

Zoning Petition

The undersigned hereby petition the City Council of the City of Cambridge to amend the Cambridge Zoning Ordinance, as most recently amended, as follows:

1. To see whether the City Council will vote to amend the Cambridge Zoning Ordinance by adding Section 13.73.0, immediately following Section 13.73, to read as follows:

13.73.0 Special Permit for Non-Residential Uses. The Planning Board may permit up to one-hundred (100) percent of the total authorized Gross Floor Area within a Development Parcel to consist of non-residential uses if there is only one (1) building proposed to be located within the Development Parcel.

2. To see if the City Council will vote to amend Sections 13.73, 13.74.1, 13.74.2, 13.74.3 and 13.74.31, which currently read as follows:

13.73 Use Regulations. Any use permitted in Article 16.000 - North Point Residence District may be allowed by the Planning Board, but subject only to the requirements and limitations of this Section 13.70. Other uses, not permitted in Article 16.000 but permitted in a Business B District, may be allowed by the Planning Board upon a written determination that such use is compatible with and advances the policy objectives of the Eastern Cambridge Plan and that it is necessary to support the predominant residential use in the PUD in the North Point Residence District. However, non-residential uses may not constitute more than thirty-five (35) percent of the total authorized Gross Floor Area within any Development Parcel, exclusive of both Gross Floor Area devoted to parking facilities and the additional Gross Floor Area (GFA) that may be constructed as a result of the application of FAR bonuses permitted in Section 11.200.

...

13.74.1 Floor Area Ratio (FAR) Limitation. The maximum ratio of floor area to the total area of the development parcel shall be 2.4 except as modified by Sections 13.74.11 – 13.74.13 below. Any GFA contained within the head house or transit station serving the MBTA Green Line, excluding any GFA occupied by private retail, office, or other uses, shall not be subject to the FAR limitations set forth in this Section 13.74.1. Where a Development Parcel encompasses lots to which different FAR and nonresidential use limitations apply, the FAR and non-residential use limitation regulations shall be used only to determine the total amount of GFA permitted including the GFA devoted to residential and non-residential uses. Those FAR and non-residential use regulations shall not regulate or limit the distribution of the authorized GFA or uses within the Development Parcel as a whole. That distribution shall be determined by the Planning Board in its approval of the Final Development Plan.

...

13.74.2 Minimum Development Parcel Size. The minimum size of the Development Parcel shall be the larger of (1) one hundred thousand (100,000) square feet or (2) seventy-five percent of the area of a lot or combination of lots (a) in existence as of June 1, 2001 and (b) held in common ownership where it is proposed to incorporate any portion of such lot or lots within the Development Parcel. The area of the development parcel may include land dedicated (after adoption of this Section 13.70 and prior to any application for a PUD special permit under this Section 13.70) by the owner or former owner of the lot, whether in fee or by easement, deed restriction, covenant or comparable legal instrument enforceable by the City of Cambridge or other public entity, as a public way, private way open to public use, or public open space.

...

13.74.3 Maximum Building Height. The maximum height of buildings in the PUD district shall be eighty-five (85) feet except as otherwise shown on the PUD in the North Point Residence District

Height Limitation Map (Map 13.71) and as described herein. Height is further regulated by the provisions set forth in Sections 13.74.31 – 13.74.33 below.

(1) Maximum Building Height of One Hundred and Fifty (150) Feet. The maximum height of buildings shall be 150 feet in the following described areas:

(a) That area bounded by a line beginning as the centerline of Charlestown Avenue, then the centerline of North Point Boulevard and its southeasterly extension to the Cambridge/Boston municipal boundary line, then the Cambridge/Boston municipal boundary line, and then the centerline of O'Brien Highway (Bridge Street) to the point of origin.

(b) That area bounded by a line beginning as the centerline of Charlestown Avenue, then the centerline of O'Brien Highway, then a line northwesterly of, parallel to and 200 feet distant from the northwesterly sideline of Charlestown Avenue, then a line northerly of, parallel to and 225 feet northerly of Reference Line #1 (see Section 13.74.34), then a line turning in a northerly direction which is the northerly extension of the centerline of Second Street to its intersection with the Cambridge/Somerville municipal boundary line, then the Cambridge/Somerville/Boston municipal boundary line to the point of origin.

(2) Maximum Building Height of One Hundred and Twenty (120) Feet. The maximum height of buildings shall be 120 feet in the following described area: That area bounded by a line beginning as boundary of the area described in 13.74.3 1b above; then the centerline of O'Brien Highway; then a line northwesterly of, parallel to and 325 feet distant from the northwesterly sideline of Charlestown Avenue; then a line northerly of, parallel to and 100 feet distant from Reference Line #1 (see Section 13.74.34); then the Special District 1 zoning district boundary line, then the Cambridge/Somerville municipal boundary line to the point of origin.

...

13.74.31 Portions of Buildings Limited to Sixty-five Feet. Any portion of a building that is within fifty (50) feet of an existing or proposed Public Open Space or single intervening street abutting that open space may exceed 65 feet only if for each floor above 65 feet, that floor is set back an additional 10 feet from the façade of the floor below, until the maximum height is attained, or until a 20 foot setback from the façade at 65 feet is attained. Alternately, a set back of 20 feet from the façade of the building at a height of 65 feet shall be permitted, and the remaining portions of the building allowed to achieve the maximum height permitted by Section 13.74.3, or any variation between the two provisions.

by deleting the language shown in *[italics and brackets]* and adding the language shown in **bold face and underlined** as follows:

13.73 *Use Regulations.* Any use permitted in Article 16.000 - North Point Residence District may be allowed by the Planning Board, but subject only to the requirements and limitations of this Section 13.70. Other uses, not permitted in Article 16.000 but permitted in a Business B District, may be allowed by the Planning Board upon a written determination that such use is compatible with and advances the policy objectives of the Eastern Cambridge Plan and that it is necessary to support the predominant residential use in the PUD in the North Point Residence District. However, **except as set forth in Section 13.73.0 below**, non-residential uses may not constitute more than thirty-five (35) percent of the total authorized Gross Floor Area within any Development Parcel, exclusive of both Gross Floor Area devoted to parking facilities and the additional Gross Floor Area (GFA) that may be constructed as a result of the application of FAR bonuses permitted in Section 11.200.

...

13.74.1 Floor Area Ratio (FAR) Limitation. The maximum ratio of [*floor area*] Gross Floor Area to the total area of the [*development parcel*] Development Parcel, which area shall be calculated in accordance with Section 13.74.2 below, shall be 2.4 except as modified by Sections 13.74.11 – 13.74.13 below. Any GFA contained within the head house or transit station serving the MBTA Green Line, excluding any GFA occupied by private retail, office, or other uses, shall not be subject to the FAR limitations set forth in this Section 13.74.1. Where a Development Parcel encompasses lots to which different FAR and nonresidential use limitations apply, the FAR and non-residential use limitation regulations shall be used only to determine the total amount of GFA permitted including the GFA devoted to residential and non-residential uses. Those FAR and non-residential use regulations shall not regulate or limit the distribution of the authorized GFA or uses within the Development Parcel as a whole. That distribution shall be determined by the Planning Board in its approval of the Final Development Plan.

...

13.74.2 Minimum Development Parcel Size. The minimum size of the Development Parcel shall be the larger of (1) one hundred thousand (100,000) square feet or (2) seventy-five percent of the area of a lot or combination of lots (a) in existence as of June 1, 2001 and (b) held in common ownership where it is proposed to incorporate any portion of such lot or lots within the Development Parcel, provided that clause (2) shall not apply to a lot or combination of lots owned by The Commonwealth of Massachusetts or a department thereof as of June 1, 2001. The area of [*the development parcel*] a Development Parcel may include land dedicated (after adoption of this Section 13.70 and prior to [*any application for*] the issuance of any building permit for work under a PUD special permit under this Section 13.70) by the owner or former owner of the [*lot*] land, whether in fee or by easement, deed restriction, covenant or comparable legal instrument enforceable by the City of Cambridge or other public entity, as a public way, private way open to public use, or public open space.

...

13.74.3 Maximum Building Height. The maximum height of buildings in the PUD district shall be eighty-five (85) feet except as otherwise shown on the PUD in the North Point Residence District Height Limitation Map (Map 13.71) and as described herein. Height is further regulated by the provisions set forth in Sections 13.74.31 – 13.74.33 below.

(1) **Maximum Building Height of One Hundred and Fifty (150) Feet.** The maximum height of buildings shall be 150 feet in the following described areas:

(a) That area bounded by a line beginning as the centerline of Charlestown Avenue, [*then the centerline of North Point Boulevard and its southeasterly extension to the Cambridge/Boston municipal boundary line,*] then the Cambridge/Boston municipal boundary line, and then the centerline of O'Brien Highway (Bridge Street) to the point of origin.

(b) That area bounded by a line beginning as the centerline of Charlestown Avenue, then the centerline of O'Brien Highway, then a line northwesterly of, parallel to and 200 feet distant from the northwesterly sideline of Charlestown Avenue, then a line northerly of, parallel to and 225 feet northerly of Reference Line #1 (see Section 13.74.34), then a line turning in a northerly direction which is the northerly extension of the centerline of Second Street to its intersection with the Cambridge/Somerville municipal boundary line, then the Cambridge/Somerville/Boston municipal boundary line to the point of origin.

(2) **Maximum Building Height of One Hundred and Twenty (120) Feet.** The maximum height of buildings shall be 120 feet in the following described area: That area bounded by a line beginning as boundary of the area described in 13.74.3 1b above; then the centerline of O'Brien Highway; then a line northwesterly of, parallel to and 325 feet distant

from the northwesterly sideline of Charlestown Avenue; then a line northerly of, parallel to and 100 feet distant from Reference Line #1 (see Section 13.74.34); then the Special District 1 zoning district boundary line, then the Cambridge/Somerville municipal boundary line to the point of origin.

...

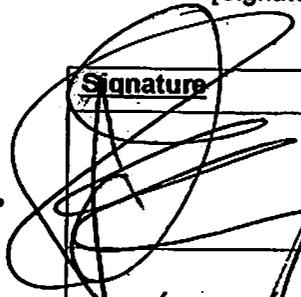
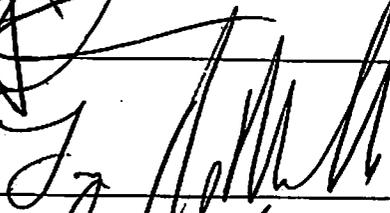
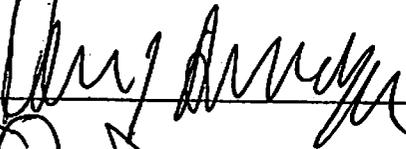
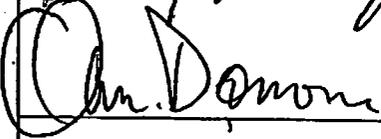
13.74.31 Portions of Buildings Limited to Sixty-five Feet. [Any] Except within the area described in Section 13.74.3(1)(a), any portion of a building that is within fifty (50) feet of an existing or proposed Public Open Space or single intervening street abutting that open space may exceed 65 feet only if for each floor above 65 feet, that floor is set back an additional 10 feet from the façade of the floor below, until the maximum height is attained, or until a 20 foot setback from the façade at 65 feet is attained. Alternately, a set back of 20 feet from the façade of the building at a height of 65 feet shall be permitted, and the remaining portions of the building allowed to achieve the maximum height permitted by Section 13.74.3, or any variation between the two provisions.

- 3. To see whether the City Council will vote to amend the North Point Residence District Height Limitation Map (Map 13.71), referenced in Section 13.74.3 of the Cambridge Zoning Ordinance, to reflect the proposed changes to 13.74.3 above, which permit a maximum height of 150 feet for all buildings east of the Gilmore Bridge within the PUD-6 (North Point) District.

This zoning petition for amendment of the Cambridge Zoning Ordinance is respectfully submitted by the undersigned ten (10) registered voters of the City of Cambridge, for consideration and adoption by the Cambridge City Council in accordance with the provisions of M.G.L. c.40A, §5.

[signature page follows]

[Signature Page for Zoning Petition to Amend Sections 13.73, 13.74 and Map 13.71]

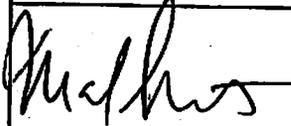
Signature	Name	Address
	Richard McKinnon	One Highland St. 19005 Cambridge, MA 02141
	Lawrence Mondello	1 Lashburn St #514 Cambridge, MA 02141
	Jason Sartore	1 Leitch St Cambridge MA 02141
	NATERCIA AMAYA	97 ^A Sixth Camb ma 02141
	Roberto Amaya	97 ^A Sixth St. Cambridge 02141
	NERY AMAYA	97 ^A Sixth St. Cambridge
	Owen Donovan	96 Gobe St Camb

✓

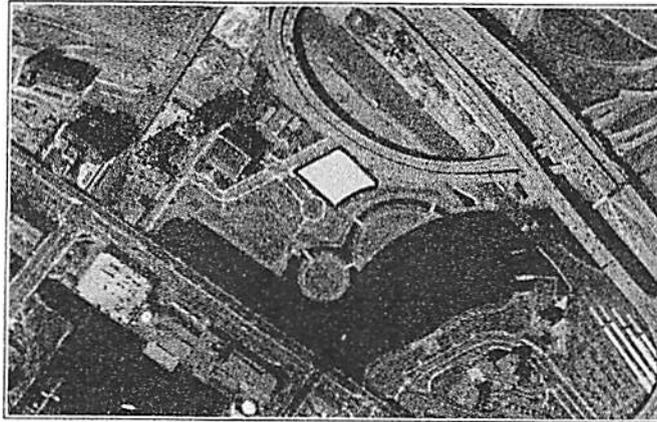
[Signature Page for Zoning Petition to Amend Sections 13.73, 13.74 and Map 13.71]

Signature	Name	Address
✓ <i>Anthony Pini</i>	Anthony Pini	257 Cambridge St.
✓ <i>Laura Pini</i>	Laura Pini	86 Otis St. #34
✓ <i>Gerard J. Clark</i>	Gerard J. Clark	81 Orched St
✓ <i>James G. Stockard, Jr.</i>	JAMES G. STOCKARD, JR	141 OXFORD ST.
✓ <i>Warren R. McManus</i>	WARREN R. McMANUS	373 CARDINAL MEDERIS AVE
✓ <i>Gregory P. Russ</i>	Gregory P Russ	201 Norfolk St Apt. 1
<i>John Prevost</i>	John K Prevost	194 Thorn di Ko St
<i>Mark Parise</i>	<i>Mphkil</i>	693 23 Cambridge St
✓ <i>Kristen Cokely</i>	<i>Kristen Cokely</i>	41 Plymouth St.
✓ <i>JAMES M. PARISE</i>	<i>James M Parise</i>	14 Waveren ST.
✓ <i>Domenic DeCandi</i>	<i>412 Camb</i>	Domenic DeCandi
✓ <i>Melanie Foster</i>	<i>Melanie Foster</i>	412 Cambridge St
✓ <i>Dorene Cahal-Mocchi</i>	<i>Dorene Cahal-Mocchi</i>	243 Hurley St
✓ <i>David F. Mocchi</i>	<i>David F Mocchi</i>	243 Hurley St

[Signature Page for Zoning Petition to Amend Sections 13.73, 13.74 and Map 13.71]

Signature	Name	Address
	Christopher Correia	541 Putnam Ave Cambridge, MA 02139
	James Mercer	51 Cogswell Ave Camb, MA 02140
	Francisco Vicente	154 Tremont St. #2 Cambridge, Ma. 02139
	Mark Sutherland	132 Pearl St Camb MA-02139
	John A. Ciccardelli	37 Plymouth St CAMB. MA-02141

Request for Proposals North Bank Parcel Cambridge, Massachusetts



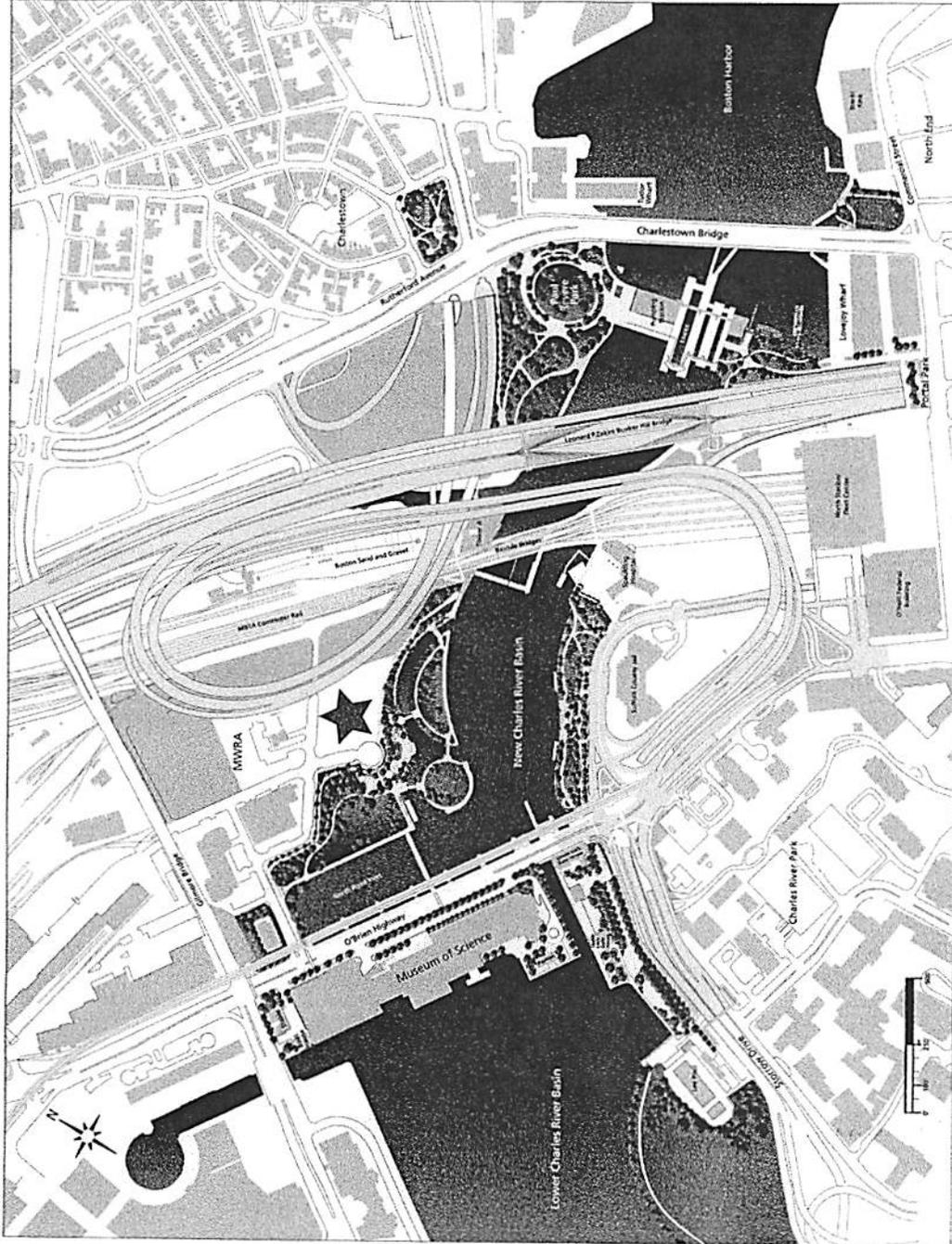
The Massachusetts Department of Transportation requests proposals for the long-term lease (99 years) of a parcel of land located in the City of Cambridge at the intersection of Education Street and North Point Boulevard. The parcel is currently vacant and comprises 55,090+/- square feet. Frontage is on Education Street. All pertinent information, conditions, and submission deadlines for the Parcel are contained in the Request for Proposals (RFP). To obtain a copy of the North Bank Parcel RFP at no charge, please submit a request by electronic mail to: Peter.O'Connor@state.ma.us, or by USPS to:

Peter M. O'Connor, Director
Office of Real Estate and Asset Development
Massachusetts Department of Transportation
Ten Park Plaza, Suite 4470
Boston, MA 02116

Moving Massachusetts Forward
massDOT

Massachusetts Department of Transportation
Jeffrey B. Mullan, Secretary & C.E.O.

13.74.2 Minimum Development Parcel Size. The minimum size of the Development Parcel shall be the larger of (1) one hundred thousand (100,000) square feet.



★ PROPOSED SITE

NEW CHARLES RIVER BASIN MASTER PLAN (1999)

ELIUS | MANFREDI
ARCHITECTS

THE CONGRESS GROUP

NORTH POINT MASTER PLAN
SEPTEMBER 14, 2010

HULT
Intermediate
Business
School
Cambridge, Massachusetts

EF

B2

ZONING HEIGHT

EXISTING EF

BUILT WITHIN THE 150' HEIGHT ZONE

PROPOSED EF

BUILT WITHIN THE SAME 150' HEIGHT ZONE

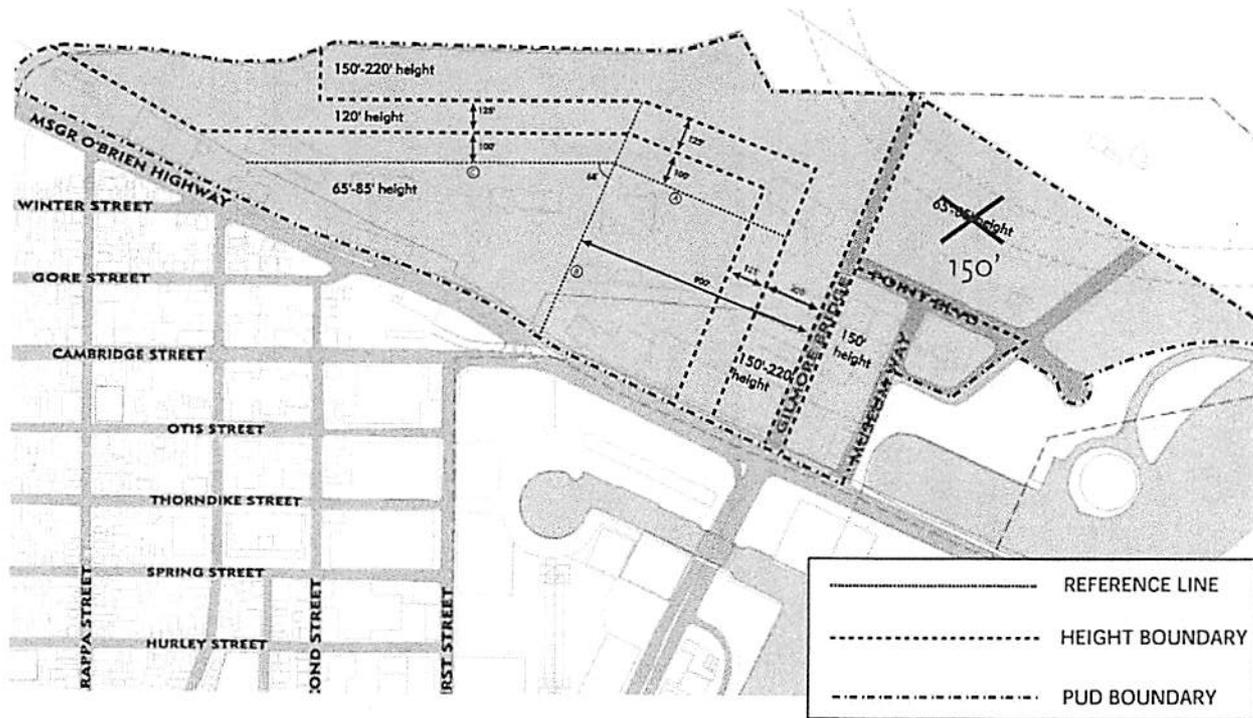


HULT
International
Business
School
Cambridge, Massachusetts

ZONING HEIGHT
SEPTEMBER 14, 2010



ELIUS | MANFREDI
ARCHITECTS



Cambridge Zoning Ordinance, Section 13.74.3
 The maximum height of buildings in the PUD district shall be eighty-five (85) feet except as otherwise shown on the PUD in the North Point Residence District Height Limitation Map (Map 13.71) and as described herein. Height is further regulated by the provisions set forth in Sections 13.74.31 – 13.74.33 below.

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EXISTING PROGRAM AREAS
EAST OF GILMORE BRIDGE

63.7% RESIDENTIAL

36.3% NON RESIDENTIAL

OFFICE BUILDINGS

17 MONSIGNOR O'BRIEN HWY
22,388 CSF

EXISTING EF
156,684 CSF

PROPOSED BUILDING
162,555 CSF

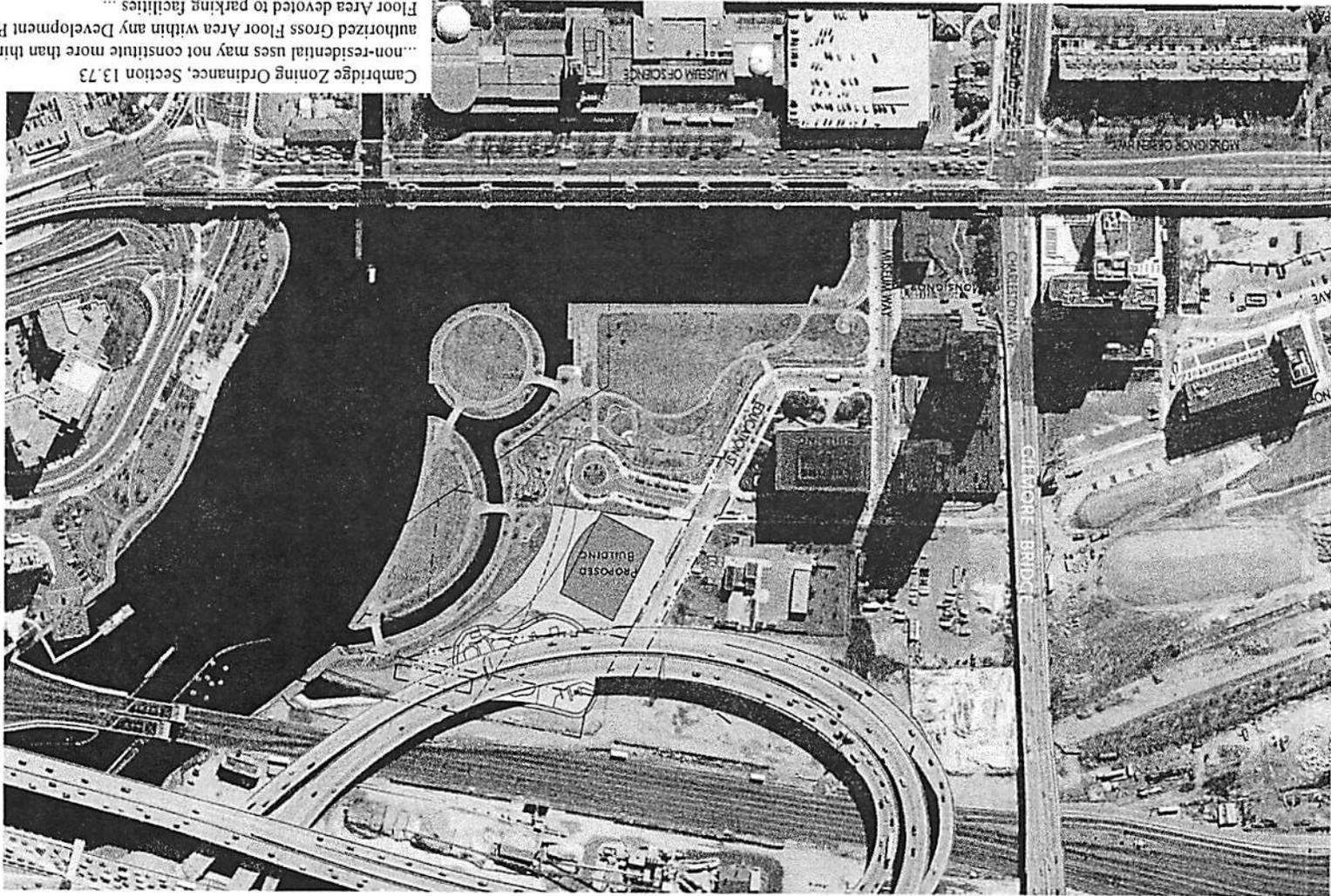
TOTAL
341,627 CSF

RESIDENTIAL BUILDINGS

MUSEUM TOWERS
600,000 CSF

TOTAL
600,000 CSF

TOTAL AREA
941,627 CSF



Cambridge Zoning Ordinance, Section 13.73

...non-residential uses may not constitute more than thirty-five (35) percent of the total authorized Gross Floor Area within any Development Parcel, exclusive of both Gross Floor Area devoted to parking facilities ...

AREA DIAGRAM

SEPTEMBER 14, 2010

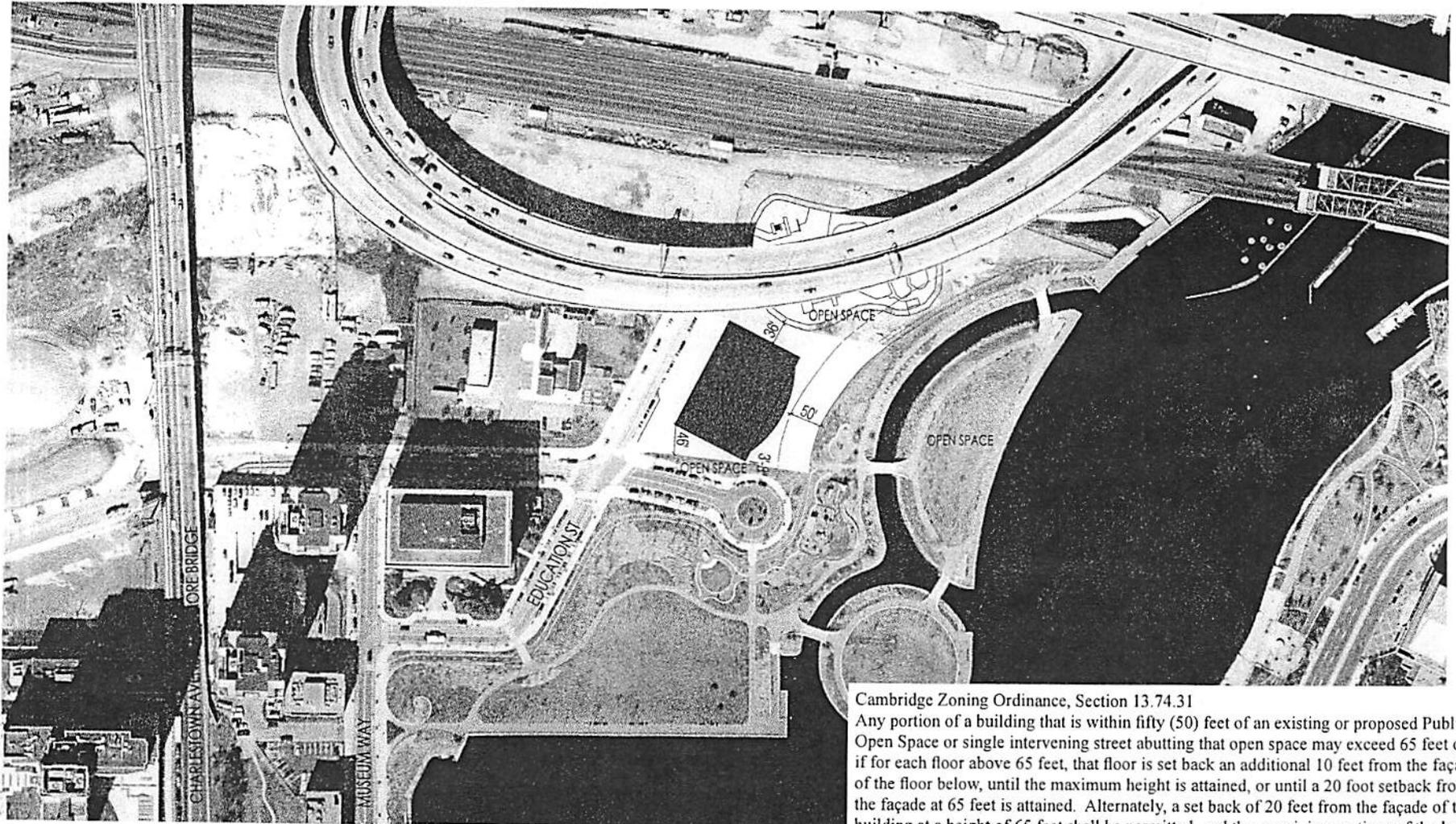
THE CONGRESS GROUP



ELKUS | MANFREDI ARCHITECTS

HULT International
Business School
Cambridge, Massachusetts

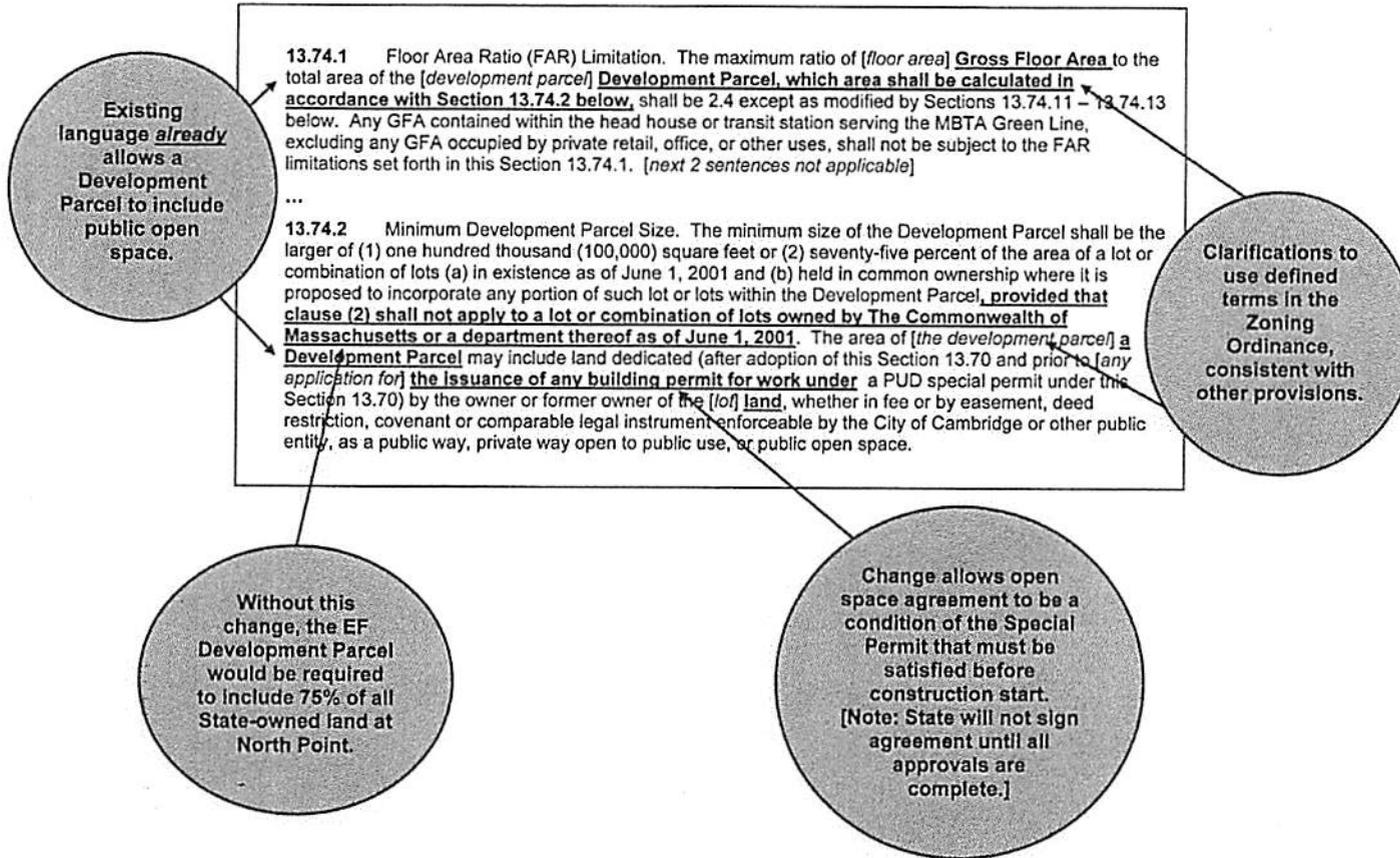




Cambridge Zoning Ordinance, Section 13.74.31
 Any portion of a building that is within fifty (50) feet of an existing or proposed Public Open Space or single intervening street abutting that open space may exceed 65 feet only if for each floor above 65 feet, that floor is set back an additional 10 feet from the façade of the floor below, until the maximum height is attained, or until a 20 foot setback from the façade at 65 feet is attained. Alternately, a set back of 20 feet from the façade of the building at a height of 65 feet shall be permitted, and the remaining portions of the building allowed to achieve the maximum height permitted by Section 13.74.3, or any variation between the two provisions.

Bc

EF Zoning Petition Proposed Changes to Sections 13.74.1 and 13.74.2



Stephen H. Kaiser
181 Hamilton St.
Cambridge Mass. 02139

To : Councilors Timothy Toomey and Sam Seidel, Co-Chairs
Ordinance Committee

From : Stephen H. Kaiser
Cambridge Resident & Homeowner

Comments on Proposed Upzoning at North Point

13.74.2 I would prefer that the minimum lot size be reduced simply to 10,000 s.f. and that should be the only limitation.

13.74.2 The proposed zoning as written would open up the question of where are the lands owned by the Commonwealth of Massachusetts at North Point. I have attached a map of North Point showing in blue the corridor of Commonwealth tidelands that passes through North Point and is the original channel of the Millers River. I know of no state legislation (nor have the developers ever asserted the existence of any legislation) that transfers title from their state land to any other entity. The Middlesex Superior Court in 2005 identified thirteen acres of Commonwealth tidelands at the B&M North point parcel. I believe the court's conclusion was based on research work similar to the attached map that I submitted in an earlier affidavit.

The proposed new wording would throw open the question of what are the Commonwealths' land holdings for the entirety of North Point.

13.74.3 (1)(a). I would be opposed to the changes in definition of the 150-foot height zone. My preference is for an as-of-right 40-foot height limit. My reasons arise from the deplorable recent history of architects in Boston and Cambridge. Any architectural disaster that is only 40- feet high can be hidden by a tree. A building that is 150 feet high will be on public display for a virtual eternity.

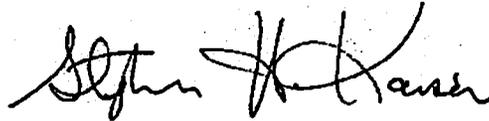
In addition to the lack of traffic analysis, the proposed changes could set a precedent in developing the remainder of North Point, including the transfer of development rights to many other parcels at North Point. Could the MWRA pumping station, DCR, the MBTA or the state and Cambridge highway departments also transfer their development rights to other parcels in North Point, to drive up the total level of development? The possibility is there, and I see no requirement even that the parcels be contiguous.

C2

My last concern is that this proposal could be considered as a spot zoning advantage for one landowner. I would remind both the Council and the Planning Board that our State Constitution precludes any such specialized benefit to individual interested parties. Article 7 of the Declaration of Rights of the State Constitution states that "Government is instituted for the Common good ... and not for the profit, honor, or private interest of any one man, family or Class of men."

Article 7 would appear to preclude any upzoning benefits to any individual developer, whether for Alexandria or any other developer in Cambridge. One option is to change the zoning, but take the profit out of the transaction. Have any beneficiary developer pay to the city the added value granted to his land by an upzoning, in the same manner that a downzoning might stimulate landowners to ask for damages because their land value is being diminished.

Sincerely,



Stephen H. Kaiser, PhD

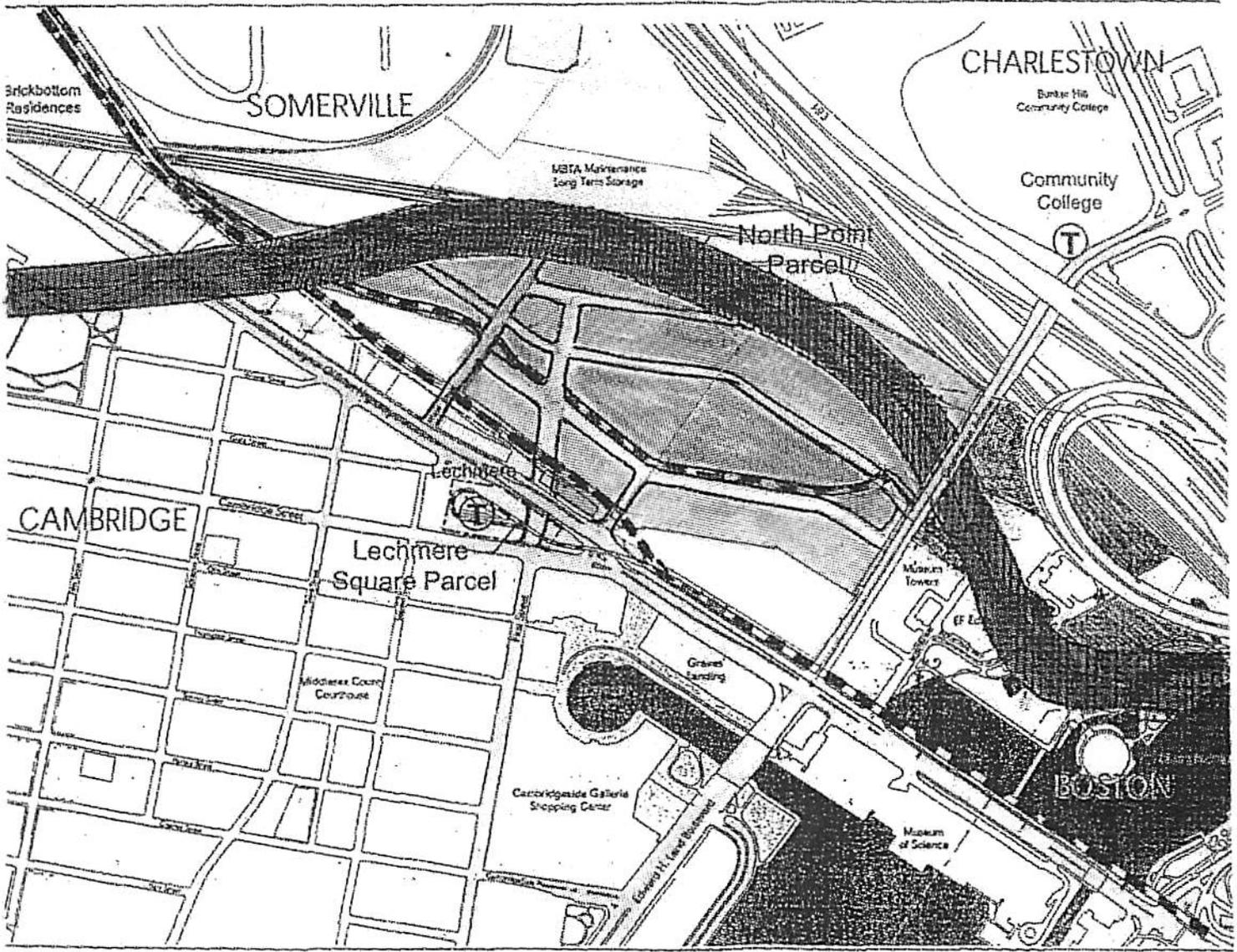
cc. Dean Stratouly
Rich McKinnon

Commonwealth Tidelands at North Point

 Area of Low-Tide Channel for Historic Millers River, based on Hales 1830 mapping

-  Roadways
-  North Point development
-  Parcel Boundary

-  MBTA Green Line
-  Regional Bikepath
-  Central Park at North Point





September 14, 2010

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

RE: Petition to amend zoning of North Point PUD-6 District

Dear Ms. Drury:

On Wednesday, September 8, members of the East Cambridge Planning Team met with Rich McKinnon and Dean Stratouly to discuss their request for changes in the zoning for the portion of the North Point area east of the Gilmore Bridge. These changes would enable the EF Corporation, already tenants of a nearby building, to establish a world headquarters center there. We understand that the Commonwealth has declared this 55,000-square foot parcel as excess and offered it for sale and that negotiations for its purchase are presently under way. The developers will go through the MEPA and Chapter 91 reviews as well as a PUD process with the city of Cambridge.

Although ECPT members have concerns about the height and even the location of a building so close to the river, we recognize that this parcel will be developed. However, we ask that there be a binding Memo of Agreement appended to the zoning to insure that the adjacent park, owned by the Commonwealth, but presently overgrown and unkempt, is maintained in perpetuity and that the tennis courts envisioned for that area be completed by the developers of this parcel, whomever it might be. In addition, bridge and river views from nearby residences may be affected by the 150 ft building height, which is a concern to many, and should be addressed in some way.

EF has been a good neighbor to East Cambridge, and we would welcome them as world headquarters.

With all good wishes,


Barbara Broussard, President
East Cambridge Planning Team

2010 SEP 14 A 11:06
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

11

2010 SEP 14 A 11:06
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

September 10, 2010

Ms. Margaret Drury, City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Dear Ms. Drury:

I am writing in support of the EF Center project at Northpoint. This project represents an opportunity to build vertical construction that has been noticeably absent in the metropolitan area for the past several years. The project will provide much-needed jobs in an area that holds great, and so far largely unrealized, potential for the City of Cambridge. Bernal Hult, the developer, has an impeccable reputation for hiring union construction trades, and so by definition, these are area standard wage jobs that pay health care and other benefits. I strongly urge the Cambridge City Council to enthusiastically support this project, which is so vitally important to the city's economic future.

Sincerely,

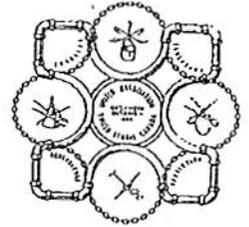
Joseph D. Power
Business Representative

F



LOCAL UNION 550 U.A.
SPRINKLER FITTERS and APPRENTICES OF BOSTON
AND VICINITY

46 ROCKLAND STREET • BOSTON, MASSACHUSETTS 02132
TELEPHONE 617-323-0474
FAX 617-323-1373



MARK FORTUNE
BUSINESS AGENT

PETER GIBBONS
BUSINESS MANAGER
SECRETARY-TREASURER

TIMOTHY CHAISSON
ORGANIZER

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

September 13, 2010

RE: McKinnon Zoning Petition/EF NorthPoint

Dear Margaret,

I write to you and through you to the Ordinance Committee of the City Council in support of the McKinnon Petition. This Petition is an essential step in the orderly process leading to the construction of a second headquarter building for EF at NorthPoint in addition to the one they already occupy.

EF has been a great company and all of us should take pride in the fact that they have chosen to build their North American Headquarters here in Cambridge rather than Denver or Miami. It speaks especially well of the high regard they have for the City of Cambridge.

This economy has devastated the ranks of Local 550 Sprinkler Fitters Union and Cambridge residents. Unemployment levels are unacceptably high. We are proud of the fact that Rich McKinnon and Dean Stratouly have stated publicly that they will, as developers for EF, use union labor to build this building. 300 construction jobs are in your hands as well as 400 permanent jobs when the building is finished. I can assure you this is a rare opportunity for all of us.

I assure you as well as Business Agent of Local 550 Sprinklers Fitters and covering the Cambridge area, that our members will not forget you for your efforts on their behalf. Beyond that, the project is a great project in and of itself and one that will make all of us proud.

I thank you for your consideration. I respectfully ask for your support of the amendment and its speedy recommendation to the full City Council for final passage.

Very Truly Yours,

Mark Fortune
Business Agent
Local 550 Sprinkler Fitters
Mark @sprinklerfitters550.org
617-828-8305

2010 SEP 13 A 10:46
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

G

Drury, Margaret

From: gdonahue@local12boston.org
Sent: Monday, September 13, 2010 4:41 PM
To: Drury, Margaret; Boston Building Trades; McKinnon company Rich; Decker, Marjorie (home); Kevin Cotter
Subject: The McKinnon Petition

Dear Mary Drury, I am writing to you and through you to the Ordinance Committee of the City Council in support of the McKinnon Petition. If this Petition can pass, it will put many of my members to work! My membership, Plumbers' + Gasfitters Union Local #12 has been suffering unemployment for the last 15 months at a rate of 45%, 460 members.

Mary, besides the work opportunities this Building will provide, it could spark more development at this North point site.

As the Local #12 Business Agent, I respectfully ask for your support of this Amendment and to it's recommendation to the City Council for Final passage.

Very truly yours,

George B. Donahue

Sent via BlackBerry from T-Mobile

2010 SEP 14 A 11:06
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Drury, Margaret

From: Allen Boyer [lu151cambridge@gmail.com]
Sent: Friday, September 10, 2010 8:33 AM
To: MckinnonCompany@comcast.net
Subject: Fwd: Mckinnon Petition

----- Forwarded message -----

From: Allen Boyer <lu151cambridge@gmail.com>
Date: Fri, Sep 10, 2010 at 8:31 AM
Subject: Mckinnon Petition
To: Mdrury@cambridgema.gov

Ms. Drury , My name is Allen Boyer and I am Business Manager of Laborers' Local 151 in Cambridge. I would like to take this time to strongly voice my support for the Mckinnon Petition to rezone North Point for the EF Project. By rezoning this project it would create jobs for a lot of men and women who are struggling to find employment in this economy. Not only would it create jobs but it would also be a great assett for the city of Cambridge. If you have any further questions regarding this matter my office number is 617-876-8081.

Thank you,
Allen Boyer

2010 SEP 14 A 11: 06
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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September 14, 2010

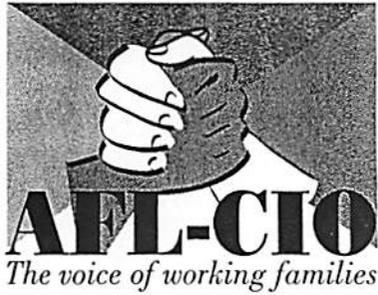
Maureen O'Donnell
Regatta Riverview Condominiums
Property Manager
12 Museum Way
Cambridge, MA 02141

Dear Maureen,

I want to thank you on behalf of EF for putting us on the October agenda of the Regatta Trustee's meeting. As soon as you have a date certain, could you let me know so that I can put it in my schedule? Some time before the meeting, I look forward to coming by so that we can talk about what you would like me to bring to the meeting, topics you want me to cover and who from our team you want to join me.

Thanks again for your help.

Richard McKinnon
The McKinnon Company
On behalf of EF/HULT



MASSACHUSETTS AFL-CIO
Today's Unions

389 Main Street • Malden, Massachusetts 02148 781-324-8230 • Fax 781-324-8225 • www.massflcio.org

2010 SEP 13 A 11:18

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 CAMBRIDGE, MASSACHUSETTS

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September 10, 2010

Dear Margaret,

I write to you and through you to the Ordinance Committee of the City Council in support of the McKinnon Petition. This Petition is an essential step in the orderly process leading to the construction of a second headquarters building for EF at North Point in addition to the one they already occupy.

EF has been a great company and all of us should take pride in the fact that they have chosen to build their North American Headquarters here in Cambridge rather than Denver or Miami. It speaks especially well of the high regard they have for the City of Cambridge.

This economy has devastated the ranks of union members in our State. Unemployment levels are unacceptably high. We are proud of the fact that Rich McKinnon and Dean Stratouly have stated publicly that they will, as developers for EF, use union labor to build this building. 300 construction jobs are in your hands as well as 400 permanent jobs when the building is finished. I can assure you this is a rare opportunity for all of us.

I assure you as President of the Massachusetts AFL-CIO, that our members will not forget you for your efforts on their behalf. Beyond that, the project is a great project in and of itself and one that will make all of us proud.

I thank you for your consideration. I respectfully ask for your support of the amendment and its speedy recommendation to the full City Council for final passage.

Very Truly Yours,

Robert Haynes
 President