

**Trolley Square Committee Meeting #6**  
**June 20, 2002, 6:30-8:30 PM**  
**North Cambridge Senior Center**  
**2050 Massachusetts Avenue**

**Attendees**

Committee Members

Tom Buffett (TB)  
Cara Cheyette (CC)  
John Danehy (JD)  
Leslie Dell'Elce Grinley (LDG)  
Eric Grunebaum (EG)  
Helen Kukuk (HK)  
George McCray (GM)  
Martha Older (MO)

Staff

Susan Glazer  
Stuart Dash  
Chris Cotter  
Iram Farooq  
Rebecca Sozanski

Architect/ Urban Design Consultant

Dennis Carlone

Stuart Dash began the meeting by reviewing the matrix of goals and considerations presented at the June 6 committee meeting (available on the Trolley Square website). Dennis Carlone then reviewed the three site layout scenarios presented at the June 6 meeting (also available on the Trolley Square website). This generated the following discussion among committee members:

- New retail should not duplicate any existing retail in the neighborhood; perhaps a survey could generate useful information about the services local residents would use. (GM)
- N. Cambridge has had a disproportionate amount of the City's low-income housing; this is an opportunity to provide moderate and middle-income, market-rate, and elderly housing. (GM)
- There is a need for parking, and excess parking on the site could be rented out to generate revenue. (GM)
- It might make sense for service access to be as close to the Trolley yard as possible. (GM)
- There might not even be a need for a special service entrance. (EG, LDG)
- A development in Arlington Heights (next to Trader Joe's) provides an example worth looking at while considering options for this site. (GM)
- There might not be enough foot traffic on this section of Mass Ave. to make retail viable. (HK)
- The creation of retail space might spur greater foot traffic. (LDG)
- The bus stop next to the site generates pedestrian traffic that will help retail. (GM)
- While retail seems like an ideal use on the site, there is the question of the ongoing support that will be needed to make it viable. If the City cannot provide this support, it might make sense to look at other options. (EG)
- Retail is the key to making this project have a neighborhood benefit, not just a citywide one. (CC)
- If there is concern about the ongoing management of retail space on the part of the City, perhaps a rental management agency or condo association could manage the space. Perhaps potential retail tenants could be required to submit a proposal in order to show how their use will benefit the community. (LDG)

- There is already concern about people parking in neighborhood to go to Davis Square. Any new use should not create too many new parking burdens. (MO)
- Rather than bringing new people into the neighborhood, it might be more of a priority to draw together existing residents. Perhaps a community center could fulfill this need while avoiding some of the challenges associated with retail. (MO)
- A community center requires staffing and maintenance that might be challenging to provide. (JD)
- The space allotted for retail might be too small to be viable. (JD)
- The committee should decide how decisions about final recommendations will be made: through a vote of what members would like to see or based on feasibility. (CC)
- Parking enforcement may need to be increased. (CC)
- Any housing component should service a range of incomes and/ or the elderly. (JD)

The committee then discussed how to structure the community meeting on June 26. A need was seen to clearly communicate the information and ideas discussed by the committee to the public, while at the same time being open to new input and perspectives.