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**Lopez, Donna**

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**From:** Charles Teague <charles.d.teague@gmail.com>  
**Sent:** Thursday, May 14, 2015 3:15 PM  
**To:** City Council  
**Cc:** Lopez, Donna  
**Subject:** OPPOSE Normandy-Twining Up-Zoning

Madame Clerk, please enter this into the council record.

The Normandy up-zoning is not "smart growth" as there is no Master Plan for the city or for Central Square. Further it is ridiculous to allow Normandy to build a 19 story tower in this low-rise area. It is too tall.

It is silly to incentivize development in hottest real estate market in the United States. Up-zoning has had a fee levied by the city: Forest City paid \$10/Sq Ft for increased building rights along with more than 168 Affordable Units, Alexandria paid \$12/Sq Ft along with a two acre park (and many other things), and the most recent fee was \$14/Sq Ft paid by MIT (along with any other things including the Cherry St lot which can support Affordable Housing). The 20 extra Affordable Units are a good start ... **BUT** where is Normandy's fee?

Finally, it is unconscionable to bestow any benefits at all from the people of Cambridge to Normandy Real Estate. The New York State Attorney General force Normandy to pay \$1,000,000 for their actions that included lack of repairs, fraudulent billing, and turning tenant's heat off in the winter.

Charles Teague

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