

From: **Paul Kroner** [mailto:pkroner@comcast.net]

Sent: Monday, February 24, 2014 5:12 PM

To: **Dennis Benzan**

Subject: Sullivan Courthouse, East Cambridge — conversion of municipal parking to private use

Dennis,

As you may recall from the meet and greet party that Lynne and I held for you this past summer at our house here at 69 Thorndike Street, we live in the shadows of the Sullivan Courthouse.

The courthouse is a building universally scorned for its hideous design and for being so out-of-scale with our historic neighborhood of East Cambridge. It was a huge and costly mistake when it was built and now the State is looking to sell it highest bidder to develop within the same shape and size, essentially passing the burden of the grotesquely out-of-scale building onto a new generation of residents. **The continuance of this zoning non-conformity is immoral and makes a mockery of the city zoning plan.**

I have already reached out to you urging you to deny the special permit application (PB288) from Leggatt McCall. Today I'm writing on behalf of a group concerned citizens called Neighborhood Association of East Cambridge (NAEC) which we founded recently to **protect East Cambridge from outrageously inappropriate development projects such as this one. We are not an anti-development, but we are extremely concerned** that to allow a private developer to "inherit a non-conforming status" and develop this monstrosity into a packed, glass-covered office space would greatly increase the intensity of the use, in terms of traffic, parking, day-time solar glare, night-time light pollution, etc.

However there's a detail to the story which reveals a place where the City Council can have great impact. The development has only 92 parking spaces on site. It needs another 400 or so to make the development feasible and meet the parking code requirements. The developer, Legatt-McCall, has petitioned the City to long-term lease these 400 spaces in the First St Garage — a lease which would have to be approved by the City Council. Can we count on your vote to NOT give these public parking spaces to a private developer to facilitate this massive re-development in a small-scale residential neighborhood?

We think there are other options for the State and the developer, like transferring those development rights onto more appropriate sites, but as citizens, short of filing a lawsuit (which we are seriously contemplating) we have zero leverage to get their attention and slow down the sale. By going on record as opposing the lease of those parking spots — the transfer of public property to private use — **the City Council can exert the leverage needed to reset the process** and send the State and the developer back to the drawing board to produce a more appropriate plan.

Dennis, this is a critical juncture: a chance to stop a disaster that has been unfolding slowly since 1965. If the City doesn't stop this building now, then East Cambridge will have to live with this monstrosity forever. **Please help us stop it now and deny Leggat-McCall's special permit application (#288).**

Please see www.40Thorndike.org for our letters, statements, and legal foundation for our objections...

Many thanks for your public service!

Sincerely,

Paul J. Kroner
69 Thorndike Street
Cambridge, MA 02141

The reply:

From: "Rosario-Perez, Pamela" <prosario@cambridgema.gov>
Subject: RE: Sullivan Courthouse, East Cambridge — conversion of municipal parking to private use
Date: February 25, 2014 at 11:38:26 AM EST
To: "pkroner@comcast.net" <pkroner@comcast.net>
Cc: DENNIS BENZAN <dennisbenzan@hotmail.com>

Good morning Paul,

I hope this message finds you well. The Vice Mayor agrees with you in that it is important to protect the architectural beauty of our city and that the Sullivan Courthouse may not, particularly, contribute to East Cambridge's charm. Thank you for reaching out to the Vice Mayor with your concerns. We will take your thoughts and reasoning into consideration.

Best Regards,

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