

LESLEY PORTER OVERLAY DISTRICT

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Comparison of Development Potential within the Lesley/Porter Overlay District

I. Summary of Development Potential

	MT. VERNON LOTS	UNIVERSITY HALL LOT	CHURCH LOTS
LOT AREA	25,272 sf	137,538 sf	28,070 sf
	<i>Two lots divided by Mt. Vernon Street, nearly equal in size</i>	<i>A single large lot</i>	<i>Two contiguous lots</i>
Existing GFA	0	231,500 sf	15,192 sf
	<i>Two accessory parking lots</i>	<i>Single institutional/retail/office building with parking</i>	<i>Church and adjacent landscaped lot</i>
Max. GFA under Existing Zoning	50,544 sf (Residential*/Dorms)	275,076 sf (Residential*/Dorms)	14,035 sf (Allowed Institutional)
	<i>FAR: 2.00</i>	<i>FAR: 2.00</i>	<i>FAR: 0.5</i>
Max. GFA under Proposed Zoning	75,544 sf (Institutional/ Residential*/Dorms)	368,845sf (Institutional)	95,210 sf (Institutional)
	<i>FAR: 2.0</i>	<i>FAR: 2.5</i>	<i>FAR: 2.5</i>
	<i>50,544 sf of institutional use plus 25,000 sf of exempt retail use, divided between two bldgs.</i>	<i>343,845 sf of institutional use plus 25,000 sf of exempt retail use</i>	<i>70,210 sf of institutional use plus 25,000 sf of exempt retail use</i>
Current Proposed GFA	59,144 sf	321,035 sf	100,000 sf
	<i>50,544 sf of institutional use plus 8,600 sf of exempt retail</i>	<i>296,035 sf of institutional use plus 25,000 square feet of exempt retail</i>	<i>70,210 sf of institutional use plus 29,790 sf of institutional use transferred from other lots</i>

**Exclusive of any residential inclusionary housing bonus*

II. Detailed Analysis of Development Potential by Use

	MT. VERNON LOTS	UNIVERSITY HALL LOTS	CHURCH LOTS
Lot Area	25,272 sf	137,538 sf	28,070 sf

Existing Zoning	Business C	Business C	Residence B
<i>Retail/Office</i>	31,590 sf (FAR 1.25)	171,923 sf (FAR 1.25)	0
<i>College/University</i>	31,590 sf (FAR 1.25)	171,923 sf (FAR 1.25)	0
<i>Other Institutional</i>	31,590 sf (FAR 1.25)	171,923 sf (FAR 1.25)	14,035 sf (FAR 0.5)
<i>Dormitories</i>	50,544 sf (FAR 2.0)	275,076 sf (FAR 2.0)	0
<i>Residential*</i>	50,544 sf (FAR 2.0)	275,076 sf (FAR 2.0)	10,575 sf (FAR 0.5/0.35)

Proposed Zoning	Business C	Business C	Business C
<i>Retail/Office/Other Institutional**</i>	31,590 sf (FAR 1.25)	171,923 sf (FAR 1.25)	35,105 sf (FAR 1.25)
<i>College/University</i>	50,544 sf (FAR 2.0)	343,845 (FAR 2.5)	70,210 sf (FAR 2.5)
<i>Dormitories/ Residential*</i>	50,544 sf (FAR 2.0)	275,076 sf (FAR 2.0)	56,168 sf (FAR 2.0)

* Exclusive of 30% FAR bonus for inclusionary housing

** Exclusive of any ground floor retail that may be exempt (up to 25,000 sf per building)

Harmonizing AIB & North Prospect Church

Cambridge City Council – Ordinance Committee
Wednesday May 27, 2009
Brian Kopperl, 17 Arlington Street

5 Reasons Why the AIB Should Be Spread Out More Evenly Across the Church Lot and the Sears Building’s Back Lot

1. **The Church is the Iconic Structure and Defining Landmark of the Neighborhood.** After 142 years in its present location, the Church structure and its relationship to the historic Avon Hill neighborhood is owed deference. It would be inconsistent with principles of historic preservation, particularly when less invasive and still viable development options exist, to destroy the integrity of the Church, chop off half of its size and move it such that only 3,000 square feet of open space on the lot remains. We say: Keep the Church on the North end of the lot!

2. **Open, Public Space is a Quality of Life Issue for the Community.** If the AIB dominates the entire Church lot, Mass Ave would lose valuable Open, Green Space. Instead of an open sculpture garden on the Church lot that the public could access, as the neighbors propose, Lesley’s proposal would fill essentially the entire Church lot with large buildings that would be closed, private and institutional. Know this: The Library will require a Lesley ID!

3. **There Is No Need to Cram the AIB on the Church Lot.** Don’t Stuff the Entire AIB onto the Church such that it destroys all of the Lot’s Open Green Space. Instead, use the space behind the Sears Building to (a) reduce the building footprint on the Church lot and (b) proceed with underground parking that is needed to accommodate the AIB and the parking that everyone knows will be lost behind Sears Bldg. and West side of Mass Ave.

4. **Serious Up-Zoning of the Church Lot is at Issue.** Contrary to the suggestion made by Lesley, the Overlay District as currently proposed represents a serious “Up-Zoning” of the Church lot from Residence B to Business C- Commercial. The proposal runs counter to the protective residential zoning that was designated for the Church lot by the Cambridge City Council over 20 years ago.

5. **A Congested Porter Sq. Would Result from the 2 AIB-size Developments Lesley Plans for The Church and the Sears Back Lot.** By Its Own Renderings (see attached), Lesley University will add a Second, Equally Large Development on the Sears Back Lot within 10-20 years.

Consider. How institutional will Porter Square be then? How little open space will there be at Porter Square then? How much public benefit?

Reply. Use the Sears Building’s Back Lot for half the AIB and preserve meaningful open space on the Church lot for the community and AIB both to enjoy! That would be a result of “get and give” by Lesley, not just get.

BRIAN KOOPFEL 5/27/09
17 ARLINGTON ST 02146

FROST TERRACE

B2

GLASS GALLERY

SCULPTURE GARDEN
+ MEETING SPACE

AIB II

AIB

LIBRARY

CHURCH

MASS AVE

AIB PED. BRIDGE

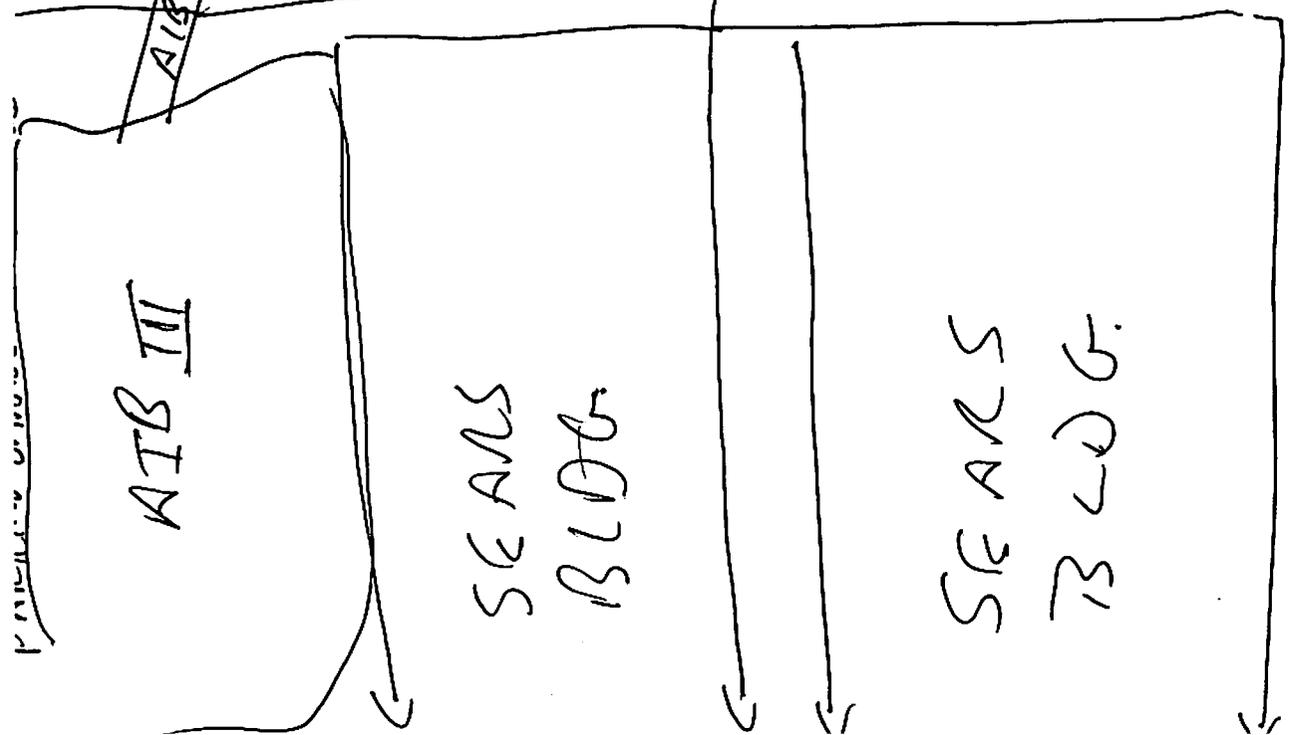
ROSELAND

AIB III

SEARS BLDG.

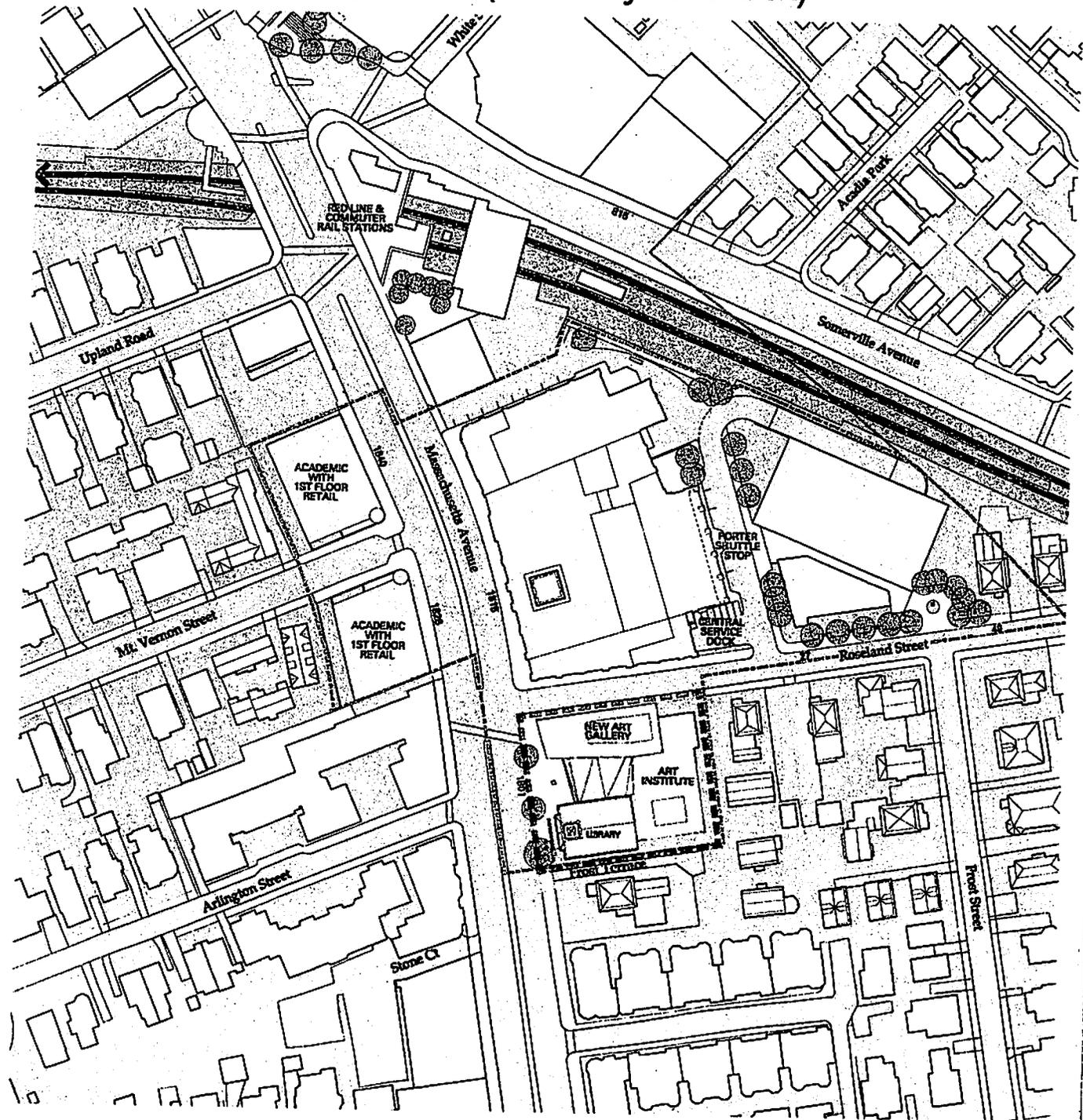
SEARS BLDG.

17 ARLINGTON ST 02146



B3

Potential Development (+/- 20 years out)



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2009 MAY 27 A 10:02

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

DAVIS MALM &
D'AGOSTINE P.C.
ATTORNEYS AT LAW

Celebrating 30 Years

Howard P. Speicher

May 26, 2009

VIA E-MAIL and Federal Express

Margaret Drury, City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Lesley Porter Overlay District and re-zoning petition

Dear Ms. Drury:

Please consider this as a supplement to my letter of April 13, 2009 on behalf of the Oxford Courts Condominium regarding the proposed re-zoning of parts of Porter Square by implementation of a proposed "Lesley Porter Overlay District." Please forward this letter to the members of the Ordinance Committee of the City Council prior to the meeting scheduled for 4:00 P.M. on May 27th.

The Oxford Courts Condominium, with 103 households and six commercial units, abuts the parcels owned by Lesley University that are the subject of the re-zoning petition on the westerly side of Massachusetts Avenue. Most of the attention of the public and the Ordinance Committee of the City Council has been drawn to the issues concerning proposed changes to zoning on the easterly side of Massachusetts Avenue, which are being proposed to accommodate the incorporation of the Arts Institute of Boston into the Lesley campus.

However, the independent proposed changes to the Lesley parcels on the

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- William F. Griffin, Jr.
- John G. Serino
- Gary S. Matsko
- Judith Ashton
- John T. Lynch
- Carol R. Cohen
- Howard P. Speicher
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- George A. Hewett
- Laurence M. Johnson
- Kenneth J. Mickiewicz
- Thomas S. Fitzpatrick
- J. Gavin Cockfield
- David Rapaport
- Whitton E. Norris, III
- Andrew D. Myers
- Robert J. Galvin
- John D. Chambliss
- George L. Chimento
- Thomas Frisardi
- Marjorie Suisman
- Samuel B. Moskowitz
- Charles H. DeBevoise
- Sam A. Mawn-Mahlau
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westerly side of Massachusetts Avenue, which are not necessary to the AIB proposal, will have a direct and substantial impact on the 104 households at Oxford Courts and the many other abutters and neighbors on Arlington Street, Mt. Vernon Street and Upland Road.

The petitioners have depicted the proposed zoning changes on the westerly side of Massachusetts Avenue as a down-zoning of those parcels; for instance, touting a proposed reduction from an as-of-right height limit of 55 feet to the 45 feet proposed for those parcels in the re-zoning petition. However, a closer analysis reveals that the proposed changes to the zoning scheme for the parcels westerly of Massachusetts Avenue is more accurately characterized as an *up-zoning* of those parcels, which would allow Lesley University to build structures with substantially greater floor area and height than would be allowed under the present zoning scheme.

The Lesley parcels on either side of Mt. Vernon Street are presently in a Business C zoning district. The Lesley proposal would allow for greater impact than under the present zoning in three crucial respects: floor area ratio, height, and setbacks.

Floor Area Ratio would nearly double under the Lesley Proposal.

Under present zoning (see Table 5-3, Table of Dimensional Requirements – Business Districts), these parcels are limited to a floor area ratio (“FAR”) of 1.25 for non-residential structures. While residential structures may have a maximum FAR of 2.0, Lesley University has stated that it desires to erect administrative buildings on these parcels rather than dormitories, and has agreed that dormitories would be prohibited under the proposed overlay district provisions. Accordingly, it is appropriate to consider the base FAR against which to compare Lesley’s proposal as 1.25.

The lot nearest to the Oxford Courts Condominium, which is between the Condominium and Mt. Vernon Street, contains 12,007 square feet of land. At the allowed FAR of 1.25, this would allow a building with 15,009 square feet of gross floor area.

Under the Lesley proposal, an FAR of 2.0 would be allowed. In addition, ground floor retail space would be excludable from FAR. Assuming approximately 5,000 square feet of retail, a building of approximately 29,000 square feet of gross floor area could be constructed. This is an effective FAR of 2.4, or nearly twice that allowed under present zoning.

Given this very substantial proposed increase, Oxford Courts believes that it is inappropriate to grant the increase requested in allowed FAR for the Lesley lots westerly of Massachusetts Avenue as part of the proposed re-zoning. Lesley’s consent to a prohibition against dormitories might justify some slight increase in FAR, but certainly not the proposed change of nearly a doubling in allowable FAR.

Height would increase substantially under the Lesley proposal.

Under present zoning in the Business C district, in which the Lesley lots westerly of Massachusetts Avenue lie, a maximum height of 55 feet is allowed. However, for properties abutting a residential

district, the maximum height is reduced to 35 feet within 50 feet of a residential district. The Lesley parcels westerly of Massachusetts Avenue abut a Residential C1 district to their rear, in which the maximum height is 35 feet. The lots are approximately 100 feet deep. Therefore, approximately half of the area of the Lesley parcels, measured from the rear lot line forward, would have an allowed maximum height of only 35 feet under present zoning. Lesley ignores this limitation in portraying its proposal as a reduction in the allowed height.

The Lesley proposal is to have a maximum allowed height of 45 feet. For the rear half of the parcels, this would be an increase of approximately 29 percent in allowed height, and not the downzoning of the parcels as stated by Lesley in its proposal. If Lesley intends for the proposed maximum height on the lots westerly of Massachusetts Avenue to remain subject to the 35 foot height limitation where they abut a residential district, the proposed ordinance should state this fact explicitly so there will be no confusion about this important provision.

Oxford Courts believes that it is appropriate to limit the entire Lesley parcels to the thirty-five foot height limit to which the rear half of the parcels is presently subject. As we have previously pointed out, given the grade change between the front and the back of the parcels, and the requirement in the Ordinance for measurement of height from the mean grade, this will allow for a sufficient height at the front of the parcels, where they abut Massachusetts Avenue, of about forty feet, which would accommodate a commercial structure with three floors with sufficient ceiling heights of fifteen, twelve and twelve feet, respectively. This will meet Lesley's stated needs for these parcels. The maximum height proposed by Lesley for these parcels is far in excess of what Lesley needs given its own stated intention to build three-story buildings on these parcels.

Side Yard Setbacks would be decreased under Lesley's interpretation.

Lesley has proposed no change in side yard setback requirements from the required setback in the underlying Business C zoning district. Lesley has stated publicly that it believes the present side yard setback requirement in the Business C district is a zero setback. However, Section 5.42 of the Zoning Ordinance provides as follows:

In Office, Business or Industrial districts no building shall be erected within ten (10) feet of the side lot line of any abutting lot, all or the major portion of which is in a Residence district.

Well over half of the Oxford Courts property lies in a Residence C-2 zoning district. Accordingly, at least "the major portion" of the Oxford Courts property is in a Residence district. It follows that no building may be erected within ten feet of the side lot line of the lot on which the Oxford Courts Condominium is built.

The proposal by Lesley to be subject to a zero side yard setback therefore can be interpreted as a proposal for a less restrictive regulation than under present zoning.

Given the greatly increased building mass that Lesley is seeking the right to build, Oxford Courts has proposed, and believes that it can only be adequately protected, by a twenty foot side yard setback requirement. Under present zoning limitations on FAR, the lots adjacent to Oxford Courts could easily accommodate a side yard setback of 20 feet, and Lesley's proposal for increased FAR, which Oxford Courts believes is excessive, is the only logical reason Lesley is reluctant to agree to a side yard setback sufficient to protect Oxford Courts. Accordingly, the Overlay district should include a side yard setback requirement of a minimum of twenty feet as an explicit requirement for the lots westerly of Massachusetts Avenue.

Comparison of present zoning scheme to Lesley proposal.

Under the present zoning scheme in the Business C zoning district, even if side yard setback requirement is 0 feet where the Lesley lots abut the Oxford Courts property, the present limitations on FAR are likely to limit the footprint of a proposed new building in such a way as to require a setback of at least ten feet just as a function on limitations of the volume of building that an owner could build. The lower FAR allowed under present zoning would likely result in a two-story building occupying a smaller footprint than could be accomplished under Lesley's proposal. Under present zoning, approximately 15,000 square feet of gross floor area could be built on the 12,000 square foot lot immediately abutting the Oxford Courts property. As a practical matter this would likely be a two-story building with a 7,500 square foot footprint. Computer generated illustrations comparing maximum development of the Lesley parcel immediately abutting Oxford Courts under both the present zoning scheme and the proposed zoning scheme, are attached to this letter.

Accordingly, under the present FAR limitations, a side yard setback would be at least more likely to result even if one were not required, since the FAR limitations would effectively impose a side yard limitation as well. This protection is eliminated under the Lesley proposal, which increases the FAR so dramatically that a building could be constructed that would utilize more of the lot, thereby allowing Lesley to take advantage of the zero setback it claims (subject to dispute) is allowed in the underlying Business C district. Accordingly, an explicit side yard setback requirement greater than that in the underlying district is necessary to protect the Oxford Courts property.

We look forward to exploring these issues with the Committee at the upcoming hearing.

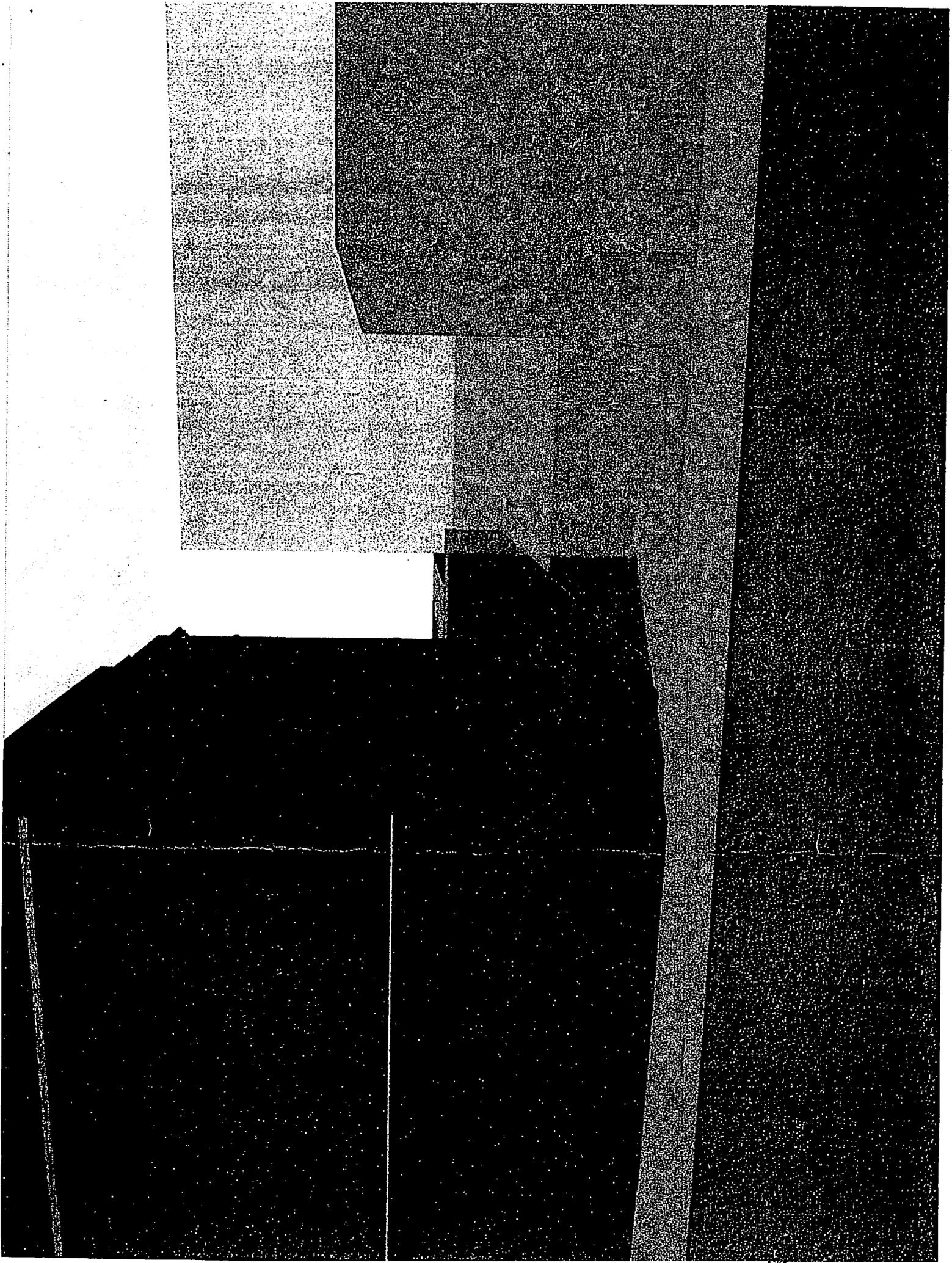
Very truly yours,

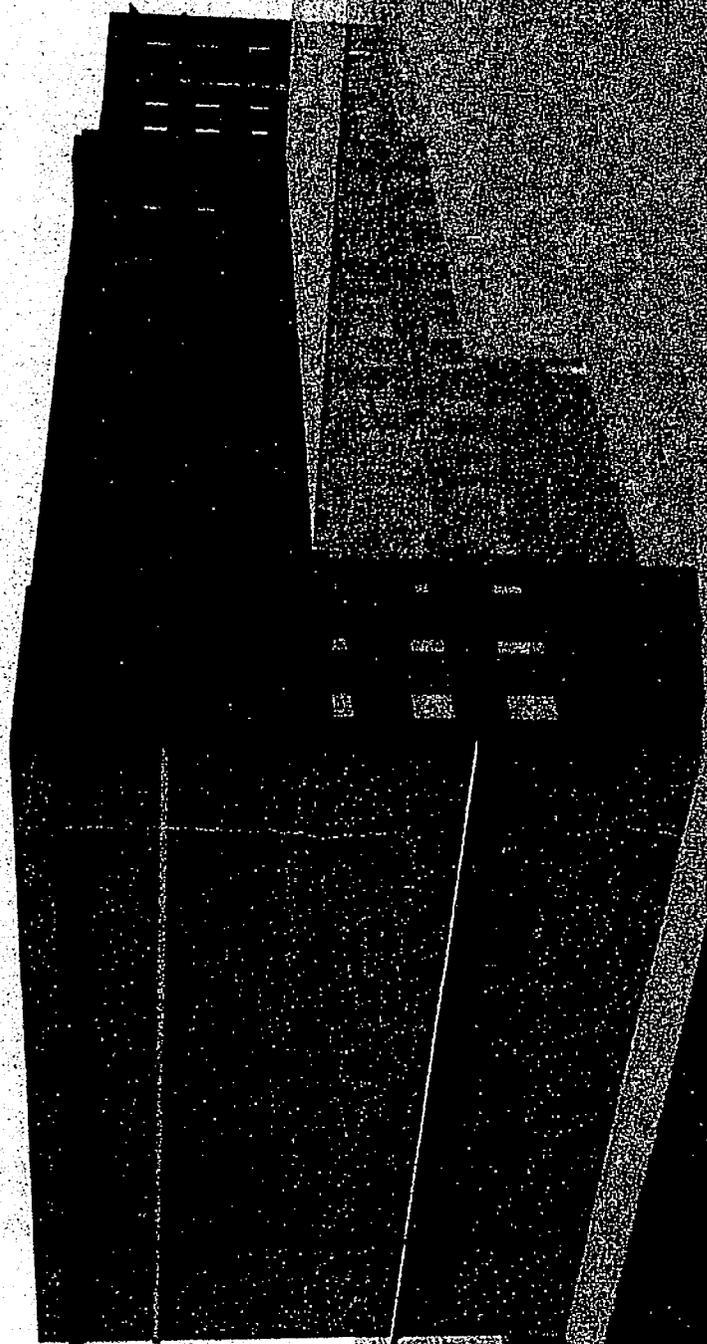


Howard P. Speicher

Enclosures

cc: James J. Rafferty, Esq.
Beth Rubenstein, Assistant City Manager
Susan Brand, Esq.
Peter Cardellichio





Andrea Willder
12 Arlington St.

May 27

The North Prospect Church

Our iconic white-steepled New England Church was invented here. It was a badge of settlement, the way the Tremont Street Shul was for Jews, St. Peter's Church in North Cambridge for Catholics the Islamic Society for Moslems and the Church of the Latter Day saints for Mormons.

Massachusetts Avenue can be defined by its churches, 3 points of respite from Harvard to Alewife Brook. The First Parish Church in Harvard Square, has the ^{large} open space of its cemetery. The Church of St. John the Evangelist, Tip O'Neil's church has an adjacent open space. Finally, there is the North Prospect Church, starkly white next to its ^{own} green.

Walking or driving down Arlington Street, the North Prospect Church is almost always in full view. This was planned. From the Cambridge Chronicle of December 15, 1866: "The new street, leading westerly from North Avenue....will hereafter be called Arlington Street...The church will stand on the easterly side of North Avenue [now Mass Ave] opposite the new street." The name Arlington was chosen to honor the Union dead buried in Arlington VA.

So we move from an area of settlement, through the revolution, with William Dawes pounding down Mass. Ave, to a Civil War remembrance.

Church Restoration

The restoration of a bulding includes respect for its social and physical context, and that is not evident in the Lesley plan.. "Restoration" is a political goal to justify moving the church to gain more space. ^{here it I think}

At Sturbridge, houses were brought in to create a mock village. In Cambridge we have the real thing.

I was recently told the Church is too tall next to the Sears building. So If Church restoration is desired, knock down the Sears building.

The Overlay Petition

I call the Overlay Petition "Death by a Thousand Cuts"--a form of Zoning by torture; it needs advanced city skills to decode.

Community Damage

It has been suggested that the abutters behind the Church **SHOULD BE WILLING** to give up what they have for the "common good," and I'm quoting: "There is a trade-off between a 'common good' for the many versus ~~and~~ ^{the} loss for a few.. it is inevitable." What "common good?" What "inevitability?" General Patton said something like this: "Don't be a fool and die for your country, let the **OTHER** [son-of-a bitch] [s.o.b] die for his."

^{Should} So, the inhabitants of the houses on Frost Street ~~should~~ fall on their swords, for the "common good?" I don't think "sacrifice" is called for here, I think "common sense" is called for here and some humility

Schools are built for the "common good;" they can also do enormous damage to a neighborhood. Speaking of money, for isn't this what we are also talking about? How does Lesley propose to pay for what it wants to build? I think we should know this-- Just think of all the motionless cranes in Harvard's Allston project.

^{One angry homeowner says:}
~~Let me quote from an angry homeowner:~~ "Trees, air quality, playground- What large trees will be preserved?...What are these people bringing to the table to offset the green space....increased congestion and having to listen to a major construction project?"

This is from ^{on} a homeowner who would be affected by the Oaktree development the **OTHER** side of Porter Square. **WE NEED A UNIFIED DEVELOPMENT PLAN that does the least damage to three distinct neighborhoods--Agassiz, Avon Hill, and the PSNA.**

Keep the church where it is, as it is.

Amery Burnham 

**Request for Delay of Zoning Permit: Proposed Lesley Building Roseland/Mass Ave.
Notes for the Ordinance Board Meeting of 27-May-09**

I have lived in Cambridge for almost 20 years, most of that time at Newport Road. Since moving to Newport Road, I have been proud to see our neighbor, Lesley, grow from a tiny college to an internationally recognized university and I am personally happy to welcome their arts program to the area. However, I do not believe the current plans are best, both for Lesley, and more importantly for the area and Cambridge.

I would like to cover two major areas of concerns:

1. Building Size, Plans & Location, including:
 - a. Impact of large building construction – length of building time & disruption
 - b. Long-term issues of area definition: setbacks
 - c. Permit for overlay v. building site: pre-empting rights of future abutters and future community needs/issues
2. Parking
 - a. Growth of Lesley and parking
 - b. Event Parking

Any large building which links the Porter Square station to Mass Ave South is clearly a critical structure: It will change the area in ways we can only imagine. A building this large, with no green space and no setback, will not only change, but entirely re-define the entry way to Agassiz: It will change our neighborhood forever. These plans should be made with the utmost care, and I am happy that the ordinance committee will hear us on these issues.

1. LARGE BUILDING CONSTRUCTION:

LARGE COST AND ASSOCIATED POSSIBLE DELAYS:

The building as currently proposed would be the largest construction undertaken by Lesley, a small university. *What if they run into funding issues?* Even Harvard, with the largest endowment for a University in the world, has had to stop projects due to funding issues. The larger the project, the more likely that unexpected additional costs or other funding issues will be encountered and delays encountered.

LENGTHY CONSTRUCTION TIME:

Even if that does not happen, the impact of such a large building and the length of time it will take to complete it, right on Mass Ave and in our back yards, is lengthy. They are projecting 2 years, but 2 years easily becomes 3 or 4, as we all know. Even with 2 year's construction, many of the local shops are not sure they will be able to survive the disruption of street traffic and the loss of street parking associated with the construction. A significant collapse of leases and multiple empty window fronts may not be recovered for years to come.

ISSUES WITH LACK OF SETBACKS AND GREENERY:

While the current lot is not necessarily the best use of the land, the greenery and the current setback helps create a sense that one is entering a less commercial area than the area north of Porter Square. Removing all of the green space and moving the buildings right to the edges of the property is simply too large a change for the area: Agassiz is more desirable than North Cambridge partially because it is less overwhelmed by buildings such as this one is currently proposed to be. Setbacks will also be important to allow the thousands of students who will visit the library to get in and out without blocking the sidewalk. Similarly for events held in the proposed gallery: the setbacks will be necessary for all of us.

OVERLAY PLANS VERSUS CHURCH PARCEL PLANS:

I applaud the working group and Lesley for addressing a potential longer-term plan for the other spaces in the immediate area. It is important for all to have some idea of what might happen over time. However, I do not believe that considering a potential plan is the same as granting a permit. Lesley is not certain what they will do in the future, or when they will do it. We do not know how this building will impact the area, and future plans should encompass those changes and the needs of the community at the time. ***Granting a permit for unknown plans for the overlay parcel pre-empts the rights of future abutters.***

2. PARKING:

GROWTH OF LESLEY AND CURRENT PARKING:

I have been proud to see our neighborhood college grow into a full-fledged University with some 7,000+ students enrolled in full or part-time classes. While Lesley has purchased parking in the area, they have not actually increased available parking by any significant amount during this time.

10 additional cars on our back streets are enough to make it impossible to park within 5 blocks of our building.

Parking on our back streets is increasingly difficult to find, particularly in the evenings after work. As there have been no significant residential developments in the area that do not provide parking, one can only assume this is likely due to the growth of Lesley. Students living in the area are within their rights to share a visitor's permit with a part-time student who is coming in to work on a project with them, etc.

The growth of part-time students and faculty is large and this addition of AIB alone adds close to 1,000 students and faculty. Note, too, that other arts schools, such as the Museum School at the MFA, report 5x the number of students taking individual classes than students enrolled in a degree program. ***It is in the interest of Lesley and Cambridge to provide parking for these students.***

EVENT PARKING:

I have been thrilled to attend a number of the art shows at the current tiny AIB gallery. However, on one occasion I noted that the crowd was large for an opening (with approximately twice as many people spilling out into the main body of the building than were able to be inside the gallery) and on this occasion, I also

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noted illegal parking on the shoulders at Roseland. Similarly, a recent singing event at the church was also associated with obvious illegal parking on the shoulders at Roseland. Event Parking needs to be taken into account and should be encompassed in this building plan before it is approved.

I urge the ordinance committee to request a delay to any permit and request Lesley to consider options: including building a smaller structure on this site and a larger structure, perhaps, on the lot behind Porter Exchange with associated parking. Despite two years of conversation, only one significant plan has been proposed. It would be in the community's interest, the interest of Cambridge AND the interest of Lesley to consider other options. The working committee was small, with only a few members who were actually right in our area. The community as a whole is only just now hearing about many of these plans, and we need to work together with Lesley to make this project one which will create the best impact for all of us.

Amery Burnham,

1 Newport Road, No. 6

02140

May 27, 2009

Dear Cambridge City Councilors:

Thank you for giving us the opportunity to share with you our concerns about the proposed Lesley Porter Overlay District zoning change.

The Overlay would provide a very broad zoning envelope for development, allowing for far greater density, easing of the parking requirements, and moving historic structures, among other issues, without any planning or public review of the specific development activity which would take place. We believe this a very detrimental way to conduct planning and zoning activities in our neighborhood.

First and foremost Porter Square is a neighborhood retail shopping and business district with numerous retail and service uses as well as mixed use residential uses, and many historic buildings surrounded by residential streets of great historic character. Its primary function is to serve the surrounding residential neighborhood. We do not believe that greatly expanding the density on the institutional campus, particularly as proposed, is necessarily desirable and in the best interest of the neighborhood.

As resident property owners on Arlington Street, we urge you not to adopt this zoning change. We have provided, below, specific reasons why we believe this would be detrimental to our neighborhood.

Section 20.202 Purpose

If this Overlay is to respond to institutional uses there needs to be a master plan of the projected space needs and build-out staging that defines the institution's needs.

"Emerging Arts District": What our neighborhood needs is more vibrant neighborhood related small-scale retail uses as those which are stabilizing Porter Square Shopping Center. It should be noted that several tenants have moved there from Mass. Ave. as parking is a problem to overcome if a store is to get the volume of business it needs to survive. The density proposed by the Overlay without any

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commitment to parking would only exacerbate this situation. Our neighborhood should be enhanced as a "Vibrant Small Store-front Retail District with Adequate Parking" and rather than the vague words with no real content in the Overlay, "harmonious and consistent".

Building types should be idiosyncratic – reflecting the Victorian era structures of the abutting neighborhoods. This does not mean historicism and Victorian houses on steroids, but maintaining scale in design of the majority of the business district rather than a massing that reflects the anomaly of Porter Exchange. We do not believe that Lesley's current project under construction on Mass. Ave. reflects this sense of aesthetic, and this is a precedent which concerns us. This further reinforces the need for a master plan and renderings of proposed structures with facade details.

Section 20.203.2 Floor Area Ratio Limitations

This section is tricky and the most troubling section of the Overlay, particularly when combined with other sections. First, the Overlay raises the FAR from 1.25 to 2.5 on the westerly side of Mass. Ave., and from .5 to 4-5 (with TDRs) on the easterly side of the street, and then allows the transfer of the inflated density rights from the westerly side to the easterly side.

1.a. TDRs without planning can be just a form of adding inappropriate massing where it may not have been allowed if studied as part of a master planning process. This is a very destructive provision for neighborhood rights of review, allowing for undefined massing significantly beyond the underlying zoning and neighborhood norm without plan review. There is no justification for this significant departure from the underlying zoning.

Also, there is no justification for not counting ground floor retail and institutional space in FAR, particularly after the FAR has been significantly altered upward. We are not aware of any other similar allowances along Massachusetts Avenue and do not believe it is justified here for a particular user.

2. Retail Uses

The proposal that retail should not count in FAR is unreasonable in a city which counts first floor parking in FAR on other projects. This built space with its higher density of use would still have demands on parking, trash disposal, pedestrian access needs, etc. even if it is not counted in FAR. FAR is a measurement tool to balance proper land use density. Instead, there should be adherence to a requirement for small store front build-outs along Mass. Ave as a buffer from the institutional use as the neighborhood.

Ground floor institutional uses do not necessarily enliven the streetscape. They are work/study/ spaces which are welcoming to those studying at the college, but do not bring activity from the surrounding neighborhoods, even though there may even be a gallery open to the public. (e.g. Carpenter Center - Department of Visual Studies at Harvard).

We understand that Lesley has not renewed the Japanese grocery store's lease on the Exchange Building's first floor. The related sushi bar out in front of the space needs fresh sea food/produce from the store, and they will be hard pressed to stay in business if the store leaves. Although not technically affiliated, the Blue Fin Restaurant across from the store will lose significant foot traffic. It seems that the critical mass of the current food court will be broken and the first floor will eventually be reclaimed by Lesley for institutional uses. These stores and restaurants here are real neighborhood institutions. It sets the tone, combined with the new blank Citi bank space as just how this institutional campus will feel. We hope Porter Square does not go the way of Harvard Square with above-market rents and the ubiquitous automatic bank teller machines. These issues need to be balanced and commitments made through real master planning.

20.203.3 Height

1. This section pre-supposes moving of a historic structure and is premature and sets up the changing of the historic character of Porter Square. Clearly Porter Square and the surrounding residential neighborhood are of great historic character. In addition to the historic

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value of individual buildings and groups of buildings, one of the important historic qualities of the neighborhood is the view down Arlington Street of the church. While we support active re-use of the church, we see no justification, including any compelling urban design reason, for moving the church and diminishing this historic view corridor dating from the late 1800's when Arlington Street was laid out.

2. We believe that Grade is measured as the average height starting at the point where the property abuts the public way, and that it should not start at the height of the retaining wall. The Building Department should be consulted to assure that grade is measured here in the same way that it is elsewhere in Cambridge. This measurement obviously affects height and the impact on adjacent residential properties.

20.203.4 Setbacks

While the zoning change would significantly reduce the open space requirements for Lesley, there are no specific alternatives for enhancing the Mass. Ave street-scape and enhancing the greenspace and pedestrian experience.

The park by the Porter T Stop has been a design challenge for the community – to quote one of Roxbury's neighborhood planners, "one man's vest-pocket park is another man's vacant lot". The T has significantly improved this park, but cannot reasonably redesign its basic form. Greenspace setbacks in retail districts only work when well designed in combination with a ground floor use that both enliven, and in effect, protect the space from inappropriate use. Adding benches, bike racks, and welcoming swaths of green as a relief from the density of tarmac of a major street are all appropriate treatments to be considered in a Master Plan greenspace study. This ties back to the community-scale retail needs where there needs to be a spill over of lively activity and night lighting to make a space of appropriate depth for active urban use.

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20.203.5 Parking and Loading

There needs to be a traffic, parking and loading plan specific to a real build-out plan. Short-term parking for retail/business is critical to making the retail along Mass. Ave. continue to succeed. The only appropriate place to build structured parking (with recycling, storage, trash disposal) is behind the Porter Exchange Building. Adding secure bike lock-up, Zip Car spaces and requiring employers to subsidize T passes all move us away from the almighty car – but it is a reality of our age and must be considered in this planning process. Along with parking comes proper design of ingress and egress and impact on abutting streets. Where is the traffic study that demonstrates how to effectively add extra demand/ auto use to an already busy thoroughfare? This should be required as a base to build upon, not as an after-thought after approving density that snarls our streets and sidewalks.

In addition to the Overlay making no provisions for traffic and parking it, in fact, eases the parking requirements for Lesley by allowing deviations from the parking requirements to be permitted by Special permit rather than through the variance process which is the more stringent legal standard required elsewhere. We do not see the justification for allowing this provision for a particular user.

20.203.6 Open Space Requirements

Open space requirements are reduced, again without any plan to justify the reduction. In addition, details of this section such as allowing any 10 foot by 10 foot square of un-built space to be counted as open space, and area under a building overhang to be counted as open space seem to be antithetical to the concept of open space.

20.203.7 Special Permit Criteria

Our final major issue has to do with the criteria upon which Special permits issued under this Overlay would be judged. The provision of greatest concern here is the phrase, "Contribute to the vitality of Porter Square by concentrating academic activities...". We do not support the premise that a concentration of academic activities is in the best interest of our neighborhood of a key to its vitality.

06

Clearly, we are requesting that a detailed Master Plan be developed prior to blanket zoning relief. But we also believe that there needs to be far greater outreach by Lesley to the community on such plan. We understand that the City has a specific legal notice requirement. However, for such a large scale proposal this rule may not be adequate as a thoughtful planning practice, and it could be expanded.

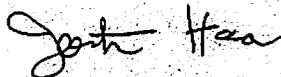
We would like to suggest that their vacant first floor storefront be used to display master planning work and maybe their new audio visual expansion with the AIB can make a format for visitors to login their thoughts and suggestions and make this a real iterative planning process.

Again, we request that you not pass the proposed Lesley Porter Overlay District, until a detailed Master Plan be reviewed and approved prior to implementing zoning changes.

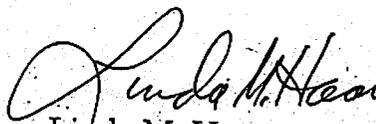
We understand that construction and development mean jobs and revenue for the City, and believe that that is a very positive thing for all of us. However, making short-term decisions which affect the community for years to come is not good land use or economic planning. We are in no way suggesting that Lesley not bring the AIB to Cambridge nor continue to be a constructive presence in the community. Detailed development plans will have to be developed by Lesley prior to construction under any scenario, and therefore sequencing such planning prior to broad zoning changes should not slow the process. In fact, any necessary re-zoning process may be enhanced given the mounting concerns regarding the Overlay.

Thank you for you consideration of the issues.

Sincerely,



Jonathan Haar



Linda M. Haar

13 Arlington Street
Cambridge, MA 02140

F

Ms. Margaret Drury
City Clerk
City Hall
Cambridge, MA 02138

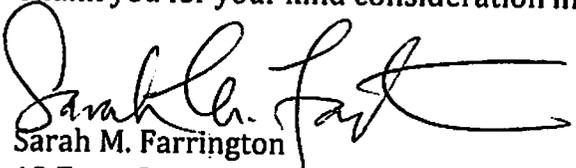
2009 MAY 26 P 3 53
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

May 26, 2009

Dear Ms. Drury,

Enclosed please find four Protest signatures to add to the citizen's Protest filed last Friday May 22, 2009. Would you kindly add these four to those already submitted? I have also included a complete list of all Protest signatures, as of 5/26/09.

Thank you for your kind consideration in this matter.


Sarah M. Farrington
18 Frost Street, Cambridge
617-864-2163

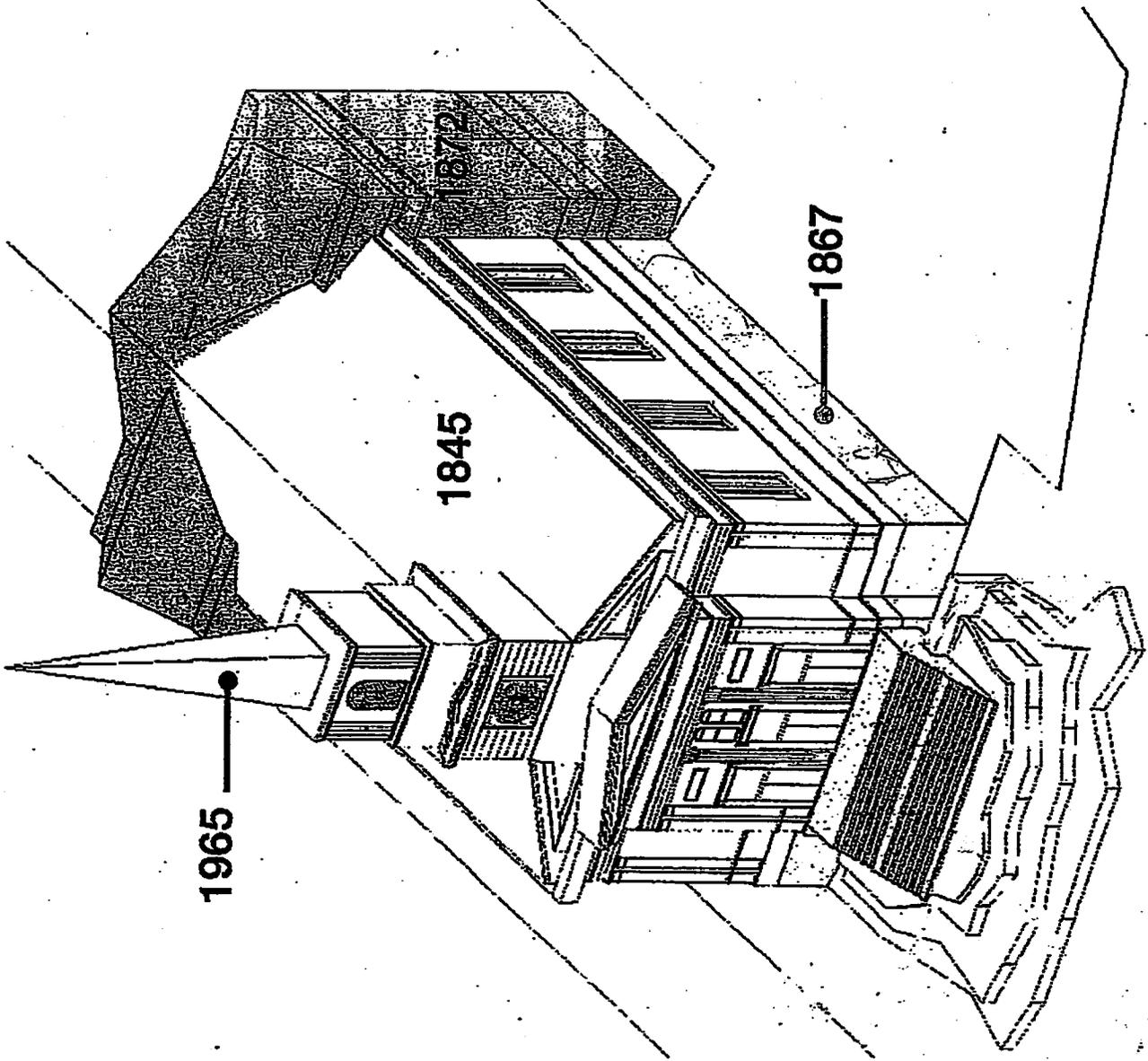
Owner Name (s)	Address	Date Signed
Shalom I. Newman	1775 Massachusetts Avenue, Unit 1	5/13/09
Margaret E. Curtis	1775 Massachusetts Avenue, Unit 8	5/14/09
Guy Rachmuth	1783 Massachusetts Avenue, Unit 2	5/10/09
Adam Looker	1783 Massachusetts Avenue, Unit 3	5/14/09
Sarah Jatko & Jeffrey R. Layton	1783 Massachusetts Avenue, Unit 5	5/16/09
Nora J. Etkin	1783 Massachusetts Avenue, Unit 7	4/27/09
Brigitta Ralston	1 Newport Road, Unit 4	4/25/09
Amery A. Burnham	1 Newport Road, Unit 6	5/13/09
Stuart J. Lipsky	1 Newport Road, Unit 8	5/13/09
James R. Hickey & Marcie A. Mitler	2 Newport Road, Unit 2	4/27/09, 5/20/09
Zuzana Nagy	2 Newport Road, Unit 5	4/30/09
Andrew Milia & Salma Abu Ayyash	2 Newport Road, Unit 8	4/27/09, 5/20/09
Patricia P. Rieker	3 Newport Road, Unit 2	4/28/09
Rhoda Kesler Unger & Burton Maurice Unger	3 Newport Road, Unit 4	5/12/09
Janet Reckman	4 Newport Road, Unit 1	4/26/09
Janet Reckman	4 Newport Road, Unit 3	4/28/09
Gladys Friedler	4 Newport Road, Unit 4	4/24/09
Ann D. Rodney	4 Newport Road, Unit 5	4/25/09
Constance Procaccini	4 Newport Road, Unit 6	4/30/09
Martha Hass	4 Newport Road, Unit 7	4/27/09
Susan Isenstein	4 Newport Road, Unit 8	4/26/09
Ellen Fox	5 Newport Road, Unit 4	4/29/09
Mary Christie	5 Newport Road, Unit 6	5/13/09
Shalom I. Newman	6 Newport Road, Unit 2	5/13/09
Byung Hee Byun	6 Newport Road, Unit 4	4/28/09
Joan Hutchinson	6 Newport Road, Unit 7	5/19/09
Joan Hutchinson	6 Newport Road, Unit 8	5/2/09
Guido Ruggero Fariello	7 Newport Road, Unit 3	4/24/09
Richard C. Farrington	8 Newport Road, Unit 3	5/19/09
Richard C. Farrington	8 Newport Road, Unit 4	5/19/09
Dr. Wallace J. Gardner	1791 Massachusetts Avenue	4/22/09
Peter Lang	1 Frost Terrace	5/5/09
John L. Farrington & Sarah M. Farrington	20 Roseland Street	5/18/09
John L. Farrington & Sarah M. Farrington	22 Roseland Street	5/18/09
Richard C. Farrington	28 Roseland Street	5/18/09
Richard C. Farrington	1 Frost Street	5/18/09
Richard C. Farrington	3 Frost Street	5/18/09
Richard C. Farrington	5 Frost Street	5/18/09
Richard C. Farrington	6 Frost Street	5/18/09
Richard C. Farrington	18 Frost Street	5/18/09
Richard C. Farrington	135-137 Oxford Street	5/18/09
Virginia Youngren	139 Oxford Street	5/18/09
Andrea E. Kadomiya & Ron Kadomiya	9 Frost Street	4/26/09
Mary Jeanne Tufano & Peter Tufano	10 Frost Street	5/2/09
Dr. Robert L. Muellner	11 Frost Street	5/19/09
Alison M. Roberts & Theo Forbath	21 Frost Street	5/17/09
Patrick Tai & Hu-Tam Ho Tai	11 Forest Street	5/19/09

Owner Name (s)	Address	Date Signed
Jonathan Haar & Linda Haar	13 Arlington Street	4/22/09
Morris Halle & Rosamund Halle	10 Arlington Street	4/24/09
Nancy Bromberger & Sylvain Bromber	4 Arlington Street, Unit 12A	4/25/09
Graeme Fincke & Heidi Urich	11 Arlington Street	4/25/09
Marjorie Yates	36 Upland, Unit 3	4/26/09
Ronald Cruickshank	5A Lancaster Street	4/26/09
Robert Gregory Scapicchio	1776 Massachusetts Avenue, Unit 2A	4/28/09
Susan Napier	7 Lancaster Street	4/30/09
Barbara J. Thomas	18 Upland Road, Unit 4	4/30/09
Victoria Oliva	15 Upland Road, Unit 6	5/1/09
Kathy Dalton	6 Arlington Street, Unit 12	5/4/09
Mordecai Danesh	9 Upland Road	5/4/09
Patricia Haseltine	24 Mount Vernon Street	5/5/09
Wendy Schoener	15 Arlington Street	5/9/09
Stephanie Adelman & Jo Adelman	9 Lancaster Street, Unit 1	5/17/09
Michael Moskowitz	9 Lancaster Street, Unit 2	5/21/09
Bernard Steinberg & Roslyn Steinberg	9 Lancaster Street, Unit 4	5/17/09
Bernard Steinberg & Roslyn Steinberg	9 Lancaster Street, Unit 5	5/23/09
Marvin E. Gilmore	26 Mount Vernon Street	5/20/09
Michael K. Davis	34-36 Mount Vernon Street, Unit 36	5/15/09
Gulrez Arshad & Sara Arshad	40 Mount Vernon Street, Unit 2	5/22/09
Joyce Porter Barringer & Paul Barringer	12 Upland Road, Unit 12	5/18/09
Linda E. Mar	16 Upland Road, Unit 2	5/16/09
Elliott Sirkin	18 Upland Road, Unit 1	5/17/09
William Thibodeaux	21-23 Upland Road	5/21/09
Valentina P. Ugali	22 Upland Road	5/22/09
Valentina P. Ugali	26 Upland Road	5/22/09
Andrea Wilder	12 Arlington Street	5/23/09

14



North Prospect Church, Feb, 20, 2009, from Arlington Street



4 CHURCH ADDITIONS FORMER NORTH PROSPECT CHURCH

PROGRAM SPACE LIST IN NET SQUARE FEET (NSF)

A.4	Critique Rooms	1,500
B.1	Administration and Staff Offices	2,210
B.3	Department Chairs Offices	1,080
B.4	Faculty Offices	2,440
C.1	Staff Mailboxes	150
C.2	Student Mailboxes	200
D.1	Student Locker Area	1,100
E.1	Arts Commons	1,200
F.1	Library & Visual Resource Center	3,485
G.1	Main Gallery	4,090
G.2	Faculty Gallery	200
G.3	Student Gallery	1,000
G.4	Informal Gallery/Installation nodes	-
H.1	Drawing Studios	3,950
H.2	Design/Illustration Work Area	1,640
I.1	Digital Work Area	5,330
I.2	Animation Work Area	3,550
J.1	Multi-Use Studios	4,800
K.1	Painting Studios	3,450
K.2	Senior Studios	8,850
L.1	Photographic Work Area	4,350
M.1	Printmaking Work Area	2,230
M.2	3D (Wood/Metal/Stone) Work Area	3,330
M.3	Ceramics/Clay/Plaster Work Area	3,440
N.1	Outdoor Spaces	-
O.1	Loading/Receiving	250
O.2	Storage	800
P.1	Maud Morgan Arts Center	2,725
Q.1	University Art Studios	3,200

Spaces required for Art Institute (nsf) 75,854

Use Existing University Spaces

NEW SPACE REQUIRED FOR ART INSTITUTE 67,350

Program Alternates

Alt	Black Box Performance Space	1,600
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**SUMMARY LOCATION STUDY
ART INSTITUTE FACILITIES
AT THE NORTH PROSPECT CHURCH**

SITE	BUILDING NEW/EXST.	PROGRAM USE - SEE LIST.	SQ. FT. REQUIRED PROGRAM.	SQ. FT. AVAILABLE DESIGN	FOOTPRINT FAR	FAR
1	ACROSS ROSELAND STREET PARKING LOT.	UNIVERSITY HALL	ADMIN. MAUD MORGAN ART CENTER U.A. ARTSTUD.	21,109 #	21,109 #	
2	CHURCH	CHURCH & ADJUNCT BLDG	LIBRARY GALLERIES PAINTING STUDIOS	26,665 #	27,715 #	6045 # .35
3	CHURCH YARD	ART INST. CLASSRM'S & STUDIOS	STUDIOS & WORK AREAS	27,030 #	27,250 #	5850 # .33

ALL BUILDINGS ARE ASSUMED TO HAVE 2 BELOW GRADE BASEMENT FLOORS

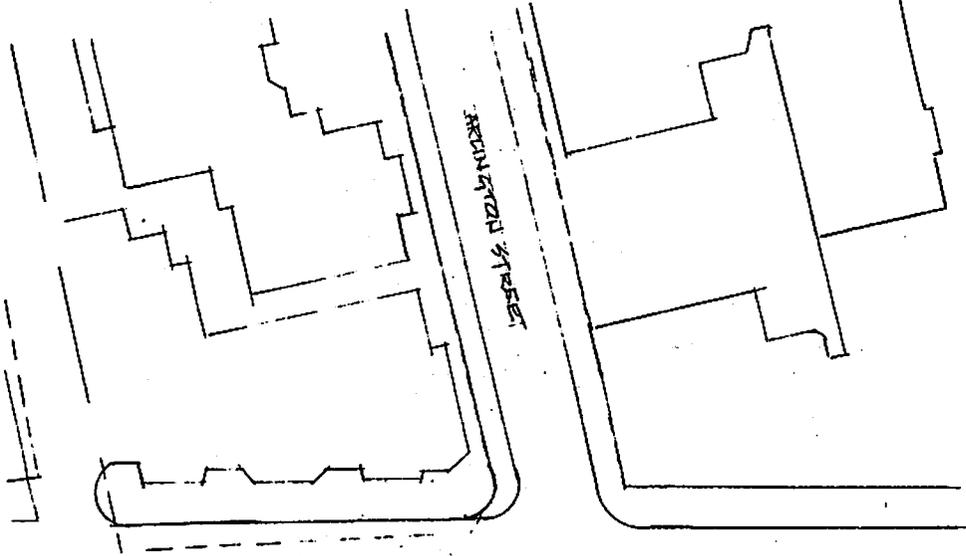
FAR = $\frac{\text{FOOTPRINT} \#}{\text{SITE} \#}$

SITE #1
PARKING NOT INCLUDED - SUGGEST 1 OR 2 STORY PARKING GARAGE ABOVE GRADE ALONG TRACKS WITH 2 BELOW IF NEEDED AND IF POSSIBLE. ACCESS FROM MASS. AVE AND ROSELAND ST.

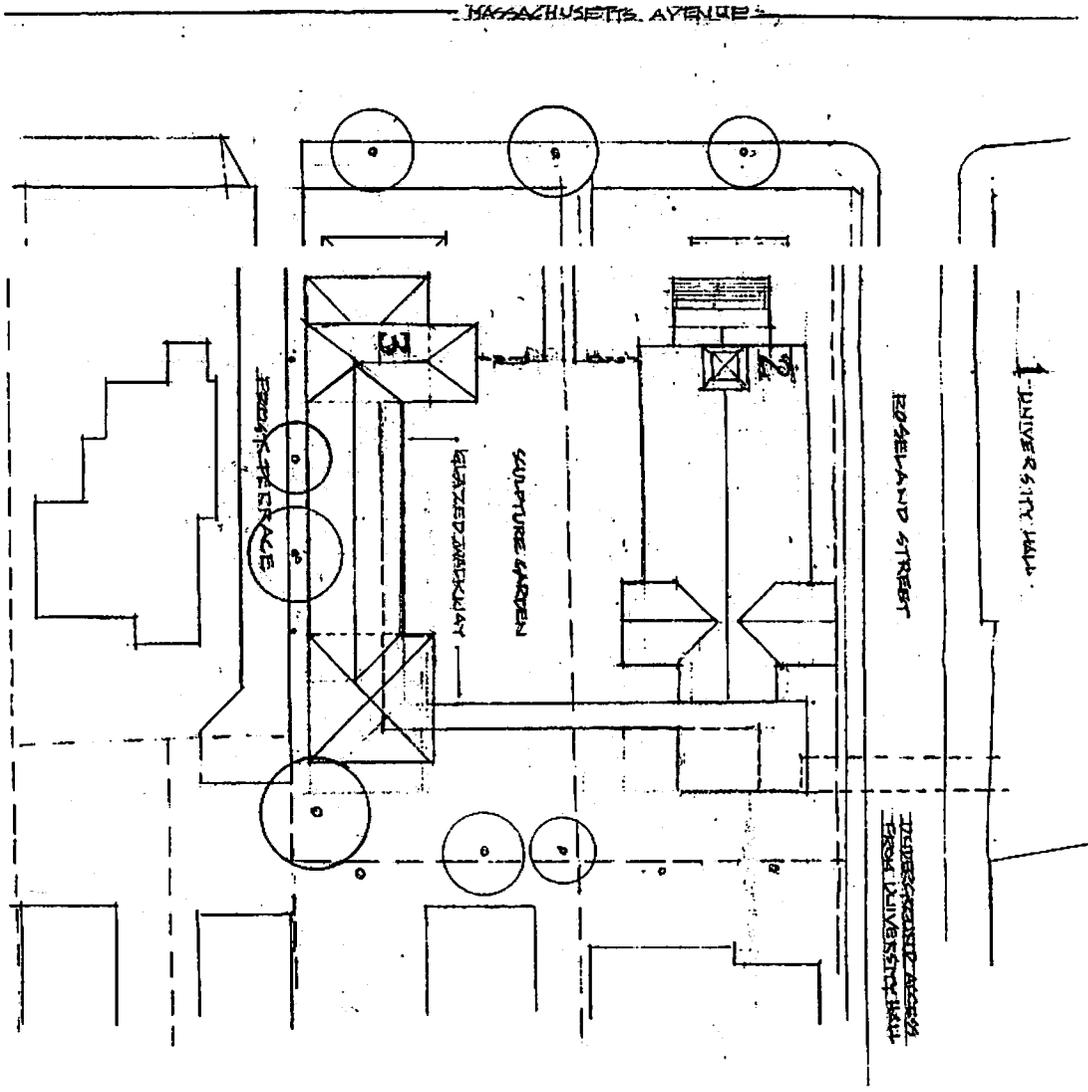
PLAN C
04/13/09

All numbers are net square feet. Net square feet is space assignable to a program element, and excludes wall thickness, circulation, mechanical service areas, and building service components.

SCALE - 1" = 40'
 BASED ON MAP BY GREENAU HOUSE, ca. 1870
 CORRECTED BY FIELD MEASURE.



A



1A	DATE OF PLAN	ALTERNATIVE PLAN	James W. Freeman • Architect 25A Hillside Avenue Cambridge Massachusetts 02140
	SCALE	NORTH PROSPECT CHURCH	
	JOB	PROGRAM & SITE STUDY	

PROGRAM SPACE LIST IN NET SQUARE FEET (NSF)

A.4	Critique Rooms	1,500
B.1	Administration and Staff Offices	2,210
B.3	Department Chairs Offices	1,089
B.4	Faculty Offices	2,440
C.1	Staff Mailboxes	150
C.2	Student Mailboxes	200
D.1	Student Locker Area	1,100
E.1	Arts Commons	1,200
F.1	Library & Visual Resource Center	3,485
G.1	Main Gallery	4,090
G.2	Faculty Gallery	200
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G.4	Informal Gallery/Installation nodes	
H.1	Drawing Studios	3,950
H.2	Design/Illustration Work Area	1,640
I.1	Digital Work Area	5,330
I.2	Animation Work Area	3,550
J.1	Multi-Use Studios	4,800
K.1	Painting Studios	3,450
K.2	Senior Studios	8,850
L.1	Photographic Work Area	4,350
M.1	Printmaking Work Area	2,230
M.2	3D (Wood/Metal/Stone) Work Area	3,330
M.3	Ceramics/Clay/Plaster Work Area	3,440
N.1	Outdoor Spaces	
O.1	Loading/Receiving	250
O.2	Storage	800
P.1	Maud Morgan Arts Center	2,725
Q.1	University Art Studios	3,200
Spaces required for Art Institute (nsf)		75,854
TOTAL SPACE REQUIRED FOR ART INSTITUTE		75,854
USE EXISTING UNIVERSITY SPACES		
NEW SPACE REQUIRED FOR ART INSTITUTE		67,350
Program Alternate		
Alt	Black Box Performance Space	1,600

SUMMARY LOCATION STUDY
ART INSTITUTE FACILITIES
AT THE NORTH PROSPECT CHURCH

SITE	BUILDING NEW EXIST.	PROGRAM USE - SEE LIST.	SG.FT. REQUIRED PROGRAM.	SG.FT. AVAILABLE DESIGN	FOOTPRINT	FAR
1	ACROSS ROSELAND STREET PARKING LOT	UNIVERSITY HALL	ADMIN. MAUD MORGAN ART CENTER U.A. ART STUD.	21,109 #	21,109 #	
2	CHURCH	CHURCH & ADJUNCT BLDG	LIBRARY GALLERIES PAINTING STUDIOS	26,665 #	27,715 #	6045 # .35
3	CHURCH YARD	ART INST. CLASSRMS & STUDIOS	STUDIOS & WORK AREAS	27,030 #	27,250 #	5850 # .33

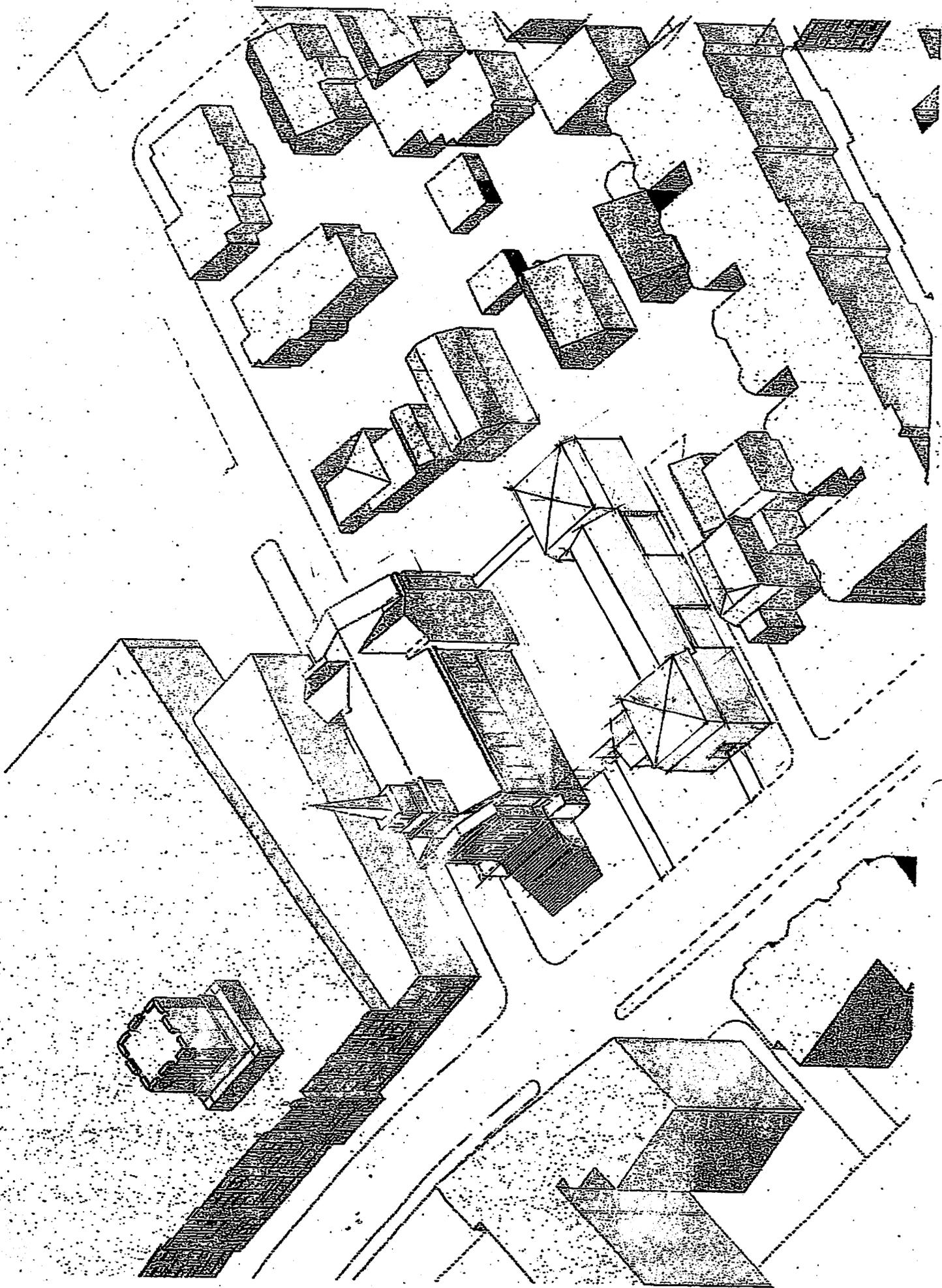
ALL BUILDINGS ARE ASSUMED TO HAVE 2 BELOW GRADE BASEMENT FLOORS

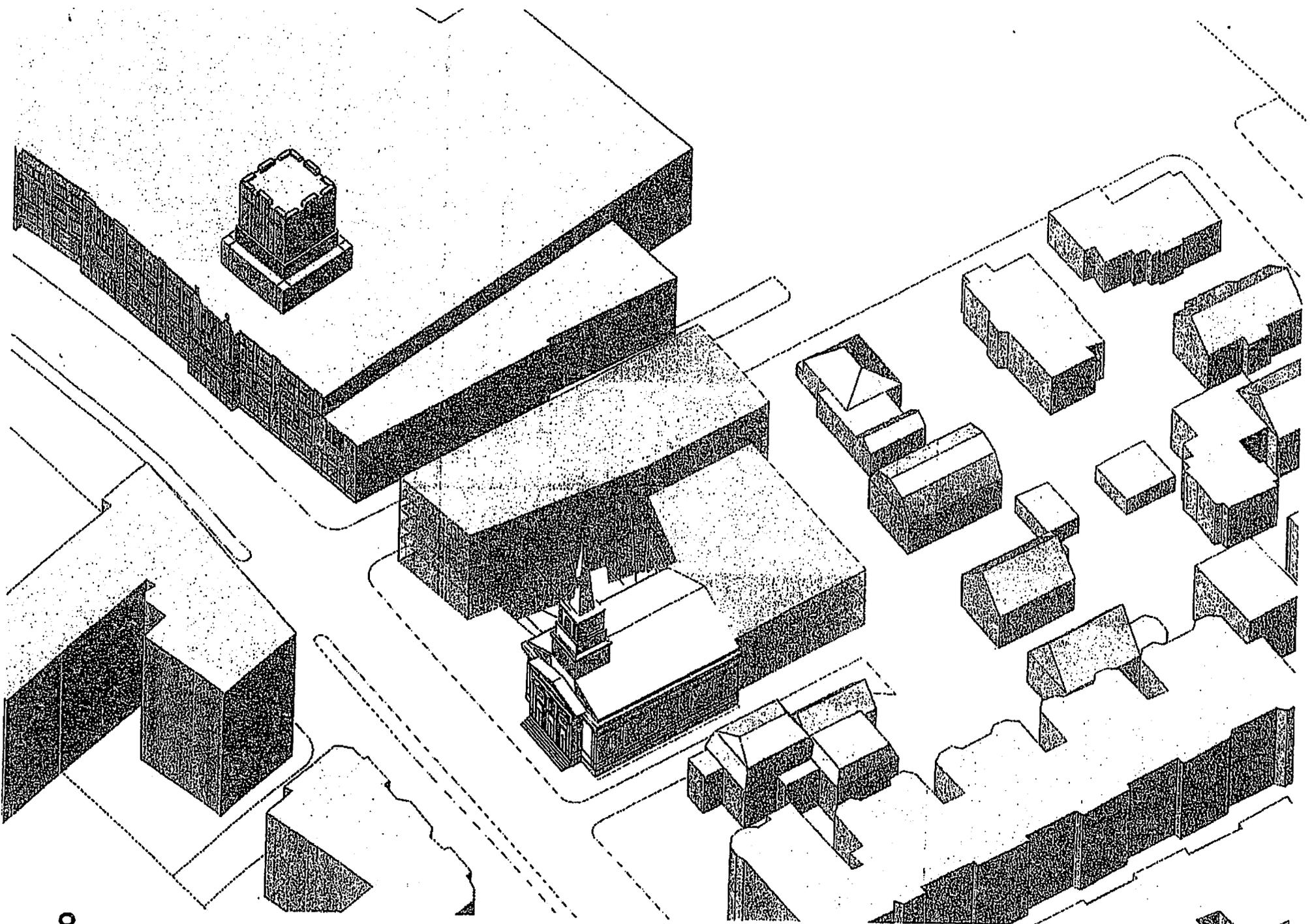
FAR = $\frac{\text{FOOTPRINT} \#}{\text{SITE} \#}$

SITE #1
PARKING NOT INCLUDED - SUGGEST 1 OR 2 STORY PARKING GARAGE ABOVE GRADE ALONG TRACKS WITH 2 BELOW IF NEEDED AND IF POSSIBLE. ACCESS FROM MASS. AVE AND ROSELAND ST.

PLAN C
04/13/09

All numbers are net square feet. Net square feet is space assignable to a program element, and excludes wall thickness, circulation, mechanical service areas, and building service components.

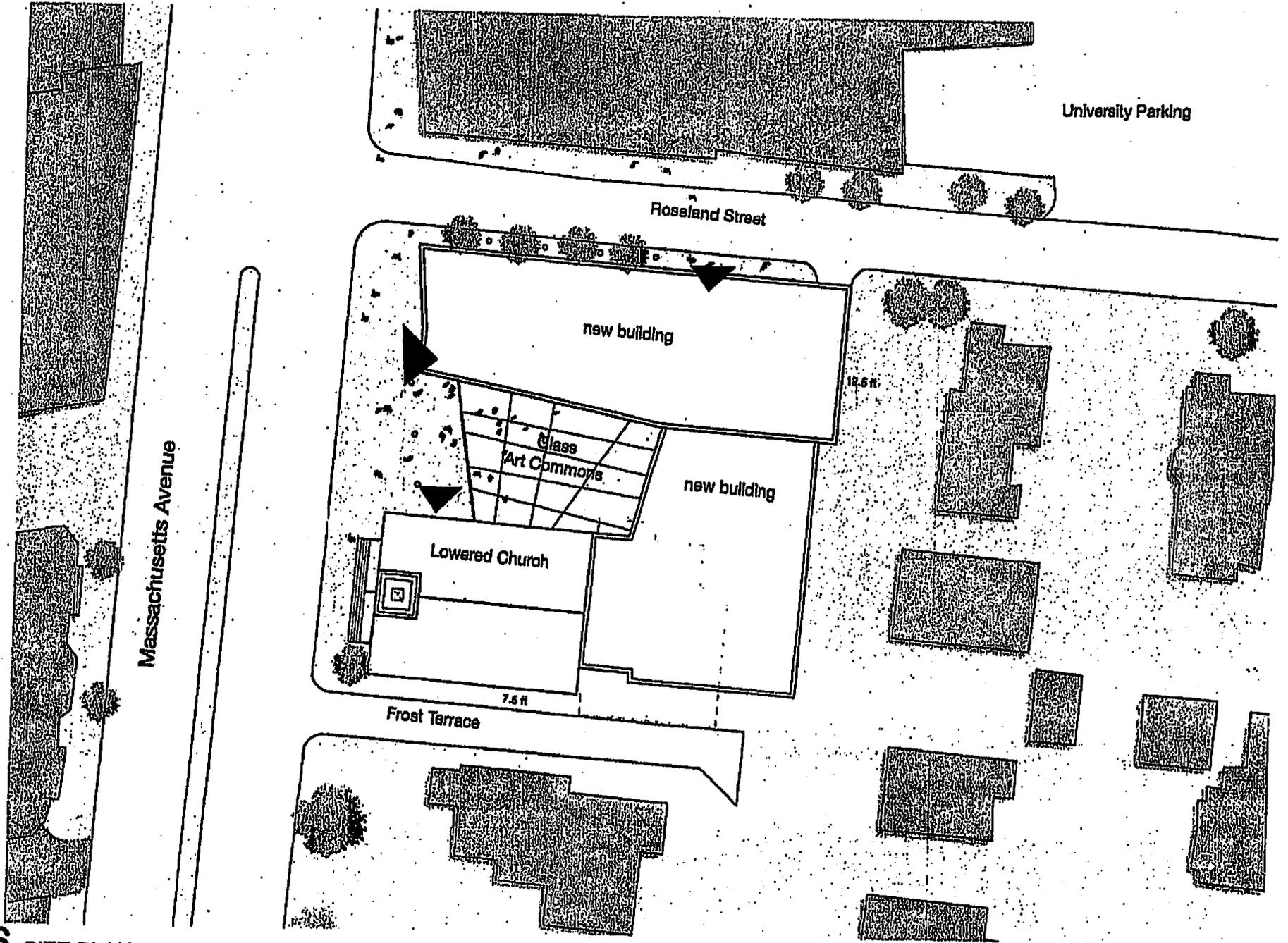




8 OVERVIEW LOWERED 1845 CHURCH
ART INSTITUTE
at LESLEY UNIVERSITY

PLAN A

May 1, 2008
Bruner/Cott
architects and planners



6 SITE PLAN LOWERED 1845 CHURCH
 ART INSTITUTE
 at LESLEY UNIVERSITY

PLAN A

May 1, 2008
 Bruner/Cott
 architects and planners

To: Margaret Dougan, City Clerk

May 27, 2009

H

ORDINANCE COMMITTEE:

: I have been a resident of the Agassiz neighbourhood for over 50 yrs and of the Newport Condominiums since 1976. Our complex of 84 apartments is separated from Roseland/ Mass Avenue site by a single 2 story home. 38 of our units in the North bldg, including bedrooms face the proposed site.

No attempt was made to ^{inform} or solicit the opinions of other Newport residents or abutters of the progress of the proposal. My own attempts to learn more about the project were unsuccessful. Despite repeated inquiries to some representatives of the Leslie/Community study Committee over several months, I was unsuccessful in obtaining any information on the status of their discussions. Out of frustration, I began attending various community and official city meetings in early January. What I have heard at these meetings alarmed me. Many of my neighbors at Newport and elsewhere in this Northeast edge of the Agassiz neighborhood have become very concerned about the present Leslie- proposed Art Institute and its placement on the church property.

However, I speak only for myself. I wholly support the AIB in Cambridge but I am opposed to the proposed zoning change for multiple reasons. All of these relate to the proposed location of art institute. This building will adversely impact the quality of life in our neighbourhood. The height, density and mass of the building proposed for the Roseland site will adversely impact an historic neighbourhood already on the edge of a commercial zone. Even after the initial two year disruption during construction with attendant noise, dust and large vehicles moving equipment in and waste out, the increase in traffic and pedestrians coupled with noise from ventilation, heating and other equipment to be located on the roof of the projected building well be very disruptive. For writers, artists and scholars who work at home, this disruption may become intolerable.

I also worry about the inadequacy of the parking study and the negative impact on traffic and parking due to the accompanying influx of visitors to the AIB for both daytime and evening events and by the influx of 500-600 students Many students will choose to live and park with their permits in our neighbourhood, an area where parking is already a challenge.

As a science professor whose lifetime research has focused on toxic agents and their effect on genetic integrity and development, I am concerned about procedures planned for removal of know asbestos contaminants at the church and for removal of toxic chemicals from the photographic laboratories planned for basement facilities of AIB.

There have been many comments re the increase in value of our properties and the contrary, the decrease. Only time will tell but I and the many I have spoken with chose to live here here because it was and remains a neighborhood, however fragile and not because it was a investment.

There are alternate sites that have been proposed by residents at open meetings for placement of the AIB on Lesley properties at Porter Square which are far more amenable to our community. Lesley should examine these options before forcing us to accept, at our back door, a project that has many negative effects on me and my neighbors.

Gladys (Gaby) FRIEDLER
4 Newport Rd, #4

**Gordon Moore
9 Rutland Street
Meeting**

The most important question is Why give Lesley University twice as much development space as they need to bring the Art Institute of Boston (AIB) to Porter Square?

We should limit the growth of the number of students, staff, and faculty on Lesley's Porter Campus to that population which will not overwhelm the adjacent neighborhoods. The AIB itself will bring 600 students plus staff and faculty. Doubling the developable space available to them beyond that needed for the AIB would enable them to bring an additional 600-800 students and staff. This is just too much student pressure in Agassiz, which is already heavily over-populated with students

These are already congested neighborhoods. Granting Lesley all this capacity on its campus will:

- Increase traffic and congestion
- Increase Cambridge sticker parking in the daytime and art show visitors at night, thus further competing for space with neighbors already space-bound;
- Increase the number of students competing for affordable housing;
- More than double construction impact on the neighborhoods.
- Put more pressure on the neighborhoods through which students walk day and night (example is the problem that neighbors next to the Radcliffe quad have with noise and occasional vandalism).

Other negative impacts include:

- Moving the North Prospect church from its current location and negatively impacting views from Arlington Street and other perspectives;
- Creating a dense and high development on the Avenue, which effectively moves density greater than Business C down the Avenue, canyonizing it like Harvard-Central Square;
- Ignoring the abutters plight, such that they will be boxed in by the development.
- Putting the survival of the large trees on Mass Ave at risk.

The question is how to structure the overlay district zoning to enable Lesley to bring the 600 AIB students, staff, and faculty to the Campus but limit further development and reduce the density of their development on the Church property.

There are two problems with the Overlay District as proposed. Both can be easily fixed and fixing them would limit the size of their overall development potential and encourage them to locate the AIB behind the Porter Exchange Building

First, Remove Lesley's request for unlimited FAR on any developed site.

In 20.203.2 (1)a. the sentence should be modified to delete

“...without limit as to the FAR on any individual lot.”

- Result: The full developable square footage is available but the majority of the dense FAR is directed to the parking lot behind the Porter Exchange building.

Second, remove the setback and height waivers for historical structures.

In 20.203.3 (1), remove the phrase in each that reads “However, the height of any historic structure..... and 5.43” and in 20.203.4 remove the phrase “....provided, however,Overlay District.”

**Support for Lesley Porter Zoning District-
Ordinance Committee Hearing May 27, 2009**

I am speaking in support of Lesley's Overlay Zoning District in Porter Square. . I have been a resident of the Porter Square area for over forty years and an architect and urban designer. I have passed through Porter Square almost daily walking to the Porter Square T to commute to work since 1981.

There are many positive measures this zoning district will do for our neighborhoods:

- 1. It will balance development across its campus bringing a nationally known art school to Cambridge and Massachusetts Avenue. The school's presence on Mass. Ave. will give it the prominence it deserves to be a part of Porter Square and the community.
The location is well suited for many reasons. Mass. Ave is the central commercial corridor of our city. Additional commercial or educational development along Mass. Ave is helpful to the economic health of the city, and contributes to the health of the street when continuous active storefronts and public uses are located at the street level. The day and night activity brought by a school, with students coming and going at all hours increases the safety of the street, and provides new marketing potential for existing uses along the Avenue.**
- 2. Porter Square is a major transit hub in Cambridge with the only subway and commuter rail station complex in Cambridge and this education oriented zoning district is what should be near this transit hub. Traditional development standards show that reasonable density like this district surrounding the station helps development that is transit oriented also helps surround neighborhoods with good retail services for the neighborhood.**

3. **Massachusetts Avenue at Porter Square is a wide retail / business street in Cambridge. The AIB on east side and new Lesley buildings on the west side of the Avenue will fill in what have been open and unfriendly spaces for too many years. Including the church property at Roseland and Mass.Ave, the zoning district corrects the only flaw in the continuity of an overall B district that starts at Harvard and goes out to Arlington.**

4. **Lesley has been a good neighbor, and this overlay district reflects the positive moves Lesley University has made integrating itself into our neighborhoods without overwhelming them.**

Thank you for your consideration and positive support for this new and important district for our neighborhood and city.

**Ron Axelrod, Member Lesley Working Group
26 Shepard Street**