ATTACHMENT A

Mass Ave Mixed Use

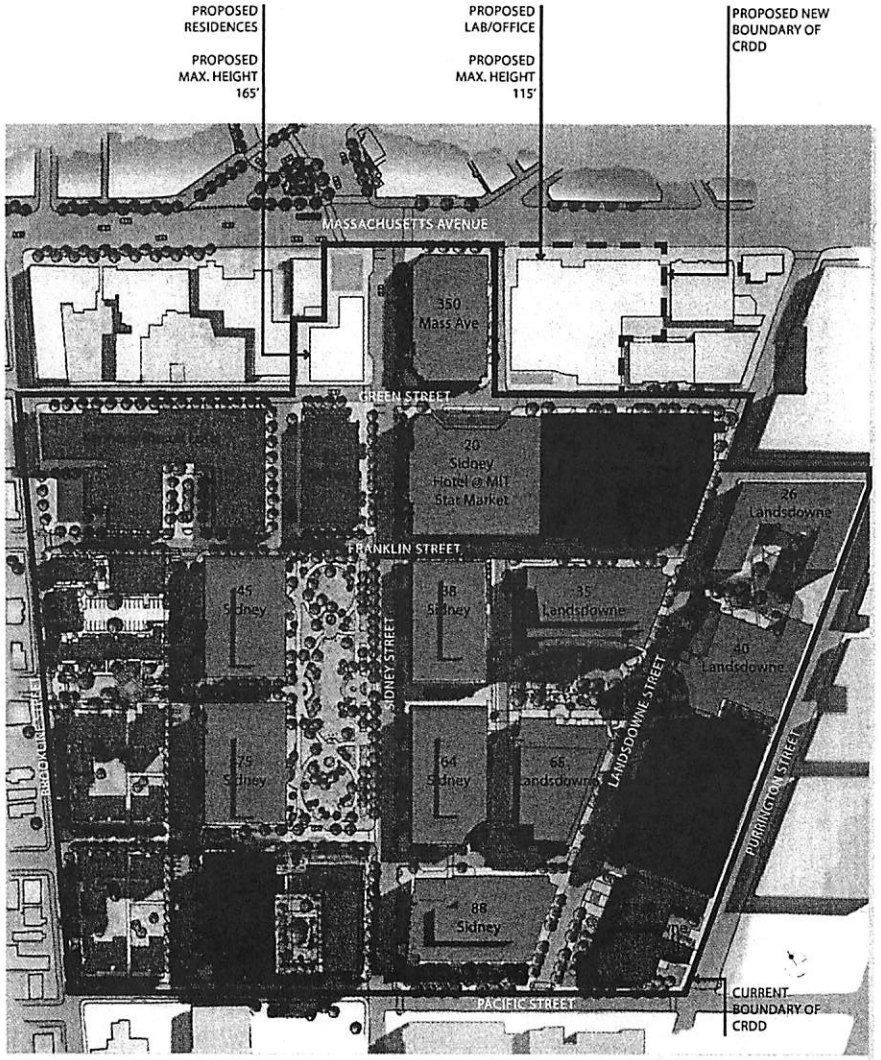
FOREST CITY ZONING PETITION

Cambridge, Massachusetts

FOREST CITY

ELKUS | MANFREDI ARCHITECTS

KLING STUBBINS

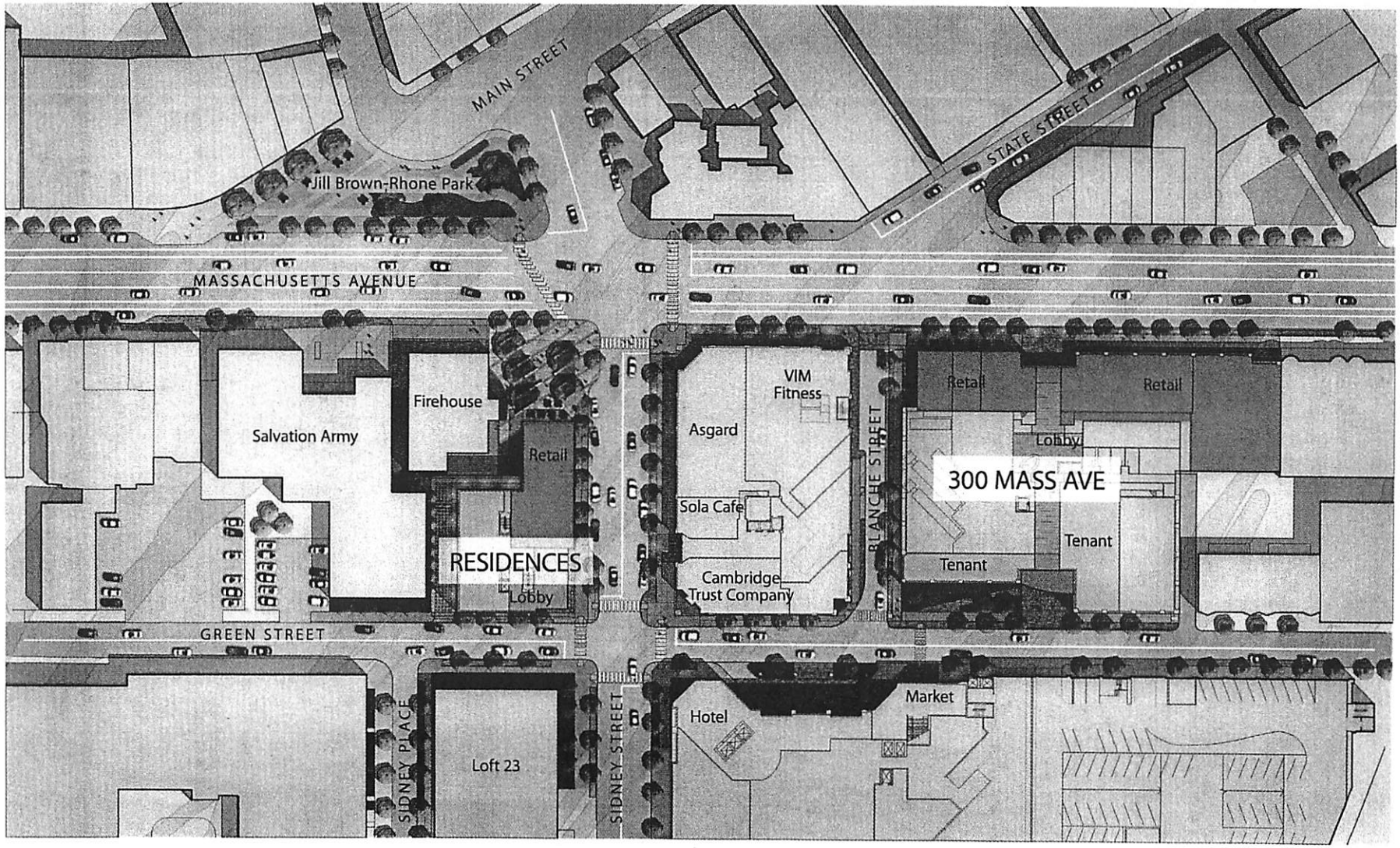


Zoning Petition Summary

	NON-RESIDENTIAL GFA (SF)	RESIDENTIAL GFA (SF)		TOTAL GFA (SF)
CRDD As Currently Constituted				
Original Entitled Use Allocations (GFA)	1,900,000	400,000	400	2,300,000
Use Allocations As Constructed	1,573,284	720,891	674	2,294,175
Allocations Transferred or Unused	326,716	(320,891)	274	5,825
Proposed CRDD As Amended				
Total Maximum GFA Permitted by Use	1,820,000	840,000	803 a	2,660,000
GFA Available for Development (d-b)	246,716	119,109		365,825
Site-Specific Analysis	300 Mass Ave	Sidney-Green		Combined
GFA Permitted under Current Zoning	138,848	5,825		144,673
GFA Permitted under Amended Zoning	246,716 b	119,109	129 a	365,825
Net Increase in Permitted GFA	107,868 b	113,284		221,152

(a) Approximate number of units after construction of proposed Residential Building at Sidney-Green site.

(b) Assumes full allocation of Non-Residential capacity — would be reduced by first floor retail provided in Residential Building.



Site Plan

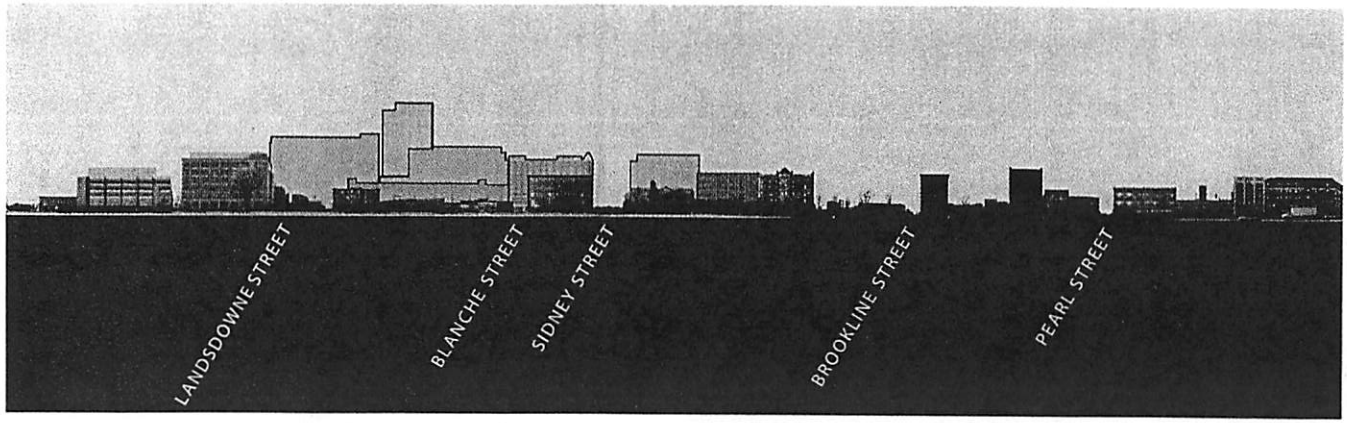
MASS AVE MIXED-USE
Cambridge, MA

Site Plan
MAY 15, 2012

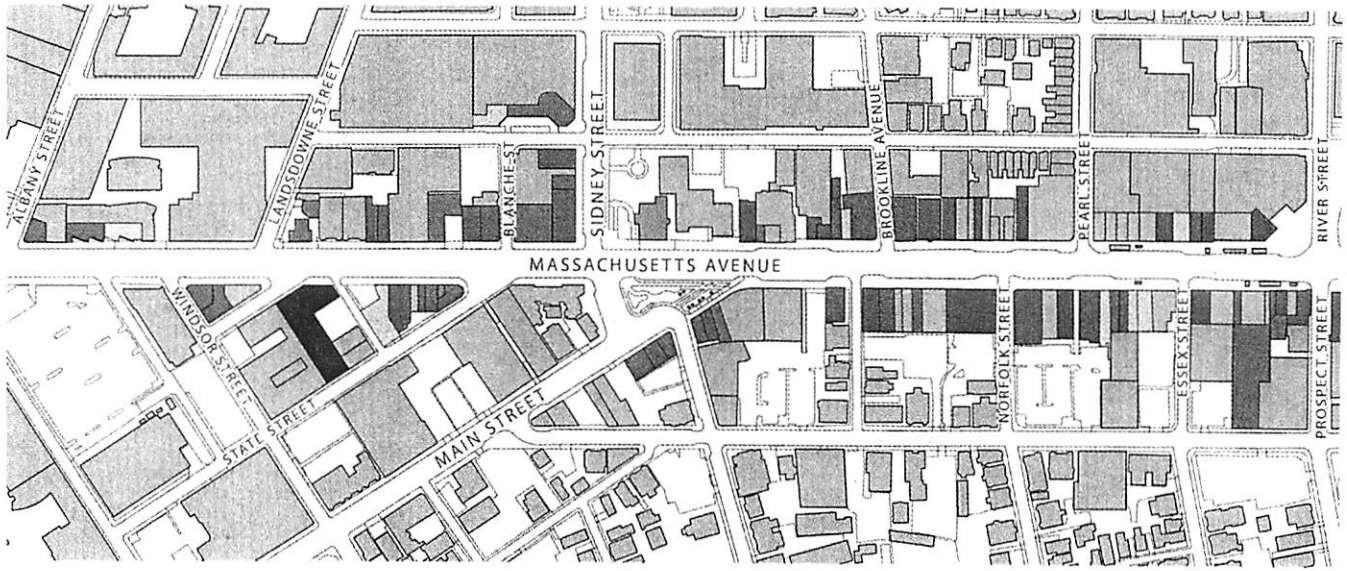
FORESTCITY COMMERCIAL GROUP

KLING STUBBINS

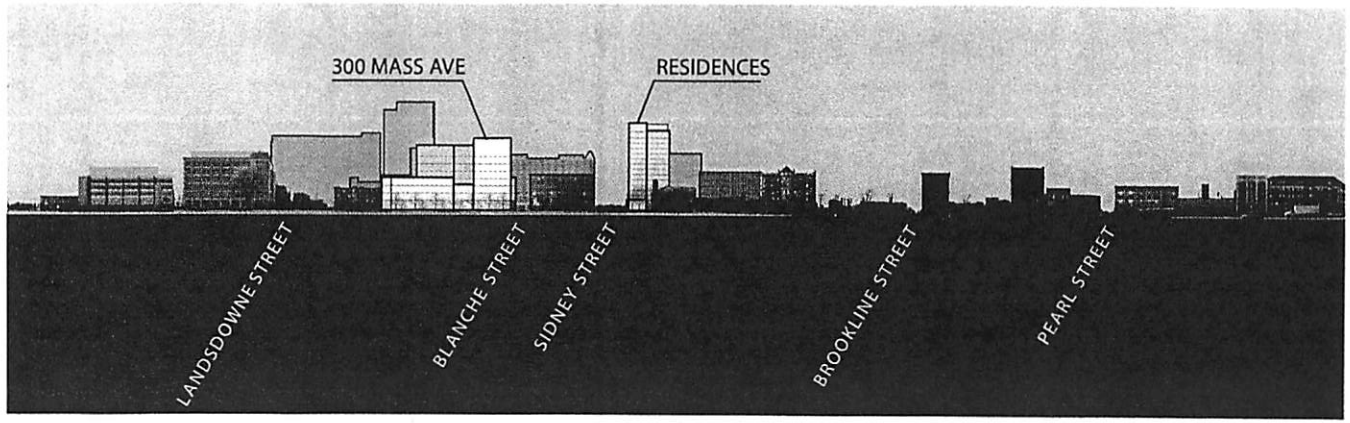
FIKUS | MANFREDI ARCHITECTS



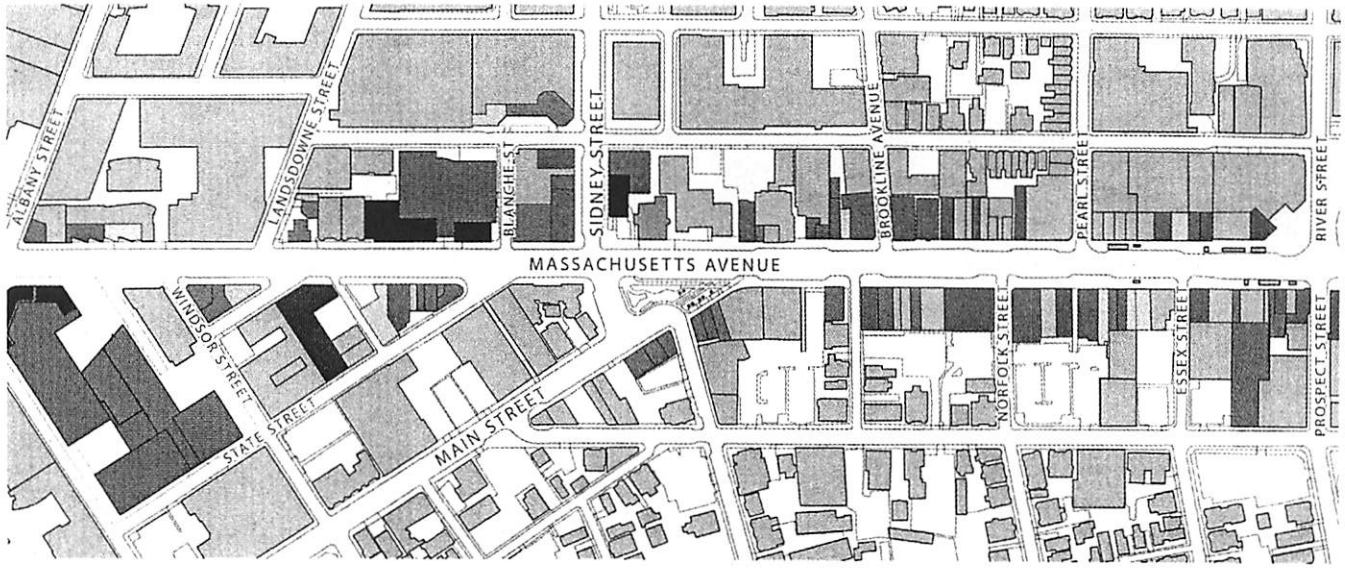
Existing Mass Ave Retail



- AMENITY
- CIVIC
- FINANCIAL INSTITUTION
- RESTAURANT/BAR
- CONVENIENCE STORE
- SERVICE
- OTHER RETAIL
- VACANT RETAIL



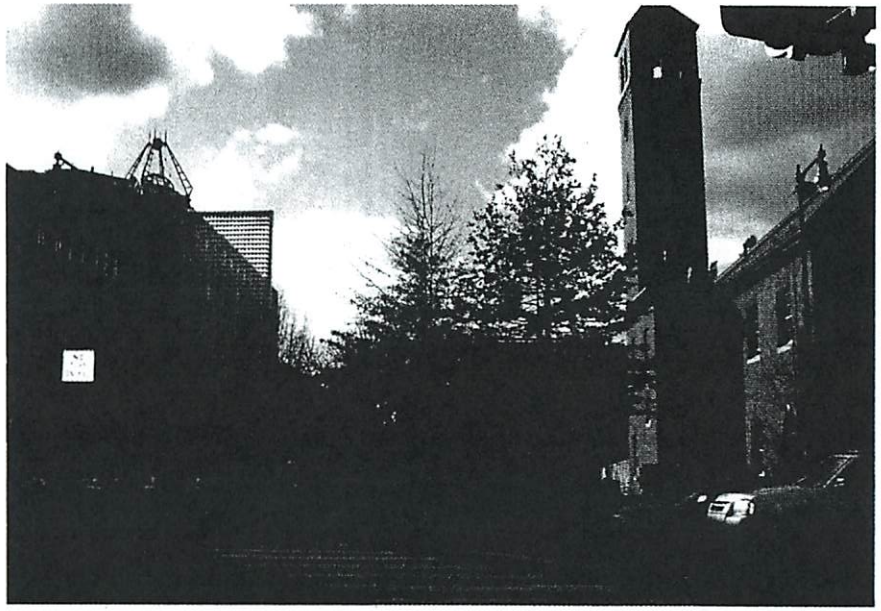
Proposed Mass Ave Retail



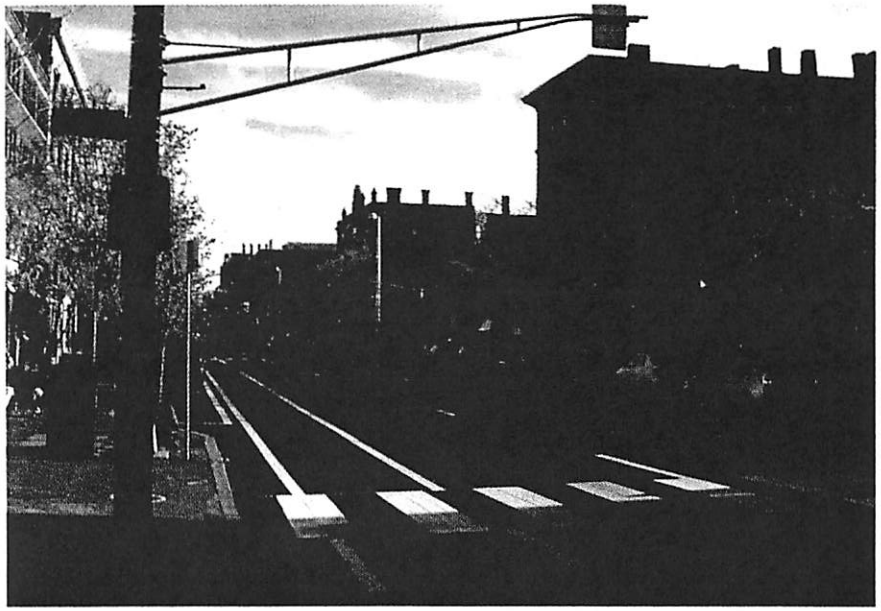
AMENITY
CIVIC
FINANCIAL INSTITUTION
RESTAURANT/BAR
CONVENIENCE STORE
SERVICE
OTHER RETAIL
VACANT RETAIL
PROPOSED RETAIL

Existing Conditions CORNER OF MASS AVE AND STATE STREET

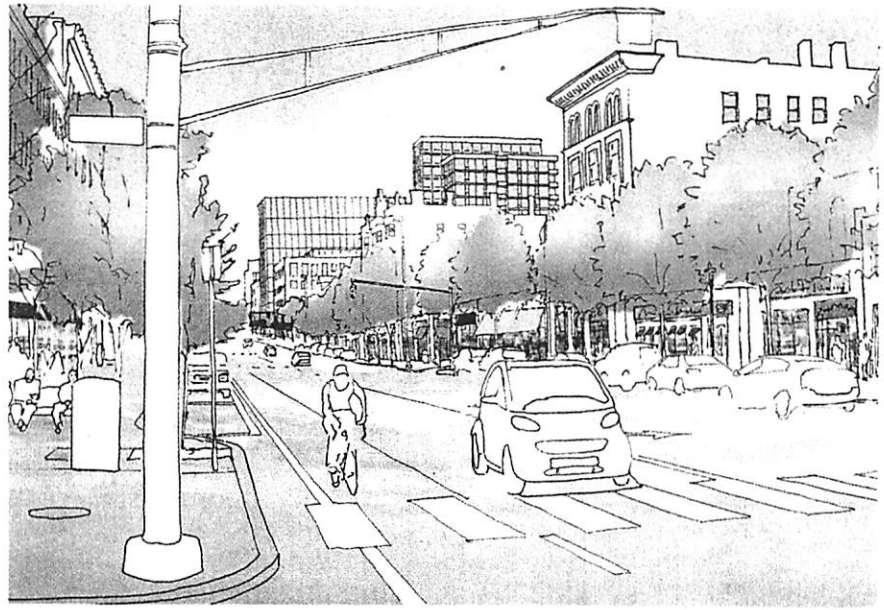
Existing Conditions LOOKING WEST ON MASS AVE



Existing Conditions CORNER OF MASS AVE AND SIDNEYTREET

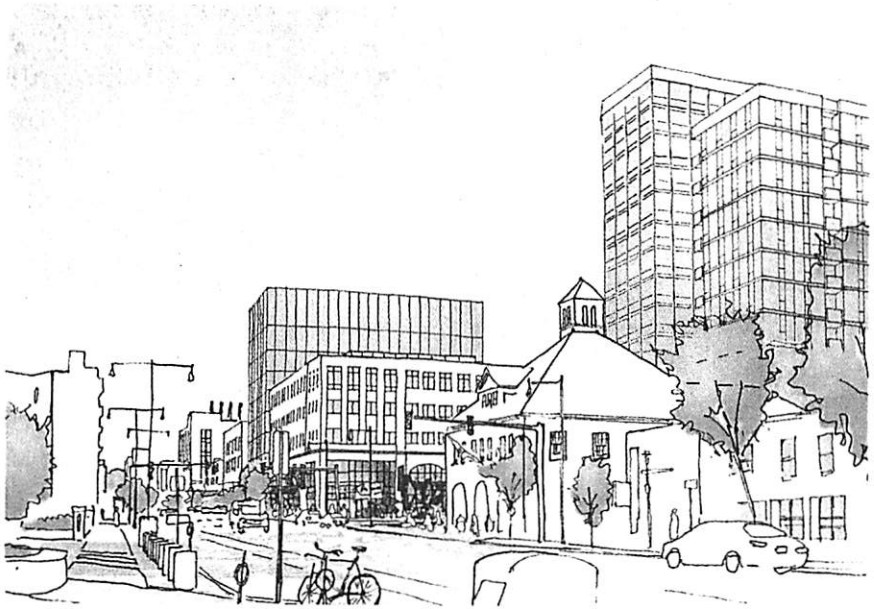


Existing Street View LOOKING EAST ON MASS AVE



Proposed Street View LOOKING EAST ON MASS AVE

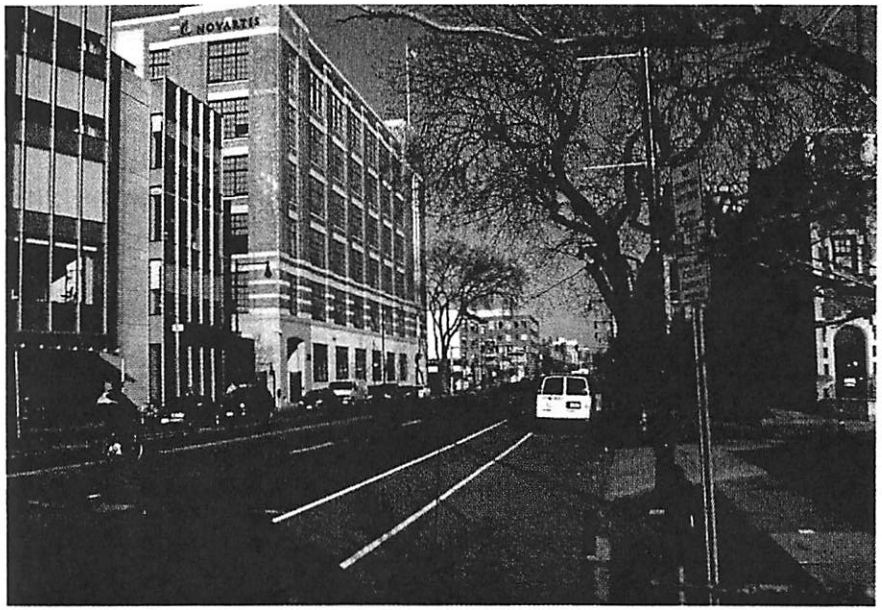
Existing Street View LOOKING EAST FROM JILL BROWN-RHONE PARK



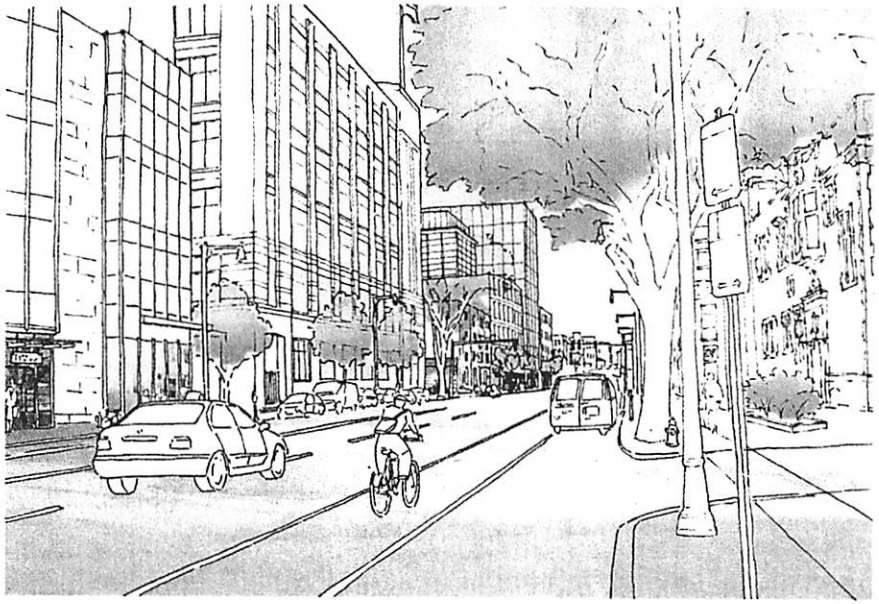
Proposed Street View LOOKING EAST FROM JILL BROWN-RHONE PARK

Existing Street View LOOKING WEST ON MASS AVE AT STREET LEVEL

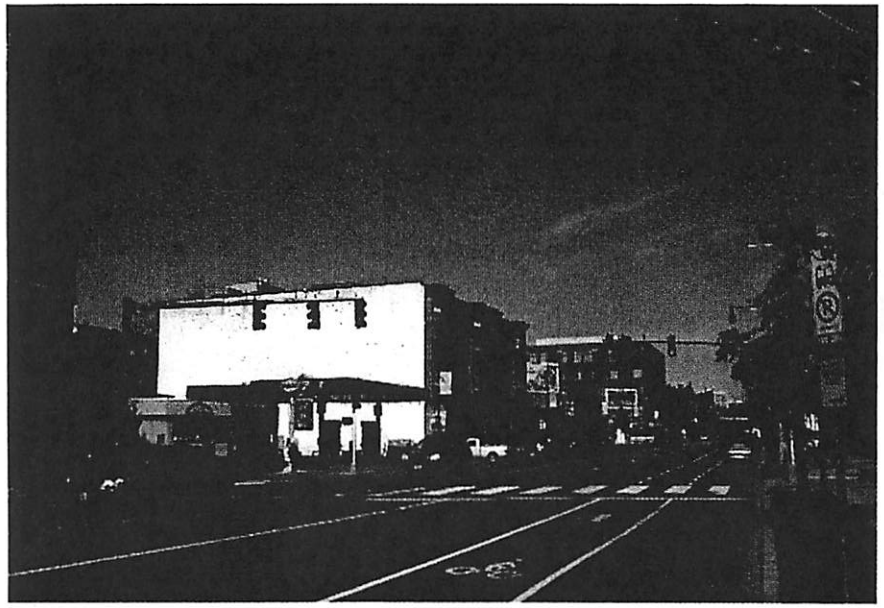
Proposed Street View LOOKING WEST ON MASS AVE AT STREET LEVEL



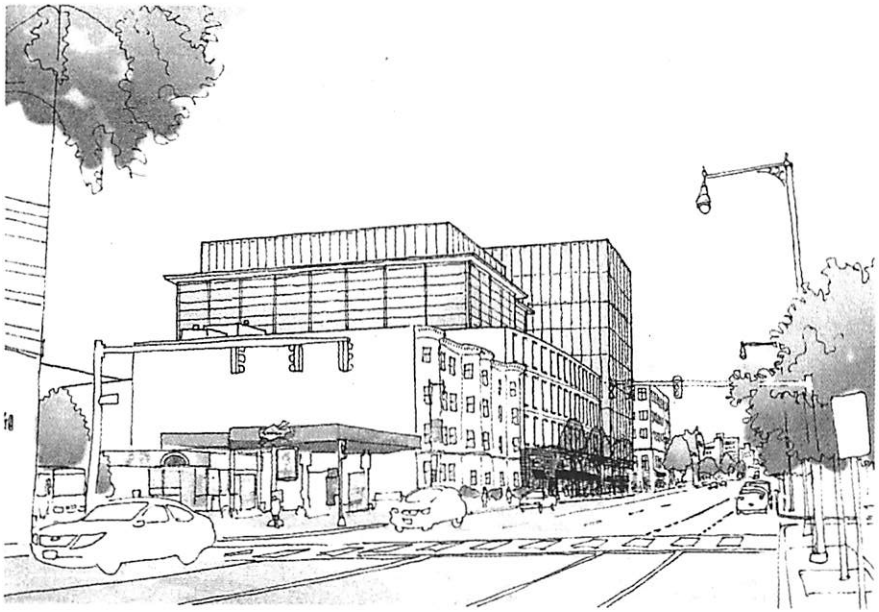
Existing Street View LOOKING WEST ON MASS AVE



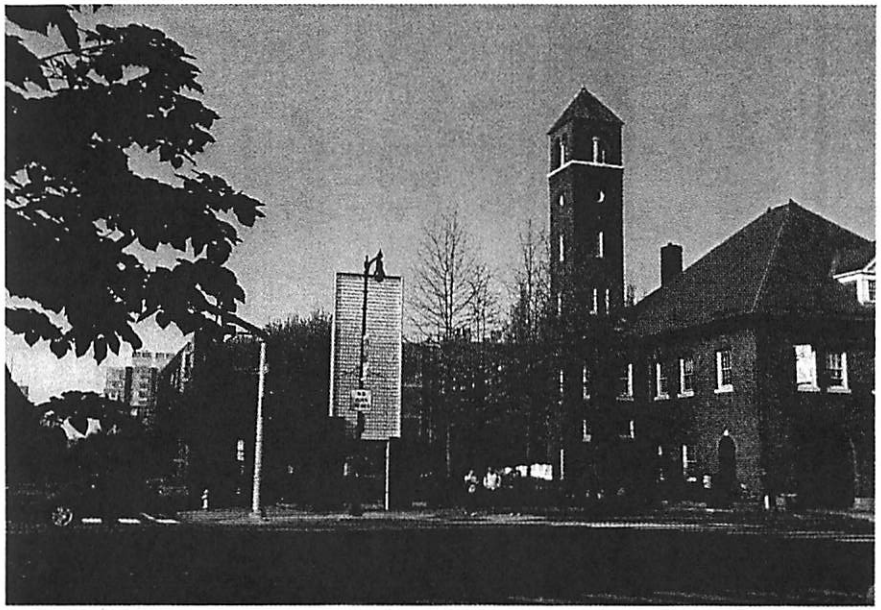
Proposed Street View LOOKING WEST ON MASS AVE



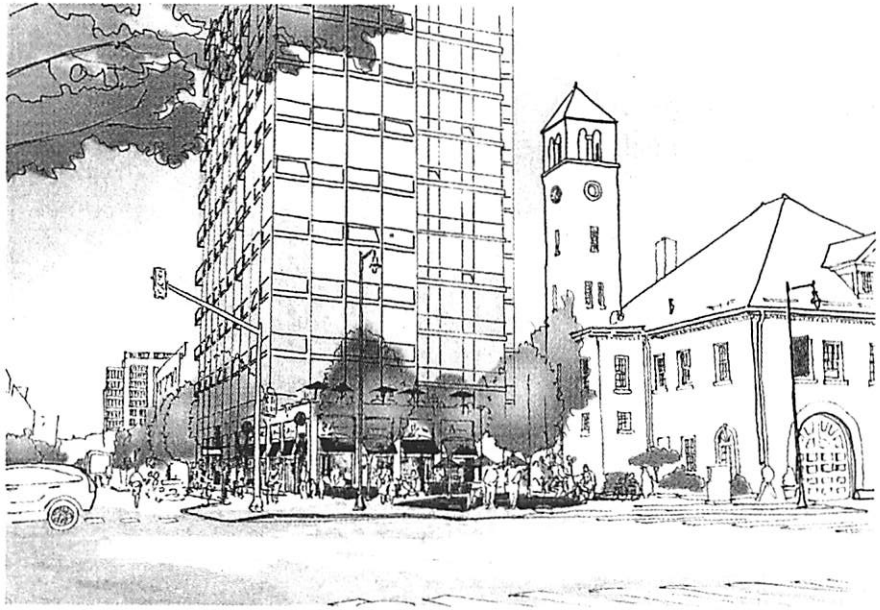
Existing Street View LOOKING WEST ON MASS AVE



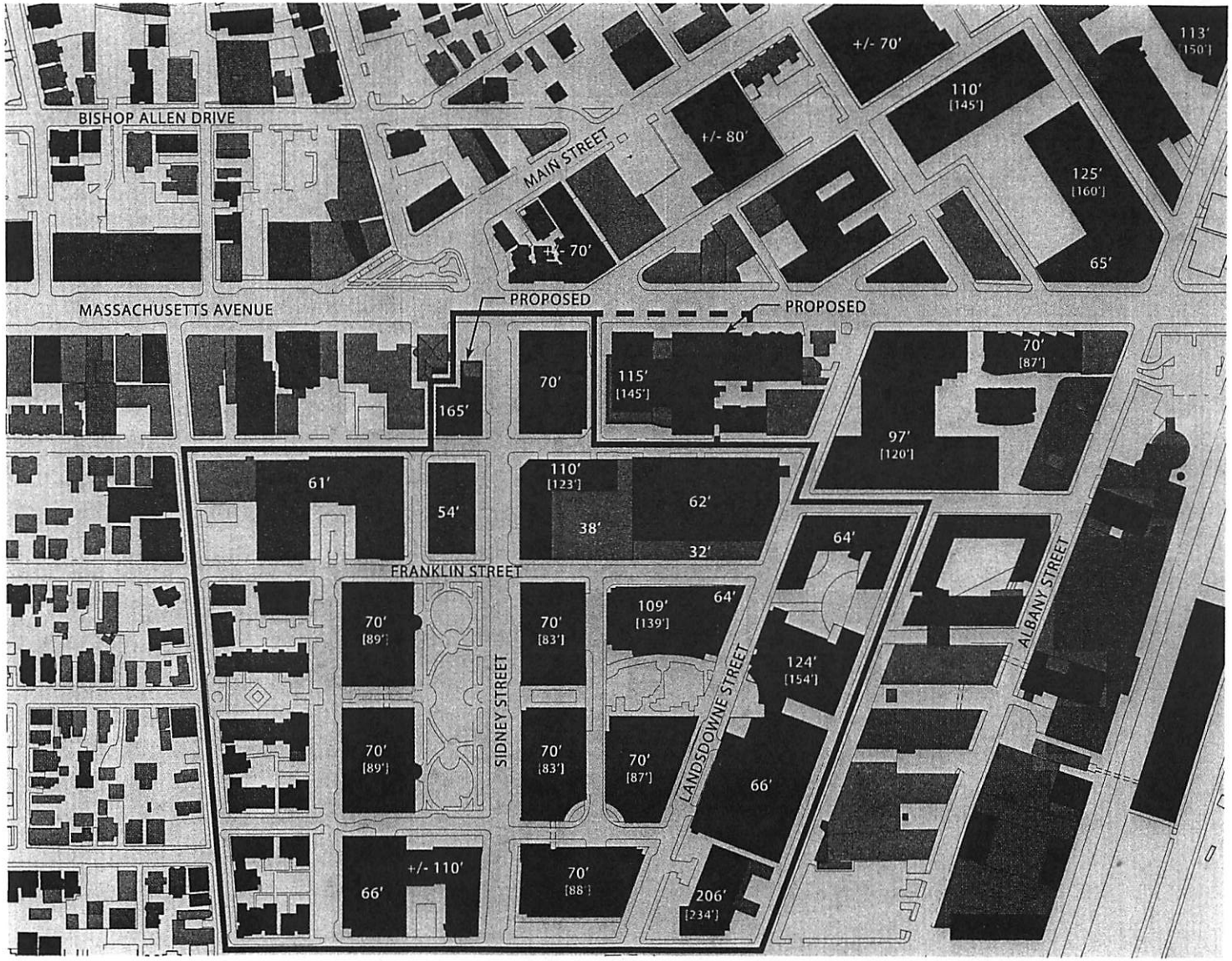
Proposed Street View LOOKING WEST ON MASS AVE



Existing Street View CORNER OF MASS AVE AND SIDNEY STREET



Proposed Street View CORNER OF MASS AVE AND SIDNEY STREET



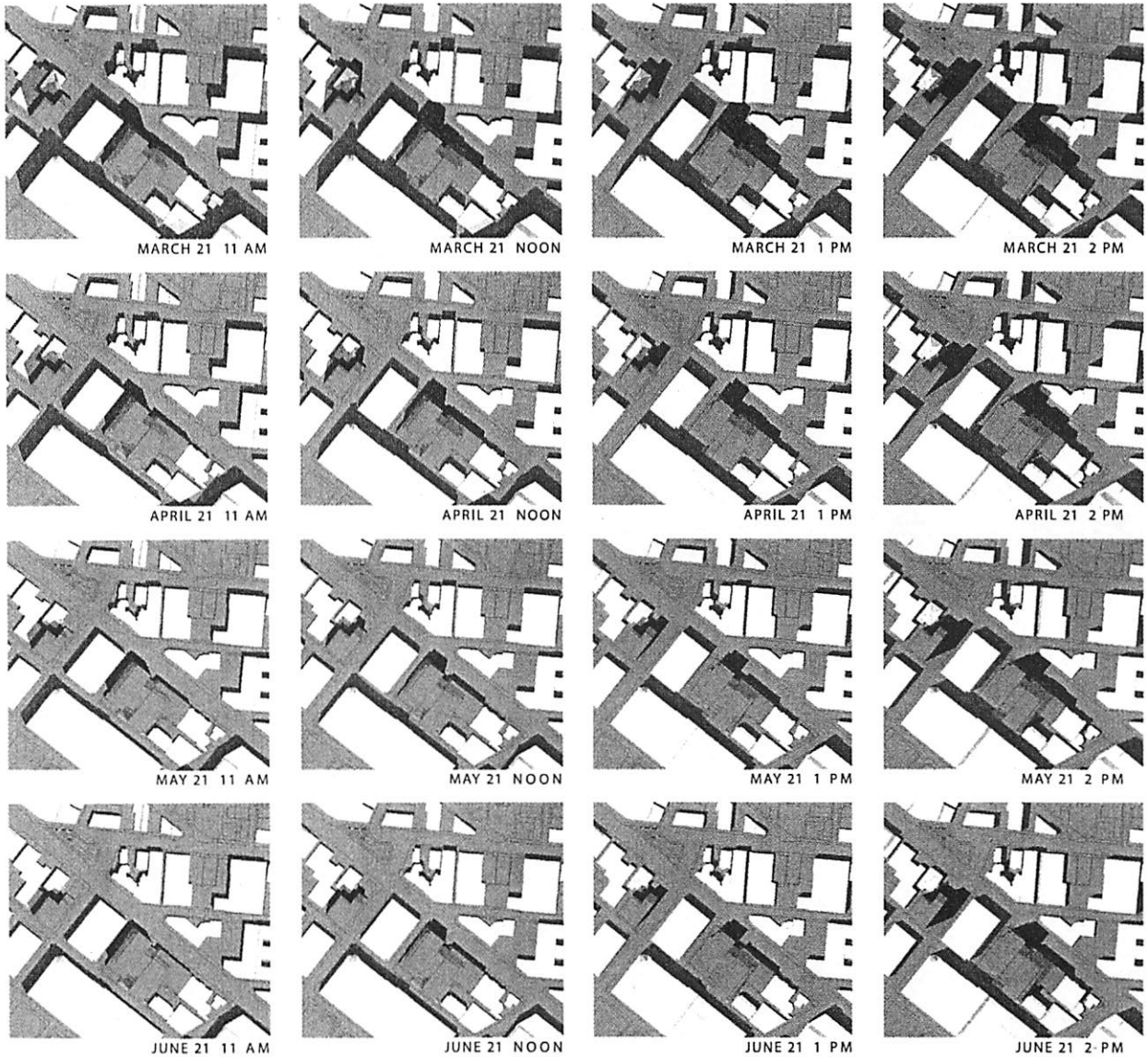
MASS AVE MIXED-USE
Cambridge, MA

Building Height Analysis
May 15, 2012

FORESTCITY COMMERCIAL GROUP

KLING STUBBINS

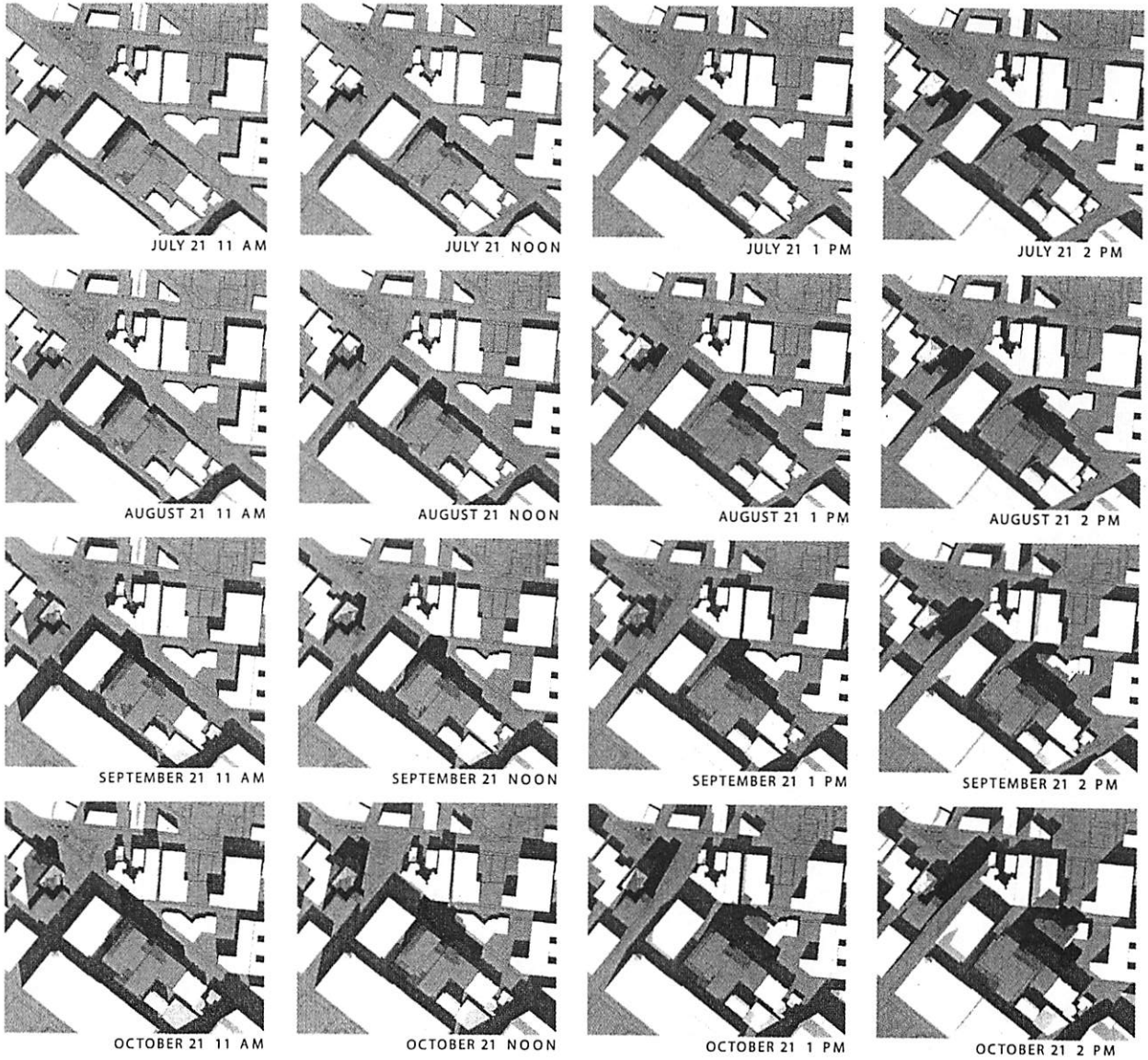
FIKUS | MANFREDI ARCHITECTS



Shadow Studies

EXISTING SHADOWS

NEW SHADOWS



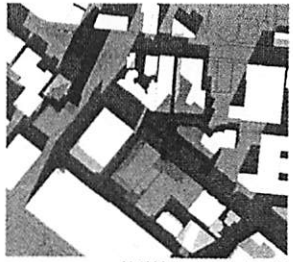
Shadow Studies

EXISTING SHADOWS

NEW SHADOWS

NOVEMBER 21 11 AM

NOVEMBER 21 NOON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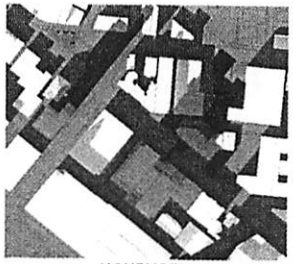
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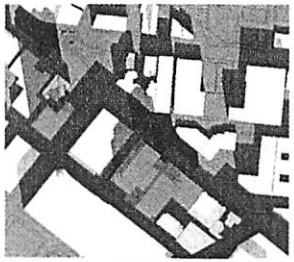
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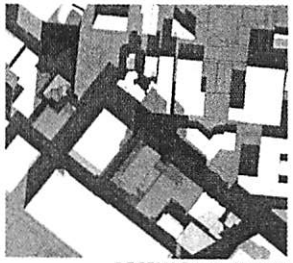
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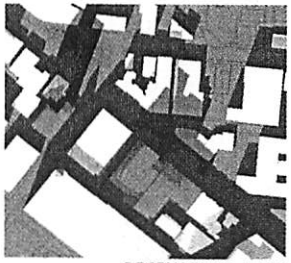
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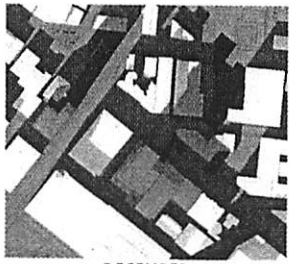
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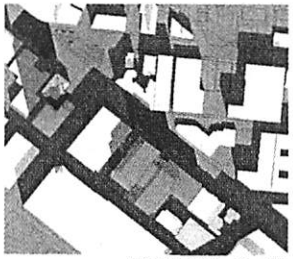
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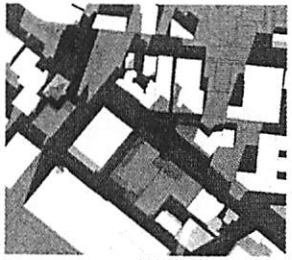
JANUARY 21 NOON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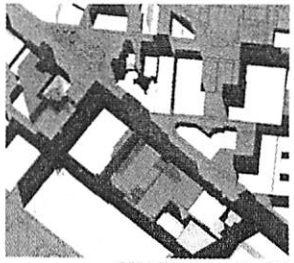
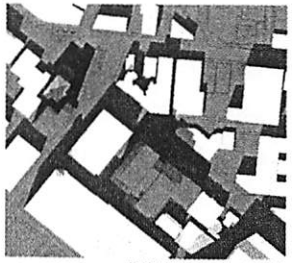
JANUARY 21 2 PM


FEBRUARY 21 11 AM

FEBRUARY 21 NOON


FEBRUARY 21 1 PM

FEBRUARY 21 2 PM

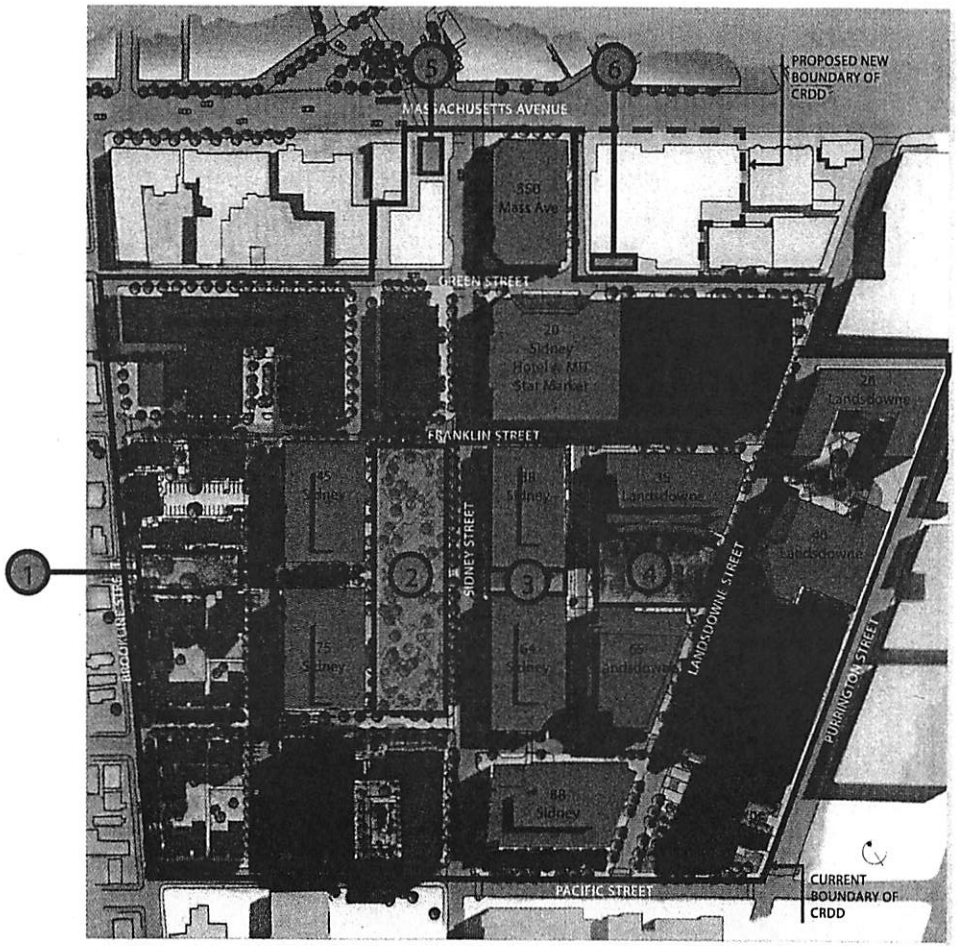
Shadow Studies

EXISTING SHADOWS

NEW SHADOWS

Publicly Beneficial Open Space

1 Auburn Square Park	13,555 sf
2 University Park Common	54,893 sf
3 38 / 64 Courtyard	5,260 sf
4 Landsdowne Quadrangle	23,162 sf
5 Lafayette Court	(+/-) 2,000 sf
6 Green Street Green	(+/-) 2,000 sf
Total	(+/-) 100,870 sf
Additional Open Space	(+/-) 75,000 sf
Grand Total	(+/-) 174,870 sf



ATTACHMENT B

Presentation of Jonathan King before the Cambridge City Council Ordinance Committee

Tuesday May 15, 2012

Members of The Cambridge City Council Ordinance Committee:

Good afternoon: My name is Jonathan King and I live at 40 Essex Street in Central Square. I serve on the steering committee for the Essex Street Neighbors, a community association representing more than 100 residents who are abutters to Central Square. I'm also an active member of the Area 4 Coalition.

I am here to offer comment on the document entitled "Forest City Zoning Petition dated 22 March 2012", dealing with areas adjoining the Lafayette Square neighborhood.

Our members walk to and through Jill Brown-Rhone Park, eat at restaurants and cafes there, take their toddlers and infants in strollers for walks there. This is partly because the traffic through Central Square itself is so dense that it doesn't serve as a family friendly open space. The Lafayette Square and Park has emerged as an open space fulfilling the promise to the local community made years earlier.

From everywhere in Jill Brown- Rhone Park and Lafayette Square the proposed Forest City residential tower will be a scar on the skyline. The proposed 165-foot building is completely out of scale with the neighborhood. It will cast shadows in the middle of day crossing the park and almost certainly generate wind tunnel winds, as do most of the similar isolated towers in Cambridge. The building undermines and compromises the Firehouse as the southern visual anchor of the Square. It will dwarf and trivialize the fire tower, one of the few elegant visual landmarks in the Lafayette Park area.

The office/lab building proposed for the New Asia Massa Ave block building is also far too high. It will put a whole block of Massachusetts Ave leading into Lafayette Square into full shadow during the day. It certainly should not be permitted to be taller than the NECCO/Novartis building further east. Forest City needs to be held accountable to the original rezoning agreements. If the Ratner family and Forest City want to build on the New Asia block they can reduce the scale of the new construction and increase housing on the site.

If granted, the Forest city petition will lower the quality of life for Cambridge residents, damage a critical open space resource, and irreversibly change the character of the Jill Rhone Park Lafayette Square area. Even the Goody, Clancy presentations to the Central Square Advisory Committee and the Kendall Square advisory repeatedly noted the importance of the relatively open and public space to the K2C2 planning area.

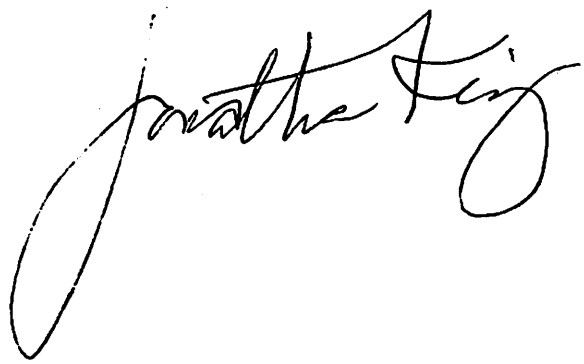
No effort was made by Forest City to get input from the active neighborhood associations in the area. Nor were they willing to wait for the K2C2 reports. The buildings are not being built to provide any amenities for the residents of Cambridge, but rather to get around the Planning Board objections to the original New Asia block petition.

The timing of the current petition appears to represents an effort to get around responsible zoning - perhaps Forest City was hoping that their petition would slip under the radar of the intense scrutiny being giving to Central Square and Kendall Square planning.

Granting of this petition by the City Council to Forest City will insult and devalue the hundreds of Cambridge citizens who spent thousands of hours participated in the difficult prior years of planning and zoning efforts that have gone into the Forest City Developments down Sydney street, One of the very small victories gained was the little patch of open green space next the Firehouse, that now is to be filled in and dwarfed by a 14-16 story tower.

It is certainly likely that revenue generated from the project will enrich the Ratner Family, in Shaker Heights, Ohio, Forest City's principal owners and their partners; unfortunately the profit would come in part by lowering the quality of life for Cambridge residents. The efforts of the Ratner family members to influence Cambridge City Council member votes through substantial campaign contributions may be legal, but they should not be deemed acceptable within these decision making processes. Our City Council members should make clear that the very precious and limited land in our already dense city cannot be bought or built on primarily to profit outside developers.

This Forest City proposal should not be modified or amended; it should be rejected outright and in its entirety. Forest City should be held to the agreements they made to get the original up zoning they were awarded to build University Park. The proposal is completely without merit in terms of the Cambridge community, and represents an effort of an outside developer to exploit our land, streets, transit systems, and neighborhoods. The Ordnance committee should reject it unanimously.



ATTACHMENT C

Exhibit #1

"Ordinance Cmte. Hearing"
5/15/2012

FROM: JAMES WILLIAMSON
1000 JACKSON PLACE
CAMBRIDGE, MA. 02140

Kendall Square
Central Square
Planning Study

CENTRAL SQUARE ADVISORY COMMITTEE

Meeting 7

May 9, 2012
6:00 – 8:00 P.M.

AGENDA

1. Welcome & Introductions	*6:00*
2. Understanding Development Economics	*6:10*
- Committee Discussion	
3. Next Steps	*7:30*
Public Comment	*7:40*

[redacted]

**** Refreshments provided courtesy FOREST CITY ****

[redacted]

Materials from previous meetings are available for download at the project webpage **http://www2.cambridgema.gov/cdd/cp/zng/k2c2/**

[redacted]

EXHIBIT #2
Submitted by: JAMES WILLIAMSON
1000 JACKSON PLACE
CAMBRIDGE, MA 02140
5/15/2012

ATTACHMENT D

Search Item Results
Count: 136, Sum: $56,901.00
Criteria: WHERE Contributor Name contains 'Ratner' AND City/Town = OUT OF STATE

Date	From	Recipient	Amount
11/18/2009	**Ratner, Charles** (Real Estate Executive, Forest City Enterprises) 50public Sq Cleveland, OH 44113	TO: **Toomey Jr., Timothy J.**	$500.00
11/18/2009	**Ratner, James** (Real Estate Executive, Forest City Enterprises) 50 Public Sq Cleveland, OH 44113	TO: **Toomey Jr., Timothy J.**	$500.00
11/23/2009	**Ratner, James** 50 Public Square, #1600 Cleveland, OH 44113	TO: **Decker, Marjorie C.**	$150.00
5/17/2002	**Ratner, Joyce S.** (Information Requested, Information Requested) 301 Ginger Court San Ramon, CA 94583	TO: **O'Brien, Shannon P.**	$25.00
11/6/2007	**Ratner, Charles** (President & Chief Executive Officer, Forest City Enterprises, Inc.) 50public Sq Cleveland, OH 44113	TO: **Toomey Jr., Timothy J.**	$500.00
3/23/2004	**Ratner, Albert** (Executive, RMS Management Company) 50 Public Square, Suite 1600 Cleveland, OH 44113	TO: **Larkin, Peter J.**	$200.00
10/27/2005	**Ratner, Brian** (President, Forest City Enterprises) 50 Public Square Claeveland, OH 44113	TO: **Murphy, James**	$250.00
10/27/2005	**Ratner, James** (Executive Vice President, Forest City Enterprises) 50 Public Square Clevelande, OH 44 113	TO: **Murphy, James**	$250.00
6/24/2005	**RATNER, JAMES** (REAL ESTATE EXECUTIVE, RMS) 19750 SHAKER BLVD. SHAKER HEIGHTS, OH 44122	TO: **Bosley, Daniel E.**	$250.00
10/4/2011	**Ratner, Albert** (Real Estate Executive, Forest City Eneterprises) 5150 Three Villages Drive, #p-D Lyndhurst, OH 44124	TO: **Decker, Marjorie C.**	$500.00
10/4/2011	**Ratner, Charles** (Real Estate Executive, Forest City Eneterprises) 16980 South Park Boulevard Shaker Heights, OH 44120	TO: **Decker, Marjorie C.**	$500.00
7/26/2002	**Ratner, Michael D.** (Information Requested, Information Requested) 124 Washington Place New York, NY 10014	TO: **O'Brien, Shannon P.**	$500.00
1/21/2005	**Ratner, Brian** (Executive, RMS Management) 50 Public Square, Suite #1600 Cleveland, OH 44113	TO: **Cahill, Timothy**	$500.00
1/21/2005	**Ratner, Charles** (Executive, RMS Management) 50 Public Square, Suite #1600 Cleveland, OH 44113	TO: **Cahill, Timothy**	$500.00
7/2/2005	**Ratner, Brian** (President, Forest City Enterprises) 50 Public Sq Cleveland, OH 44113	TO: **Toomey Jr., Timothy J.**	$500.00
6/22/2005	**Ratner, Brian** (Real Estate Executive, Forest City Enterprises, Inc.) 50 Public Sq Ste 1600 Cleveland, OH 44113	TO: **Romney, Mitt**	$250.00
6/22/2005	**Ratner, James** (Real Estate Executive, Forest City Enterprises, Inc.) 50 Public Sq Cleveland, OH 44113	TO: **Romney, Mitt**	$250.00
11/2/2006	**RATNER, JAMES** (INFO REQUEST, INFO REQUEST) 50 PUBLIC SQUARE SUITE 1600 CLEVELAND, OH 44113	TO: **Patrick, Deval L.**	$500.00
11/2/2006	**RATNER, SUSAN** (INFO REQUEST, INFO REQUEST) 50 PUBLIC SQUARE SUITE 1600 CLEVELAND, OH 44113	TO: **Patrick, Deval L.**	$500.00
11/9/2009	**Ratner, Brian** 2626 Courtland Oval Shaker Heights, OH 44118	TO: **Simmons, E. Denise**	$150.00
10/11/2011	**Ratner, Charles** (Real Estate, RMS) 50 Public Sq Cleveland, OH 44113	TO: **Maher, David P.**	$500.00

10/11/2011	**Ratner, Ronald** (Real Estate, RMS) 50 Public Sq Cleveland, OH 44113	TO: **Maher, David P.**	$500.00
12/3/2004	**RATNER, ALBERT** (REAL ESTATE EXECUTIVE, FOREST CITY ENTERPRISES) 5150 THREE VILLAGE DRIVE LYNDHURST, OH 44124	TO: **DiMasi, Salvatore F.**	$500.00
12/5/2003	**Ratner, James** (Forest City, RMS Mgmnt) 50 Public Square, Suite 1600 Cleveland, OH 44113	TO: **Reinstein, Kathi-Anne**	$250.00
10/27/2005	**Ratner, Ronald** (Principal, Forest City Enterprises) 50 Public Square Cleveland, OH 44113	TO: **Murphy, James**	$250.00
6/24/2005	**RATNER, CHARLES** (REAL ESTATE EXECUTIVE, RMS) 16980 SOUTH PARK BLVD. SHAKER HEIGHTS, OH 44120	TO: **Bosley, Daniel E.**	$250.00
4/3/2006	**Ratner, Sydney** (Doctor, Self-Employed) 875 W. End Avenue New York, NY 10025	TO: **1199 SEIU MA PAC**	$500.00
9/26/2011	**Ratner, Charles** (Forest City Enterprises, Real Estate Executive) 16980 South Park Blvd. Shaker Heights, OH 44120	TO: **Simmons, E. Denise**	$500.00
1/21/2005	**Ratner, James** (Executive, RMS Management) 50 Public Square, Suite #1600 Cleveland, OH 44113	TO: **Cahill, Timothy**	$500.00
7/7/2005	**Ratner, Morris** (Lawyer, Lieff, Cabraser) 2261 Market Street #306 San Francisco, CA 94110	TO: **Barrios, Jarrett T.**	$500.00
6/22/2005	**Ratner, Charles** (Letter Sent, Information Requested) 50 Public Sq Ste 1600 Cleveland, OH 44113	TO: **Romney, Mitt**	$250.00
11/2/2006	**RATNER, RONALD** (INFO REQUEST, INFO REQUEST) 50 PUBLIC SQUARE SUITE 1600 CLEVELAND, OH 44113	TO: **Patrick, Deval L.**	$500.00
11/7/2007	**Ratner, Albert** (Chairman, Forest City Enterprises) 5150 Three Village Drive #P.D. Lyndhurst, OH 44124	TO: **Menino, Thomas M.**	$500.00
11/13/2009	**Ratner, Charles** (Real Estate Exec., Forest City Enterprise) 16980 South Park Blvd Shaker Hts, OH 44120	TO: **Sullivan, Edward J.**	$150.00
11/9/2009	**Ratner, Ron** 17300 Parkland Drive Shaker Heights, OH 44120	TO: **Simmons, E. Denise**	$150.00
10/22/2010	**RATNER, DANIEL** 90 8TH AVENUE APT. 4B BROOKLYN, NY 11215	TO: **Patrick, Deval L.**	$1.00
10/4/2011	**RATNER, JAMES** (CHAIRMAN & CEO, FOREST CITY COMMERCIAL GROUP) 50 PUBLIC SQUARE CLEVELAND, OH 44113	TO: **Cheung, Leland**	$500.00
10/4/2011	**Ratner, Brian** (Real Estate Executive, Forest City Eneterprises) 10346 Lennox Lane Dallas, TX 75229	TO: **Decker, Marjorie C.**	$500.00
10/11/2011	**Ratner, James** (Real Estate, Rms) 50 Public Sq Cleveland, OH 44113	TO: **Maher, David P.**	$500.00
9/22/2011	**Ratner, James** (Chairman and CEO, Forest City Commercial Group) 19750 Shaker Blvd Shakerheights, OH 44122	TO: **Reeves, Kenneth**	$500.00
8/1/2002	**Ratner, Albert** (real estate developer, Forest City Enterprises) 1100 Terminal Tower, 50 Public Sq. Cleveland, OH 44113	TO: **Reich, Robert**	$500.00
6/8/2002	**Ratner, Charles** (President & CEO, Forest City Enterprises) 50 Public Square Cleveland, OH 44113	TO: **Toomey Jr., Timothy J.**	$250.00
4/4/2002	**Ratner, Charles** (Vice President, Forest City Enterprises) 50 Public Sq., Suite 1600 Cleveland, OH 44113	TO: **Galluccio, Anthony D.**	$500.00
12/3/2004	**RATNER, BRIAN** (REAL ESTATE EXECUTIVE, FOREST CITY ENTERPRISES) 18675 PARKLAND DRIVE 201 SHAKER HEIGHTS, OH 44122	TO: **DiMasi, Salvatore F.**	$500.00

12/3/2004	**RATNER, JAMES** (REAL ESTATE EXECUTIVE, FOREST CITY ENTERPRISES) 19750 SHAKER BLVD SHAKER HEIGHTS, OH 44122	TO: **DiMasi, Salvatore F.**	$500.00
10/25/2004	**Ratner, Albert** (President, Realty Management Systems) 50 Public Square, Suite 1600 Cleveland, OH 44113	TO: **Havern III, Robert A.**	$500.00
6/24/2005	**RATNER, BRIAN** (REAL ESTATE EXECUTIVE, RMS) 18675 PARKLAND DR., #201 SHAKER HEIGHTS, OH 44122	TO: **Bosley, Daniel E.**	$250.00
7/21/2005	**RATNER, CHARLES** (R.E. EXECUTIVE, FOREST CITY ENTERPRISES) 50 PUBLIC SQUARE, SUITE 1600 CLEVELAND, OH 44113	TO: **Speaker DiMasi's Committee for a Democratic House PAC**	$500.00
7/21/2005	**RATNER, RONALD** (R.E. EXECUTIVE, FOREST CITY ENTERPRISES) 50 PUBLIC SQUARE, SUITE 1600 CLEVELAND, OH 44113	TO: **Speaker DiMasi's Committee for a Democratic House PAC**	$500.00
3/31/2006	**Ratner, Albert** 50 Public Sq Ste 1600 Cleveland, OH 44113	TO: **Barrios, Jarrett T.**	$250.00
6/30/2006	**RATNER, SAMUEL** 1694 BARRY ROAD FAIRFIELD, VT 05455	TO: **Patrick, Deval L.**	$25.00
11/2/2006	**RATNER, AUDREY** (INFO REQUEST, INFO REQUEST) 50 PUBLIC SQUARE SUITE 1600 CLEVELAND, OH 44113	TO: **Patrick, Deval L.**	$500.00
11/6/2009	**Ratner, Charles** (Real Estate Executive, Forest City Enterprises) 50 Public Square Cleveland, OH 44113	TO: **Maher, David P.**	$500.00
11/6/2009	**Ratner, James** (Real Estate Executive, Forest City Enterprises) 50 Public Square Cleveland, OH 44113	TO: **Maher, David P.**	$500.00
11/9/2009	**Ratner, Jim** 19750 Shaker Boulevard Shaker Heights, OH 44122	TO: **Simmons, E. Denise**	$150.00
9/22/2011	**Ratner, Charles** (Chairman of The Board, Forest City Enterprises) 50 Public Sq Cleveland, OH 44113	TO: **Toomey Jr., Timothy J.**	$500.00
9/22/2011	**Ratner, Ronald** (President, Forest City Residential Group, Forest City Enterprises) 50 Public Sq, Suite 1600 Cleveland, OH 44113	TO: **Toomey Jr., Timothy J.**	$500.00
10/4/2011	**Ratner, Ron** (Real Estate Executive, Forest City Eneterprises) 17300 Parkland Drive Shaker Heights, OH 44120	TO: **Decker, Marjorie C.**	$500.00
9/22/2011	**Ratner, Albert** (Co-Chairman Emeritus, Forest City Enterprises) 5150 3 Village Dr Lyndhurst, OH 44124	TO: **Reeves, Kenneth**	$500.00
12/16/2003	**Ratner, Brian** (Executive, RMS Management) 50 Public Square, Suite #1600 Cleveland, OH 44113	TO: **Cahill, Timothy**	$500.00
12/16/2003	**Ratner, Ronald** (Executive, RMS Management) 50 Public Square, Suite #1600 Cleveland, OH 44113	TO: **Cahill, Timothy**	$500.00
11/2/2006	**RATNER, CHARLES** (INFO REQUEST, INFO REQUEST) 50 PUBLIC SQUARE SUITE 1600 CLEVELAND, OH 44113	TO: **Patrick, Deval L.**	$500.00
11/7/2007	**Ratner, Ronald** (RE Executive, Forest City) 17300 Parkland Drive Shaker Heights, OH 44120	TO: **Menino, Thomas M.**	$500.00
11/7/2007	**Ratner, Jonathan** (RE Executive, Forest City) 5150 Three Village Drive, #P-D Lyndhurst, OH 44124	TO: **Menino, Thomas M.**	$500.00
10/28/2005	**Ratner, Albert B.** (Chairman of Board, Forest City Enterprises) 50 Public Square Cleveland, OH 44113	TO: **Murphy, James**	$250.00
7/21/2005	**RATNER, ALBERT** (R.E. EXECUTIVE, FOREST CITY ENTERPRISES)	TO: **Speaker DiMasi's Committee for a Democratic House PAC**	$500.00

	50 PUBLIC SQUARE, SUITE 1600 CLEVELAND, OH 44113		
10/4/2011	**Ratner, Jim** (Real Estate Executive, Forest City Eneterprises) 19750 Shaker Boulevard Shaker Heights,, OH 44122	TO: **Decker, Marjorie C.**	$500.00
10/11/2011	**Ratner, Albert** (Real Estate, Rms) 50 Public Sq` Cleveland, OH 44113	TO: **Maher, David P.**	$500.00
11/13/2009	**Ratner, Ron** (Real Estate Exec., Forest City Enterprise) 17300 Parkland Drive Shaker Hts, OH 44120	TO: **Sullivan, Edward J.**	$150.00
11/18/2009	**Ratner, Brian** (Real Estate Executive, Forest City Enterprises) 50 Public Sq Cleveland, OH 44113	TO: **Toomey Jr., Timothy J.**	$500.00
1/21/2005	**Ratner, Albert B.** (Executive, RMS Management) 50 Public Square, Suite #1600 Cleveland, OH 44113	TO: **Cahill, Timothy**	$500.00
6/29/2005	**Ratner, Charles** (principal, Forest City Enterprises) 50 Public Sq. Cleveland, OH 44113	TO: **Sullivan, Michael A.**	$500.00
7/2/2005	**Ratner, Donald** (Executive Vice President, Forest City Enterprises) 50 Public Sq Cleveland, OH 44113	TO: **Toomey Jr., Timothy J.**	$500.00
6/27/2006	**RATNER, JAMES** (EXEC. V.P. & DIRECTOR, FOREST CITY ENTERPRISES) 19750 SHAKER BLVD SHAKER HEIGHTS, OH 44122	TO: **Flaherty Jr., Michael F.**	$500.00
11/2/2006	**RATNER, DEBORAH** (INFO REQUEST, INFO REQUEST) 50 PUBLIC SQUARE SUITE 1600 CLEVELAND, OH 44113	TO: **Patrick, Deval L.**	$500.00
11/7/2007	**Ratner, Brian** (RE Executive, Forest City) 2626 Courtland Oval Shaker Heights, OH 44118	TO: **Menino, Thomas M.**	$500.00
11/13/2007	**Ratner, Ronald** (President and CEO, Forest City Residential) 50 Public Square Suite 1600 Cleveland, OH 44113	TO: **Maher, David P.**	$500.00
11/6/2007	**Ratner, Ronald** (President, Forest City Residential Group) 50 Public Sq, Suite 1600 Cleveland, OH 44113	TO: **Toomey Jr., Timothy J.**	$500.00
11/4/2009	**Ratner, Ronald** 17300 Parkland Dr Shaker Hhts, OH 44120	TO: **Reeves, Kenneth**	$150.00
12/3/2004	**RATNER, CHARLES** (REAL ESTATE EXECUTIVE, FOREST CITY ENTERPRISES) 16980 SOUTH PARK BLVD SHAKER HEIGHTS, OH 44120	TO: **DiMasi, Salvatore F.**	$500.00
6/24/2005	**RATNER, ALBERT B.** (REAL ESTATE EXECUTIVE, RMS) 5150 THREE VILLAGE DRIVE LINDHURST, OH 44124	TO: **Bosley, Daniel E.**	$250.00
7/21/2005	**RATNER, BRIAN** (R.E. EXECUTIVE, FOREST CITY ENTERPRISES) 50 PUBLIC SQUARE, SUITE 1600 CLEVELAND, OH 44113	TO: **Speaker DiMasi's Committee for a Democratic House PAC**	$500.00
7/21/2005	**RATNER, JAMES** (R.E. EXECUTIVE, FOREST CITY ENTERPRISES) 50 PUBLIC SQUARE, SUITE 1600 CLEVELAND, OH 44113	TO: **Speaker DiMasi's Committee for a Democratic House PAC**	$500.00
9/22/2011	**Ratner, Brian** (Executive Vice President, Forest City Enterprises) 50 Public Sq Cleveland, OH 44113	TO: **Toomey Jr., Timothy J.**	$500.00
9/22/2011	**Ratner, James** (Chairman & CEO, Forest City Commercial Group, Forest City Enterprises) 50 Public Sq Cleveland, OH 44113	TO: **Toomey Jr., Timothy J.**	$500.00
12/16/2003	**Ratner, James** (Executive, RMS Management) 50 Public Square, Suite #1600 Cleveland, OH 44113	TO: **Cahill, Timothy**	$500.00

12/22/2003	**Ratner, James** (Letter Sent, Information Requested) 50 Public Square Suite 1600 Cleveland, OH 44113-2295	TO: **Romney, Mitt**	$500.00
11/2/2006	**RATNER, ALBERT** (INFO REQUEST, INFO REQUEST) 50 PUBLIC SQUARE SUITE 1600 CLEVELAND, OH 44113	TO: **Patrick, Deval L.**	$500.00
11/2/2006	**RATNER, BRIAN** (INFO REQUEST, INFO REQUEST) 50 PUBLIC SQUARE SUITE 1600 CLEVELAND, OH 44113	TO: **Patrick, Deval L.**	$500.00
11/7/2007	**Ratner, Charles** (RE Executive, Forest City) 16980 South Park Blvd. Shaker Heights, OH 44120	TO: **Menino, Thomas M.**	$500.00
11/7/2007	**Ratner, Kevin** (RE Executive, Forest City Enterprises) 1119 Las Pulgas Place Pacific Palisades, CA 90272	TO: **Menino, Thomas M.**	$500.00
11/6/2009	**Ratner, Ronald** (Real Estate Executive, Forest City Enterprises) 50 Public Square Cleveland, OH 44113	TO: **Maher, David P.**	$500.00
11/9/2009	**Ratner, Charles** 16980 South Park Blvd. Shaker Heights, OH 44120	TO: **Simmons, E. Denise**	$150.00
11/4/2009	**Ratner, James** 19750 Shaker Blvd Shaker Hhts, OH 44122	TO: **Reeves, Kenneth**	$150.00
9/22/2011	**Ratner, Ronald** (President, Forest City Residential Group) 17300 Parkland Dr Shakerheights, OH 44120	TO: **Reeves, Kenneth**	$500.00
6/10/2004	**Ratner, Brian** (Real Estate Executive, City Express Forest) 18675 Parkwind Dr., Ste. 201 Shaker Heights, OH 44122	TO: **Committee for a Democratic Senate Pol Action Comm.**	$500.00
10/25/2004	**Ratner, Charles** (, Realty Management Systems) 50 Public Square, Suite 1600 Cleveland, OH 44113	TO: **Havern III, Robert A.**	$500.00
10/19/2011	**Ratner, Ronald** (President, Forest City Enterprises) 500 Public Square, Suite 1600 Cleveland, OH 44113-2295	TO: **Sullivan, Michael A.**	$500.00
6/22/2005	**Ratner, Albert** (Real Estate Executive, Forest City Enterprise, Inc.) 50 Public Sq Ste 1600 Cleveland, OH 44113	TO: **Romney, Mitt**	$250.00
3/24/2006	**Ratner, Albert** (Chairman, Forest City Enterprises) 50 Public Square OH 44113	TO: **Sullivan, Michael A.**	$500.00
3/24/2006	**Ratner, James** (President, Forest City Commercial Group) 50 Public Square OH 44113	TO: **Sullivan, Michael A.**	$500.00
11/7/2007	**Ratner, James** (Real Estate Executive, Forest City) 19750 Shaker Blvd. Shaker Heights, OH 44122	TO: **Menino, Thomas M.**	$500.00
11/6/2007	**Ratner, James** (Chairman & CEO, Forest City Commercial Group) 50 Public Sq Cleveland, OH 44113	TO: **Toomey Jr., Timothy J.**	$500.00
11/6/2007	**Ratner, Brian** (President, East Coast Development, Forest City Enterprises) 50 Public Sq Cleveland, OH 44113	TO: **Toomey Jr., Timothy J.**	$500.00
11/18/2009	**Ratner, Ronald** (Real Estate Executive, Forest City Enterprises) 50 Public Sq, Suite 1600 Cleveland, OH 44113	TO: **Toomey Jr., Timothy J.**	$500.00
11/23/2009	**Ratner, Brian** 50 Public Square, #1600 Cleveland, OH 44113	TO: **Decker, Marjorie C.**	$150.00
11/23/2009	**Ratner, Charles** 50 Public Square, #1600 Cleveland, OH 44113	TO: **Decker, Marjorie C.**	$150.00
12/5/2003	**Ratner, Charles** (Forest City, RMS Management) 50 Public Square, Suite 1600 Cleveland, OH 44113	TO: **Reinstein, Kathi-Anne**	$250.00
4/3/2006	**Ratner, Daniel** (Attorney, Levy Ratner PC) 875 W. End Avenue New York, NY 10025	TO: **1199 SEIU MA PAC**	$500.00

9/22/2011	**Ratner, Charles** (Chairmanof the Board, Forest City Enterprises) 16980 Southpark BLVD Shakerheights, OH 44120	TO: **Reeves, Kenneth**	$500.00
6/29/2005	**Ratner, Albert** (principal, Forest City Enterprises) 50 Public Sq. Cleveland, OH 44113	TO: **Sullivan, Michael A.**	$500.00
3/31/2006	**Ratner, Charles** 50 Public Sq Cleveland, OH 44113	TO: **Barrios, Jarrett T.**	$250.00
11/6/2009	**Ratner, Brian** (Real Estate Executive, Forest City Enterprises) 50 Public Square Cleveland, OH 44113	TO: **Maher, David P.**	$500.00
12/16/2003	**Ratner, Albert B.** (Executive, RMS Management) 50 Public Square, Suite #1600 Cleveland, OH 44113	TO: **Cahill, Timothy**	$500.00
11/7/2007	**Ratner, Audrey** (Interior Design, Audrey Ratner) 5150 Three Village Drive Lyndhurst, OH 44124	TO: **Menino, Thomas M.**	$500.00
11/13/2007	**Ratner, Charles** (Preident and CEO, Forest City Enterprises) 50 Public Square Suite 1600 Cleveland, OH 44113	TO: **Maher, David P.**	$500.00
11/13/2009	**Ratner, Jim** (Real Estate, Forest City Enterprise) 19750 Shaker Blvd Shaker Hts, OH 44120	TO: **Sullivan, Edward J.**	$150.00
11/13/2009	**Ratner, Brian** (Real Estate Exec., Forest City Enterprise) 2626 Courtland Oval Shaker Hts, OH 44118	TO: **Sullivan, Edward J.**	$150.00
11/4/2009	**Ratner, Brian** 50 Public Sq #1600 Cleveland, OH 44113	TO: **Reeves, Kenneth**	$150.00
6/14/2002	**Ratner, Albert B.** (Chairman, Forest City Enterprises) 50 Public Square, Suite 1600 Cleveland, OH 44113	TO: **Finneran, Thomas M.**	$500.00
6/10/2004	**Ratner, James** (Real Estate Executive, City Express Forest) 19750 Shaker Blvd. Shaker Heights, OH 44122	TO: **Committee for a Democratic Senate Pol Action Comm.**	$500.00
5/28/2004	**Ratner, James** (CEO, Forest City Commercial Group) 50 Public Sq, Suite 1600 Cleveland, OH 44113	TO: **Toomey Jr., Timothy J.**	$500.00
5/28/2004	**Ratner, Ronald** (President, Forest City Residential Group) 50 Public Sq, Suite 1600 Cleveland, OH 44113	TO: **Toomey Jr., Timothy J.**	$500.00
10/11/2011	**Ratner, Brian** (Real Estate, RMS) 50 Public Sq Cleveland, OH 44113	TO: **Maher, David P.**	$500.00
6/29/2005	**Ratner, Brian** (principal, Forest City Enterprises) 50 Public Sq. Cleveland, OH 44113	TO: **Sullivan, Michael A.**	$500.00
6/29/2005	**Ratner, Ronald** (principal, Forest City Enterprises) 50 Public Sq. Cleveland, OH 44113	TO: **Sullivan, Michael A.**	$500.00
7/2/2005	**Ratner, Albert** (Chairman of the Board, Forest City Enterprises) 50 Public Sq Cleveland, OH 44113	TO: **Toomey Jr., Timothy J.**	$500.00
7/2/2005	**Ratner, James** (Executive Vice President, Forest City Enterprises) 50 Public Sq Cleveland, OH 44113	TO: **Toomey Jr., Timothy J.**	$500.00
3/24/2006	**Ratner, Brain** (VP East Coast, Forest City Enterprises) 50 Public Square Cleveland, OH 44113	TO: **Sullivan, Michael A.**	$500.00
3/24/2006	**Ratner, Charles** (President, Forest City Enterprises) 50 Public Square Cleveland, OH 44113	TO: **Sullivan, Michael A.**	$500.00
11/13/2007	**Ratner, James** (Chairman and CEO, Forest City Commercial Group) 50 Public Square Suite 1600 Cleveland, OH 44113	TO: **Maher, David P.**	$500.00
11/13/2007	**Ratner, Brian** (President East Coast Developme, Forest City Enterprises) 50 Public Square Suite 1600 Cleveland, OH 44113	TO: **Maher, David P.**	$500.00
11/13/2009	**Ratner Salzber, Deborah** (Real Estate Exec., Forest City Enterprise) 7500 Hampden Lane Bethesda, MD 20814	TO: **Sullivan, Edward J.**	$400.00

11/4/2009	**Ratner Salzberg, Deborah** (Real Estate Exec, Forest City Washington) 7500 Hampden Ln Bethesda, MD 20814	TO: **Reeves, Kenneth**	$400.00
11/7/2007	**Ratner Salzberg, Deborah** (RE Executive, Forest City Washington) 7500 Hampden Lane Bethesda, MD 20814	TO: **Menino, Thomas M.**	$500.00
10/11/2011	**Ratner- Salzberg, Deborah** (Real Estate, RMS) 50 Public Sq Cleveland, OH 44113	TO: **Maher, David P.**	$500.00

ATTACHMENT E

Memo

To: **Ordinance Committee of Cambridge City Council**

Cc: **Donna Lopez, City Clerk** (Please file with the Official Record.)

Fr: Carol O'Hare, 172 Magazine St., Cambridge(port)

Date: May 15, 2012

Re: Hearing - Forest City/MITIMCo's Zoning Amendment Petition – Central Square High-Rises?

Initial Notes: I am not necessarily opposed to this proposal to redevelope the Blanche St. – Landsdowne St. site, which is a longtime eyesore and seriously underdeveloped.

I am a Johnny-Come-Lately to MITIMCo.'s sometimes tone-deaf approach to zoning change requests, which can skirt or create barriers to meaningful input during the zoning approval or rezoning process from affected constituents and interest groups?

Tactics: MITIMCo.'s approach to zoning may be modeled on the classic but frustrating and alienating tactic:

> Seek zoning approvals or changes that are absurdly more extensive than you want and then appear to compromise by settling for what you actually want.

Example from Recent History: Last fall's premature and troubling MITIMCo. rezoning petition for 26 acres "in the vicinity of Kendall Square" when the Kendall Sq. study and planning process was under way and Central Sq. study and planning process was just beginning. This petition seems to have been essentially copied from a many years earlier Kendall area rezoning petition. That's apparently why it included absurd requests, *e.g.*, bottling plants, drive-in movie theaters and exemptions from **all** signage restrictions, and such a minimal number of residential units.

Question to Consider: Why isn't it premature, if not offensive, for MITIMCo. to be petitioning for such radical rezoning as the Planning Board and your Committee are being asked to consider before Goody Clancy's and the Advisory Committees' work is even complete?

ATTACHMENT F

Kathy Watkins
129 Franklin St., Apt. 315
Cambridge, MA 02139

May 14, 2012

The Ordinance Committee of the Cambridge City Council
Cambridge City Hall
795 Massachusetts Ave.
Cambridge, MA 02139

To the Honorable Members, Ordinance Committee of the Cambridge City Council:

I am a long-time resident of Cambridge and for the past seven years have lived in the Kennedy Biscuit Lofts Apartment Building on 129 Franklin Street. My apartment looks over Green Street. In the past five years, there have been three major construction projects on that block of Green Street: the Central Square Theater, the renovation of the current CCTV building and the demolition and construction of the Salvation Army shelter.

The ensuing noise has been terrible with construction workers regularly working before 7 a.m. on weekdays and all weekend. The dumpsters are emptied at 3:30 a.m. A nightclub in the back of the new Moksa restaurant opened about a month ago and can also be quite noisy.

I am asking that you deny Forest City's petition to change the zoning laws in that area of Cambridge and specifically to deny the request to build an apartment building in the current park on the corner of Sidney and Green Street. The noise of the construction would destroy the quality of life of the many residents in that area. The increased density in that tiny park would congest the area that is already a bottleneck many times during the day. It is VERY difficult to find on-street parking in that area and the expense of the garages are too high for most.

We residents of University Park enjoy that little park. There are often day-care groups that play there as well as office workers and others who enjoy their lunch in the park. When the Simplex Steering Committee came to an agreement with MIT over the development of University Park, green space was guaranteed. The community worked hard to hammer out that agreement and it is unjust to throw it out.

Two summers ago in a two-day rainstorm the first floor of my building and that entire block of Green Street flooded. The building was filled with several feet of sewage water and people were displaced from their apartments for weeks. We need the parkland that we have to absorb the rains. A large scale building there would be disastrous.

As a resident of University Park, Forest City is my landlord. By writing this letter, I am taking a risk of retaliation from their powerful lawyers, but this issue is too important to remain silent. The actual citizens, as opposed to businesses, who live in Central Square, do not want to live in a "destination." We value our quality of life and have NOT been represented in the commissions and studies that seek to turn Central Square into an extended campus of MIT. Most of the people I've spoken to have not even heard of these plans.

I have nowhere to move. High rents have already displaced me from other neighborhoods in Cambridge. My fellow tenants and I do not have the financial means of the Ratner family (Forest City) to donate millions to politicians.

Thank you for your consideration,

Sincerely,

Kathy Watkins

Kathy Watkins
617-621-8055
kathywatkins@mac.com

ATTACHMENT G

Andrea Nash and Peter Berry
18 Worcester Street
Cambridge, MA 02139

May 14, 2012

Ordinance Committee
City of Cambridge
Cambridge MA 02138

Dear Committee,

We are writing to express our support for the Area 4 Coalition letter sent to you regarding the planned upzoning in Central and Kendall Squares. The Area 4 Coalition opposes any upzoning until a full report has been made by the Central Square Advisory Committee, and its contents vetted by residents, abutters, and stakeholders, especially by community groups like our own.

We share the concerns outlined to you:

First, the Advisory Committee's work should be allowed to conclude before any zoning changes are made. To do otherwise would render the whole exercise of having a committee study a problem and make recommendations pointless.

Second, Forest City's request to construct a 13 to 16 story building on the site adjacent to the firehouse and across the street from the Jill Rhone Park would not only remove an aesthetically pleasing gateway to the Forest City canyon of office buildings, but would dwarf the architecturally relevant firehouse and create an edifice that would tower over the public plaza of Lafayette Square (Jill Rhone Park), perhaps casting deleterious shadows and almost certainly detracting from the experience of spending time in this excellent addition to the revitalization of Central Square. Nor do we want to see zoning changed to permit a 165 ft. high Life Science Bldg. on the Mass Ave. – New Asia site at this time.

Third, any upzoning in the Kendall and Central Square areas must be viewed from a multiplicity of perspectives, including traffic and parking, infrastructure upgrades, encouraging a mix of residents' incomes and occupations, and quality of life issues, which will affect abutters, residents and other stakeholders. Area 4 residents want to take these factors into account before zoning is changed.

In short, there is little to be gained and much to be lost by a rush to judgment. Slow the process down and allow the committee to finish its business. Only then can the community make informed judgments, and express their concerns with the same information and knowledge possessed by the developers.

Thank you.

Sincerely,

Andrea Nash and Peter Berry
18 Worcester Street
Cambridge, MA 02139