



A Neighborhood Organization for the Betterment of East Cambridge

October 1, 2018

City of Cambridge Planning Board
City Hall Annex
344 Broadway
Cambridge, MA 02139

Cambridge Redevelopment Authority (CRA)
255 Main Street, 8th Floor
Cambridge, MA 02142

**RE: Proposed Major Amendment to PB #315, MXD Infill Development Concept Plan (IDCP)
Relocation of Gross Floor Area from 250 Binney St to 325 Main Street**

Dear Planning Board Chair H T Cohen and Vice Chair Connelly; Planning Board Members Bacci, S Cohen, Flynn, Russell, and Sieniewicz; Associate Planning Board Members Nur and Tiffany; CRA Chair Born and Vice Chair Dury; CRA Members Bator, Crawford, and Zevin; and CRA Executive Director Evans:

On July 11, 2018, a proposed Major Amendment to Special Permit #315 was presented to the East Cambridge Planning Team (ECPT) by Michael Tilford of Boston Properties. As we understand, the petitioner's Project Change would shift the approved commercial Gross Floor Area (GFA) associated with Commercial Building B in the IDCP from 250 Binney Street to 325 Main Street. Commercial Building B is approved for a maximum height of 250 feet. The building currently at 325 Main Street it is currently home to the MIT Coop and is adjacent to the Roof Garden.

We are in favor of the moving the GFA for Commercial Building B for the following reasons:

- The close proximity between Commercial Building B, a potential 250 foot structure, and the low density two and three family residential buildings was not appropriate.
- Eliminates any negative impacts to the trees in the Sixth Street Connector (Officer Loughrey Walkway) from the Commercial Building B.
- Reduces the massing impact of the planned Volpe building, which is adjacent to this site.

On September 26, 2018, ECPT further discussed the proposed amendment and the design review presented to a joint meeting of the Cambridge Redevelopment Authority (CRA) and the Planning Board by Boston Properties on July 31, 2018. ECPT subsequently voted unanimously to support the moving of the GFA from 250 Binney to 325 Main Street, but not the design of the proposed building. We support the position of the CRA and the Planning Board that this building is an inappropriate solution. We also resolved there is a need for further discussion with the neighborhood, and we also strongly support the preservation and enhancement of the rooftop garden.

Sincerely,

A handwritten signature in black ink, appearing to read "C. T. Hinds".

Charles T. Hinds
President, ECPT

cc: Liza Paden, Planning Board, lpaden@cambridgema.gov