

Dear Cambridge City Councilor,

I write as a resident of Cambridge very concerned about the negative impacts the proposed redevelopment of the Sullivan Courthouse will have on the unique historic character and quality of life of the East Cambridge neighborhood. The proposed 500,000 sq ft commercial office building (plus 24 residential units and retail) will generate impacts on the neighborhood far greater and more detrimental than the existing courthouse. The proposed private office building, open 7 days/week, 24 hrs/day, will generate over 5,000 daily person trips, including 2,200 daily vehicle trips. This use intensity is substantially greater than the existing building, and will clog the single-lane East Cambridge streets with traffic, and use-up the limited street and municipal garage parking in the neighborhood. In addition to the traffic and parking impacts, night light pollution, solar glare, noise and privacy impacts will also be increased by the proposed building.

The courthouse developer, Leggat McCall Properties has requested the purchase of 420 parking spaces in the First St. Municipal Garage for the benefit of the private development. I do not support the sale of these spaces, despite the cash or concessions offered by the developer. (East Cambridge already generates 60% of City property tax revenue and bears the attendant burden on its infrastructure.) This municipal garage serves many users in the neighborhood, and analysis of use patterns suggests it will be full to capacity by late 2015 WITHOUT the Courthouse development and sale of 420 spaces. This garage is currently available to residents for snow emergency parking, during street cleaning days, for monthly parking at a reduced resident rate, and for general visitor and overflow parking; these public uses will be seriously curtailed or eliminated by the sale of 420 spaces to the private developer.

The City Council unanimously passed a Policy Order on March 17, 2014 resolving to: "...listen closely to the concerns of East Cambridge residents and consider the overall impact of the Sullivan Courthouse redevelopment project in order to determine whether the developer's proposal will lead to the greatest public benefit...", and further that "...DCAMM and the developer work together in an expeditious and creative fashion to substantially reduce the height, traffic, and environmental impacts of the developer's proposal so as to gain community support..." I do not consider the recent 2-story reduction of the 22-story building as "substantial reduction" of the impacts. I also ask the City Council to deny the sale of the parking spaces to further encourage DCAMM to renegotiate the terms of sale and respect the concerns and desires of the residents when crafting any RFP. To date, DCAMM has ignored the residents and refused to participate in any negotiations to reduce the impacts of the development.

Please vote FOR the interests of the neighborhood and AGAINST the sale of the garage spaces to Leggat McCall Properties. The residents deserve a development with SUBSTANTIALLY lower impacts. Thank-you for your public service.

Name:

Address:

Date: