

October 30, 2018

Community Meeting Notes 1 of 2

First Street Garage Disposition – Proposed Retail Use

Sponsored by the City Manager's Office

Multicultural Art Gallery, 41 Thorndike Street, Cambridge, MA

1. Why was the RFP deadline for questions November 8 and the record for the community meeting closing on November 7?
2. Why did the City not separate the retail from the parking?
3. Why give Leggat McCall the leg up by including retail space? They have enough square footage in the area.
4. Would you give an example of a UDAG commitment?
5. Is the chart of usage for 7 days or just business days (ANS: Business)
6. Is the chart for all day? (ANS: morning and afternoon peaks (10:00 is morning peak)
7. When Lechmere closed was there an increase in the number of parkers? (ANS: There was a slight up-tick)
8. What are you going to do if they all show up? The truth is they are entitled to park there because they paid for it!!
9. You've just shown that the City is not great at managing parking in the garage. Why doesn't Leggat McCall shuttle people in?
10. The number of cards issued doesn't matter; you need to count the spaces. The garage is full up to the 5<sup>th</sup> floor or the roof.
11. Is the 7000 square feet of retail space existing or is the City losing parking spaces?
12. The order of this doesn't make sense. Do the public meeting first then the RFP. Not sure if it's in the RFP that people HATE this project.
13. I was on the original advisory committee for resident garage. The City never sought a subsequent tenant. The Foundry has no parking. How are people going to socially engage in East Cambridge? (Mary?)
14. Do the 1100 spaces include the First Floor? (ANS: No, not operational side.)
15. Set asides throw your count off.
16. How will you dispose of the 420 without impacting resident parking? (Councilor Zondervan)
17. Are the 420 cards counting actual vehicles or just cards? (ANS: Actual vehicles)
18. Have you done the analysis on the spaces?
19. I'm confused by the approach of RFP first and then the disposition. (Nancy explained)
20. What's the justification for getting rid of the 420 spaces, not the retail space?
21. Why are we looking at only one small part? We've asked the City to look at all the other parts. Why focus on just the garage? Why can't the City give us a planning study for First Street? (Asked by Chris)
22. How many of you live in East Cambridge?
23. Why did the City choose to do things to feed into the tremendous public cynicism? Why is it a better idea to get a bid with no public input?
24. We need to figure out what to do with this public asset. (Heather)

25. 420 spaces equal 40% of the total garage. With Cambridgeside closing down parking there is a large number of dailies that will fill up the garage. What happened to the quality of life in East Cambridge?
26. What particular ground floor retail uses would benefit the community? Perhaps a Cambridge Historical Museum?
27. Will the ground floor retail space need spaces in the 420?
28. Leggat McCall requested 420 originally but then scaled back their request to 375. Did Leggat McCall actually redo their request?
29. Why are we spending tax dollars and all of your time for Leggat McCall?
30. Public land is the most precious resource. Could we restart a state disposition process that aligns with community vision? (Rep Connelly)
31. We need to see data analysis and a report about why these will not spillover. At what point do you share that data? Will you give scenarios that explain why we can give up those spaces without the parking garage looking like this room?
32. To give that percentage of space to a private entity is unconscionable!
33. We need an independent professional parking analysis before you come up with numbers, not City numbers.
34. You are all working for the developers. You need to work for us.
35. We can't park on our own streets here.
36. We are doing Leggat McCall's homework. Retail tenant must be in there for 30 years.
37. Have there been suggestions about the retail space? Can it be gutted for additional parking?
38. Could there be a farmer's market?
39. Can you do the retail separate?
40. Is the City ticketing people who park in front of their own driveways?
41. What is the percentage of contract spaces and what is the utilization of those spaces?
42. Can we have neighborhood resident parking permits?
43. How can the City be comfortable with 30 years?
44. Is the 3,000 square ft retail for the sign shop? Doesn't make sense to have retail and the sign shop.
45. The sidewalks with bump-outs took a lot of spaces. Why did the City do that?
46. Is there a threshold in the RFP? (ANS: Can review the RFP on the website)
47. Why won't you separate the retail from the parking?
48. Connecting the parking with the retail is distracting.
49. Business in the retail space fail if no parking is available.
50. Parking is essential to the Sullivan Building redevelopment. It will cost \$50 million to take it down.
51. Where are things left as far as a bigger study? Can the City work with the community for a comprehensive study?
52. On the grocery – if we leave it up to the market then the high-end grocery will move in. Any way to ensure an affordable grocery? (Councilor Zondervan)
53. The Commonwealth has a responsibility to east Cambridge.

54. Did the Davenport Building and other long-term lease holders know about this meeting?  
(ANS: We believe so.)
55. Meeting had only a week's notice, not the legally required two-week notice. Does this meeting count? (ANS: NG – this meeting met the legal requirement)
56. This RFP is earmarked for Leggat McCall. 420 parking spaces miraculously appear in the RFP.
57. Parking in the neighborhood is a big time problem, I got 2000 emails. Parking and trees are disappearing in east Cambridge.
58. We can't pretend this is a normal meeting (Chris Matthews)
59. It is an environmentally unsafe building. Holding up development is not helpful.
60. We have NO responsibility to bail out the developer. Should not influence giving away public resources to bail out developer. 2.110 is because of the activism of people in this room. The City gave 40% of Kendall rooftop to Google. Will you honor that and have a real process?
61. Can we have part of the analysis be a financial analysis? What happens if you don't lease it? How much money could the City get?
62. Can the developer sell back to the community?
63. What should we expect from you next? And when will we see it? (ANS: Summary of Meeting. Project page on website.)
64. Will the City be making suggestions and recommendations?
65. Holding up the process is closed minded. Are the City Councilors keeping open minds?
66. Courthouse could employ people from the neighborhood.
67. Is there a schedule of when the Council will vote on it? (ANS: Report then planning board then Council)
68. Whose decision is it whether to withdraw the RFP? (ANS: CM)
69. Why can't developers employees take the T?
70. What was the retail space originally used for? (ANS: VFW, sub shop, restaurant, flower shop, travel agency.)
71. When will we have another meeting? (ANS: Before the report is done.)

10/30/18

Community Meeting Notes - First Street Garage 2 of 2

Multicultural Art Gallery, 41 Thorndike Street, Cambridge, MA

- Keep record open for 1 week for public comment
  - Public can email additional comments
1. Confusion about the 2 processes between city ordinance and state law
  2. Time frame between keeping open the public comment and RFP due date is too close
  3. Can RFP be rescinded?
  4. Use of sign shop space – what is best use of that space?
  5. Resident requested details on the UDAG agreement and who it involves.
  6. Is information/data on PPP based on 7 days a week or 5 days a week? [question asked about the slide that references 68% per UDAG users] [Answer: 5 days/business days]
  7. When Lechmere garage closed was there a large increase of parkers at the First Street Garage? [Answer: a slight up-tick]
  8. Monthly users who have paid to park should have a parking spot. Why offer more monthly passes than parking spots? [reference was PPP slide with 50% usage – 135- cards and 536-600 users on a typical day]
  9. Lisa stated that there will be another community meeting on this topic.
  10. Resident stated that the City is not great at managing the parking garage. A lot more people would use the garage if they knew about it.
  11. Resident wants more use of shuttles to shuttle people where they need to go.
  12. 7000 square feet – Is it existing space or will more parking spots be taken away to provide the 7000 square feet?
  13. Is there a wait list for residents who want monthly parking cards? This resident was told there was a 2 year wait list. [Answer: No wait list for residents.]
  14. The order that the City has chosen to proceed is not right. Should have had a community meeting first, gathered input from residents and then posted the RFP not vice versa.
  15. Requesting additional information on how long City is going to lease the space.
  16. Are there really 420 parking spaces available for this project?
  17. Resident who was on the municipal garage advisory committee talked about VWF and a fire in the restaurant. City should have included more people/groups in this process.
  18. Variances?
  19. Foundry Advisory Group – parking.
  20. Need to consider the impact of losing the green line.
  21. Parking is already a challenge in Cambridge. There is nowhere to park in East Cambridge.
  22. Of the 1100 parking spaces in the First Street Garage, how many are available to the public? Person believes the count is off in Joe's PPP.
  23. Resident expressed frustration that she has to park on the 5<sup>th</sup> floor of the garage when you get there at 10 am.
  24. How can you dispose of 420 spaces without impacting the resident parking in East Cambridge?
  25. How many vehicles are in the garage at 10 am?
  26. Have you done any analysis?
  27. Confusion about the approach and steps between 30B and 2.110 and the RFP process.
  28. Statement that the process the City has implemented is not correct and does not conform.
  29. Isn't the 2.111 a process to get to the RFP?
  30. Nancy answered question about the process and the relationship between 30B and 2.111
  31. Problem to solve: What are we going to do with the 7000 square feet of space and the 420 parking spaces?

32. Resident feels that the City's presentation is based on past information not current information.
33. Cambridgeside is getting rid of 800+ parking spaces and how is that going to impact the First Street Garage?
34. There are many moving parts to this process and project. City needs to consider alternatives.
35. City needs to think of and consider all the other changes that are happening on First Street – T moving, Cambridgeside Mall, Sears.
36. Need a planning study done on First Street Garage.
37. ECaPS.
38. First Street Redevelopment discussion
39. Envision Cambridge – can this all be done through this?
40. Requested a study on First Street.
41. City made the easy choice – issue RFP and then take public comment – City should withdraw RFP
42. 57-year-old resident: How many of the City staff here tonight actually live in Cambridge and/or East Cambridge?
43. Existence of the Multicultural Center – corruption of first street garage – garage is a public garage and the public should benefit from it not private developers.
44. City's choice in the process feeds and fuels public anger and confusion – Why does the City think it was better to put out the RFP with no public input?
45. Cart Pulling the Horse statement – email sent out with this image.
46. This is a public asset and public should have a say in what to do with it.
47. Don't use this as an opportunity to pay for someone else's mistake.
48. 420 spaces are a big chunk of the garage and the available parking spaces.
49. No good reason why we should do this.
50. 70% of the income comes from east Cambridge residents.
51. Otis Street resident – values the garage and the ground floor retail space use – Wants to know how it will be better used? Proposes that it be the Cambridge Historical Museum – make it a historical site.
52. Does the 7000 square retail space need to have 420 parking spots? 40 Thorndike Building has retail and will require parking spots as well.
53. Who made the final decision about offering 420 spots? Resident thought that the developer originally requested 420 spaces but then reduced it to 375 spaces. He mentioned Sue Clippinger's name and planning board.
54. Mike Conley the State Rep – he will honor the wishes on the community. His opinion is that public land is a precious resource. Just say no to the deal. Send LM away. Restart a new disposition process from the beginning.
55. Site should be for public use.
56. Hard to see the data, need to analyze it better and provide a report. Why will there or will there not be a spill over parking issue in to the neighborhoods if we lease the 420 spaces? And, if you do that study, and have a report, will the City share it?
57. Will the parking lot look like this room [full of people] if we lease the 420 spaces?
58. Need to do a good parking analysis.
59. Juggling numbers, who gives up spaces in the garage - Do more than 68% of parkers under UDAG not really show up?
60. Lot of concerns and statements about having to park on the 5<sup>th</sup> floor of the garage [spots are available but must go all way to the 5<sup>th</sup> floor to find a spot.
61. Unconscionable to give spaces to a private developer! Spaces are public and are for public use.
62. What are the City's motives?
63. Need independent parking analysis for the area.
64. Gore Street Project has created neighborhood parking issues. Why would this be different?
65. City is working with the developers and need to start working for the residents and neighbors.
66. Resident stated that parking on Third Street is already difficult.

67. Requiring a tenant to always be occupying the space is unfair and makes it difficult for bidders to submit a proposal.
68. What will the 7000 square feet be? Grocery store? Farmers Market?
69. Can some of the 7000 square feet be gutted to provide additional parking?
70. If retail does not take the parking is that ok? Can we do this process separately? Separate the 420 spaces from the 7000 square feet of retail space.
71. Question asked about policy of parking in front of driveways. Joe answered the question.
72. Did any traffic study answer the % of compact spaces and the rate of utilization of those compact spaces?
73. Boston does neighborhood-based parking permits. Is the City considering this? Joe said No.
74. How can City feel comfortable with 30-year lease? It is a long time.
75. New sidewalks with bump outs have stolen a lot of parking spaces.
76. Is there a reason why City is holding onto 3000 square feet for sign shop? Can't you relocate it? Are they not willing to move?
77. What is City getting for this RFP? \$\$
78. Can't you separate the retail space from the parking in the RFP? Makes it more complicated having it together.
79. Businesses will fail if there is no parking available. So, retail and parking need to go together. Keep it together.
80. Parking availability affects the success of retail businesses.
81. Parking is essential to get Sullivan Courthouse redeveloped. No other choice because too expensive to take the building down.
82. Courthouse is an eyesore and potential health hazard.
83. We should take down the Courthouse.
84. Where are things now, need to look at having a bigger study that that considers the changes happening now and in the future. Comprehensive study for First Street.
85. Can we ensure that if a grocery store gets put in that it is an affordable grocery store and not a high-end grocery store?
86. Commonwealth of Mass has a responsibility to the residents of East Cambridge.
87. Were the Davenport Building tenants invited to this meeting? If they offer parking to their employees through HR shouldn't they be aware of this process. If they are not using all the parking passes they are entitled to, maybe they will then issue more cards to their employees.
88. The Meeting was only scheduled 1 week ago. Isn't that in violation?
89. How many responses to the RFP are you expecting? It is an open and competitive process and someone other than LM could bid.
90. Chuck stated – I received 2000 emails in the last week regarding parking. We need to do a good job tracking parking at the garage.
91. Parking and trees are disappearing at an alarming rate in Cambridge.
92. Stop taking care of developers and start taking care of residents.
93. Chris Matthews – 250 active members in his group [not sure what that is] and they all voted unanimously about this project.
94. Joe Aloy – read a letter that he sent to the City Councilors. Letter advised City to work with the developers and do something with the unsightly space it is now.
95. We have no responsibility to bail out the developer. They knew what they were buying. That should not influence our decision to give way 420 spaces.
96. Statement made about Kendall Square Rooftop and Google.
97. It feels like there is already a conclusion and we are the window dressing.
98. Study should include a financial cost analysis.
99. What is the max benefit of leasing 420 parking spaces?
100. Developers need to be creative to develop the site without using the 420 spaces.
101. East Cambridge Planning Team – unanimous vote on what to do with 420 spaces.
102. City should give back to the community.

103. What should we expect to see from you next and when will we see it?
104. Can we rethink this whole process?
105. Who is holding up the process? Closed minded way to think about things. Too much bickering. We just need to hear all sides. Lisa stated - City Councilors keep an open mind and are accountable to the public.
106. Couldn't the developers and retail space owners employ people in the neighborhood?
107. When will we get the report? Early 2019.
108. When will it get voted on?
109. Can we agree to extend? We can agree to extend 120 days.
110. Who can withdraw the RFP? What will it take to get it withdrawn? Answer: City Manager.
111. Can't employees take the T?
112. Female who works at Davenport and is a resident of E. Cambridge – What was retail space area originally used for? VFW, Florist, etc.
113. Will we have another community meeting? Yes
114. When will next community meeting be? Before the report is completed.
115. There is too much traffic in East Cambridge already. It is bumper to bumper.