

# Twining Properties: Mass + Main Development

Hubert Murray <hmurray2012@gmail.com>

Fri 4/24/2015 6:47 PM

City Clerk Agenda

To: Lopez, Donna <dlopez@cambridgema.gov>; Paden, Liza <lpaden@cambridgema.gov>;

Cc: bob.flack@twiningproperties.com <bob.flack@twiningproperties.com>;

I am writing to express my support for the Mass+Main development to be reviewed by the Planning Board next week. In terms of zoning I am wholeheartedly in support of the introduction of a significant element of affordable housing (though of course I wish it were more) and I am generally supportive of the mixed uses embodied in the proposal.

The massing of the building has been greatly improved in April 9th revision and I welcome the shadow studies indicating the reduced effect of the tower profile on the abutting neighborhood. No doubt there will be some opportunity to discuss some architectural refinements as the discussion proceeds.

My only concern both from a zoning and planning viewpoint is the presence of so much surface parking adjacent to Bishop Allen Drive. I hope that there will be an opportunity to a. reduce the parking burden on the project - which would be consonant with the City's stated environmental objectives; and b. that the street edge can be enlivened to present a more favorable - and useful - profile to pedestrians and the adjoining neighborhood. The lessons of Jan Gehl, the distinguished Danish urbanist (who is familiar with Cambridge) should not be lost.

Sincerely,

Hubert Murray FAIA

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HUBERT MURRAY ARCHITECT + PLANNER | 204 ERIE STREET CAMBRIDGE MA 02139

T | 617.492.3532 M | 617.794.4600



I agree about political implications  
I agree about the need for a plan  
I agree about the process

\* Postal workers  
\* Mother's Up Front

Hubert Murray <hmurray2012@gmail.com>

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5 messages

Agree with  
Sam Seidel  
Father Harbo  
Carolyn Fuller  
Bria McInerney  
Mother's Up Front

Hubert Murray <hmurray2012@gmail.com>

Fri, Apr 24, 2015 at 6:47 PM

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Hubert Murray FAIA

The perfect

We have an acute & chronic affordable housing crisis  
the enemy of the good. We can't wait.

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The zoning is broadly consonant with the CR plan.

\* Find common  
between  
Central  
& Kendall