

CARLONE PETITION PUBLIC HEARING

BY WAY OF BACKGROUND, THE ORDINANCE COMMITTEE HELD ITS FIRST PUBLIC HEARING ON THE CARLONE PETITION ON JULY 30, 2014. AFTER 3 HOURS OF PUBLIC TESTIMONY THE COUNCIL MOVED TO CONTINUE THE HEARING UNTIL TODAY TO GIVE CITY STAFF TIME TO PRESENT AND COUNCILLORS TO DEBATE. ON AUGUST 5TH THE PLANNING BOARD HELD A PUBLIC HEARING ON THE CARLONE PETITION AND ISSUED AN UNFAVORABLE RECOMMENDATION.

AS THE CHAIR STATED, COUNCILLORS HEARD ABOUT 3 HOURS OF PUBLIC TESTIMONY AND EACH PERSON WAS STRICTLY LIMITED TO 5 MINUTES OF TESTIMONY. IN ADDITION, THE CHAIR, IN CONSULTATION WITH ORDINANCE COMMITTEE CO-CHAIR AND PETITIONER, (COUNCILLOR CARLONE), MADE THE DECISION TO REQUEST THAT COUNCILLOR CARLONE RECUSE HIMSELF. FOR TODAY'S HEARING THE CHAIR AND COUNCILLOR CARLONE ARE IN AGREEMENT THAT HE WILL BE PERMITTED TO DEBATE THE PETITION WITH FELLOW COUNCILLORS AND VOTE.

WITH RESPECT TO PUBLIC TESTIMONY, THE CHAIR WILL LIMIT PUBLIC COMMENT TO A STRICT 3 MINUTES TO PROVIDE ENOUGH TIME FOR COUNCILLORS TO DEBATE THIS VERY IMPORTANT MATTER BEFORE US TODAY.

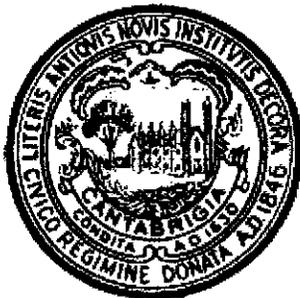
IF YOU HAVE ALREADY PROVIDED PUBLIC TESTIMONY ON THIS MATTER, WE ASK THAT YOU YIELD YOUR TIME TO PERSONS THAT HAVE NOT HAD THE OPPORTUNITY TO TESTIFY. IF YOU HAVE TESTIFIED AND WOULD LIKE TO DO SO AGAIN WE ASK THAT YOU FOCUS YOUR COMMENTS ON ANY INFORMATION THE COUNCIL HAS NOT HEARD. WRITTEN COMMENTS CAN BE SUBMITTED TO THE CITY FOR SUBMISSION TO THE RECORD AND I UNDESTAND YOU HAVE UNTIL.....TO DO SO. I WOULD ALSO ASK THAT WE MAINTAIN THE HIGHEST LEVELS OF RESPECT FOR EACH OTHER AND THAT WE ENGAGE IN CIVIDL DISCOURSE. WHILE THERE MAY BE SOME DISAGREEMENTS OVER THIS PETITION AND HOW BEST TO COPE WITH NEW DEVELOPMENT IN OUR CITY; IT IS UNDENIABLE THAT WE LIVE IN ONE OF THE GREATEST CITY'S IN AMERICA AND WE MUST ALL WORK TOGETHER TO ENSURE THE BEST FUTURE FOR ITS RESIDENCE. I DON'T THINK THERE IS ANYONE IN THIS ROOM THAT DOESN'T CARE ABOUT OUR CITY AND WE ARE ALL CAPABLE OF WORKING TOGETHER.

WITH THAT SAID; WE WILL BEGIN THE HEARING WITH PUBLIC COMMENT; THEN WE WILL HEAR A SYNOPSIS OF THE CARLONE PETITION FROM COUNCILLOR CARLONE HIMSELF FOLLOWED BY DISCUSSION AND DEBATE BY COUNCILLORS; THE CHAIR WOULD APPRECIATE IF COUNCILLORS CAN LIMIT THEIR COMMENTS SO THAT WE CAN HEAR FROM EVERYONE.

COUNCILLOR SIMMONS HAS INFORMED THE CHAIR THAT SHE WILL NOT BE WITH US TODAY AS SHE IS MOURNING THE LOST OF A DEAR FRIEND .

FOR THE RECORD I HAVE RECEIVED COMMUNICATION FROM-----

WE WILL NOW BEGIN WITH PUBLIC COMMENT----



CITY OF CAMBRIDGE, MASSACHUSETTS

P L A N N I N G B O A R D

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

Date:	August 5, 2014
Subject:	Carlone, et al. Zoning Petition
Recommendation:	The Planning Board does not recommend adoption.

To the Honorable, the City Council,

The Carlone, et al. Zoning Petition proposes to designate the City Council as the granting authority for Project Review Special Permits pursuant to Article 19 of the Zoning Ordinance. At its public hearing, the Board heard numerous points both for and against the proposal.

While we are sympathetic to the issues that were raised and agree with many of the points that supporters of the petition have made, we do not believe it will achieve the desired goals and therefore the Board does not support the approach proposed in this zoning petition. The concerns expressed by Board members at the August 5 hearing are summarized below. The Board feels particularly encouraged by the suggestions made for improving the review process, which are discussed toward the end of this recommendation.

Zoning vs. Project Review

One point of concern raised at the public hearing was that the Planning Board had been approving projects that are larger than desired, and that developers were being allowed to build "whatever they wanted." The Board notes that proposals seeking a Project Review Special Permit are limited by the strict development standards set forth in the Zoning Ordinance, and this special permit represents an additional set of requirements for projects that otherwise conform to the district zoning requirements. In many districts the ordinance is structured to require review by special permit to allow height, density, uses, setbacks and parking arrangements contemplated by prior planning for these districts, but the Planning Board cannot approve a special permit for development if it is not expressly allowed by the Zoning Ordinance.

The Board believes it is vital for the Zoning Ordinance to establish clear expectations for what is allowed under zoning and for the special permit granting authority to apply the City's policies in a rational and judicious way. This helps to ensure a fair process that guards the rights of property owners, whether they are abutting or nearby a proposed development or seeking permits to develop property themselves.

As the final authority in establishing the City's zoning regulations, the City Council sets the rules for property owners within its powers under the state's Zoning Act (Chapter 40A). The special permit granting authority is a quasi-judicial role that is intended to apply the criteria in the

zoning to specific proposals on a case-by-case basis. The intent is for special permits to “normally be granted” when the criteria are met, as set forth in the Zoning Ordinance, unless the granting authority finds that the particulars of the project – not the particulars of the zoning – cause it to be to the detriment of the public interest for a specific reason. The review process provides the opportunity for significant changes to projects, and over time this has resulted in projects that do a better job of meeting the zoning and planning criteria and responding to comments and concerns expressed by neighbors, staff and the Board.

Cambridge’s development process can be contrasted with the process in the City of Boston, which is exempt from some provisions of Chapter 40A. In Boston, development can be negotiated on a case-by-case basis and approved by the Boston Redevelopment Authority (BRA), a political entity appointed by the mayor with discretion to approve or deny projects regardless of whether they conform to zoning. This does not necessarily result in smaller projects; often, projects seeking approval from the BRA are larger than what zoning would allow. Such a process can favor variable political considerations over pre-established policies and criteria, and creates more uncertainty for property owners and the public.

Another concern raised in public comment was the consideration of cumulative impacts in project review. The pace of growth is always a major concern when market cycles create an uptick in new development. However, the Board’s view is that cumulative impacts should be addressed through district-wide or citywide planning efforts. Due to the judicial nature of special permit cases, in which each application is evaluated individually on its own merits, it is possible to require modifications to projects to coordinate with present or future development on other properties but not to deny permits solely because of the existence of these developments. Cumulative impacts should be evaluated when establishing zoning limitations for a particular district, and have been part of such planning efforts in the past, including the Citywide Rezoning and Eastern Cambridge Rezoning of 2001, the Concord-Alewife Plan and Rezoning of 2006, and the more recent Kendall Square Central Square (K2C2) Planning Study. In special permit review, decisions should be based on whether the impact of a specific development proposal is consistent with the established plans and policies.

As directed by the Council, the City is beginning a new comprehensive citywide planning effort, which will require significant attention from the City Council in order to address these policy questions. The Board supports the Council in this effort and cautions whether the added responsibility of conducting project review will be a distraction from these broader issues.

Planning Board and City Council Roles

Because of the issues noted above, the Board believes that land use regulation benefits from a separation of powers, with a legislative body empowered to create policy and a quasi-judicial body empowered to guide the implementation of that policy.

The Planning Board brings particular skills and qualities to its role as a special permit granting authority. Its members reside in different parts of the city, with varied professional experience in planning and urban development, and provide different perspectives on the cases they review.

Planning Board members devote significant time and attention to reviewing applications, asking questions, listening to advice from the public and staff, studying design iterations, and formulating conditions to be attached to special permit approvals. Members view their work as a public service, and while reasonable people may disagree on certain issues, the goal is to achieve the best result for the city. As an independent, appointed volunteer body, Board members are also buffered from financial and political considerations that might divert a special permit granting authority from deciding a case on its merits.

Despite the Board's political independence, the role of the public is still a critical part of the process. Planning Board members value the time and effort spent by residents and neighborhood groups reviewing a project and articulating their concerns to the Board. These comments provide valuable information about a neighborhood's interests and help Board members shape projects in the public interest. Neighborhood concerns are often reflected in the conditions applied to special permit approvals.

The City Council has also played an important role in the process because Councillors have the freedom to work more directly with developers and neighbors to broker agreements and resolve disputes outside the purview of the special permit case. A recent example is the Hathaway Lofts proposal on Richdale Avenue. In its first iteration, the proposal to demolish most of the existing building and construct a new housing development raised concerns from the Planning Board along with neighbors, City Councillors and the Historical Commission. Discussion between developers and neighbors, supported by multi-agency approval requirements (and with the City Council retaining its power to rezone), resulted in a reformulation of the project into an adaptive reuse that was broadly supported by neighbors and City agencies. The Planning Board, in granting the final approval for that project, was able to incorporate many of the agreements made during the process into enforceable conditions of the Project Review Special Permit.

Although there are other communities that designate legislative bodies as special permit granting authorities, testimony indicated that this approach does not produce better results. Moreover, despite the petition being proposed as a temporary measure, the Board acknowledges that in a political environment, temporary laws have a tendency to become permanent, and can be especially troublesome when they relate to the assignment of governmental powers.

Procedures

As a technical matter concerning the zoning proposal, the Board notes that under current zoning, a development proposal requiring a Project Review Special Permit along with other special permits (including PUD special permits, multifamily or townhouse special permits, or various special permits that may be granted by the Planning Board or Board of Zoning Appeal) is heard by the Planning Board as a single case. The zoning petition proposes that the City Council have the authority to grant Project Review Special Permits but does not explain how other special permits would be decided for the same project. Therefore, it is possible that some projects would require simultaneous special permit approvals from the City Council and the Planning Board and/or the Board of Zoning Appeal. This system could be very difficult to administer and could result in confusion for applicants and the general public alike.

Improvements to Process

The Board especially appreciates suggestions made by members of the public on ways to improve the review process. Board members agree that there have been recent occasions when the Planning Board's process has not met community expectations, and are encouraged to help find ways to address those issues along with others in the city government and community.

Lately, there have been misunderstandings about the role of the Planning Board and its members relative to other officials and agencies within the city. The Board wants to be open and transparent with the larger public about its role and responsibilities, and the process by which those responsibilities are carried out. If members of the public are better informed about the project review process and how it shapes development, they can participate more effectively in improving the work of developers and the Board, with better results for the community.

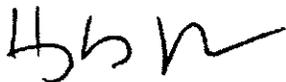
The review process itself could also be improved to encourage more constructive involvement by community members. The formal public hearing process, which the Planning Board is required by law to conduct, is not always conducive to constructive dialogue. However, some meetings, such as the most recent hearing on the 40 Thorndike Street case, have been more successful in promoting a civil exchange of ideas despite the length of time required to ensure a thorough hearing and the complex and often emotional issues being considered.

There was a suggestion to require dialogue with neighbors before a project is heard formally by the Planning Board. The Planning Board and staff already encourage this and many developers take on that responsibility, but the dialogue could be strengthened by providing support, clearer expectations for developers, or City Council action to amend the zoning requirements to mandate this in more cases.

Another suggestion was made regarding impact studies and analysis provided by developers in a special permit application. Because members of the public might be suspicious of studies directed by a project proponent, it was suggested that the Planning Board could commission its own studies or peer review to verify the findings or acknowledge limitations. This is an idea worth exploration by the City to determine an appropriate way to devote resources to this effort when city departments lack specialized expertise.

Finally, the issues reflected in this recommendation might benefit from a closer dialogue between the City Council and Planning Board on issues related to planning and development. Board members welcome the opportunity to engage in such a dialogue if the Council shares that opinion.

Respectfully submitted for the Planning Board,



Hugh Russell, Chair.



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

BRIAN MURPHY
Assistant City Manager for
Community Development

To: Planning Board
From: CDD Staff
Date: July 29, 2014
Re: **Carlone, et al. Zoning Petition (Project Review Special Permits)**

This zoning petition proposes to authorize the City Council as the special permit granting authority for Project Review Special Permits (Section 19.20 of the Zoning Ordinance). The following provides some information on the Project Review Special Permit.

Background

The Project Review Special Permit was established in the Citywide Rezoning of 2001. Prior to this time, the Planning Board reviewed development projects in special planning areas (such as Planned Unit Development districts) as well as townhouse and multifamily residential projects in higher-density residential and industrial districts. The Project Review Special Permit generalized the scope of the Planning Board's review to include most large projects in districts that permit higher-density development.

With some exceptions, development projects containing 50,000 square feet of gross floor area or more are required to receive a Project Review Special Permit (in BA, BA-1 and BA-2 districts the threshold is 20,000 square feet). Projects are reviewed for transportation impacts and conformance to urban design criteria. In granting a special permit, the Planning Board may, and routinely does, attach conditions on the project to support the objectives of the zoning.

Overview of Project Review Special Permits

To date, the Planning Board has granted 49 Project Review Special Permits, summarized in the chart on the following pages. On average, about four have been granted per year, ranging from a low of one (2006) to a high of eight (2011). Most projects have been completed or are under development. In a handful of cases the project did not proceed as permitted, and was superseded by a subsequent development proposal.

In about half of all Project Review Special Permit cases, the project has also required other special permits granted by the Planning Board (such as PUDs, multifamily special permits, development in special districts), and in some cases the project sought special permits that would ordinarily be granted by the Board of Zoning Appeal (BZA) but were included within the Planning Board's purview per Section 10.45 of the Zoning Ordinance. It is not clear in the zoning petition whether the City Council would assume jurisdiction over other special permits that may be required for a project, or if such a project would be heard by the Planning Board and/or BZA in addition to the Council.

Project Review Special Permits Granted 2001-present

Case	Year	Address	Use(s)	GFA
170	2001	60 Oxford St (Harvard Data Center)	Education	73,010
171	2001	1730 Cambridge St (Harvard CGIS)	Education	85,133
173	2001	250 Mass Ave (Novartis)	Office/R&D	484,072
174	2002	320 Bent St	Office/R&D	506,904
175	2002	1-23 East St PUD	Residential, retail	850,642
181	2002	43 Vassar St (MIT Brain & Cog)	Education	362,000
182	2003	One Hampshire St (Draper Labs)	Office/R&D	156,693
179	2003	North Point PUD	Residential, Office, Retail	5,500,500
186	2003	310 Rindge Ave (Brickworks)	Residential	153,700
191	2003	15 Oxford St (Harvard)	Education	118,800
192	2004	One First St PUD	Residential, retail	294,154
189	2004	303 Third St PUD	Residential, retail	554,598
198	2004	Acorn Park Drive (Discovery Park)	Office/R&D	819,916
173	2005	196 Mass Ave (Novartis)	Office/R&D	65,319
199	2005	2 Athens Terrace (Harvard)	Dormitory, residential	126,765
200	2005	870 Memorial Drive (Harvard)	Dormitory, residential	140,652
204	2005	24 Oxford St (Harvard)	Education	410,000
206	2005	75 Ames St	Residential, retail	204,228
209	2005	330 Mt Auburn St (Hosp. Addition)	Hospital	180,900
215	2006	235 Albany St (MIT)	Dormitory	246,900
221	2007	1595 Mass Ave (Harvard Law)	Education	238,000
222	2007	22 Water St PUD	Residential	453,790
223	2007	777 Memorial Drive	Residential	68,519
225	2007	100 Memorial Drive (MIT Sloan)	Education	209,000
227	2008	70 Fawcett St	Residential	289,000
231	2008	159 First St PUD	Office/R&D, residential, retail	249,000
232	2008	500 Main St (MIT Cancer Research)	Education	308,756
235	2008	112 Mt Auburn St	Office, retail	83,200
236	2008	160/180 Cambridgepark Drive	Office/R&D	583,556
238	2009	650 Main St (MIT)	Office/R&D	418,317
243	2010	Alexandria Center PUD	Office/R&D, residential, retail	1,533,200
247	2010	22 Water St PUD	Residential	453,790
241	2011	2013 Mass Ave	Residential, retail	86,821
253	2011	1801 Mass Ave (Lesley Art Institute)	Education	74,500
254	2011	225 Concord Turnpike	Residential	254,000
255	2011	70 Fawcett St	Residential	466,362

Case	Year	Address	Use(s)	GFA
257	2011	75 Ames St (Broad Expansion)	Office/R&D, retail	250,000
260	2011	5 Western Ave (CHA/Old Police Sta.)	Social services	61,498
262	2011	One Education Way (EF)	Office, education	295,000
265	2011	181 Mass Ave (Novartis)	Office/R&D	539,513
269	2012	603 Concord Ave	Residential, retail	64,189
270	2012	160 Cambridgepark Drive	Residential	445,000
272	2012	165 Cambridgepark Drive	Residential	280,000
276	2013	33 Cottage Park Ave	Residential	83,067
278	2013	240 Sidney St	Residential	96,431
279	2013	130 Cambridgepark Drive	Residential	231,321
281	2013	1201 Mass Ave (Harvard)	Dormitory	57,403
283	2013	300 Mass Ave (University Park)	Office/R&D, retail	227,500
284	2014	15 Richdale Ave (Hathaway Bakery)	Residential	66,300

Within the same timeframe, there have been two Project Review Special Permit applications for which special permits were not granted because they were withdrawn by the Applicant. Per state statute, withdrawing an application is treated as a denial.

Project Review Special Permit Cases Withdrawn 2001-present

Case	Year	Address	Use(s)	GFA
184	2003	195 First St PUD	[Not avail.]	[Not avail.]
185	2003	One Kendall Square	Office/R&D, retail	202,500

Note: GFA refers to Gross Floor Area calculated in square feet. ALL FIGURES APPROXIMATE

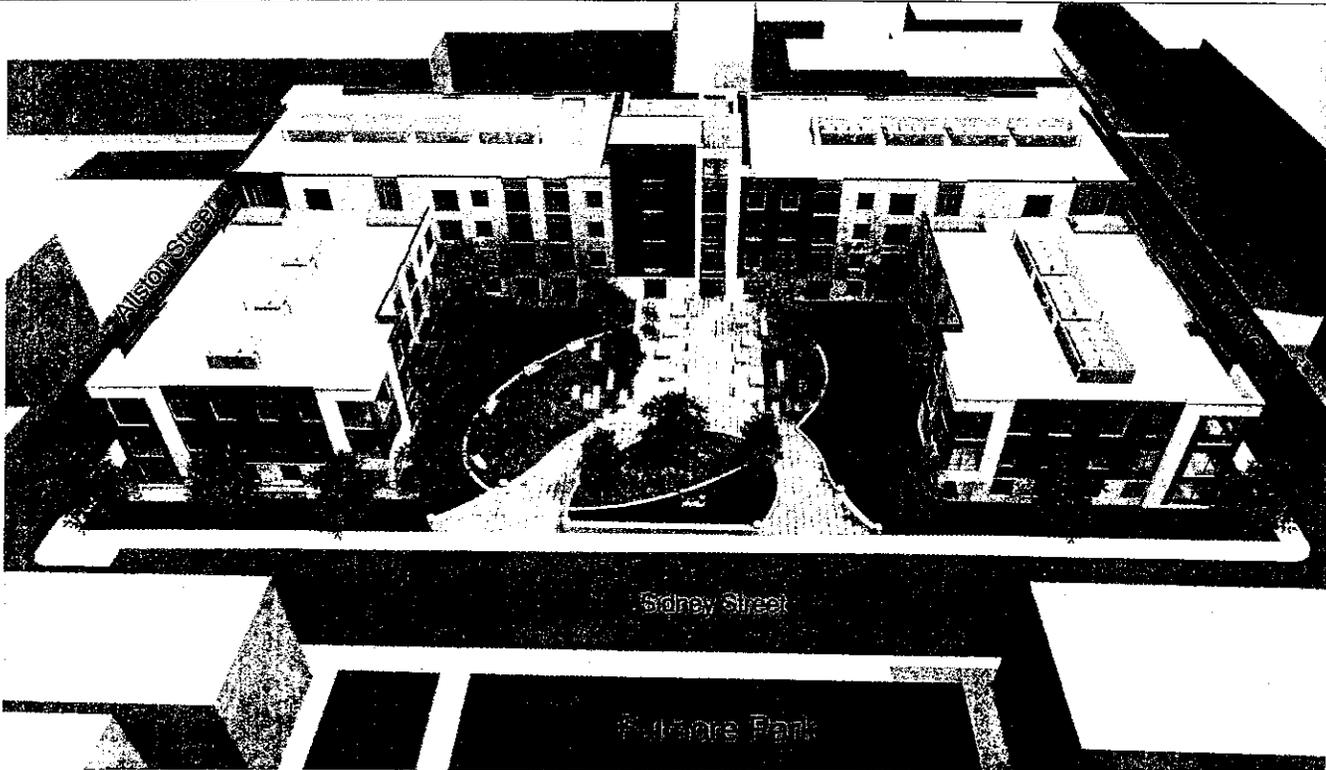
Project Review Special Permits: “By-The-Numbers”

(2001-present)

<i>Project Cases</i>	
49	Project review special permits granted
2	PRSP applications withdrawn (<i>i.e.</i> not granted)
5	PRSPs granted but not built, special permit expired (<i>special permits expire after 2 years without an extension</i>)
26	PRSPs also included other special permits within the same case
<i>Review Process</i>	
76 %	Cases continued for <u>more than one</u> meeting
72.2 days	Average time period from first public hearing to final decision for cases continued beyond the first meeting
196 days	Longest time period from first public hearing to final decision (so far)
<i>Development Figures (excluding expired permits)</i>	
18 million	Square feet of development approved (approx) – includes phased development projects such as North Point, Alexandria, Discovery Park
6,000+	Housing units in approved projects (estimated)
850+	Affordable housing units resulting from approved PRSP projects (estimated)
11 million	Square feet built or under construction 2001-2014 (approx)
<i>Typical Mitigation Requirements for PRSPs*</i>	
24	Included transportation demand management (TDM) requirements such as transit subsidies, shuttles, ride sharing, car sharing
16	Included improvements to transportation infrastructure including sidewalks, roads, intersections, traffic signals, bus shelters
10	Included significant open space requirements such as publicly accessible open space (approx. 15 acres total), multi-use path connections, public easements, play areas, public plaza improvements
7	Included requirements to preserve historic buildings
5	Included requirements to support city studies (e.g., Alewife bicycle/pedestrian bridge, Central Square bus operations)

* Note: Does NOT include public benefit agreements negotiated through rezoning.

Project Review Special Permit Example: Case #278, 240 Sidney



Aerial Perspective – Application Submittal



Putnam Avenue Perspective – Application Submittal

Application

107 housing units

8 studio
56 one-bedroom
43 two-bedroom

96 parking spaces

3-4 stories

Main entrance only

Flat façades

Planning Board



Aerial Perspective – Final Approved Design

Approval

96 housing units

10 studio

46 one-bedroom

30 two-bedroom

10 three-bedroom

106 parking spaces

Reduced height on
Allston Street

Six additional
“townhouse” entries

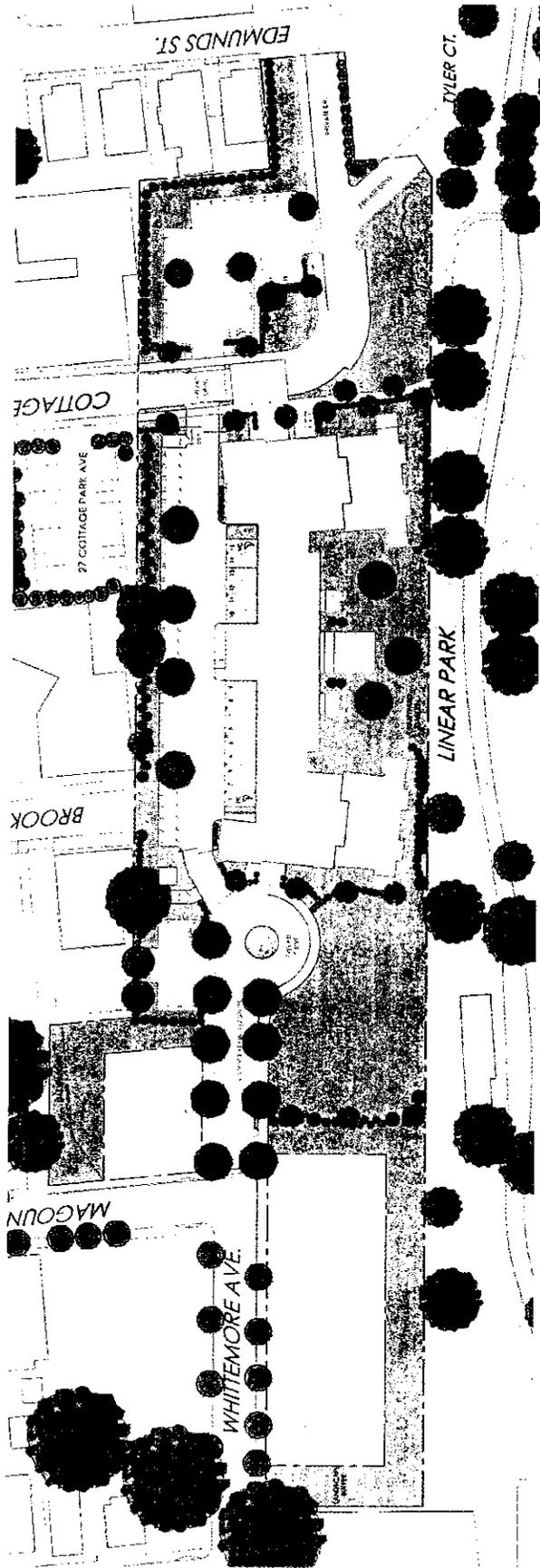
More articulation in
façades, bays

Working sessions: 5

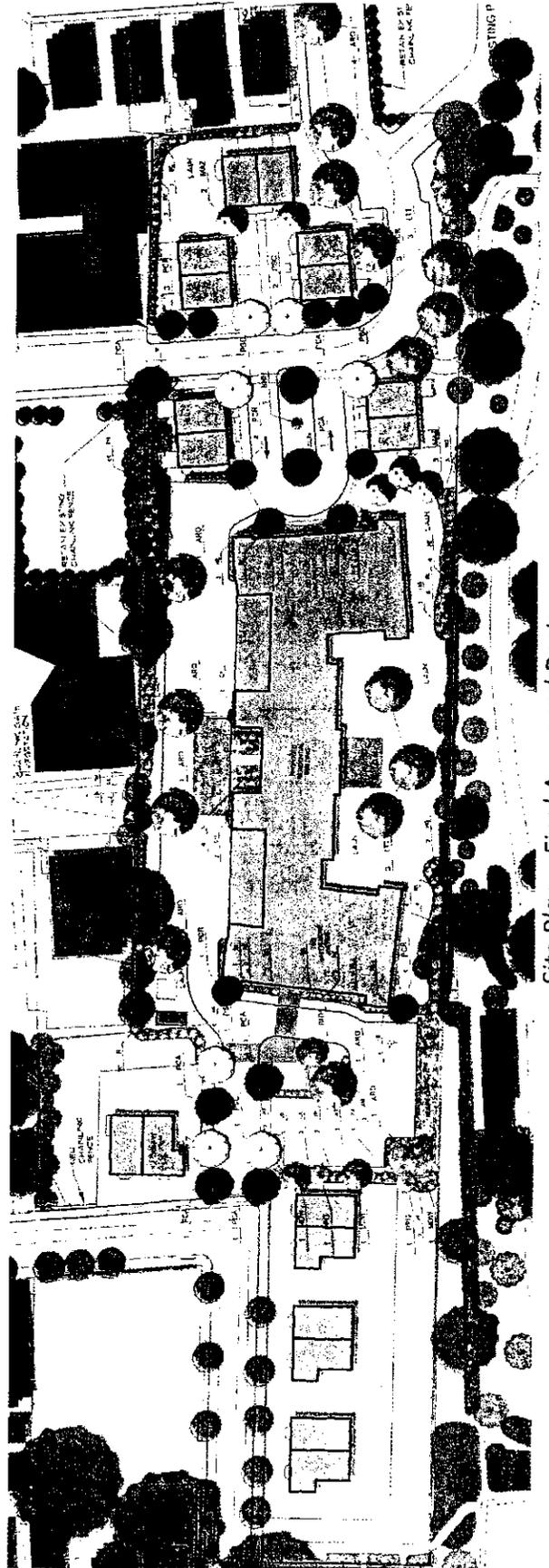


Putnam Avenue Close-Up – Final Approved Design

Project Review Special Permit Example: Case #276, 33 Cottage Park Ave



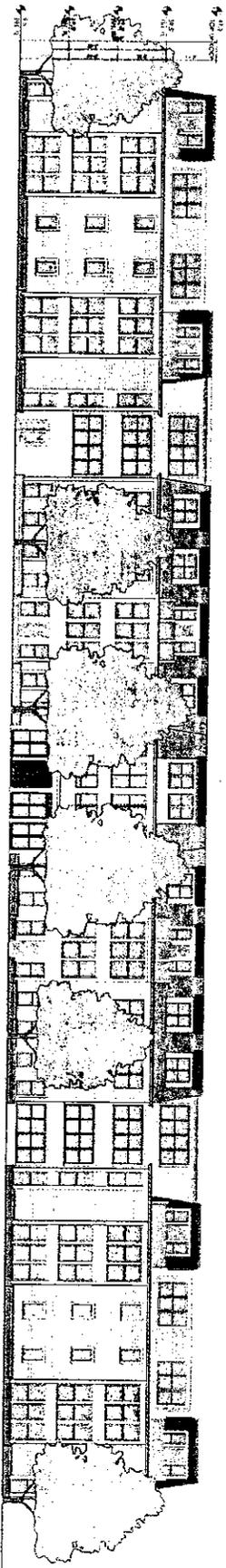
Site Plan - Application Submittal



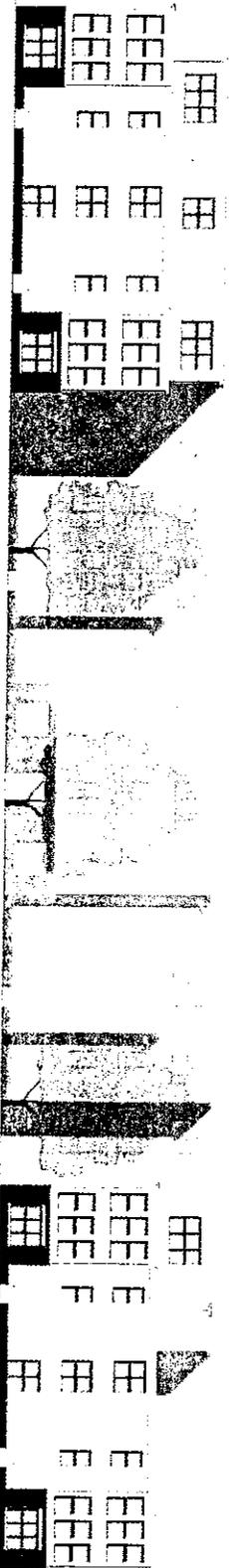
Site Plan - Final Approved Design

<i>Application</i>	<i>Approval</i>
67 multifamily housing units	57 multifamily units, 5 two-family houses
70 parking spaces 3-4 stories	71 parking spaces Height step-backs at building edges
7.5-foot setback from Linear Park	27-foot setback from Linear Park
Public connection to Linear Park on east side	Public connections to Linear Park on east and west sides

Planning Board hearing sessions: 3



Linear Park Elevation – Application Submittal



Linear Park Elevation (Multifamily Building Only) – Final Approved Design

25 RB/MASTER PLAN ~~EMERGENCY POWERS~~ ATTACHMENT E
Δ CRITERIA FRIENDS

INTENT: WE ARE PETITIONING ONLY PROJECT REVIEW SPL PERMIT

Discussion for Ordinance Meeting on Carlone, et al. petition

- Thank you everyone for being here this evening -- all of you have put time and effort into considering the proposal and the issues that are now under discussion -- and however this matter is resolved, I want to express my appreciation for your thoughtful engagement on these issues.
- In that spirit, I want to talk about what compelled me to bring this matter before our body, and from there, I would like to acknowledge some of the points that have been made in opposition, and finally, I'd like to offer an amendment which I hope will lead to a suitable compromise.
- So if that's alright with you, Mr. Vice Mayor, shall I make those points now?
- This petition is designed as a complement to the Citywide Master Plan process.
 - And the concept is simple: for the duration of the Master Planning effort, it makes sense for the council to exercise its authority to provide oversight on the largest development projects.
- Now, if this was merely a conceptual exercise -- if the question was simply a matter of how to structure the review process while the city works to establish a Master Plan -- I may not have been so inclined to bring this matter before our body in this fashion...
- But for two important places in our city, this is more than just a conceptual exercise!
- As an urban designer, I can tell you that the Sullivan Courthouse redevelopment at 40 Thorndike Street in East Cambridge will immediately harm the character of the residential district, and I can also say that what's happening with the piecemeal approach to development in the Fresh Pond / Alewife area represents a lost opportunity of tremendous proportions.
- And if you don't believe me -- then take it from our residents. Since we took office earlier this year, hundreds upon hundreds of residents have been coming together to critique Special Permit applications for the Courthouse and the Fresh Pond / Alewife area...
- **Sullivan Courthouse** -- what's happening there is wrong, and we shouldn't be on the sidelines...this petition provides us with a chance to better shape the outcome.
 - Residents are being asked to accept a building that everyone agrees is out-of-scale with its surroundings, but there has been a complete lack of transparency from the state on the terms of the purchase & sale agreement. Tradeoffs are a fact of life in the world of development, but the public can't make sense of those tradeoffs when the financials of the project are kept private. The law says we should have access to that information.

PL 4.30 - ~~EMERGENCY POWERS~~ - ~~EMERGENCY POWERS~~ - ~~EMERGENCY POWERS~~
ACQUAINTANCE IMPACTS ANALYZED @ 2014 IN A PROPOSAL
D. CARLONE

- MEPA waiver. This project will add thousands of daily automobile trips...adding traffic to an already congested area of the city. That's not good for the environment. Alternative studies are required by MEPA.
- Pressure on housing will be tremendous. With continued commercial growth expected for Kendall Square, this site would be a natural spot for more housing. The emphasis on commercial growth should be at sites such as the Volpe Center -- not on Thorndike street.
- Without an updated Nexus Study, and without an updated Incentive Zoning Ordinance, the pressure on the local rental market will be tremendous. Despite a requirement to review the Incentive Zoning ordinance every three years, we have gone some fifteen years without an update. We could be missing out on an additional \$2M for affordable housing.
- Let's remember, the East Cambridge Planning Team voted to oppose this project three times -- in August, 2012, when the HYM plan for a redevelopment with less height and mostly housing was overwhelming endorsed by the residents -- and then again this year, on two occasions, most recently this summer. The project has failed to gain consensus support.
- **Fresh Pond / Alewife area** -- the story here is one of lost opportunities.
 - The threshold issue is the aggravated risks of flooding due to Climate Change. The Climate Change Vulnerability Assessment was supposed to be completed in 2013. The latest we've heard, it might be done in early-2015.
 - Consider this quote from Planning Board member Steven Cohen, speaking about 88 CambridgePark Drive on July 8 of this year:
 - **"We're supposed to be the Planning Board, but I don't know that this is the way I would have planned this area. It doesn't feel like Cambridge. I wish we had done something different. We are getting density, but it's disconnected and in the middle of nowhere. Traffic is the big issue, but I don't have a sense of the impact once it's all built out. And if there is flooding, what are the risks and to whom?"**
 - 30 years ago, in the Alewife Fishbook study, the City talked about connecting Cambridgepark Drive to Smith Place and Mooney Street -- resolving the dead-end cul de sac's in the Triangle and the Quadrangle, by creating a connection over the railroad tracks.
 - Today, we've all but given up on that -- but it's hard to picture good urban design on dead-end streets. Picture 4,000 people living on a cul de sac.
 - Now, we are talking about creating bicycle/pedestrian connections over the tracks -- but again, it's talk. We have been unable to determine landing

locations, and there's no clear path to funding. Thirty years from now, will we look back and say this is another idea that we've given up on?

- The issues are have to do with urban design -- we need forward-looking traffic and parking policies; we need better access to transit, better connections across the tracks. All of this would support retail and contribute to making a true community place.
- Instead, we settle on what I would call a "lowest common denominator" approach -- the proposed revisions for 88 CambridgePark Drive are a case in point -- the developer has decided to reduce housing by a third and reflexively cut density -- that is an indication of a failed process.
- The issue is not the number of housing units per se, or the concept of density around transit -- the preliminary issue is development on floodplain, and in addition, connections across the tracks, connections to transit, contributions to the public realm, building community, dead-end streets, a lack of retail, and a lack of place.
- To suggest that this is a fight over the size of the project is overly simplistic -- and as Mr. McKinnon's latest proposal shows, cutting down the size of a building isn't so difficult -- but working together to improve the public realm, that's what requires city council leadership.
- **Residents have also been learning more about the Planning Board.** And what's been uncovered is rather concerning...
 - Members are serving with expired terms.
 - The Board routinely tells the public that they are "obligated" to issue special permits, when in fact, any special permit granting authority has tremendous discretion under Massachusetts case law.
 - The Board has *never* denied a Project Review Special Permit, with a record of 49 approvals and 0 denials going back some fifteen years.
- Now, this is not an indictment of the Planning Board -- I worked with them for many years. As they themselves have suggested, they are just "playing the hand they've been dealt."
- Rather, this is a call to action for us, the elected, professional policymaking-arm of city government -- to step in and respond to resident concerns. This is an opportunity for us to work together to get it right and make things better, in both areas of concern...
- **And what's the alternative?**
 - Prior to filing this petition, countless residents approached me, many of them with drafts of various forms of moratoria that have been conceived for the Fresh Pond area...

- And in East Cambridge, residents have promised a lawsuit if the Courthouse is approved....
- So again, I thought, let's be proactive. Let's work together to boost public confidence in these areas, and this is one way that we can do that...
- The alternative is for this body to accept that there's nothing we can do to address immediate concerns -- and to have residents challenge these ill-conceived projects in other ways.
- So that's the basic premise that underlines the proposal.
- Now let me address some of the points that I've heard in opposition.
 - Planning Board recommendation & comments via CDD and its memo
 - The distinction between "Zoning and Project Review" doesn't matter if the underlying zoning is generally recognized as problematic.
 - When the system is functioning optimally, then a separation of powers between Zoning and Project Review makes sense. But in the case of the Sullivan Courthouse and the Fresh Pond / Alewife area, another concept is called for: Checks and balances.
 - The proposed zoning petition will enable the council to provide oversight on Sullivan Courthouse redevelopment, as well as 75 New Street and 88 CambridgePark Drive. This is the most compelling reason for moving the petition forward this evening.
 - It should be noted that the Planning Board memo (dated August 5, 2014) falsely suggests that the petition might require certain projects to obtain three levels of approval (i.e. the City Council, the Planning Board, *and* the Board of Zoning Appeals). Section 10.45 of the Zoning Ordinance allows the Planning Board to incorporate BZA items, and nothing about the proposed amendment would upset the provisions of Section 10.45.
 - Some have suggested that this petition "prevents productive planning discussions." I'd like to point out that since this petition has been filed, a number of great ideas have been advanced, from supporters and opponents of the petition alike...
 - We voted to create an advisory committee to look at ways of improving the process at the planning board.
 - Early in this process, we raised the idea of having independent experts rather than studies that are produced by the developer's own experts -- and at its last Sullivan Courthouse hearing, the Planning Board acknowledged that this would be a good idea.

Good idea

- We've also called for 3-D models -- and at the last planning board meeting, Rich McKinnon brought a 3-D model, and everyone appreciated it.
- And some have also suggested developing a formal protocol for pre-application meetings between developers and residents.
- These are just a few of the good ideas that have been advanced as a result of this petition -- but let's be honest -- none of these ideas will make a big enough difference to turn things around with the Courthouse or in the Fresh Pond / Alewife area.
- Members of the public and other stakeholders.
 - Many residents agree we need to "build housing now." But what's happening at the Sullivan Courthouse is a disaster for our housing policy. With city council leadership, we could get housing at the Courthouse site.
- I must acknowledge that -- if we are just speaking in general terms, there are good points on both sides of this debate. However, when it comes to the specific concerns, with the Courthouse and in the Fresh Pond Alewife area, few would dispute that what we are now getting is undesirable.
- Finally, I want to offer this amendment to the proposal. We might limit the scope of the petition, by excluding areas where the council is expected to have a chance to refine zoning -- thereby using this proposal as a way to immediately tackle the issues with the Courthouse redevelopment and the Fresh Pond / Alewife area.
 - Central Sq. & Kendall Sq -- rezoning proposals are anticipated.
- The bottom line: we need to take action on the Courthouse and in the Fresh Pond Alewife area -- and it should be possible for to compromise. I am interested in compromise, but as the policy-setting arm of this city, I don't not think we should sit on the sidelines with respect to the Courthouse and the piecemeal approach to development in Fresh Pond / Alewife.
- Move to refer the petition to full council (without any recommendation).
- At the very least, we owe it to residents to vote on the proposal at a regular council meeting, after Labor Day, when people who may be on vacation right now are back in town.

CONVUL -
SET CRITERIA - REURITE

~~HERE~~

COMMUNICATIONS COMMUNICATIONS & FOLLOW-THROUGH

ZONING IS ~~BEING~~

CONSTITUTION

WIDEST CONSENT & COMMON BENEFIT

INTERIM SOLUTIONS = NOT PERMANENT

PLANNING, NEEDS VISIBLE / ROLES

PEACE GUIDANCE

CRITERIA & CRITERIA REFORMED

IF NOT THIS, WHAT

HERE - START & IN ZONING

SPECIAL PLANNING CRITERIA

HERE: THE HERE
KANSAS = CONSTITUTION
OF PROS 3/15/12.
HERE: NEED MORE CONSTITUTION

Proposed Amendment to the Dennis Carlone, et al. petition for City Council Project Review

Add the following subsection 19.61.1 to the pending amendment to the Zoning Ordinance of the City of Cambridge.

19.61.1 Active Planning Exemptions. Certain enumerated districts, places where City Council Project Review may not be necessary because formal planning efforts have been ongoing and rezoning proposals are anticipated to come before the City Council shall be exempt from the provisions of this Section 19.60 and shall otherwise be subject to all of the provisions of Section 19.20 instead.

The following districts are to be exempt from this Section 19.60:

1. **Central Square Overlay District**
2. **Mixed Use Development District** (CRA district in Kendall Square)
3. **PUD-KS** (US DOT Volpe Center)

Elizabeth Stern
to: estarn1@comcast.net

Wed, Aug 27 4:54 PM

I support City Council getting final say over the PB for these three reasons: accountability, accountability, and accountability. *How did I get to that conclusion?*

First, is my general concern with what is happening to the Fresh Pond area: from an ugly strip mall opposite the most beautiful spot in Cambridge, to the ever-mushrooming number of housing structures each competing with the one that came before it to be the most glitzy, and this despite the fact that residents don't seem to want them.

Second is my personal experience in 2013 on discovering that the C-1A overlay zoning which the PB had instituted in 2001 without neighborhood knowledge ^{of citizen} feedback had been imposed in the middle of my neighborhood with total disregard for its existing character.

Third, the impact of that C-1A zoning led my neighborhood into a protracted effort to get that zoning changed, after a developer proposed to build. During those meetings we attended, the PB exhibited, in my opinion, a bunker mentality vis a vis the citizens who were there to express legitimate concerns.

In an effort to get our concerns some traction,
So my neighborhood sought help from those who ARE accountable: members of city council. ~~the~~ ^{their} effort to get our concerns some traction, individual Councilors--many of them, gave us their time and expertise, *and it made a tremendous difference to the final outcome*

So, if you ask me who I want supervising Cambridge Planning, it's a slam dunk for City Council.

Sent from Windows Mail

Lopez, Donna

ATTACHMENT H

From: Elizabeth Stern [estern1@outlook.com]
Sent: Monday, August 04, 2014 8:44 AM
To: City Council
Cc: Lopez, Donna; Mike Connolly
Subject: Support for the Carlone Petition

To the Honorable City Council members;

I urge acceptance of the Carlone petition. The arguments Councilor Carlone made last Wednesday concerning the narrow focus of the PB--as they perceive their task--compared to the broad scope of issues which are raised by large proposed projects, is ITSELF reason to grant supervisory powers to City Council during the period of time in which a true City Plan for Cambridge is forged..

In further argument, I cite the preliminary summary of input to The Cambridge Conversations: the breadth and depth of the heartfelt concerns raised there by the citizens of Cambridge must be adjudicated by a political body which, first, has accountability and second, is willing to include those concerns as legitimate and appropriate to its purview.

Thank you for this opportunity to express a citizen opinion.

Elizabeth Stern
20 Cambridge Terrace
Cambridge 02140
617-354-1945

Sent from Windows Mail

Carlone Petition Hearing

August 27, 2014

Vivek Sikri

64 Allston St #2, Cambridge MA 02139

vasikri@gmail.com

For the public record:

I'm not here to give you my opinion on anything. I'm here to relate simple facts supported by the public record, and then pose one question for consideration in the matter of the Carlone Petition.

About a year and a half ago I got wind of a large building in the works in what is otherwise a neighborhood of triple-deckers. The building was to be 96 units of mostly studios and two bedroom apartments. This didn't make sense to me, as the surrounding built environment is much more family oriented.

I believed in the system, and I believed in democracy, and I believed that if enough of my neighbors said this wasn't the right thing for our neighborhood the Planning Board would listen. I was wrong.

I organized my neighbors. I spent many sleepless nights thinking of the situation, and how to get to an equitable resolution. Several City Councilors came out and spoke to the Planning Board on our behalf. It was impressive what a neighborhood could do if it came together as one.

Even the developers were impressed. They hired former Mayor Anthony Gallucio, and under his guidance, the developers and the community agreed to a list of conditions to the special permit they sought. Amongst these:

- They would build three bedroom units to encourage families to stay in Cambridge.
- They would fund a Hubway station and have Zipcars onsite, to encourage people to reduce the number of cars on our streets.
- There would be a large central open space that was inviting to the public, not walled off from the community.

They agreed to all of these wonderful compromises amongst others to be listed as conditions on their special permit. These compromises made the building fit. I was over the moon. I believed in City Government.

However when the special permit was issued not one of the compromises the developer agreed was listed as a condition on the special permit.

Kudos to the developer, as they have since sent a letter to the CDD, stating they still plan to keep their promises. We the community have no guarantee of this because our so-called representatives, the Planning Board and CDD, didn't put the language in the Special Permit.

Now I ask you this: If I can't trust the Planning Board with the simple task of cut-and-paste how can I trust them with the immensely larger task of shaping the face of Cambridge?

On behalf of my neighbors and myself, whose voice was silenced by the Planning Board, I ask you to please support the Carlone petition. This city is all of ours and its future should be decided by our elected leaders. Give us back our voice.

Comments to Ordinance Committee on Carlone Petition
Jesse Kanson-Benanav
August 27, 2014

I admit we have a development problem in Cambridge. We're not getting enough affordable low, moderate, and middle income housing; the jobs that are created by commercial/office/lab development are not going to local residents, and we need to make sure traffic congestion decreases and is not exacerbated. But the problem isn't one of who grants special permits -- it's a problem of failure to adopt sufficient zoning bylaws, including special permit guidelines, that properly incentivize and require the type of high density development we need in Cambridge.

Higher density, more compact development is vital in a progressive city like Cambridge that purports to favor cultural/economic diversity and environmental sustainability. Cambridge has already become unaffordable for most low-, middle-, and moderate income people so more incentives are required to ensure adequate affordable housing is included in all residential growth. However, the solution to Cambridge's affordability crisis is not to place further restrictions on the ability to create these units, but instead to encourage mixed-income residential development whereby the development of required low or middle-income units is subsidized through higher-priced market rate units -- this is especially important given the quickly vanishing state and federal subsidized for affordable housing development, and can best be achieved through economies of scale, i.e., higher density residential growth.

Higher density development is also more green, and is an important factor in Cambridge becoming a carbon neutral city. Higher density residential buildings are more efficient because unit share energy loads, and again through economies of scale green development features like on-site geothermal and photovoltaic energy become more affordable to build. When we allow more people to live and work in the same community -- one with good public transportation and alternatives like car and bike sharing -- fewer people have to drive into and around our city reducing both local and regional carbon emissions caused as opposed to car-centered suburban development. Really the list goes on and on in terms of the environmental benefits of higher density, compact development.

I'm not saying that development is perfect in Cambridge, in fact, far from it. Developers are not properly incentivized to develop the type of higher-density, affordable mixed-income and mixed-use developments I've described, so instead we've seen too much luxury housing and single use office and labs in some areas that don't serve the local need.

However, the Carlone Petition does not address this problem. The major problem is the way it further politicizes the planning process in Cambridge, and the impact it will have on our ability to make developers do what we want. Rather than focus on changing the zoning bylaws or special permit guidelines that the planning board implements, it creates nine highly-influential individuals that developers will need to negotiate with. This will detract from the time

developers spend with neighborhood groups as they find it more productive to go directly to the decision-making source. I know there is some criticism of the membership and time-served among some Cambridge planning board members; I, however, believe the professional experience and historical context that constitutes the planning board membership helps ensure planning decisions serve our community's long term interests, rather than the two-year electoral interest of City Councilors.

Additionally, this politicization introduces uncertainty into the planning process. This could scare away non-profit or smaller community-focused developers away from Cambridge, as they find it too resource intensive or fear legal repercussions for excessive political lobbying of Councilors for special permit deals. The result would be an environment where only the most well-capitalized, national developers are building the most profitable product they can place here with the minimal effort -- luxury housing and single use offices and labs. I believe this will have a devastating impact on our ability to immediately create the type of affordable and middle income housing we desperately need in Cambridge.

Again, there are critical development-related issues to sort out in Cambridge. However, I feel strongly that the way to do that is to ensure our zoning policies (including special permit guidelines) reflect our need, instead of handing critical planning decisions over to a group of nine elected officials who mostly have no expertise or experience in planning. I ask that you follow the planning boards lead and forward a negative recommendation on this petition to the full City Council.

I support the Carlone petition ATTACHMENT K and work together

Hundreds of Cambridge voters support the Carlone petition in order to promote useful discussions of Cambridge's future, not to polarize discussions, but to involve the people's voice through, and in collaboration with, their elected officials in the approval process for large developments for the next two to three years until the City's Master Plan has been completed.

This is not a permanent change, or some seem to portray it.

Hundreds of voters wish to bring the usual Planning Board discussion to a public forum between the voters and the representatives they elected.

The intent is to engage in cordial and open discussions with city officials and fellow Cantabridgians regarding large developments with the goal of allowing Cambridge voters to engage in productive discussions regarding the environmental and quality of life issues resulting from unlimited large scale developments.

One of our concerns is that large, fossil fuel powered buildings - those already approved and in the pipeline--contribute over 80% of harmful emissions to our atmosphere.

TODAY

A draft of a major UN report on climate change published by the N. Y. Times strongly blames the emissions released by the burning of fossil fuels for climate disasters. These large buildings could, therefore, we fear, contribute to climate extremes that the world is already experiencing as described in the UN report.

Who will be harmed by waiting 24 to 30 months to approve yet more large buildings? Why rush ahead with approving emissions spewing huge buildings on the quality of life of Cambridge voters and residents?

A long before the Council effects any zoning changes the Courts will be approved.

Through the Carlone petition the voters of Cambridge are only asking for the opportunity to be heard by the elected and appointed officials of this city. Yet our desire to exercise our right to be heard is unfortunately being characterized as polarizing. That is not the intent of Cambridge voters. We are only asking for time to study the impact of the city's practice of rubber stamping big development proposals by big developers and to address zoning codes that no longer address environmental concerns.

REGARDING EXHAUSTIVE IMPACTS +

Cardlyn Shipley

Stephen Kaiser Comment to Ordinance Committee August 27, 2014

1. Four Councillors have expressed their opinion and position: ~~the numbers are clear.~~
2. ~~They~~ did recognize that "the anxiety concerning overdevelopment, flooding and traffic, among other things, is real and understandable" The Planning Board has yet to admit this, or make any sort of statement. *Traffic + Flooding Planning Bd*
3. *Jobite* ~~As an initiative towards finding a solution, the Councillors presented an interest in "disruptive technologies" such as Uber and Bridj. Similarly, developers have proposed new initiatives in parking and transit studies. They have proposed intercepting commuters into unutilized parking spaces at Alewife, with riders continuing on the Red Line and not adding their cars to parkway congestion in Cambridge. When innovative thinking from Traffic and Parking is needed, we are not getting it.~~
4. ~~My concern for Council action is three fold.~~ First, the Carlone petition was designed to avoid another option which was judged to be less desirable -- namely a development moratorium. Remove the Carlone petition and the moratorium comes back onto the table, primarily with a focus on Alewife. *I would support it.*
5. Secondly, the four Councillors did not offer a clear alternative or even a clear problem statement about what is lacking in our zoning or other public processes. ~~We~~ ^{an} need ~~that~~ alternative concept.
6. Thirdly, the Councillors ~~expressed no pressing~~ ^{need to} recognized problems in our current zoning ... problems in our Planning Board public process ... and problems in staff support to assist the Board in reaching good decisions. Things can go wrong. ~~The Council should seek some trustworthy appeal process short of appealing to the courts or seeking a broad based moratorium to resolve concerns and disputes.~~ *3 Projects Review: 75 New Street, Courthouse, 88 Cambridge Park Drive*
7. The Carlone petition can be criticised by adding a new section 19.60 to existing Article 19. Article 19 is the newest and most flawed chapter in the entire zoning ordinance. It deserves a full rewrite and reorganization, not an add on to the existing structure. There are inconsistencies and gaps that the Council should take the lead in investigating. ~~Do not leave it up to the Planning Board or city staff to report these~~ *May 20.*

Letter

Another example: the Courthouse Special Permit ~~requires no proof of compliance with zoning,~~ while for projects less than 25,000 sf, such proof of compliance is required. This is ~~what~~ ^{must} because the Courthouse plan ~~may~~ ^{must} be rejected because it is violation of zoning for FAR 4.0. ~~Today~~ ^{almost 10.0} for the existing building -- we do not know the floor area and FAR -- the numbers range from 470,000 sf to 505,000 sf. CDD cannot resolve the inconsistencies and give us a number. Please ask the Superintendent of Building ~~for this violation information.~~ ^{complete} Article 19 has a vast range of inconsistencies: there is inversion of priorities, loopholes and pure mush -- all of this needs to be corrected. ~~Hang on to working towards an October 28 deadline to have full revisions to Article 19.~~ *Traffic + Flooding work items.*

- ② ~~Review goals - flooding from~~ *Review goals - flooding from*, ~~now for~~ *now for*
- ① *Alcove Zoning @ ADL Site - only positive benefits.*
- ③ *Road Table discussion.*

ATTACHMENT M

To: Ordinance Committee 8/27/14 submitted by Paula Phipps 227 Hurley St.

The Carlone Petition asks that the City Council be actively involved in large scale/ special permit planning for the City, pending the development of a master plan. I think that is a role the Council should assume. Something is flawed in the current planning process, amply demonstrated by the way development has happened in the Fresh Pond area.

Anyone who is being real about the future should by now clearly understand that we need the earth to be allowed to perform its natural functions - functions that have made possible the existence of all that is on its surface and in its waters. It has the capacity to heal itself if we take the right steps. One such step is to protect and when possible increase the flood plain, not build over it. Fawcett Street floods because it is meant to flood. Another step might be to use part of North Point to create a salt marsh, the most efficient means our ecosystem has to sequester - or take out of the atmosphere - carbon. And what useful, interesting curriculum and internship possibilities could evolve out of this act of stewardship.

At the August CPAC meeting, DeWitt Jones, ceo of Boston Community Capital, installers of solar PV at Cambridge Housing Authority properties, mentioned that brown fields were the ideal places for solar installations. Instead of building people's homes on toxic sites, as has been done in Fresh Pond, we should be leaving that earth open to absorb rain water and sequester carbon, at the same time generating renewable energy. That is a level to planning that should be taken into account.

Climate protection is not going to be convenient. No one should expect that we can slow down or reverse the dangers we have set in motion by doing business as usual. If we don't inconvenience ourselves now, we and our children and their children will bear the risk of being much more than inconvenienced in the future.

I will add that two special permits to be reviewed this year concern evacuation routes: Route 2 and 3rd Street in East Cambridge. Attention must be paid to the possibility that an extreme weather or climate related event would force an evacuation. Preparing people to shelter in place is very important, but not enough.

When I think about who to entrust with stewardship of the land beneath our feet, the entire ecosystem, the health of the city and its people - I would like our elected representatives to take responsibility here.

From: havasi@gmail.com on behalf of Catherine Havasi [havasi@media.mit.edu]
Sent: Wednesday, August 20, 2014 3:54 PM
To: City Council
Cc: Lopez, Donna
Subject: Carlone, et al., petition to the Ordinance Committee and the Planning Board

Please reconsider the Carlone, et al., petition to the Ordinance Committee and the Planning Board. As a Cambridge resident for over fifteen years, small business owner, and dedicated citizen I'm strongly against politicizing the development process. I'm frightened that above bill would cause situations where developers would be forced to focus on political lobbying rather than city planning in order to move development forward.

I should know, because I grew up in a town that had a similar ordinance and I'm familiar with the chaos it caused. It fundamentally changed the development and political process - and it caused the city council to focus on these matters instead of moving the city forward. If there is anything I can do to affect change in this decision, please tell me. It matters greatly to me.

- Catherine

Lopez, Donna

ATTACHMENT P

From: Jay Santos [jayalsantos@hotmail.com]
Sent: Thursday, August 21, 2014 1:51 PM
To: City Council
Cc: Lopez, Donna
Subject: August 27th - Ordinance Meeting

Hello

I am writing to express my opposition to the proposal to designate the Cambridge City Council as the exclusive special permit granting authority.

I do not want this process to be susceptible to politicization. Also I am not confident that City Council members are not experts in city planning, development or zoning. I do not believe this move to be in the best interests of the community and its residents.

Sincerely

Jay Santos
25 Kelly Rd
Cambridge

Lopez, Donna

ATTACHMENT Q

From: E.B. Moore [ebmoore5@gmail.com]
Sent: Thursday, August 21, 2014 2:39 PM
To: Lopez, Donna
Subject: Carlone ordinance hearing

Please vote yes on Dennis Carlone's proposal.

Thank you,
Elizabeth Moriarty
75 Richdale Ave.
Cambridge, 02140

Lopez, Donna

ATTACHMENT R

From: Rowena Conkling [rolica@comcast.net]
Sent: Thursday, August 21, 2014 2:52 PM
To: Lopez, Donna
Subject: Carlone ordinance vote

Unfortunately, I am unable to attend the Council meeting at which this Ordinance will be addressed.

However, I wish to express my support.

Recent development in the Alewife area has shocked me and my neighbors. It is overwhelming, built without regard to flood protection, has already contributed to traffic congestion although far from fully occupied, and finally looks awful! Anything that will result in increased oversight until a City wide plan is agreed upon will be a good thing.

Rowena Conkling
175 Richdale Ave.

PS I hope the developers paid for the remake of Fawcett St. !

Lopez, Donna

ATTACHMENT T

From: Sally Martin [sally.martin@gmail.com]
Sent: Thursday, August 21, 2014 5:40 PM
To: Lopez, Donna
Subject: Carlone Audience Hearing

I support the proposals of Denis Carlone to make the city council the identity that takes an active role in current and future proposals regarding building issues in Cambridge.

Sally Martin
103 Henry Street
Cambridge, MA 02139

Lopez, Donna

ATTACHMENT 4

From: Anthony Vanky [tony@tonyvanky.com] on behalf of Anthony VANKY (Home)
[anthony@vanky.co]
Sent: Tuesday, August 26, 2014 3:38 PM
To: City Council
Cc: Lopez, Donna
Subject: Concern About Planning/Development Proposal

Dear Esteemed Council Members,

In short, I do not support the proposal to move planning decisions to the City Council.

I am writing as a five year resident of Cambridge and as a person who is deeply passionate about the community that has become my home. I am concerned about the proposal to strip the Planning Department of its authority and granting it to the Council. While I trust the intellect of the City Council, many have been elected because of their commitment to the community and because of their expertise or their own individual visions of what Cambridge may look like. Those who are hired into the Planning Department have been hired because of their skills in crafting a safe, healthy and equitable community, and charged to their duties based on those talents and experiences, without the burdens of politics. The same, with all due respect, cannot be said for the Council.

The Council has business leaders, devoted residents, religious leaders, etc. But these skills are not necessarily related to the challenges of long-term planning, nor can they make decisions without the worries of political impacts. We, Cantabrigians, understand that. It is easy to poke the bears of Harvard and MIT for political points, and things can still move forward. Business can view Cambridge as a place where things still get done. But by introducing politics into the long term future of Cambridge, I fear that we will become increasingly short-sighted for political points, scare off positive development due to political uncertainty or grandstanding, or worse, make ourselves a place without vision or inspiration for visitors, students and residents coming from all over.

I also think that this proposal is an awful statement to the many brilliant architecture, planning, policy and engineering students who come to Cambridge to study; Cambridge is saying that it no longer trusts them as stewards. I can think of no worse statement or example than what is being presented now.

Please show leadership and patience required in making Cambridge a better place. Show trust in experts and knowledge, assets valued by our city and for what we are know around the world.

Regards,
anthony vanky
Cambridgeport Resident

Lopez, Donna

ATTACHMENT V

From: priscilla mcmillan [priscillamcmillan@gmail.com]
Sent: Tuesday, August 26, 2014 2:38 PM
To: Lopez, Donna
Subject: Carlone petition

Dear Donna, please register my strong support for the Carlone petition when it comes before the Ordinance Committee tomorrow night. Sincerely, Priscilla McMillan, 12 Hilliard Street

Lopez, Donna

ATTACHMENT W

From: Margaret [dejaveux@aol.com]
Sent: Tuesday, August 26, 2014 11:15 AM
To: City Council
Cc: Lopez, Donna; jan.devereux@gmail.com
Subject: Carlone petition

Dear Councilors

I've written in before so I won't remake my points but as I have to work tomorrow night and am unable to attend the meeting I'd like to reiterate my support for the Carlone Petition, which I feel is essential to intelligent (and enfranchised) development.

It appears that we have a vacuum in leadership and foresight when it comes to the proposed development projects and I think this would help.

I am in full support.

Thank you,

- Margaret Desjardins (261 Lake View)

Lopez, Donna

ATTACHMENT X

From: Nancy Hausman [Nanah46@aol.com]
Sent: Tuesday, August 26, 2014 10:48 AM
To: City Council
Cc: Lopez, Donna
Subject: Carlone Petition

Councilors:

I am writing in strong support of the Carlone Petition. Within its reasonable and temporary boundaries, the Petition provides some transparency to the development process. Citizens want and should have access to the decisions that so seriously impact the daily quality of all our lives. You are the elected representatives of this City, and it would be good news if you would stand between us and the big developers. The Carlone Petition provides a forum for us to understand what is being proposed and vests responsibility in the Councilor's decisions.

Sincerely,

Nancy Hausman

Lopez, Donna

ATTACHMENT Y

From: Janstclair [janstclair@aol.com]
Sent: Tuesday, August 26, 2014 10:09 AM
To: City Council
Cc: Lopez, Donna
Subject: I support the Carlone Petition

I prefer that extra layer of oversight to large projects to leaving all these judgements to the Planning Committee.

Janice StClair
3 Michael Way
Cambridge, MA
02141
617-491-2541

Lopez, Donna

ATTACHMENT Z

From: Stephen Hantman [hastal6@gmail.com]
Sent: Tuesday, August 26, 2014 9:00 AM
To: City Council
Cc: Lopez, Donna
Subject: Carlone Petition

Dear Councilors:

I strongly support the Carlone Petition that is before you for a second hearing on Wednesday, August 27.

Neither the Planning Board nor the City Planning Department has properly done its job as is evident from the insane overdevelopment that is choking Cambridge literally because of the traffic congestion which makes it increasingly difficult to breathe if you live near Mass Ave(as I do, at Porter Square) or near Alewife/Fresh Pond Parkway or in Harvard, Central and Kendall Squares.

They are not requiring developers to do extensive and expensive mitigation and pay the necessary and real price required for zoning relief by special permit.

Unless you directly oversee their decision on larger projects, the City will be destroyed by uncontrolled development. This is probably the most important decision you will make during your term. Please . . . for the sake of all of us who elected you, don't blow it. Vote to approve the Carlone Petition.

Sincerely,

Stephen Hantman, 6 Newport Road

Lopez, Donna

ATTACHMENT AA

From: Tim Stein [timstein@gmail.com]
Sent: Tuesday, August 26, 2014 8:49 AM
To: City Council
Cc: Lopez, Donna
Subject: Support for Carlone petition

To members of the Cambridge City Council:

I urge you to approve the Carlone Petition requiring Council approval of large development projects from now until at least the city master plan is completed and approved. I feel that the neighborhoods are bearing the brunt of a too-rapid development cycle and that the number and size of the projects is beyond the abilities and resources of the current review and approval processes.

Regards,

Tim Stein
71 Tremont Street

Lopez, Donna

ATTACHMENT BB

From: Koopman, Jeanne E [jkoopman@bu.edu]
Sent: Tuesday, August 26, 2014 8:47 AM
To: City Council
Cc: Lopez, Donna
Subject: Carlone petition

I would like to register my support for the Carlone petition to grant the city council final approval over the issuance of Special Permits for large development projects until the city's new Master Plan is implemented.

Jeanne Koopman
248 River Street
Cambridge, MA 02139

Lopez, Donna

ATTACHMENT CC

From: Hazel Arnett [hwlb@comcast.net]
Sent: Monday, August 25, 2014 11:36 AM
To: Lopez, Donna
Subject: Carlone amendment

I strongly support the Carlone amendment. I think it is vital that the council exercise its legal authority to intervene for better results in two redevelopment projects. Those projects are the Sullivan Courthouse in East Cambridge and the Fresh Pond/Alewife floodplain. Thank you for your serious consideration.

Hazel Arnett
East Cambridge

Lopez, Donna

ATTACHMENT DD

From: Roger Everett Summons [rsummons@mit.edu]
Sent: Sunday, August 24, 2014 1:44 PM
To: City Council
Cc: Lopez, Donna
Subject: Support for Dennis Carlone's petition

Members of the Cambridge City Council,

Along with my wife Elizabeth Summons, and as long-term residents of Cambridge, I write to express support for the petition of Dennis Carlone that the City Council should have the final responsibility for approval of the largest pending projects. In particular, Special Permits for the Sullivan courthouse and 75 New Street and 88 CambridgePark Drive in Fresh Pond / Alewife projects should first have to be approved by the City Council.

Sincerely

Roger Summons and Elizabeth Summons

101 Thirds St #2
Cambridge MA 02141
617 661 9601

Lopez, Donna

ATTACHMENT E E

From: Alison Field-Juma [fieldjuma@gmail.com]
Sent: Friday, August 22, 2014 2:39 PM
To: Lopez, Donna
Subject: Petition by Councilor Dennis Carlone

Dear City of Cambridge Ordinance Committee Members,

As a long-time resident of the Fresh Pond area, and an environmental planner by training and profession, I strongly support the petition by Councilor Dennis Carlone to have the City Council review large development projects until such time as a new city-wide master plan is in place.

I participated in the development of the 2005 Concord-Alewife Plan, which I supported. I believe that increasing mixed use density can be a very positive addition to this area. However, I have been increasingly alarmed at the result of the rezoning and apparent lack of direction exercised by the City. The lack of infrastructure development, easement acquisition, critical project review, and other means to guide development siting and design, and to produce safe and pleasant access by residents and workers to amenities and transportation is a serious problem. The laudable improvements made by DCR to the Parkway stand in stark contrast. The clearly-articulated (in 2005) vision of a city community with public spaces, a non-vehicular path and street network, easy access to transit, and livable streets seems to have disappeared. The housing developments along Rindge Ave. are just as cut-off as ever, despite their valuable contributions to the local businesses and their children attending Tobin and other schools which are difficult to access.

As a member of the original Cambridge Climate Protection Task Force and Action Committee, I am also very concerned about the impact of adding large amounts of residential development to the flood-prone Alewife area. This includes the flooding of the many hundreds of residential vehicles to be parked within the floodplain and isolation of those buildings during a flood. I urge the the City to include review of development projects by the Community Development Department staff and/or advisory committees working on the City's Climate Change Vulnerability Assessment. Every proposed development should "build resilience" to climate change, not create more vulnerability or exacerbate climate change impacts.

I respectfully urge the Ordinance Committee to move the petition out of committee and on to the full City Council so that it can take action on the matter.

Yours sincerely,

Alison Field-Juma
363 Concord Ave.
Cambridge

August 18, 2014

Mayor David Maher
Cambridge City Hall, 2nd Floor
795 Massachusetts Avenue
Cambridge, Massachusetts, 02139

Re: Carlone Zoning Amendment Petition for City Council Project Review

cc : City Council
City Clerk Donna P. Lopez
City Manager Richard C. Rossi
Assistant City Manager Brian Murphy
Planning Board

Submitted via email

Dear Mayor Maher,

I commend and thank Councilor Carlone for his initiative to improve what everyone agrees to be very frustrating development process in the City with no apparent attention to the overall effect of all the developments on the quality of life for the residents. However, the City Council's involvement in approving special permit for a large project after the Planning Board (PB) hears and deliberates the application is something that should happen even before the application is submitted to the PB. That is the reason why I applaud the PB's decision to send a negative recommendation for the Carlone zoning amendment petition to grant the City Council the power to approve or deny all Project Review Special Permits.

As the Cambridge Chronicle reported on August 6, 2014, Ms. Catherine P. Connolly, associate member of the PB, was dead on when she suggested that the board members reach out to the neighborhood groups before the PB hearings. In fact, the community outreach was specifically added to Section 5.28.2 of the Zoning Ordinance which was amended in 2011 (Section 5.28.28.1(d)) in response to the SP252 application to convert the former North Cambridge Catholic High School Building at 40 Norris Street into residential units. And furthermore, the PB needs not only to have a closer liaison with the City Council on planning issues, as PB Member Mr. Winter pointed out, but also have a close coordination with all other agencies of the City involved in the development process.

Problems with the special permit development projects must be dealt systematically from the inception of a project until its completion when its Certificate of Occupancy is granted, not by patchwork of zoning amendments for different SP cases as SP252 clearly demonstrated.

For these reasons, I beg you to consider creating a new position of a Special Permit Coordinator (SPC) who will report directly to the City Council/City Manager. The role of this position would include, in broad terms,

1. coordinate and mediate the community outreach efforts by the developer starting from the inception of a project to ensure community's concerns are adequately addressed in the proposed plans;
2. hire independent experts to analyze SP application for its impact (density, parking, environmental etc) on the neighborhood in context of other developments in the area and existing City Master Plan affecting that neighborhood;
3. ensure all the required documents are submitted in prescribed format and posted on the city's website at least two weeks prior to any hearings to allow adequate review by the SP granting authority as well as the public;
4. after the SP is granted, coordinate activities of all City agencies involved during the construction phase to ensure the conditions of the SP are adhered to;
5. enforce strict revision control of all submitted documents and drawings and schedule a design review if any major changes are introduced. The triggers for such a review should be clearly identified in the SP decision and the public should be allowed to address the SP granting board during the design reviews.

Thank you very much for your consideration,

Respectfully yours,



Young Kim
17 Norris Street
617-714-3386

Lopez, Donna

ATTACHMENT G-G

From: Jeffrey D Mitchell [Jeffrey.Mitchell@umb.edu]
Sent: Wednesday, August 27, 2014 9:00 AM
To: Lopez, Donna
Cc: Holly Mitchell
Subject: Carlone ordinance hearing

Dear City Council,

We want to express support for the Carlone zoning amendment petition currently under consideration. To us, it seems a reasonable response to an explosion of irrational development. Like you, we would prefer to see development issues addressed through orderly routines. In this situation, however, it's plain that business as usual has failed, and there is little reason to believe that more business as usual will help. A moment of democracy seems to be in order. Our hope—and it seems to be the only hope—is that a brief intervention by our elected representatives, working together in response to the concerns of their constituents, can put development in Cambridge on a better course.

Your truly,

Jeffrey and Mary Mitchell
7 Corporal Burns Rd.
Cambridge, MA 02138

Lopez, Donna

ATTACHMENT #1

From: Susan Yanow [susan@susanyanow.com]
Sent: Wednesday, August 27, 2014 10:22 AM
To: Kelley, Craig; Toomey, Tim; McGovern, Marc; Maher, David
Cc: City Council; Lopez, Donna
Subject: Carlone petition

Dear Councilors Kelley, Maher, McGovern, Kelley and Toomey;

I am deeply disappointed by your letter in today's Chronicle. Clearly the hours of testimony and conversation that volunteer citizens have contributed are falling on deaf ears.

You acknowledge that over-development, traffic, and changes to the quality of life in Cambridge are real issues, yet offer **NO** solutions. Instead you worry that your time could be "wasted" when you could be dealing with other issues. Really?

The future of the quality of life for residents of Cambridge should be THE priority of the Council. It SHOULD take precedence over most other issues that come before the Council. If the Carlone petition means you spend more time deliberating what our city should look like rather than on curb cut requests, or where to put bike racks, that seems like a good trade off to me.

The Carlone Petition may not be perfect, but it is a stop-gap measure while a Master Plan is undertaken. You know better than anyone that huge developments put in place during the Master Plan process will undermine the viability of any comprehensive plan. If you don't support the Carlone Petition, where is your alternative plan?

You represent us. At hearing after hearing and meeting after meeting you have heard from citizens of Cambridge who are deeply discouraged by the lack of planning, overdevelopment, traffic, and the impact on our lives. Yet you propose "studies" and more meetings, while permits are approved and foundations are poured for mega development projects that will unalterably change our city.

Voting down the Carlone petition means you are continuing the status quo. Action speaks louder than letters or words

Sincerely,

Susan Yanow
221 Norfolk Street
Cambridge MA 02139
617 492-1032
susan@susanyanow.com

Lopez, Donna

ATTACHMENT II

From: Elizabeth Van Ranst [elizabeth.vanranst@verizon.net]
Sent: Wednesday, August 27, 2014 10:23 AM
To: City Council
Cc: Lopez, Donna
Subject: Carlone Petition

Dear Councillors,

I am in favor of the Carlone Petition. We need more control over development, no development in wetlands/flood plains, and better planning for infrastructure prior to development.

Thank you.

Elizabeth Van Ranst
120 Foster St.

From: Torgun Austin [torgunaustin@hotmail.com]
Sent: Wednesday, August 27, 2014 12:10 PM
To: Toomey, Tim; Kelley, Craig; dmahr@cambridgema.gov; McGovern, Marc
Cc: City Council; Lopez, Donna
Subject: Today's Chronicle Letter

Dear Counselors Toomey, Maher, McGovern, and Kelley:

I read with interest your letter in today's Cambridge Chronicle:

I am a strong supporter of following a Master Plan when embarking on massive urban construction on limited land:

1. The current Court House sits in a residential neighborhood with narrow streets, limited street side parking, and poor access to public transportation. I hope the state and the city of Cambridge can arrive at a plan that would benefit all. The current commercial development ideas for the Courthouse are very ambitious. I am particularly concerned about the traffic implications and the projected building shadow effects on the neighbors.
2. The Volpe Transportation Buildings fills a huge block between Broadway and Binney. This is a large tract with excellent access to public transportation. I like the initial efforts calling for a public discussion about the future uses of this tract.

I live quite close to both these new projects (and in the middle of older, completed projects). I am concerned that I and all my residential neighbors are considered in your deliberations.

Torgun Austin
28 Bristol Street

torgunaustin@hotmail.com

Lopez, Donna

ATTACHMENT KK

From: Michael Hawley [mike@media.mit.edu]
Sent: Wednesday, August 27, 2014 12:01 PM
To: Kelley, Craig; Toomey, Tim; McGovern, Marc; Maher, David; City Council; Lopez, Donna
Subject: Carlone Petition

Dear Councilors:

"Carlone Petition prevents productive planning discourse":

Really?!

As far as we can tell it takes four **NO** votes to shoot down a zoning amendment. You are the four. The discourse **you** seek to prevent ("shirk" would be a better word) is Council-level debate on big projects that, ultimately, you are responsible for. Thank you for making your position clear. Thank you for also making clear that you have **NO** constructive alternative. It's just too bad you felt the need to waste all that column space when a single sentence ("We four are shooting down **this** amendment") — or a single word — would have done.

Please do hurry and vote the proposed amendment down. The sooner you do that to get the City back to "status quo," the sooner the voters of Cambridge — a multitude of whom are disgusted with the City's broken planning machinery — can focus on voting **you** down.

Michael Hawley

ATTACHMENT LL

August 27, 2014

Dear Ordinance Committee members,

I am here today to register my opposition to the Carlone Petition. While I trust that there are ways that we could improve our planning process, I feel strongly that this would be the wrong approach.

First of all, I feel that this is not the proper role for the Council. The members of the Planning Board have the kind of experience and knowledge that is required to make these decisions about the granting of special permits. I have heard the counter argument that it would be a good opportunity to learn on the job, but this would be at the expense of the advantages of the experience, knowledge and context that the Planning Board brings to this function.

With the transfer of approval from the Planning Board to the City Council, the process is very likely to take longer and to be more unpredictable, which would increase the costs for developers. The result would be developers choosing not to proceed, seriously jeopardizing opportunities for getting the increased housing we so desperately need in Cambridge.

My strongest objection is that it would politicize the process. Particularly, as re-election is approaching, there would be enormous pressure on the Councilors to make decisions that they would believe would further their chances of re-election, not based on what is best for the city or the neighborhood in question.

With the Planning Board making the decisions about granting the special permits, not only is there the advantage of their history, experience, expertise, knowledge and context, but it also provides a balance of power to the political work of the City Council. And perhaps most importantly, it means that Councilors will have the time, energy and focus to address what is already the important work within their domain, such as adapting our current zoning to meet today and tomorrow's emerging needs.

For these reasons, I respectfully urge you to reject the Carlone Petition.

Sincerely,

Esther Hanig

136 Pine St, #2

Lopez, Donna

ATTACHMENT MM

From: Jack Boesen [jackboesen@gmail.com]
Sent: Wednesday, August 27, 2014 4:44 PM
To: Lopez, Donna
Subject: Carlone Ordinance Hearing

Dear Ms. Lopez,

Please distribute these comments to all members of the Council.

I am a proud 25 year resident of Cambridge. As such I urge the Council to adopt the Carlone Ordinance as an important temporary measure to protect our City.

Every day I see evidence of the Planning Board's abdication of it's responsibility to consider our quality of life in it's decisions. My commute on the Red line is delayed by trains so packed that I cannot enter. Three years ago I could freely drive down Prospect Ave. to turn onto Harvard. Now Prospect is so choked with traffic most if the time that I need to look for other routes.

I never thought I would say this, but I envy Somerville residents, who benefit from a well designed development plan that actually listened to average citizens. I hope such a process can still happen in Cambridge. A first step is adopting the Carlone ordinance to responsibly review large projects until a master plan is in place. Please vote for this ordinance.

Sincerely,

John Boesen
25 Suffolk St

Lopez, Donna

ATTACHMENT NN

From: Sylvia Barnes [swbarnes5@gmail.com]
Sent: Wednesday, August 27, 2014 4:41 PM
To: Lopez, Donna
Cc: City Council
Subject: Carlone Ordinance Hearing

Dear Councilors and Mayor:

I know first hand about development from the street I live on. Over 10 years ago, a developer bought a lot on Harvey St. for \$2 million dollars. He claimed that he would not profit if he did not build as many units as possible according to the zoning. He built 32 units at over \$500,000 for each one. Three units were for moderate income families. An ocean liner development was built blocking Linear Park from a majority of the residents that lived on the street in small cottages style homes. The developer was not very amenable to the residents because it was apparent he was going to build what he wanted and he did it with the approval of the Planning Board.

Forward to 2013. The owner of the Cambridge Lumber site on Harvey St. was going to sell the property to a developer. His stipulation was that the developer had to work with the neighbors and he had to build something that the neighbors would be happy with. That is exactly what happened. The developer had many meetings with the neighbors and the project was designed with many of their ideas including being able to see the park. Everyone was happy with the result including the number of units.

Unfortunately, the neighborhoods do not have a Cambridge Lumber owner looking out for their best interest but we are grateful to have City Councilor Carlone who is coming up with ideas that will be best for Cambridge and its citizens. The Master Plan is one of those ideas and the Carlone petition is another.

In addition, the Carlone petition does not state that development will be curtailed in Cambridge and therefore the tax base will not be in jeopardy. If there is a vision for thoughtful development it will be great for our children, grandchildren and for ourselves. Not just have a city full of concrete buildings and traffic gridlock. We already have Kendall Square as an example and Alewife is not too far behind.

Thank you for your attention to this matter.

Sylvia Barnes

196 Harvey Street

Lopez, Donna

ATTACHMENT 00

From: jencraft13@yahoo.com
Sent: Wednesday, August 27, 2014 4:41 PM
To: City Council; Lopez, Donna
Subject: Carlone proposal

Dear council,

My letter probably comes a day too late, but as a full-time working mother, I struggle to find the time to again express my frustration with the city council. The citizens you hear from are few, but I can assure you there are many more like me who are outraged by your continued reinforcement of the status quo.

Four of you wrote an editorial that, in my view, cuts off all possibility of a temporary solution to current "development run wild." You propose no plan or solution of your own. The gigantic concrete structures that go up (without consideration of current residents, traffic, or the environment) represent irreversible changes to this city. Developers continue to reap in profits, while the quality of life in Cambridge declines. You assume we do not want higher taxes, but many of us would gladly pay to live in a city that cares more about its people than large-scale developers. The planning board rubber stamps. You don't "waste your time" thinking about an issue that absolutely matters. The Carlone proposal isn't perfect? Then make it better.

Thanks for your time and consideration.

Jen Craft
30 Holworthy Pl

Sent from my iPad