

Good evening.

My name is Heddi Siebel and I live at 41 Stearns Street

I am here tonight in support of Item 8—~~Unfinished Business~~—the rezoning petition for the Walden–Sherman rectangle from Sherman St (and including the site of former Masse’s) toward Garden St ending at the edge of the Montessori School. (Business A to a newly created district Business A-4)

I ~~am~~ ^{have been} a part of the Neighborhood Residents Committee ~~who~~, since December of 2014, we met frequently with the developer Eric Hoagland and the architect Peter Quinn to create a project that would not only integrate into the character of the neighborhood but also provide a retail option to bring vibrancy to the intersection of Walden and Sherman Streets.

The process was a positive and fruitful collaboration between the neighborhood, the developer and the architect. It was not without its compromises. At the negotiating table we asked for fully underground parking and in exchange accepted a fourth story in a three-story neighborhood. The building has evolved to include diverse populations of tenants including families and has townhouses and studios with entrances on ground level to enliven the streetscape. A proposed café at the corner of Walden and Sherman continues the kind of neighborhood interaction that Masses Hardware provided for 85 years—a place to shop and chat.

In meetings we spent time troubleshooting the impact new zoning might have on the district and we suggested amendments to the petition. I ask you to please support this rezoning petition, ~~because the actual benefits outweigh the hypothetical negatives. We need a zone that supports people friendly multi-use architecture that is consistent with the neighborhood.~~

In closing I would like to say that the positive outcome of our negotiations was only possible because of an amazing team of the following residents— Steve Bardige, Virginia Coleman, Ruth Allen, Andy Zucker, Adam Mitchell, Alexander von Hoffman

and James Mahoney—as well as the help of Councilors Carlone, Cheung, and McGovern and the open-mindedness of Eric Hoagland and Peter Quinn. Thank you all for your hard work.

Thank you.