

By email to:

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TO:

Vice Mayor Benzan & Councilor Carlone
Co-Chairmen, Ordinance Committee

On April 9th, Anthony Gallucio, Bob Flack and David Nagahiro came to our neighborhood association meeting here in Cambridgeport. They gave us an hour, explaining the changes they had made to their design of the Mass & Main project.

- The LEED standard will be raised from Silver to Gold
- Frontage along Mass Ave & Main Street will be 70% retail (with no banks)
- Upper floors have been reduced to 10,000sf. This revised “point tower” design softens the building’s profile and will reduce the building’s shadow
- Affordable & middle income units have been increased from 40 to 47 (20% of total)
- The low-income component has been doubled to 17%
- Mass & Main streetscape will connect to Lafayette Sq.

Many aspects of this development are based directly on the C2K2 Project.

This winter I have heard concerns voiced about this project which, as far as I can see, center on the height of the building. Given the price of land in the city, given the cost of doing business here, given the community’s request for housing - but more, for *affordable housing*, I am not surprised at the proposed height and believe it is appropriate for the location.

This property is on a commercial street, at a major intersection. I feel this is a good place for a tall building. It is not in the middle of a block of smaller buildings, it will stand at one end of the Central Square commercial district, and it announces that you have arrived somewhere.

I would also like to say how much I appreciate the out-reach by the Twining/Normandy team. From my interactions with them, they are responsive to the issues our community has raised.

I ask you to move this project forward.

Olivia Fiske
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