

CNA

Cambridgeport
Neighborhood
Association, Inc.

11 Lawrence Street
Cambridge, MA 02139

June 1, 2012

Bill August
President
tel. 617-951-9909

Carolyn Shipley
Co-Clerk
Marge Amster
Co-Clerk

Jay Shetterly
Treasurer

Colleen Clark
Leslie Greis
Cathie Zusy

Donna P. Lopez
City Clerk
City Hall, 795 Massachusetts Avenue
Cambridge, MA 02139

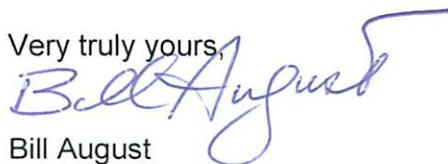
Re: Comments of Cambridgeport Neighborhood Association
Board of Directors re: Forest City Rezoning Proposal;
Request for circulation to City Council and entry
into public record City Council, Ordinance Committee and
Planning Board proceedings.

Dear Clerk Lopez:

Enclosed please find comments of the Cambridgeport
Neighborhood Association Board of Directors for filing with the City
Council. Please be so kind as to enter this correspondence in the
City Council's formal record of communications, for circulation to the
full Council. In addition, at the letter pertains to a Forest City
rezoning petition concerning the Cambridgeport Revitalization
District now pending before the Ordinance Committee and the
Planning Board. Accordingly, please be so kind as to enter these
comments in the Ordinance Committee and Planning Board
proceedings for their review of the pending Forest City proposal to
rezone the area around the so-called "All Asia block" and Sidney
Street/Fire House areas.

Thank you in advance for your attention to this matter. Please feel
free to contact me with any questions whatsoever.

Very truly yours,



Bill August
President
Cambridgeport Neighborhood Association

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OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

DIRECTORS

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Councillor David Maher, Chair
Ordinance Committee,
City Council
795 Massachusetts Avenue
Cambridge, MA 02139

Hugh Russell, Chairperson
Planning Board
c/o Lisa Paden
Community Development Dept.
344 Broadway
Cambridge, MA 02139

Re: All Asia Block/Fire House Zoning and Related Concerns;

Dear Councillor Maher and Mr. Russell:

I am writing on behalf of the Cambridgeport Neighborhood Association Board of Directors regarding the Forest City petition to rezone part of the Cambridgeport Revitalization Development District which includes the "All Asia block" and the Blanche Street/Green Street area including Sidney Green Park. The petition would allow dramatic building height increases of up to 165 feet from the current 80-foot limit. CNA Board members are concerned about several aspects of the proposed rezoning, as outlined below. Please enter these comments into the public record of your proceedings.

1. While most commenting members are not 'anti-development', they do not want a radical doubling of height, which is seen as not in harmony with the architecture and essence of the area. Others are against construction on the site of Sidney Green because of the loss of trees and precious park space, and the casting of shadows on Jill Brown Rhone Park (discussed further below). Board members are also concerned that the proposed rezoning would create a precedent leading to the approval of overly large buildings throughout Central Square, thus undermining the current mix of medium size buildings that is part of the vibrant, creative look and feel of Central Square.
2. The addition of the proposed 12-16 story life science building and the proposed residential 'tower' will contribute to significant increases in congestion and traffic on streets already burdened with excessive traffic, emissions, and pollution. Gridlock already occurs in parts of Cambridgeport during rush hour, and this could be exacerbated by the addition of such overly large buildings.

List serv sign-up at: cportneighbors@Yahoogroups.com

3. A proposed 14-story building on Sidney Green park next to the Fire Station would cast shadows over the heavily used public park at Lafayette Square, the Jill Brown Rhone Park in the afternoon. This park is seen by many as an important and popular public space used by thousands, and providing a new connectivity among Area 4, Central Square, Kendall Square and Cambridgeport. The developers have acknowledged that a 14-story building at this location could cast shadows over the park, which would be inconsistent with the sunshine most people desire for park use and outdoor activity. How can the City evaluate the rezoning when it does not even have complete shadow analysis to assess the negative impacts on a nearby, heavily used park?

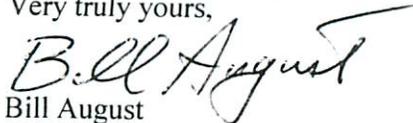
We are informed that Planning Board and Ordinance Committee hearings to date have been without opportunity for comment on a comprehensive shadow analysis. Similarly, there have been requests for wind analysis and opportunity for public comment on the analysis.

4. Representatives of Forest City have stated that the proposed residential towers will mostly be high priced one bedroom apartments, thus not really providing affordable housing for Cambridge families. Several persons supported the provision of more affordable units, including apartments with bedrooms for families.
5. We are advised that the proposed zoning change could also result in construction on and encroachment into another park space, located behind the Central Square Fire Station.

The Cambridgeport Neighborhood Association thanks you in advance for your consideration of our comments. As neighbors and residents of Central Square, it is particularly important to us that such new development reflect well thought out design values, providing for a vibrant street-level and friendly, intelligent additions to our neighborhood, based on community feedback, reflecting the issues and factors discussed above.

Please be so kind as to enter these comments into the public record of your pending proceedings. Thank you for your attention to this matter. Please do not hesitate to contact me should you have any question or require any additional information.

Very truly yours,



Bill August

President, Cambridgeport Neighborhood Association

Cc: City Council
Robert Healy, City Manager
Brian Murphy, Director, Community Development Department
Susan Glazer, Stuart Dash, Iram Farooq, Community Development Department
Board of Directors, Cambridgeport Neighborhood Association
Good Clancy
Central Square Advisory Committee