

Dennis Carlone – Response to A Better Cambridge Candidate Questionnaire

- 1. DIVERSITY: ABC is committed to strengthening the social, cultural, and economic diversity of our neighborhoods.**

If elected, what policies will you support or propose to help strengthen the diversity of our community through increased affordable housing and greater economic opportunity for all residents?

RESPONSE: All goals stated by ABC are what a good Urban Designer seeks. The question is how to get there and what is the actual final result. As the only candidate who is an Urban Designer/Architect, who has 40 years of experience, 30 as a consultant to Cambridge, and has taught at Harvard, BU, and Lesley, I can assure you that a city-wide Master Plan is necessary to achieve these goals. Until there is a specific Housing Plan, my guidelines would prioritize existing affordable housing, both supplied by government and by individual landlords of older housing stock because this will preserve the long term embedded communities. I will press for local renewable energy generation, which will provide long term, local jobs in an industry that is our future.

- 2. SUSTAINABILITY: ABC wants to build a strong and sustainable community where current and future residents will be able to work, shop, and play near their homes.**

If elected, what policies or initiatives will you support to ensure that there is adequate housing near public transportation that supports sufficient retail to meet neighborhood needs, meets the needs of current and future residents, reduces auto usage and encourages energy efficiency?

RESPONSE: Good urban design protects residential areas from harmful uses. The MIT/Forest City bio-lab at 300 Mass Ave, the Mass Ave bio-lab near the Wellon's home on Franklin St, or the former bio-lab near the Lindquist home with its noise, lights, and emissions demonstrate that residential areas and commercial/industrial areas need to be clearly defined far more carefully than proximity to existing public transportation. A city-wide Master Plan would document this and I expect its transportation section would call for the expansion of public transportation. With this expectation, I have called for municipal bus services similar to the Easy Ride Shuttle that was implemented as part of my East Cambridge Riverfront Redevelopment plan. I have called for additional fees for the large developments to fund these services, again like the plan I implemented which now carries almost a million passengers a year and is held in high regard.

- 3. GROWTH: ABC is working to preserve and expand the diversity of our community by supporting sustainable growth and appropriate density.**

Do you agree that in order to support diversity and meet the housing needs of sustainable growth in Cambridge, increased density may be necessary? If elected, what specific policies or initiatives will you support to achieve sustainable urban growth and to increase low and moderate income housing for all populations, including families?

RESPONSE: I believe that the city-wide Master Plan that I call for will document that current development is out of balance with respect to transportation, residential development, and commercial development. This imbalance was amplified by the council's granting of massive new commercial/academic building rights to MIT without anywhere near enough residential development and without any increase in transportation. The council voted to increase the displacement pressure on families and low income residents when it could have had MIT build housing on its own land in compliance with the city's guidelines documented in what is represented to be the city's Master Plan (but together with the zoning law, it is not a Master Plan by any metric), the "Towards a Sustainable Future" document. I will only support measures that restore balance, such as development fees to support increasing the Red Line capacity.

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4. **LIVABILITY: We want to reinforce the distinctive character of our neighborhoods, ensuring that new development builds upon and enhances their defining traits.**

What traits of Cambridge neighborhoods do you find most distinctive? If elected, what policies or initiatives will you support to help reinforce these characteristics through new development, public and open spaces and other means?

RESPONSE: I find people are our most distinctive trait and our most precious asset. That's why my "Planning for People" campaign includes the "Neighbor Bill of Rights", reflecting increased responsibility with increased density. This includes fixing and expanding our laws against noise and light pollution, known to be broken since 2007. These disruptions are documented as public health risk factors for wide ranging conditions from cancer to diabetes. It is a travesty that our council has done nothing in six years. I personally experienced private trash collections in the middle of the night. We should support both our residents and businesses by having fee-based city trash collections that operate during the day. Further, the iReport system should be expanded to cover all common citizen complaints. A complaint system is no help if there is no enforcement so all complaints and resolutions must be statistically reported on the city's website.

5. **DIALOGUE: We want to support open and constructive engagement between all parties to the planning process, based on mutual respect for differing views.**

In your opinion, do public planning processes in Cambridge support open and constructive engagement between stakeholders? If elected, how will you help ensure transparent and mutually respectful planning for the future of Cambridge?

RESPONSE: I was a consultant to the Planning Board for 30 years and performed many design reviews for the board. Currently the Planning Board process is simply not what it used to be. The Community Development Department (CDD) public processes are also flawed. I have proposed that neighborhood groups be involved at all phases of the processes. I also support unfulfilled City Council Policy Orders that mandate CDD staff being allocated to provide technical support to the residents. I also support the unfulfilled Policy Orders requiring 3-D models of all zoning amendments (and I would add that three models be created: existing conditions, currently possible, and proposed). And all public hearings and meetings should be web-cast live, the recordings be posted on the city web site, and be held in rooms with facilities such that everybody, including the public, be able to clearly see and hear all of the meeting.

6. **Earlier this year the Central Square and Kendall Square Advisory Committees (K2C2) proposed recommendations to guide the future development of these key residential and commercial districts in Cambridge.**

Which three K2C2 recommendations do you believe should be top priorities for the City of Cambridge over the next few years? What specific policies or initiatives recommended will you support to ensure these priorities are achieved during the next City Council term? Are there policies and recommendations that you oppose?

RESPONSE: My campaign is "Planning for People" and my top priority will be integrating this work into a city-wide Master Plan documenting all components, especially housing and transportation. Another priority is to resolve the alternative K2 proposals from Goody Clancy and CBT. These will allow an informed view of the committee recommendations. While I support the goals of the C2 process and honor the time and effort of the committee, my training at some of the finest institutions in the world and my decades of experience (including 30 years as a consultant to the City of Cambridge where I designed and implemented the East Cambridge Riverfront, one of the three redevelopments in the nation to have neighborhood support) have led me to characterize the draft zoning as "largely unnecessary", especially with regard to the height increases. I assure you that all stated goals can be accomplished within the current height limits.