |                     |                  |                           |
|                      |                     |                  |                           |
|                      |                     |                  |                           |



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|                        |                                   |                       |                                  |
|------------------------|-----------------------------------|-----------------------|----------------------------------|
| <i>Abraham Sussman</i> | <i>60704 St</i>                   | <i>617 8765272</i>    | <i>Abraham-Sussman@ymail.com</i> |
| <i>Ryan Emerson</i>    | <i>411 Franklin St Apt 606</i>    |                       | <i>SPARP49@Yahoo.com</i>         |
| <i>Diana Holder</i>    | <i>3 Woodrow W. Ct #23</i>        | <i>617-945-2850</i>   | <i>dinaholder@comcast.net</i>    |
| <i>TOBEKA BIKRISHA</i> | <i>S Woodrow Wilson Court #30</i> | <i>(617) 808-1903</i> | <i>tobikrisha42@gmail.com</i>    |
| <i>Carleen Belfast</i> | <i>22 Western Ave Camb, Ma.</i>   | <i>617-441-8122</i>   |                                  |
| <i>Johanna Moly</i>    | <i>34 Creighton St Camb, MA</i>   |                       | <i>Jgrandy@wheatonma.edu</i>     |

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Marian Belore 107 1/2 Leman 02139

Lloyd Hughes 78 Porter Rd Apt 31A 02140

Anna Janitz 32 Linnaea

Heather Kristin 41 Wendell St, 02138

NATHAN HASSON 41 LINNAEA ST 02138

MARINÉ MATEOVIDO 53 8th St 02141

Laurence Billie 31 CHAMBERLAIN DR 02130 LE BUTLER 702

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Sarah Dice-Leidner 42 St Charles

YOUSSEF BARRON 14 Howard St Cambridge

Bekky Boguzis 198 Bridge Ave Cambridge 198 boguzis@gmail.com

Kerith Kerithg@yahoo

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| Maddy Fuld            | 209 Old South Rd                   | 617 497-9888     | werman@aptsods.com            |
| MARTHA WERMAN         |                                    |                  |                               |
| Sebastian Courvoisier | 10 Peabody Terrace 02138 Cambridge |                  | S.Courvoisier@gmail.com       |
| Margaret Home         | 19 Magazine                        | 617 492-0998     | peghime@aol.com               |
| Beth Britz            | 8 Field St                         | 617-491-0909     | b.britz@hotmail.com           |
| Kristen von Hoffmann  | 205 Walden St.                     | 617.599.7264     | Kristen.vonhoffmann@gmail.com |
| Sibylla Leon Guerrero | 13-22 Peabody Terrace              |                  | Sibylla.guerrero@gmail.com    |

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Julia Pappalardo 16 Laurel St

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Jeffrey Petrucelli 17 Kenwood St.

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|                        |                                 |  |                               |
|------------------------|---------------------------------|--|-------------------------------|
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| <u>Ian List</u>        | <u>577 Granham St</u>           |  | <u>ianlist@comcast.net</u>    |
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| <u>Molly Weiner</u>    | <u>271 Pearl St</u>             |  | <u>molly2824@gmail.com</u>    |
| <u>Abigail Bergman</u> | <u>47 Inman St</u>              |  | <u>amb0923@gmail.com</u>      |
| <u>Igor Gorkach</u>    | <u>47 Inman St</u>              |  |                               |
| <u>Anya Rose</u>       | <u>12 Lawrence St.</u>          |  |                               |

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Tamara Stclair 3 Michael Way 617-491-2571

Kathy Downing 85 Franklin St 617-642-8226

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|----------------------|----------------------------|------------------|------------------------------|
| JUAN C LOZADA        | 208 PEARL ST               | 617-908-4862     | chez.economou@gmail          |
| PATRICK ECONOMOU     | 208 PEARL ST.              |                  | chez.economou@gmail.com      |
| Yanina Hillion       | 51 BOONIS ST.              |                  | YaninaLivingston@comcast.net |
| Jonna Sacha          | S Pleasant Place           | 617 497 1014     | Jonna.Sacha@comcast.net      |
| MARIE SAMUELI        | 53 PHOSEE DR               | 617-499-2368     |                              |
| RUA KELLY            | 110 2ND ST #4              | 617 590 9011     | RUA.KELLY@YAHOO              |
| ROSALYN NEGRON       | 700 HURON AVE. 02108<br>8M | 508 870 2123     | ROSALYN.NEGRON@gmail.com     |

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Charlotte Rubin 21 Reed St

Daniel Montgomery 64 6th St. #2

Lisa Ziegler-Chang 110 Henry St. 617 876 2255

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|                |                    |       |                      |
|----------------|--------------------|-------|----------------------|
| Wagner Schul   | 19 Tufts #3        | 02139 |                      |
| Moreno DiMarco | " "                | 02139 |                      |
| Laurie Rokby   | 55 Clay St         | 02140 | lroklop@comcast.net  |
| Eva Kempers    | 36 Fairmont #2     | 02139 | hide@110c1tver.com   |
| Chanelle Owens | 550 NINDSOR ST     | 02141 | hide@110c1tver.com   |
| Juan P. Ant    | 9 Newton St        | 02139 | ssdmtdt@helperss.edu |
| Yvonne Doty    | 350 Third St, Camb | 02142 | yvoned617@gmail      |

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Laura Booth 303 Columbia St 617-576-2420 303 Columbia St <sup>EF</sup>

Melissa Tonachel 703 Columbia St 617-576-2426

Leslie Cohen 237 Norfolk St 617-354-7657 <sup>lzcohen@</sup>  
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Karen Fleck 54 Spadison Place

Sylvia Rozkolony 341 Peart 1 St sylvia rozkolony@gmail.com

~~ANN BALLEW~~ ANN MEMORIAL #204 CANON

~~Meredith Hart~~ 18 Wpton St Camb, MA 02139

Alexandra Breus 225 Tremont St Somerville MA

~~Don Sampford 237 Fenton St~~

~~John 2411 Wash Ave Oak Brook~~

~~John 2411 Wash Ave Oak Brook~~