

From: Peter Crawley peteracrawley@gmail.com
Subject: Re: East Cambridge Planning Team - MXD letter
Date: December 16, 2015 at 2:46 PM
To: Tom Evans tevans@cambridgeredevelopment.org
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Tom,

Thanks for sending the proposed Modifications. We appreciate the increase in the affordable housing component. We will do our best to review the modifications in more detail and have constructive comments for the CRA meeting tonight.

We did notice that there are no modifications proposed in several of the areas that the ECPT expressed concern, namely:

1. Parking. Could some provision be included to promote parking in the garages versus in the residential street parking?
2. Infrastructure Capacity & Improvements. Could provision be included for the phasing of the project contingent upon adequate infrastructure capacity in Kendall Square area? This would require a method for assessing the infrastructure capacity for the Kendall area in several categories, such as Transit & Mobility, Water & Sewer, Storm Water, etc., and linking development levels to capacity levels. There might also be a funding mechanism by which large projects like MXD make additional contributions to needed infrastructure improvements (beyond the \$10/SF current project requirement for Commercial office space only).
3. Mix. Could the amount of Commercial space be lowered and the Residential increased to more strongly promote the Live/Work/Play goal for Kendall and reduce number of work commuters?
4. Community Benefits. Given the dearth of public meeting space in neighborhood, could a requirement be included to provide both small group public meeting space (conference room(s) for up to 20 people), and large group public event space (for 50 - 150 people), as shared public/private space available to neighborhood residents and associations on scheduled basis?
5. Community Benefits. Could a provision that the recreational facilities (including pool) included in the larger of the residential buildings, be open to the public at a below market membership rate?

Our goal is to better integrate new development in Kendall Square with the social fabric of the neighborhood and recommend community services that help mitigate the significant impacts large commercial developments have on the resident's quality of life.

Thanks for your consideration of these requests.

Peter

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Peter A. Crawley

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