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Lopez, Donna

From: Julian C [juliancmail@gmail.com]
Sent: Thursday, April 04, 2013 4:31 PM
To: Murphy, Brian; Lopez, Donna; City Council
Subject: Area 4 Coalition/Port Proposals for the MITMCo Kendall Petition
Attachments: Area 4 Coalition Issue Housing - MITIMCo Kendall Petition Letter.doc; Area 4 Coalition-Port Proposal - MITMCo Kendall Community Benefits Proposal.docx

Hi Donna, Council, and Brian Murphy,

We are submitting for the record 2 letters regarding the MITMCo Kendall Sq. Petition. Our elected leadership has been working hard and having an open dialogue with MIT, City Councilors, CDD, and our Neighborhood Associations involved.

Letter one - Housing. We simply would like to see MIT add more housing even if not in Kendall Sq. for this petition to pass. Housing is unanimously sought after by all the neighborhoods we have spoken with.

Letter two - The KEY LETTER, we have an updated proposal on Community Benefits. We are asking for $4 sq/ft be included to go to the 3 Neighborhood Associations involved. We have modeling ideas, oversight ideas, a process to change the process after a vote, etc.

We are not the NBC and we have a pristine track record of dispersing $1,000,000 dollars via our UDAG model process. We believe in participatory budgeting or using the ECPT Open Space Fund.

Please read both letters and please review our proposal on Community Benefits.

Sincerely,
Julian Cassa
Area 4 Leadership

As well as our entire elected Leadership - Renae Gray, Liz Layton, and Richard Goldberg

Area 4/Port Neighborhood Coalition
Margaret Fuller House

April 1, 2013

Dear Mayor Davis, Vice-mayor Simmons, Councilor

The Area 4/Port neighborhood is adjacent to the MIT campus. Housing is a serious concern to ALL Neighborhoods we have spoken with as our own.

Though the MITIMCo petition calls for an additional 980,000 square feet in commercial space, very little space will go toward the need of supplying housing to its graduate students (240,000 square feet). Area 4 has over 7,000 residents, we are the youngest neighborhood in the city, we house over 2,000 MIT students and up to 1,000+ more researchers, alumni, and faculty. We are deeply connected to MIT and we strongly urge the City, MIT, and the Council to force that more housing of any kind be produced for this massive proposal. If it can not be included in Kendall Square, MIT owns double digit lots throughout the city of which it can house more of its people and the commercial space employees it is creating.

Increased density has other costs too. Additional corporate employees and visitors to the "new" Kendall Square area will place additional pressure on the Red Line, buses, and parking in already congested streets. The MITIMCo petitions offer little mitigation. **Housing locally is one of the best forms of traffic mitigation!**

We therefore call upon the City Council to reject the MITIMCo petition unless is amended to provide housing for its current and projected work force. As a stakeholder in the community, MIT has a responsibility for decreasing housing pressure on the adjoining neighborhood, which it can do by building significantly more needed housing on its campus.

We simply want to see more housing be created at this time and an adjusted Community Benefits package to include our Neighborhood Associations. We will be happy to give praise where it is due if these reasonable concerns be met. That is a promise.

Sincerely,

Richard Goldberg, Renae Gray, Julian Cassa, Liz Layton

Leadership group for the Area 4/Port Neighborhood Coalition

Area 4/Port Neighborhood Coalition
MITMCo Kendall Petition
April 4, 2013

Dear Mayor Davis, Vice-mayor Simmons, Councilor

Our elected leadership has been working with MIT, the City Council, and CDD on having a final proposal change regarding Community Benefits for the MITMCo Kendall Sq. petition.

Here are few but important key changes we feel must be met to satisfy our neighborhood association and our community and city we service and love.

What is on the table at present:
-As of now, there are $10 sq/ft for the Big 3: Workforce Development, Open Space, and Transportation.
-$4 sq/ft to non-profits

What we are asking to include and believe to be essential and invaluable to any approval of this petition:
-The 3 effected neighborhoods: ECPT, Wellington/Harrington, and the Area 4 Coalition/Port receive $4 sq/ft in this proposal.

We are not the boogieman NBC:

- NBC is not the ECPT or Area 4 Coalition/Port, we have been around for over 30+ years, NBC was short lived
- We have an elected leadership in Area 4, monthly meetings, bylaws, procedures, and voting by our membership.
- All of ours funds have been dispersed via the UDAG model with the City holding the money and working on approval of funds. Stuart Dash and Elaine Thorne can attest that not once since 1989 has any of the $1,000,000 dollars that we have been allotted has had any improprietary or issue. Not once.

Why should neighborhoods have large sums of money:

- **Housing:** Since 1989, Area 4 Coalition/Port has given out $125k, $300k, multiple amounts of $33-60k for housing – Portland St., Elm St., Squirrel Brand, and various HIP projects. The Cherry St. Lot will need additional development funding, we can help.
- **Community Services:** We have had a community coordinator through the Margaret Fuller House for over 5 years with no issues. We believe having a like position is a tremendous asset to the community. Non-profits are more restrictive in nature, where a neighborhood association can create an additional position or different position.
- **Projects:** We have funded significant sums of seed money to projects that helped our neighborhood and the city but not in our neighborhood. There's well over 50 projects and non-profits we have funded: Margaret Fuller House, WP, Camping, Community Arts, Murals, Parks, Biking, Youth Services, youth Centers.
- **Organization/Know How:** No one knows how to better help small groups, housing projects, non-profits, community newsletters, etc. better than the actual neighborhood associations do.
- **City Modeling we like:** We would like to model this similar to Participatory Budgeting, which is done in NYC, Chicago, San Francisco, and even has a $1,000,000 pilot project now in Boston.
- **Open to Process/Oversight Changes after the Vote:** Due to time, we would like to submit to have a formal process to resolve the best oversight and holding of funds after any such approval for this petition. So we are happy to have some oversight and have the funds be held in a neutral site, we simply do not feel it is fair for the City Manager to approve everything. However, we are open to having the 3 neighborhoods, CDD, and the City Council work on a simple fair process to disperse and hold such

funds within 3 months after any approval. Any combination of finding the best process, which currently is unacceptable to our neighborhood, is fine.

- **Models we like:** We would like to model this after the ECPT Open Space Fund or a Stabilization Model or UDAG model, any model that allows the neighborhoods to take Community Benefit dollars with minimal but reasonable oversight to fund projects, events, celebrations, tragedies, etc. the way we would like to see fit.
- **Open to Options:** We are open to creating a 501(c) or any type of reasonable non-profit account. Anything that is fair, easy, and has reasonable oversight is fine. We, MIT, the City, are all in agreement that we do not want to tarnish our name and reputation of the Area 4 Coalition/Port regarding dispersing of funds.
- **Good Faith and our view of the use of funds:** We have every expectation that we will only fund previous types of projects that we have done so. We could give funds to the Cherry Street Lot!!!
- **Stewardship/Leadership in the community:** MIT must give actual dollars to the 3 neighborhoods to be used in a reasonable discretionary manner and done so over a long time frame. Non-profits come and go, non-profits handle their primary mission, but neighborhoods, the city, and our leaders and stewards of development and academia will be here for decades. A neighborhood association can respond and address the needs of the city and community better than any non-profit can, because we are dynamic and our community needs are dynamic.

We are happy to have the process resolved post a potential approval, we are happy to have reasonable oversight, we have a pristine track record, we are asking for things that many other major cities are already doing, and we simply want to be able to continue to fund housing, seed funding to non-profits and community projects and groups, and to ensure that newsletter, food, an area coordinator, etc. be provided.

If MIT and the City Council cannot find some combination of a total $15-16 sq/ft, this would be seen as a mistake and unacceptable for it's approval. We support and are open to some dollars be pushed from the Big 3 ($10/ft) and non-profits ($4/ft) to accommodate a firm $4/ft for 3 large neighborhood associations. So $8 for the Big 3, $4 for non-profits, $4 for neighborhood associations still comes to a $15-16 figure for MIT. If this project must be done so quickly, **MIT should have no issue paying $15-16 sq/ft to ensure that it's obligations for workforce, open space, transportation, non-profits, and the 3 affected Neighborhood Associations, be taken care of. That is the responsibility of CDD, City Council, and MIT at this point to deliver what is fair, has been successful, and is a good model moving forward with additional anticipated development.**

We will be sending over the list of ALL of the payments we the Coalition have funded to you. I think you will agree that this has been fair, reasonable, diverse, and invaluable payments made throughout our city. **We simply ask that you empower 3 great neighborhood associations with continued funding to do so in a reasonable manner in the future.**

Sincerely,

Richard Goldberg, Renae Gray, Julian Cassa, Liz Layton

Leadership group for the Area 4/Port Neighborhood Coalition