

Perez, Lori

From: Charles Hinds <chuckhinds@msn.com>
Sent: Thursday, October 25, 2018 1:59 PM
To: DePasquale, Louie
Cc: City Council; Lopez, Donna; ecpt-board@googlegroups.com
Subject: Letter from East Cambridge regarding First St Garage 10-25-18
Attachments: ECPT Letter Regarding First Street Garage Process - 10-25-18.pdf; Proposed Policy Order for First Street Development Area Planning and Traffic Study Request.pdf; ECPT Letter on First St Garage to City Council 3-14-18.pdf

Dear Donna Lopez,

Please find attached is a letter from the East Cambridge Planning Team to the City Manager and City Council, along with two attachments, regarding the disposition process of the First St Garage. Can you please put this on the City Council meeting agenda for October 29th.

Chuck Hinds
President
East Cambridge Planning Team

Mobile: 617-407-0574

A neighborhood organization serving East Cambridge for over 40 years.



Proposed Policy Order
First Street Development Area Planning and Traffic Study Request.

Whereas: The City Manager issued an RFP for the first street garage on October 18, 2018.

Whereas: The City council voted in 2013 for the disposition process of the first Street Garage to move forward.

Whereas: The City Council voted on March 17, 2014, policy order 0-13: "That it that it will not simply consider whether the RFP's agreed-upon price represents the fair market value of the city-owned parking spaces in the First Street Garage, but rather, the City Council will listen closely to the concerns of East Cambridge residents and consider the overall impact of the Sullivan Courthouse redevelopments project in order to determine whether the developer's proposal will lead to the greatest public benefit that can be obtained from the City property in question, pursuant to Chapter 2.110 of the Cambridge Municipal Code"

Whereas: No public meeting has been held prior to the issuance of the RFP as required by municipal code article 2.110 for disposition of public property.

Whereas: The First Street Development Area (FSDA) is defined as the area between Third St and Land boulevard and Monsignor O'Brien Highway and Binney St.

Whereas: East Cambridge has seen an increase of more than 3 million sq. ft. of office space in Kendall Square and North Point. And has more than 5 Million sq. ft. of mixed uses building in the pipeline over the next 5 years, which were not known in 2013.

Whereas: New England Development announced in September of 2018 that it is proposing to renovate the Galleria Mall and eliminate 800 parking spaces.

Whereas: The cumulative effects of these large developments on East Cambridge, such as traffic, parking, safety and other quality of life issues, have reached a breaking point

Whereas: Neither the East Cambridge Planning Study (ECaPS) nor the more recent K2C2 study included the FSDA as it was never considered the potential neighborhood asset that it can clearly be.

ORDERED: That the City Manager be and hereby is requested to temporarily pause disposition process of the first street garage.

ORDERED: That the City Manager be and hereby is requested, in the context of the temporary pause and a rapidly growing neighborhood, to conduct a comprehensive independent planning

and traffic study of the FSDA, to be done and completed as soon as materially possible so as not to hinder development.

ORDERED: That the City Manager be and hereby is requested to investigate the possibility of including the study in the scope of the Envision Cambridge process to as to reduce cost and time to completion.

ORDERED: That the City Manager be and hereby is requested to report at least twice a month on the progress to the City Council.



A Neighborhood Organization for the Betterment of East Cambridge

October 25, 2018

Louis A. DePasquale, City Manager
Cambridge City Hall
795 Massachusetts Avenue, 1st Floor
Cambridge, MA 02139

RE: First St Garage Disposition Process

Dear City Manager DePasquale:

At East Cambridge Planning Team (ECPT) meeting on October 24, 2018, the members present voted unanimously in opposition to and in condemnation of the process for the disposition of 420 public parking spaces in the City's First Street Garage. We were assured by the City that a report by the City Manager and public meeting would precede the disposition process, so the recent release of an RFP without any report or meeting is alarming. If a report has been completed we request its release, so we can adequately prepare for the October 30th public meeting at the Multicultural Arts Center in East Cambridge.

The vote by City Council to recommend the disposition process was taken in 2013, and the world has changed dramatically in East Cambridge since that time. The many millions of square feet of new development approved and built in Kendall Square, Cambridge Crossing, Volpe, and along Binney Street have put devastating traffic, parking and road safety pressures on East Cambridge.

First Street is the only part of the neighborhood that has been excluded from previous planning studies, including ECAPS, C2K2, and the major PUD projects in the area. With the Sullivan Courthouse project, the First Street Garage project, the potential addition of 500,000sf of new development and removal of 800 parking spaces at CambridgeSide, things have reached a breaking point. Many of us in the neighborhood rely on the garage, particularly in snow emergencies; it keeps parking off our streets, and supports local business. To lose over 1,200 spaces while developing close to 1 million square feet will make all our lives worse.

NOW is the time for the City to come up with a vision for First Street. Why has it not been done before? Why is it not a major part of Envision Cambridge? We demand that no further action be taken on the garage disposition until all these projects are understood together, so that First Street has the vision it deserves, the neighborhood is protected, and the citizens of Cambridge are satisfied that this significant public asset is being put to the highest and best use.

We had fought in support of Cambridge changing the planning process from isolated considerations of zoning impact which resulted in the Envision Cambridge process. There is no reason that this good planning sense should not apply to First Street. We suggest that Envision Cambridge focus effort on this area between Land Boulevard and Third Street, and the Monseigneur O'Brien Highway and Binney Street. ECPT vehemently objects to tying up 420 parking spaces for a long-term lease tied to a private development without any consideration of the current conditions and future plans relating to First Street. Without understanding the context in which this decision is being made, it is impossible for the community to have the voice it was intended under Section 2.110.

East Cambridge



Planning Team

Very truly yours,

A handwritten signature in black ink, appearing to read 'C. T. Hinds', with a long horizontal flourish extending to the right.

Charles T. Hinds
President, ECPT

cc: Cambridge City Council

Enclosures: Proposed council order for a First Street Development Area Planning and Traffic Study
ECPT Letter on First St Garage to City Council dated March 14, 2018



A Neighborhood Organization for the Betterment of East Cambridge

March 14, 2018

Cambridge City Council
Cambridge City Hall
795 Massachusetts Avenue, 2nd Floor
Cambridge, MA 02139

RE: Leggat McCall's request to lease 420 parking spaces in the First Street Garage

Dear Mayor Marc C. McGovern; Vice Mayor Jan Devereux; Councillors Dennis J. Carlone, Craig A. Kelley, Alanna M. Mallon, Sumbul Siddiqui, E. Denise Simmons, Timothy J. Toomey, Jr., Quinton Y. Zondervan:

On December 5, 2017, Leggat McCall requested that pursuant to an Order adopted by the City Council on October 7, 2013, declaring "420 parking spaces and the first floor retail space at First Street Garage Property available for disposition," that the City continue the disposition process as detailed in Chapter 2.110 of the Cambridge Municipal Code (Disposition of City Property) and determine the value of the leasehold interest. The event history of the Sullivan Courthouse special permit #228 and the intertwined parking lease request pursuant to Chapter 2.110 is summarized in the attached table.

In response to Leggat's request, the East Cambridge Planning Team unanimously passed a motion on February 14, 2018 to request the City Manager, the City Council, and the Planning Board to restart the Chapter 2.110 process from the beginning as opposed to resuming the process when it abandoned in 2014. ECPT requests the process restart because the economic context and urban landscape has changed substantially from 2013 to 2018 including: the rapid development of Northpoint (including the Gore St utility work), CambridgeSide's desire to redevelop its 1st Street side (which may adversely impact parking), the Green Line expansion, the new developments on 1st St. in PUD 4B, the buildout of Binney St, the approved Volpe re-development, etc. ECPT is very interested in attending the meeting with the City Manager for an opportunity to weigh in on the report being prepared pursuant to the disposition process.

The Leggat McCall development has been a very complex and divisive project for the neighborhood. ECPT wants to ensure a community meeting, as set out in the Chapter 2.110 process, happens so that the neighborhood will be informed on what will be analyzed in the report and what considerations are being made in this disposition process.

Very truly yours,

A handwritten signature in black ink, appearing to read "C. T. Hinds".

Charles T. Hinds
President, ECPT

cc: Cambridge Planning Board: Chairman H T Cohen, Vice Chairman Connelly; Members Bacci, S Cohen, Flynn, Russell, and Sieniewicz; and Associate Members Nur and Tiffany

Louis A. DePasquale, Cambridge City Manager

Attachment



Leggat McCall Special Permit/Parking Request Event History

Date	Action	Description
Sep 26, 2013	Parking Lease Request	Leggat McCall requested that the City Council declare 420 parking spaces in the First Street garage available for disposition subject to the Chapter 30B process as well as the provisions of Chapter 2.110 of the Cambridge Municipal Code.
Oct 07, 2013	Initiation of Disposition Process	The City Council voted to approve the initiation of the disposition process pursuant to the relevant statutes.
Nov 21, 2013	Special Permit Application Submitted	Leggat McCall applied for a special permit to redevelop the former Sullivan Courthouse at 40 Thorndike Street in East Cambridge. In the permit they indicated they would seek to acquire 420 parking spaces in the First Street Municipal Garage.
Mar 17, 2014	Policy Order O-13 Adopted	The City of Cambridge resolved in Policy Order Resolution O-13, "That it that it will not simply consider whether the RFP's agreed-upon price represents the fair market value of the city-owned parking spaces in the First Street Garage, but rather, the City Council will listen closely to the concerns of East Cambridge residents and consider the overall impact of the Sullivan Courthouse redevelopments project in order to determine whether the developer's proposal will lead to the greatest public benefit that can be obtained from the City property in question, pursuant to Chapter 2.110 of the Cambridge Municipal Code,"
Mar 24, 2014	Disposition Process Halted	The City Manager wrote a letter to the City Council stating that, as a result of the March 17, 2014 Policy Order Resolution, no further action would be taken on the proposed disposition until further guidance from the City Council.
Sep 30, 2014	Special Permit Granted	The Planning Board approved the application and granted Special Permit #228 to Leggat McCall on.
Nov 19, 2014	Court Challenge	The Permit was challenged in court with two separate appeals by abutters.



Leggat McCall Special Permit/Parking Request Event History

Date	Action	Description
July 19, 2017	Court Ruling in Favor of Permit	The Massachusetts Appeals Court ruled that the Planning Board acted lawfully issuing the Special Permit
Nov 29, 2017	Appeal Denied	The Massachusetts Supreme Judicial Court rejected the request for an appeal
Dec 05, 2017	Request Disposition Process Continue	Leggat McCall requested that pursuant to the October 7, 2013 City Council Order, the City continue the disposition process as detailed in Chapter 2.110 of the Cambridge Municipal Code (Disposition of City Property) and determine the value of the leasehold interest.
Dec 18, 2017	Communication from City Manager	The City Manager transmitted a communication to the City Council stating that, as a result of the December 5, 2017 letter from Leggat McCall, he would “resume the process that had previously been commenced with regard to the proposed disposition of the leasehold interest in the First Street Garage for use in connection with the redevelopment of the former Sullivan Courthouse.” The communication was placed on file.