

the Whistler

Newsletter of the Agassiz Neighborhood Council

September 2017

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ANC News

NOTES FROM THE JUNE 13 MEETING

Introducing Lesley University's 6th President

"I'm new to Lesley University, but I've been in Cambridge my whole professional life," stated Jeff A. Weiss, who recently concluded his first year as Lesley University's sixth President. "We appreciate the very strong collaborative relationships around Cambridge, initiated by the previous President."

President Weiss, and his wife Gerri, introduced themselves to the Neighborhood Council. Raised in Newton and Andover, President Weiss attended Phillips Academy, Dartmouth College, and Harvard Law School, and was most recently a founding partner for



the Alliance Practice and Healthcare Group of Vantage Partners, an international consulting firm. He was a long-time adjunct faculty member at the Tuck School of Business at Dartmouth College, served on the faculty at the United States Military Academy, and is co-founder and co-director of the West Point Negotiation Project.

Ms. Weiss, originally of Ohio, is a graduate of Boston University and currently works as a nurse practitioner at Downtown Medical Associates in Nashua, NH, specializing in geriatrics. Prior to nursing, Ms. Weiss worked in corporate law and co-owned a small business that manufactured a patented chemical polymer material. Ms. Weiss also has served as President of Temple Emanuel in Andover, MA.

She told ANC, "Jeff and I met in high school and have been married 30 years. I attended law school and am a 'recovering attorney.' We have two sons, our oldest is in rabbinical school and our youngest is in law school. We also have a 6-month old labradoodle who likes to surf the counter. It's great to be in Cambridge and at Lesley. I've enjoyed

UPCOMING MEETINGS

OCTOBER 2017

(No meeting in September)



Tuesday, Oct. 10, 7:30-9:00 PM

Maud Morgan Arts, 20A Sacramento Street

- Greek Corner Restaurant seeks to open at 102 Oxford St.
- Other items TBA

Wednesday, Oct. 18, 6:30-9:00 PM

Lesley University Hall, Amphitheater, Fl. 2
1815 Mass. Ave.

- Candidates' Forum for Cambridge City Council - learn more on page 5

getting familiar with the whole community. You might see Rocky and me walking around.”

Planning

“We’re embarking on an exciting time at Lesley,” stated President Weiss, describing the 10-year planning process that Lesley has initiated, seeking to answer fundamental questions about their undergraduate and graduate students, student needs, and trends in education. “We’re projecting as much as we can while still being fluid . . . we’re looking at all aspects of how we do what we do.”

Areas of focus include, but are not limited to:

- Looking carefully at the core capabilities and literacies of all undergraduate students
- Reviewing and strengthening leading programs
- Recruiting and training faculty, staff, and students of color
- Raising public awareness via the Child Homelessness Initiative and undergraduate curriculum
- Considering adjacent spaces, partnerships, and which new programs and modalities to develop
- Improving upon the cohesion between Lesley’s three campuses: Porter Square, Doble (Agassiz), and Brattle (Harvard Square)
- Contributing to the greater Harvard-Agassiz-Porter communities

Q&A

Q: Does the social justice framework extend throughout your programs?

A: Yes. We see working on trauma and child homelessness as social justice. I think we’re defining how we talk about and see social justice. Personally, I (President Weiss) see our work as ‘effecting social change.’

John Sullivan, Director of Communications added, “The University’s approach is interdisciplinary. Whether counseling, humanities or another concentration, the design of our programs is focused around social justice.”

Q: How diverse is your student body and faculty? Will you be looking at that during planning?

A: Neither are nearly where they need to be, and we are exploring additional strategies to increase our diversity over time. We’re working in partnership with Bunker Hill Community College to make a Lesley education more affordable for BHCC students. As a tuition-dependent university, we’re limited as to how many scholarships we can give.

One of the things that (former Lesley President) Joseph Moore started is our Urban Scholars program. This effort connects the University with young people by way of community partnerships. We try to attract these students to Lesley, where their education is mostly free. Urban Scholars come in as a cohort and we have two dedicated staff to support them.

Our adult learners are more diverse but, overall, the population of students who are not white women is pretty small. We know we need to do better. We’re working on our pedagogy with the goal of teaching less in a Western perspective. We have an office of Multicultural Affairs & Student Inclusion. We want to create a population at Lesley that more closely reflects the world today.

I [President Weiss] am also concerned about our commuting students and feel that we need to get serious about how to support them.

Q: Do qualifying students get assistance for transportation?

A: We have a fund to support commuting students.

Q: Are you looking more towards building out the undergrad or the grad program? What’s current tuition for undergrad students?

A: Current tuition is (nearly) \$44,000, including room, board, and fees. There are more undergrads than graduate students living on campus. We’re thinking about how we’re going to

grow the arts program, and which programs to distinguish ourselves in. I think the grad schools will begin to grow, and we're looking at business degrees, with a focus on not-for-profit and social entrepreneurship.

Mr. Sullivan added, "The undergrad program, whose students already live on campus, isn't at capacity, but we're pretty close. We're expanding our online and hybrid programs (low-residency programs) as well. These last few are low intensity for the neighborhood but high impact for the University.

- Q:** Is there any plan yet for further physical expansion?
- A:** We're looking to grow programs, not necessarily the number of students. We'll likely expand by way of more hybrid/low-residency programs. We're also searching for playing fields.
- Q:** Has anything happened with planning for the parking lots across from University Hall?
- A:** (Via Sullivan): There are no plans to announce at this time.
- Q:** Do you have a feedback loop with your grad students so as not to flood the market in certain concentrations?
- A:** We do a fair amount of getting feedback from our graduates and from their employers.

Mr. Sullivan stated, "We have a robust Career Services office, but there's always more work to do. We want to make sure we're meeting the demonstrated needs of the market while at the same time staying true to our mission."

Learn More

President Weiss's bio: bit.ly/weiss_bio_lesleyu

Diversity at Lesley

Multicultural Affairs & Student Inclusion
bit.ly/multicultural_lesleyu

Urban Scholars Initiative

bit.ly/urban_scholars_lesleyu

Threshold Program for young adults with special needs: bit.ly/threshold_lesleyu

Affordable Housing Development Proposed for 1791 Mass. Ave.

Developers Sean Hope and Jason Korb joined ANC to discuss early planning for proposed affordable housing at 1791 Mass. Ave. and 1 and 2 Frost Terrace, located between Lesley University's Lunder Arts Center and Newport Road. An earlier meeting was held in May 2017 specifically for direct abutters.

Introductions

"We're here to introduce ourselves, not present a design," stated Jason Korb, whose dad's family home is on Oxford Street. Mr Korb currently lives in Newton and is the Principal of Capstone Communities, a Newton-based developer of market rate, mixed income, affordable, and historic apartment communities. A graduate of the University of Michigan and MIT, his background includes community development and, as Vice President of Acquisitions at Beacon Communities, Mr. Korb worked with Agassiz resident and architect David Chilinski to construct a new 100% affordable housing family development in The Port (formerly Area 4) called Port Landing.

He added, "I've operated on both ends of the spectrum, with market rate and affordable housing. Affordable housing is my passion."

Sean Hope is a 3rd generation Cambridge resident whose family originally emigrated from Barbados. He attended the Agassiz School (now Maria L. Baldwin School) and is the Principal Attorney of Cambridge-based Hope Legal Law Offices, representing homeowners and developers. Mr. Hope is a graduate of Loyola University New Orleans and New England Law Boston, and has a background in Land-Use and Municipal Permitting.

He told ANC, "I got into affordable housing six years ago with the Port Landing development on Harvard St. in Cambridge. That was my first project and it's located in the neighborhood I grew up in. Jason and I are really proud of it."

The Project

1791 Mass. Ave., previously owned and occupied by dentist Wallace Gardner, was purchased with the goal of developing 100% affordable



housing. Mr. Hope and Mr. Korb hired the Cambridge based architecture firm Bruner/Cott (Lesley University's Lunder Art Center, Mass MOCA) to develop plans. Once built, they expect to hire a professional management company and retain ownership for 10-15 years. The affordability will be in perpetuity and deed restricted.

"[At the first meeting with abutters] the reception was received mixed at best," they explained. "[Residents reacted to] both the design and the density, so we went back to rethink it."

During this time, they were approached by the owners of the two homes behind 1791 Mass. Ave. and have since begun the process to purchase both rear parcels at 1 and 2 Frost Terrace. The current plan includes razing the houses to build a new structure and increase the number of affordable housing units.

"As a preservationist, I'm torn," Mr. Korb admitted. "It's a struggle between historic preservation and affordable housing. We'll try to preserve the memory of the houses where we can. It's not the same as saving the houses. We recognize that."

"Our idea is to bring 1791 back in conversation with the nearby buildings, (Lunder Arts Center, Newport Rd. condos), as well as build density. 60-70% of the apartments will be two and three bedroom units intended for families with annual household incomes of approximately \$55,000-\$60,000, \$46,000-\$51,000, \$28,000-\$31,000, and lower depending on the particular apartment and household size. They're intended for people who are being priced out of Cambridge and they'll be high-quality. Our goal is for people to walk by,

thinking the building is high end condos, and say 'wow'."

Mr. Hope explained, "The site is zoned Residence B, so we'll need zoning relief. We'll also need to acquire a 40B permit, which is sometimes called a 'Friendly 40B', because Cambridge is already over it's 10% housing stock. Most standalone affordable housing in Cambridge has been built under comprehensive zoning.

"Most people know that Cambridge has a housing crisis. It's in short supply and the City Manager has made housing a #1 priority. Personally, I've experienced that. People I grew up with haven't able to return. [To address this] we'll have a 70% local preference, which is important to us."

Q&A

Q: Who owned Dr. Gardner's house before you?

A: We bought the house from Gerald Chan of Morningside Group, (a Hong Kong-based private equity and venture capital group.)

Q: How will you handle parking?

A: We see a trade off between open space and parking, with options that favor open space and options that favor parking, but there's no specific proposal yet. It's prohibitively expensive to have underground parking, typically more than \$125,000 per space.

Q: Will you protect the mature trees on the site?

A: It depends on the layout, how many we can preserve. Ideally we would like to save as many trees as possible, we realize how valuable they are to the community and to our neighbors. They would also be a tremendous asset to our residents too.

Q: What's your timeline?

A: Ideally, we'd like to be before the Cambridge Zoning Board in fall 2017. We're relying on state funding as well, and we'll apply for that in January or February 2018. Depending on state funding, best-case scenario is we'll start work in early 2019. The houses will stay vacant;

otherwise we'd likely need to de-lead them to rent them, which would negate any income received from renting them.

Q: How many buildings are you planning for the rear lots?

A: Dr. Gardner's house will be preserved and moved forward. A second building would be built as well, though the two won't be physically connected.

Community Response

Council Members and residents asked questions (see Q&A) and expressed concerns, including:

- Opposition to the number of units (current zoning allows 6-8 units)
- Opposition to tearing down historic homes
- Too much density in one area
- Creating shared open space, such as a pocket park
- Hiring creative landscape architects
- Addressing potential traffic impacts
- Support for affordable housing

David Chilinski, Wendell St. resident, stated, "If Cambridge is going to add density, it's probably going to happen along Mass. Ave. You won't see it on streets like Oxford or Eustis, but on the main thoroughfares. [I expect] we'll see more conversation about this over the coming years."

"The Newport Rd. building is also high density and was built in the same general area," Mr. Korb stated. "We have six proposals that no one in this room has yet seen. We ask you to keep an open mind during the process."

Mr. Hope added, "We know we're up for a challenge. We want to encourage people to speak about what they're feeling. It's been a spirited dialogue so far."

Next Steps

Mr. Hope and Mr. Korb will schedule another meeting with abutters and, following, will return to ANC with design proposals.

Learn More

Learn more at: 1791massave.com

"Chapter 40B is a state statute, which enables local Zoning Boards of Appeals to approve affordable housing developments under flexible rules if at least 20-25% of the units have long-term affordability restrictions." Learn more:

www.mass.gov/hed/community/40b-plan

Mr. Hope and Mr. Korb invite community members to visit Port Landing at 131 Harvard St. to view an example of the type of housing they hope to build. Learn more:

www.portlandingapts.com



Community

CITY COUNCIL CANDIDATES' FORUM

This October, come to a City Council Candidates' Forum sponsored by Porter Square Neighbors Association, Agassiz Neighborhood Council, Ward 10 Democratic Committee, North Cambridge Stabilization Committee, and Association of Cambridge Neighborhoods.

When: Tuesday, October 18, 2017
6:30-9:00 PM

Where: Lesley Amphitheater, University Hall, Floor 2, 1815 Mass. Ave.



Agassiz Baldwin Children's Programs

ACTS OF GREATNESS AT OUTBACK

Prepared by Ashley Yee, Registration Coordinator & Children's Programs Staff

For over 40 years, Agassiz Baldwin Community has been home to a dynamic outdoor summer program for the children of Cambridge and neighboring towns. Currently, the Kindergarten and Grades 1-6 Outback Programs serve 120 children each week for eight weeks in the backyard of 20 Sacramento Street. Some traditions have continued for years, such as awarding frozen

vegetables to star students at the end of each week, and youths challenging teachers to a cookie-and-milk eating contest amid cheers of “Chug the cookies, eat the milk!” A new element to this year’s Outback programming has stemmed from Nurtured Heart, the core social-emotional curriculum of ABC’s Children’s Programming.



This year Outback has focused on eight of forty-seven Acts of Greatness, all of which are printed on the backs of Outback staff t-shirts. Each week Outback has focused on a particular Act of Greatness, such as Determined, Community-minded, and Resourceful. Awards are given every Friday to students who exemplify this quality during their week at Outback.

“I love taking moments to acknowledge children’s growth . . . new discoveries, and helpful behaviors,” says Outback teacher Ivy Ryan. “They are all doing so much right and I love celebrating them.”

Teacher Santiago Cardenas describes it as a “commonly shared vocabulary that enables [teachers] to help guide students positively.”

“Sometimes it’s tough to take a second and appreciate the good moments when there’s a million things going on, so I’m glad to say I have a constant reminder to do that,” says Jessica Leach, another teacher at Outback. “I love seeing how community-minded the kids are,” she adds, describing how some students have independently set up stands to hand out water to each other during the long days outside.

Two brothers, Jamie and Neil McCann, have been part of the community since they attended K Afterschool. They are now part of the teaching staff. “As an organization we’ve got a good sense

of community,” says Jamie. “The kids, seeing that, have been able to foster their own community... The whole idea of putting energy and attention towards positive actions and feelings has been very helpful in and out of work.” “Nurtured Heart has taught me to focus on calming a situation down instead of jumping up to discipline,” adds Neil.

Periodically, clinical social worker, therapist, and Nurtured Heart advocate Sam Healy drops in to observe and train ABC Children’s Programs staff. “I have been extremely impressed by the initiative displayed by the Outback program in putting these [Nurtured Heart] concepts and practices into practice,” says Healy, going on to comment on how Outback staff utilizes positivity- and relationship-based methods to teach children essential life skills and nurture their individual abilities within the context of designed programs.

According to Healy, brain development studies have shown that the quality of the relationships that children have with important caregivers is the most powerful dimension influencing how children learn.

“By continuously looking for and acknowledging behaviors associated with character strengths,” says Healy, “We can develop these competencies as well as foster a child’s unique set of talents to affirm their value and sense of belonging.”



Maud Morgan Arts

SPIRIT AWARDS 2017

You won’t want to miss this year’s celebration of Making Art, Creating Community at Maud Morgan Arts. We’re bringing artists, teachers, students, art lovers, donors, and community members together for a night of celebration. You are all invited to come enjoy an evening of arts, live jazz, hors d’oeuvre, and drinks with good company.

Honoring Jason Weeks

Jason Weeks, Executive Director of Cambridge Arts Council, is a leader in arts advocacy and creative partnerships.



When: Sunday, September 24, 2017
6:30-9:30 PM

Where: 20 Sacramento Street
Cambridge, MA 02138

Tickets: \$40 in advance / \$50 at the door
bit.ly/spirit_awards_2017

Proceeds will support scholarships and expand programming that fulfills Maud Morgan Arts' mission of connecting, inspiring, and transforming individual lives by building community through the visual arts.

City Wide

MUNICIPAL ELECTION - NOV. 7

Vote for Cambridge City Council and School Committee candidates on **Tuesday, November 7, 2017**. Agassiz residents vote at the Maria L. Baldwin School, 28 Sacramento Street. Polls open at 7:00 AM and close at 8:00 PM.

Eastern Bank is committed to recognizing the good in our communities and celebrating the work of the **AGASSIZ BALDWIN COMMUNITY**

We proudly support the SPIRIT AWARDS BENEFIT 2017

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CAMBRIDGE CITY COUNCIL CANDIDATE STATEMENTS

The statements below were submitted by the candidates themselves at the request of *The Whistler* newsletter and do not represent the views of Agassiz Baldwin Community or the Agassiz Neighborhood Council. ABC and ANC do not endorse any candidates for Cambridge City Council or School Committee. We hope you find this information helpful.

More about the candidates can be found on the Cambridge Civic Journal website managed by Robert Winters: www.rwinters.com

Dennis Carlone

Dennis Carlone is a two-term city councillor who has lived and worked in Cambridge for over forty years. He and his wife, Katie, raised both their sons in Cambridge. Dennis is committed to progressive values that will help Cam-



bridge maintain its status as a welcoming, diverse, and forward-thinking community. He is running for re-election to continue his work for more affordable housing, smarter development, better transportation infrastructure, and complete environmental sustainability. A professional architect/urban designer, Dennis is uniquely qualified to continue leading the Council in the right direction regarding neighborhood-centered growth. Please vote #1 for Carlone on November 7th!

Alanna Marie Mallon

I have been a Cambridge resident with my husband and two children for the past 13 years. My experience with food insecurity as a child led me to start the Cambridge Weekend Backpack Program, which sends food home with low income students on the weekends. After starting the program, I served in Cambridge



as the Education Liaison to the Mayor. One person or a group of people can better our community: I'm running for Cambridge City Council to continue to positively change residents' lives for the better. I hope you will consider me for your #1 vote on November 7th.

Marc McGovern

At this time we need local elected officials with proven records of bold, progressive, leadership. From leading the charge to increase affordable housing opportunities, to battling poverty and homelessness, to taking on Mr. Trump, I don't just talk about what we need to do, I take concrete action to make it happen. I'm proud to have earned the support of such progressive leaders as State Representative Marjorie Decker, Congresswoman Katherine Clark and Attorney General Maura Healey. I respectfully ask for your #1 vote on November 7th so I can keep being a strong leader for the people of Cambridge.



Gregg Moree

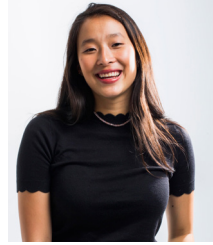
I grew up on Fairfield Street in North Cambridge and this city has been my home for more than fifty years. From this perspective, I have become increasingly concerned about the priorities of our city government. In particular, the lack of options open for our young people beginning new lives as independent adults. Once I take office I will not rest until we have solutions in place for a better Cambridge. It is not impossible. Many of the pieces are already in place. We just need more great leadership. I can help build in Cambridge!



Nadya Teresa Okamoto

I am running for City Council to protect Cambridge as a home for all residents, regardless of their race, religion, age, or socioeconomic status. I am running for young people to have direct representation and trust in their local government,

for families struggling to secure affordable housing, and progress towards more sustainable living. My unique perspective as a young entrepreneur in nonprofit management, and as someone who can truly relate to many of the challenges that residents face today (such as housing instability), make me a strong candidate to help Cambridge adapt to our future challenges. WWW.VOTENADYA.COM



Sumbul Siddiqui

I am a public interest attorney committed to serving Cambridge. I grew up in Rindge Towers and Roosevelt Towers. As a CRLS student, I co-founded the Cambridge Youth Council, now in its fifteenth year. I graduated from Brown University and Northwestern Law. I understand the challenges our residents face when attempting to rent or purchase homes, raise children, and run businesses. I understand the values we share: access to housing, job security, inclusion, and quality education. We must match our values to our work. At a time of national uncertainty, we can do great work together locally. We must.



Denise Simmons

Denise Simmons is a life-long resident of Cambridge, currently serving her eighth term on the Cambridge City Council. Denise has spent the past three decades working to better her community – first as the Executive Director of the Cambridge Civic Unity Committee in the 1980s, then as a member of the Cambridge School Committee in the 1990s, and since 2002, as a member of the Cambridge City Council. Denise is serving her second term as Mayor of Cambridge, and she hopes to continue working to make City Hall more accessible and more accountable to a greater number and scope of people.



Vatsady Sivongxay

My family arrived to the U.S. as Lao refugees when I was 4.5 years old, and I knew early on the barriers I had to overcome. I'm running for City Council to make sure that Cambridge is a place where everyone has access to equitable opportunities. I have fought for such a vision in my law practice advising small businesses and immigrants and as the policy director for Boston's District 7, partnering with the district's diverse communities on issues such as affordable housing and education. Now, I'm ready to translate these experiences into concrete policies for Cambridge residents.



Bryan Sutton

I believe everyone should have an equal say in how our government works. Big money has taken that away from us. It's time for reform. Leadership starts locally. My name is Bryan Sutton and I am running for Cambridge City Council. I have a progressive vision and expedient professional experience. More detail at www.bryansutton.org. My puppy of 8 years, Macy, gets most of my free time and on weekends we volunteer as a therapy team visiting senior facilities and hospitals. Also, I am involved in a few local political reform groups (Rep.Us, CRRE, VCM). bryansutton@zoho.com



Paul Toner

My name is Paul Toner and I am running for city council. I am a former Cambridge teacher, lawyer, union leader, and education advocate. I grew up in my great grandfather's home and raised my children here. My core values are a belief in supporting your neighbors, helping others, and a commitment to public service. I see running as an opportunity to use my leadership skills and experience to help Cambridge during a time of change. We can move forward with a



vision for the future that preserves the best of our past. Learn more about the campaign at: www.TonerforCambridge.com.

Gwen Thomas Volmar

When I came to Cambridge ten years ago, I fell in love with this city. But it was a struggle to pay rent then. Several years and promotions later, my husband and I can still barely afford our same small apartment. But we believe Cambridge is worth the sacrifices we make to renew our lease each year. It's time that City Council focus on protecting and caring for our own. I have solutions to make Cambridge a city where people can stay for good, and I have the genuine experience to understand the challenges that Cantabrigians --all Cantabrigians--face today.



Quinton Zondervan

As an immigrant and person of color, I am very concerned about the direction our country is heading. My campaign is focused on rebuilding our democracy from the ground up, starting right here in Cambridge. I have co-founded two non-profits, served for nearly a decade on multiple city advisory committees, and co-authored pioneering climate policy which is now spreading to other municipalities across the state. In a crowded field of new challengers, my experience sets me apart as the most prepared to be an effective councilor from day one. The resistance begins in Cambridge, join us today!



Up Next in October

Looking for a candidate whose statement doesn't appear here? Additional statements, including those of School Committee candidates, will be printed in subsequent newsletters. Stay tuned, or contact us for more information at psinclair@agassiz.org or (617) 349-6287 x10.

Community Calendar

September 2017

Wednesday, September 13	6:00-7:30 PM	ABC Board Meeting, 20 Sacramento St, 2nd Floor Public welcome
Sunday, September 24	6:30-9:30 PM	Spirit Awards, 20 Sacramento Street, backyard For tickets, visit: bit.ly/spirit_awards_2017
Friday, September 29		Maud Morgan Arts classes begin


The Whistler is published monthly September - June by the Agassiz Baldwin Community, distribution 2,000. Call (617) 349-6287 to receive by mail or email. The newsletter is also posted each month online at www.agassiz.org. Items of interest to the neighborhood should be submitted for consideration no later than the 15th of the month prior to publication date.


The Whistler September 2017



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