

## Riley, Kate

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**From:** Peterson, Lisa  
**Sent:** Sunday, December 8, 2019 12:35 PM  
**To:** Riley, Kate; Roy, Brendon; Black, Michael  
**Subject:** Fwd: NewTobin School Project

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**From:** William Simmers <[REDACTED]>  
**Sent:** Sunday, December 8, 2019 12:05:25 PM  
**To:** City Manager <CityManager@CambridgeMA.GOV>  
**Cc:** Peterson, Lisa <lisap@cambridgema.gov>; City Council <CityCouncil@CambridgeMA.GOV>; SchoolCom@cpsd.us <SchoolCom@cpsd.us>; ksalim@cpsd.us <ksalim@cpsd.us>; A Robbart <[REDACTED]>; [REDACTED]; [REDACTED]; Janet Domenitz <[REDACTED]>; Jan Devereux <[REDACTED]>; Eileen Woodford <[REDACTED]>; Gina La Roche <[REDACTED]>; Robin Bonner <[REDACTED]>; Jodie Siegel <[REDACTED]>; Patty Nolan <[REDACTED]>; Nancy Menzin <[REDACTED]>; Noam Kirson <[REDACTED]>; Norma Finkelstein <[REDACTED]>; Mallory Slate <[REDACTED]>; Jay Yesselman <[REDACTED]>; Emily Dexter <[REDACTED]>; Wendy Zens <[REDACTED]>; J <[REDACTED]>

**Subject:** New Tobin School Project

Louis A. DePasquale, City Manager  
City of Cambridge  
City Hall  
795 Massachusetts Avenue  
Cambridge, MA 02138

Cc's: Deputy City Manager, City Council, School Department, School Committee, School Superintendent, all interested parties

**Re: NewTobin School Project**

As an abutter on Alpine Street who has been closely following the planning for this project by the architects and engineers, we would like to stress the following points:

- 1)  
The Zoning designation for the property has to be clarified. There are discrepancies in the various documents that obscure the designation and location of the Open Space zone. The true figure for the actual property will affect how much can be built on the site, and the leeway that the Planning Board has in granting a Special Permit. The site plan that the architects are using does not designate any zoning information. The Massachusetts 2017 Dirt and Development Law puts into question whether designated open space can be developed at all.
- 2)  
There needs to be a thorough traffic analysis for the proposed project, not just the one for current vehicular, bicycle and pedestrian use that the architects presented. The proximity of the jams at the rotaries and on Concord Avenue do not seem to be considered, as is safety. Realistic reduction of school vehicular traffic, either by program reduction or new drop-off

rules must be considered. Also, abutters' concerns about side streets being flooded with traffic and parking must be addressed by this study.

3)

Examining the three schemes proposed by the architects, using the School Department's program as their base, the impression of too much mass in relation the open space is unavoidable. The current FAR is at 0.315, which is already over the 0.25 allowed (presumably a Special Permit was given for the 1971 construction). The proposed schemes raise the FARs to roughly 0.7, 0.75 and 0.8, more than double the existing. A Special Permit would allow it to go up to 1.25, but at a complete loss of community open space.

I understand the desire to get to the building phase as quickly as possible, but it seems to us that some succession of meetings need to be organized to resolve these, and other, issues that others are bringing up.

Respectfully,

(Signed)

William Simmers and Guillemette Caron-Simmers

Cambridge, MA 02138