



Ellen Shore <eshore@cambridgeredevelopment.org>

Fwd: 135 Broadway development

Tom Evans <tevans@cambridgeredevelopment.org>
To: Ellen Shore <eshore@cambridgeredevelopment.org>

Mon, Sep 18, 2023 at 3:25 PM

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From: <pjkep@comcast.net>
Date: Fri, Sep 15, 2023 at 7:11 PM
Subject: 135 Broadway development
To: Tom Evans <tevans@cambridgeredevelopment.org>

Dear members of the Cambridge Redevelopment Authority

The East Cambridge Open Space Trust, after reviewing the proposals for the development of the proposed park at the site of the Boston Properties and Eversource Development at 135 Broadway, would like to share our review and suggestions for the design of the park and its environs.

The East Cambridge Open Space Trust is a neighborhood organization devoted to the establishment and maintenance of public open spaces to serve the East Cambridge community. It has been our pleasure to work with the Cambridge Redevelopment Authority on the Cardinal O'Connell Library project that we sponsored. We hope these comments will continue to cement our good working relationship.

We are deeply concerned to ensure that the individual open space projects that have been presented by developers are useful to both current and future Cambridge residents, and contribute to the network of publicly accessible open spaces that will have to support the growing population of East Cambridge.

After our review of the current plan, we were pleased to see the designer's efforts to wrap the intake facility for the Eversource substation ventilation system in a more creative and people-friendly manner. We were also pleased that the plan will provide facilities for the public who may be using the park.

We would, however, like to share our concerns on a number of items that we believe will make the park more successful and an amenity for the whole community.

We are concerned that the micro climate caused by the placement of the buildings will induce winds that will accelerate across the open space and make it most unpleasant, particularly in the winter months. We are already seeing similar conditions throughout Kendall Square and in some cases they have caused accidents to people who are blown off their feet. We recommend that you direct the designers to find some way of mitigating this potentially dangerous situation. More boxed plantings that function as windbreaks would be welcomed and would not interfere with access to the Eversource substation .

While we admire the effort to wrap the intake and exhaust structures and admire the insertion of furnishing to make the immediate area around them more comfortable, we would be grateful if we could be assured that the intake and exhaust noise will not make being in the park an unpleasant experience for residents and visitors alike.

We anticipate that the 400-unit apartment building will generate between 800 and 1,000 new residents, some of whom will be children. In addition, we anticipate that the 800,000 square feet of laboratory space will generate both 2,000 new employees and a complimentary need to provide child care facilities for these workers. We realize that Bright Horizons already provides some child care service to an adjacent building, but that that service is already fully committed. We urge you to require that the new development include additional child care facilities. Including the required open space necessary to meet regulatory requirements.

Based on current experience with residential service demands in the Kendall area we believe that considerably more attention needs to be given to drop off, service, mail, cycle, Uber and Lyft traffic, and adjustments be made in the amount of space that is being proposed for these functions. We recommend that the developer consult with nearby residential managers to measure the likely demands for service traffic.

We understand that there is a plan for an additional play area between two Bio Gen buildings east of this site but we implore you to recognize that the cumulative pressure from adjacent development at the Volpe site and its proposed open space plan will be inadequate to serve all of this new population.

In sum, we ask that you require the development to provide:

- A noise suppression program to minimize the effects of the intake and exhaust systems ventilating the sub station
- A safe passage for residents who will have to negotiate access to the proposed open space across what can become a busy roadway.
- An effective wind break to make the open space habitable on winter days
- A solution to the open space requirements for an expected expansion of child care services.

Thank you for your attention to this important matter.

Rhonda Massie

On behalf of the

East Cambridge Open Space Trust.

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Tom Evans | He/Him/His | Executive Director | Cambridge Redevelopment Authority
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