



September 23, 2014

Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Re: Planning Board Case # 288 / 40 Thorndike Street

Dear Planning Board Members:

In anticipation of your deliberations on our Special Permit application at your upcoming hearing on September 30th, I am forwarding the following information:

1. A memorandum from our land use counsel Martin Healy of Goodwin Procter LLP regarding the legal opinion prepared by City Solicitor Nancy Glowa as well as a review of the legal standards applicable to our Special Permit application.
2. An index identifying members of the public who have expressed support for our application. Please note that this list contains the names of nearly 300 residents of East Cambridge, a significant portion of whom live within a few blocks of the Courthouse. Included with the list is a map identifying the location of those individuals' homes.
3. Copies of letters sent to the Board in support of our application over the past six months.

You will recall that at the last public hearing on our application on July 29th, we presented modifications to our proposal that came about largely as a result of the Working Group sessions that were held in April and May. The decision to remove two floors from the building represents a reduction of approximately 40,000 sf of gross floor area. Any further reduction is simply not economically feasible and would prevent us from developing the building.

All of our evaluation and examination of the Courthouse has led Leggat McCall and our design team to conclude that our proposed changes to the ground floor, podium, and facades of this building will have a far more positive impact on integrating the building into the surrounding area than the removal of some additional floors.

As you know from our prior submittals, in addition to the office use, the renovated building will contain twenty-four dwelling units, four of which will be affordable units pursuant to the City's inclusionary housing zoning. In addition, we have committed to create an active ground floor at the building with locations for community meeting space, neighborhood focused retail uses, daycare and specifically tailored space for smaller start-up companies.

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We fully recognize and appreciate the time and effort that Board members have expended on this application. It is our strong belief that our proposal represents the most viable and realistic opportunity to transform this building into a vibrant and positive addition to East Cambridge. We look forward to continuing to work with you on this important project.

Thank you for your consideration.

Very truly yours,



Robert M. Dickey
Executive Vice President/Partner

MEMORANDUM

To Cambridge Planning Board

From Martin R. Healy
Goodwin Procter LLP

Re Legal Framework for Planning Board Review of PB #288-40 40 Thorndike Street under the Cambridge Zoning Ordinance

Date September 23, 2014

The legal opinion of the City Solicitor establishes the framework for Planning Board review of this project under Article 8 of the Cambridge Zoning Ordinance (“Zoning Ordinance”). The basic fact that must undergird Planning Board review of the Special Permit application is the City Solicitor’s conclusion that the Courthouse is “lawful.” Consistent with that conclusion, the Planning Board has authority to review the existing Courthouse as a “lawfully nonconforming” structure within the meaning of G. L. c. 40A, § 6, and Zoning Ordinance § 8.22.

In many ways this fundamental premise was expressed by several Planning Board members on July 29: Planning Board review should start with the fact that the Courthouse lawfully exists, and then proceed from there. Not only is this the legally correct approach, it also represents a pragmatic point of view that is consistent with the City’s sustainability goals to “support reusing and improving existing structures to avoid the expense of energy and materials required to construct new buildings.” CDD Staff Memorandum dated July 23, 2014 (the “CDD Memo”), p. 3.

Unhappy that the City Solicitor has expressed an opinion not to their liking, some have urged that “independent” legal counsel should advise the Planning Board. However, that independent opinion has already been provided by the City Solicitor, whose duty it is to represent the interests of the City of Cambridge. When City Solicitor Glowa appeared before the City Council on May 5, 2014, to answer questions about her opinion, she indicated that she had reviewed all of the various information presented (including my submittals and those of Attorney Bobrowski), had not been swayed or influenced by either, but instead reached her own independent conclusions after examining all the information and arguments presented and the conclusions of her own research. Respectfully, the Planning Board cannot look for a more independent opinion than that already provided by the City Solicitor—the very lawyer whose mission it is to protect the interests of the City of Cambridge.

I. The Special Permit Under Article 8 Allowing Exterior Alteration of a Lawfully Nonconforming Structure.

The City Solicitor’s opinion resolves the fact that the Courthouse was and is “lawful” and that the Planning Board has authority under Article 8 of the Zoning Ordinance to allow exterior alteration of the structure.

As opposed to the more expansive inquiry under Article 19 discussed below, the Planning Board’s review of changes to the dimensionally nonconforming Courthouse under Article 8 must be focused on determining whether the proposed exterior changes to the structure are “substantially more detrimental to the neighborhood.” G. L. c. 40A, § 6, ¶ 1 (“change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use to the neighborhood”); Zoning Ordinance § 8.22 (“change, extension, or alteration will not be substantially more detrimental to the neighborhood than the existing nonconforming structure or use”).

The framework that governs this inquiry is as follows:

1. The “baseline” under Article 8 is the dimensionally nonconforming condition of the existing structure.

The baseline for comparison purposes under Article 8 consists of those aspects of the existing Courthouse structure that do not presently conform to the dimensional requirements of the Zoning Ordinance—namely height and floor area ratio (“FAR”). The existing Courthouse structure is the “existing nonconforming structure” under § 8.22 against which the proposed exterior alterations of the structure must be compared to ascertain whether those exterior alterations are “substantially more detrimental to the neighborhood.”

The dimensionally nonconforming aspects of the existing structure possess certain attributes that are inherent in the structure itself, such as height, width, and bulk. The poor aesthetics of the existing building façade could also be considered an attribute of its dimensionally nonconforming condition.

2. Article 8 authorizes interior changes “undertaken to accommodate a new conforming use.”

The proposed uses of the Courthouse are allowed by § 8.22.1 which authorizes, without the need for a special permit under Article 8, certain interior changes to a dimensionally nonconforming building which are “***undertaken to accommodate a new conforming use.***” (emphasis added). Accordingly, new allowed uses within an existing nonconforming building are allowed as of right. In effect, such changes have been legislatively approved by the City without the need for special permit review.

Among the changes to a dimensionally nonconforming structure that can be implemented without special permit review under Article 8 are:

- “Construction occurring entirely within a structure, including structural changes, provided there is no increase in an existing or creation of a new violation of the requirements of Article 5.000.” Zoning Ordinance § 8.22.1.c.
- “Demolition of a structure or portions of a structure that (1) reduces the extent of an existing nonconformity, or that (2) does not increase or otherwise affect any existing nonconformity, and that (3) does not create a new zoning violation.” Zoning Ordinance § 8.22.1.e.

Indeed, none of the proposed interior alterations of the Courthouse, or the demolition of its top two floors, “undertaken to accommodate a new conforming use,” would require a special permit under Article 8 unless those alterations exacerbate an existing dimensional nonconformity of the structure, or create a new violation.

In this case, even if the interior structural alterations and exterior demolition were subject to Planning Board special permit review under Article 8, the changes are all beneficial in nature:

- The height of the building will be reduced by two floors.
- By removing the top two floors, FAR will be reduced.
- Existing FAR within the building will be further reduced through the introduction of additional parking spaces below grade.
- Existing allowed governmental uses, such as the county jail, will be converted to other allowed uses, such as office, retail, and residential, which are more compatible with and in many ways serve and compliment the residential neighborhood and activate the surrounding streetscape.
 - Retail uses will be added at the ground floor level to activate the ground floor plane and adjacent streetscape.
 - A community meeting room will be added at the ground level.
 - An entrepreneurial office area will be included for start-up businesses.
 - Twenty-four residences will be added to maintain a 24-hour neighborhood presence within what was previously, apart from the county jail use, a dark building during non-business hours.
- Asbestos abatement and other building code upgrades will remove the asbestos specter and improve building safety.
- Handicapped accessibility will be improved inside and outside the building.
- The building will be made more energy efficient.
- Ninety-two parking spaces will be included on-site.
- Water efficiency and sewer-efficiency measures will be included within the building.
- Improved bicycle accommodations will be provided.
- Transportation demand management measures will become part of building operations.

All of these changes, to the extent that they occur within the building or consist of exterior demolition, are permitted under § 8.22.1.c and § 8.22.1.e and, therefore, do not require a special permit.

3. The proposed exterior physical alterations of the existing dimensionally nonconforming structure constitute the proper scope of Planning Board review of this application under § 8.22.2.

The Planning Board should review each of the proposed exterior alterations of the existing lawful Courthouse structure and determine if the alterations, singularly or in combination, would be substantially more detrimental to the neighborhood than the existing Courthouse structure:

- Removal of the top two floors: By its very nature, this change reduces height and FAR, and makes the structure more conforming. These changes are legislatively approved by § 8.22.1.e.
- Creation of ground floor entrances for pedestrians around the building base: By adding better entrances at the building base, the existing Courthouse will be transformed from a fortress-like structure to one that will be opened up for better pedestrian access and interaction with the streetscape and surrounding neighborhood.
- Creation of a new garden at Spring Street: By modifying the building entrance points and adding publically accessible and usable open space along Spring Street and in the building lobby, the alterations will help integrate the building with the existing neighborhood and will activate the streetscape with community uses.
- Creation of new garage entries for automobiles and bicycles: The alternations to provide a new garage and related entry points will help reduce off-site traffic associated with use of the Courthouse. Conversion of the basement to garage use also reduces building FAR.
- Creation of a retail arcade with direct entrances along Thorndike Street: The new retail arcade along Thorndike Street will provide services for building occupants and neighborhood residents alike.
- Architectural improvement of the building façade: The building exterior will be transformed from what the community perceives as unattractive to a façade more fitting with the neighborhood context.
- Mitigation measures to reduce wind impacts: Exterior design features will be added to the building to help reduce wind impacts associated with the existing structure.

Many of these changes came about as the result of interaction of the applicant with the community and the Planning Board. Each results in benefits sought by the community and the neighborhood. Accordingly, the requested relief under § 8.22.2 should be granted.

II. The Special Permit Under § 5.28.2 for Conversion of Nonresidential Structures to Residential Use.

A special permit under § 5.28.2 is being requested to allow for the conversion of a portion of the podium into 24 dwelling units to create a 24-hour neighborhood presence within the Courthouse building. The special permit under § 5.28.2 was tailor made to fit these circumstances. The intent of § 5.28.2 is:

To allow the economic reuse of buildings that may be substantially out of compliance with the dimensional requirements of the zoning district within which they are located, especially as they are converted to residential use.

...

To establish a framework of development standards and criteria within which existing non-residential buildings that are out of scale and character with surrounding residential uses can be converted to housing of an appropriate style and density while limiting potential negative impacts on neighbors.

Zoning Ordinance § 5.28.2(a), (c). Accordingly, with any appropriate conditions to limit potential negative impacts on neighbors, the special permit under § 5.28.2 should be issued.

III. The Special Permit Under § 6.22.2 for Off-Site Accessory Parking.

The Courthouse historically relied on parking available within the City garage directly across the street to provide accessory parking. The applicant proposes to continue that historic parking use if the City Council agrees.

- If the City Council agrees to authorize the City Manager to enter into a long term lease for parking spaces at the First Street garage, no special permit is required. In its request to the City for such a lease, the applicant has committed to convert part of the ground floor garage to a neighborhood grocery store use.
- If the City Council rejects the proposed accessory parking use within the City garage, the applicant proposes to lease excess parking spaces currently available for use within the Cambridgeside Galleria. Since the Galleria is more than 300 feet from 40 Thorndike Street, but less than 1,000 feet, a special permit is required under § 6.22.2 for such off-site parking.

Accordingly, the special permit under § 6.22.2 should be granted.

IV. The Project Review Special Permit Under Article 19

The intent of Article 19 “is to establish traffic and urban design standards for development projects likely to have significant impact on abutting properties and the surrounding urban environment.” Zoning Ordinance § 19.10.

Importantly, Article 19 recognizes the reality that major projects can have significant impact on abutting properties and the surrounding urban environment, but provides that those projects may proceed in a manner consistent with the Building and Site Plan Requirements, urban design objectives, and mitigation measures that assure that the project will not cause “substantial adverse impacts on city traffic.” Zoning Ordinance §§ 19.21; 19.25.2; 19.50.

The urban design objectives include mitigation of environmental impacts, Zoning Ordinance § 19.33, and not overburdening the City infrastructure services, Zoning Ordinance § 19.34, among other things.

There are aspects of Planning Board review under Article 19 that are dissimilar to review under Article 8. For example, the proposed uses of the existing Courthouse building are not relevant to Planning Board review under Article 8 (because they are allowed uses), but are relevant to the evaluation of impacts by the Planning Board under Article 19.

However, like review under Article 8, Article 19 review should begin with the fact that the Courthouse structure lawfully exists, and that the owner has the right, subject to reasonable conditions and mitigation requirements, to make uses of the existing building that comply with the Zoning Ordinance. Article 19 review is not an opportunity to re-think whether existing lawful structures should exist. Instead, the appropriate role of Planning Board review under Article 19 is to determine whether the proposed changes of use meet the criteria for approval under Article 19 and the general special permit criteria under Zoning Ordinance § 10.43.

Adaptively converting the existing lawful Courthouse structure to productive lawful uses, in a manner that is consistent with the urban design criteria and the Building and Site Plan Requirements, and which does not result in “substantial adverse impacts on city traffic,” should be the goal of the planning process. The potential that the existing structure could in the future be used again for lawful governmental uses, or even the prospect that the building may lie fallow and deteriorated, remaining off the Cambridge tax rolls and fenced off for many years while the public process to determine the future use of the building unfolds, may certainly be considered by the Planning Board as it decides whether the proposed uses are reasonable and consistent with the purposes and intent of Article 19.

V. Conclusion

Notwithstanding the many hours of public testimony and the significant amount of information and material that the Planning Board has reviewed in this case, the legal standards that must apply to the Planning Board’s decision are relatively straightforward. In this case, the Planning Board has the benefit of its own independent legal advice—advice provided by the City Solicitor—that identifies the appropriate legal standard to guide its decision making.

**The Following Individuals have signed letters and petitions supporting the
Special Permit Application for 40 Thorndike**

1	Worku	Abitew	808	Memorial Drive
2	Thomas	Abrams	29	Otis St #206, Cambridge, MA 02141
3	Lucy	Aguiar	320	Hurley st
4	Joseph	Aiello	207	Charles St
5	Folakemi	Alalade	15	Windsor St #3. Cambridge, MA 02139
6	Mohammad Hosne	Alam	29	Otis St #304, Cambridge, MA 02141
7	Abdulla	AlBaoli	29	Otis St F601, Cambridge, MA 02141
8	Jiraj	Ali	13	Ellery St
9	Joy	Anderson	95	Pine St, Cambridge, MA 02139
10	Ana	Angel		Third St, Cambridge, MA 02141
11	Frances	Antupit	83	Cambridge Parkway, Cambridge, MA 02142
12	Marion	Arena	88	Hurley St, Cambridge, MA 02141
13	Carl	Aronson	17	Otis St #702, Cambridge, MA 02141
14	Diane	Aronson	17	Otis St #702, Cambridge, MA 02141
15	Pauline	Atala	150	Cambridge St
16	Joseph	Auin	106	Spring St, Cambridge, MA 02141
17	Jaewon	Bae	20	Second St., Cambridge, MA 02141
18	Harold	Bae	20	Second St., Cambridge, MA 02141
19	Amy	Baron	29	Otis St #206, Cambridge, MA 02141
20	William	Barrier	17	Otis St #206, Cambridge, MA 02141
21	Michael	Batson	29	Otis St, Cambridge, MA 02141
22	Brenton	Baugh	44	Market St., Cambridge, MA 02139
23	William	Beckeman		First Street Comml Property Owner
24	Jesse	Benanav	26	Willow St., Cambridge, MA 02141
25	Kristin	Bennett	29	Otis St., Cambridge, MA 02141
26	Willa	Berents	20	Second St. H221, Cambridge, MA 02141
27	Allison	Berg	207	Charles St
28	Lindsey	Bohan	17	Otis St., Cambridge, MA 02141
29	Joes	Bosabe	383	Washington st
30	Matthew	Bottitta	71	Spring St, Cambridge, MA 02141
31	Amina	Boubakka	150	Cambridge st
32	Claire	Bowens	134	Elm St #2, Cambridge, MA 02139
33	Barbara	Broussard	148	Third St
34	Muriel	Brown	33	Pearl St, Cambridge, MA 02139
35	Tim	Bucket	448	Cambridge St, Cambridge, MA 02139
36	Robert	Buderi	10	Rogers St., #404, Cambridge, MA 02142
37	Sam	Buttrick	77	Thorndike St #2, Cambridge, MA 02141
38	Tyon	Campbell	10	Andrew St., Cambridge, MA 02139
39	Stephanie	Cappelletti	29	Otis St #503, Cambridge, MA 02141
40	Michael	Cappelletti	29	Otis St #503, Cambridge, MA 02141
41	Kathryn	Carlson	71	Spring St, Cambridge, MA 02141
42	Robert	Carter	95	Fayerweather St., Cambridge, MA 02138
43	Alejandro	Castro	1	Leighton St, Cambridge, MA 02141
44	Incoronata	Centanni	60	Sixth St., Camridge, MA 02141

45	Chuan	Chang	150	Cambridge St A110, Cambridge, MA 02139
46	Chin Chin	Chang	20	Second St. H225, Cambridge, MA 02141
47	Yeshibela	Chernet	20	Second St., Cambridge, MA 02141
48	Janet	Chou	29	Otis St #107, Cambridge, MA 02141
49	Frank	Chow	29	Otis St F501, Cambridge, MA 02141
50	John	Chute	63	Belmont St., Cambridge, MA 02138
51	John	Ciccarelli	37	Plymouth St., Cambridge, MA 02141
52	Raymond	Clair	3	Gold Star Place, Cambridge, MA 02140
53	Silas	Clements	17	Otis St #203, Cambridge, MA 02141
54	Sharron	Clute	88	Hurley St, Cambridge, MA 02141
55	Karla	Clute	88	Hurley St, Cambridge, MA 02141
56	Lucy	Cobos	17	Otis St #206, Cambridge, MA 02141
57	Greg	Codding	50	Spring St, Cambridge, MA 02141
58	Emmanuel	Coelho	43	Thorndike St., Cambridge, MA 02141
59	Stephen	Cole	265	Hurley St, Cambridge, MA 02141
60	Mario	Colono	3	Crawfod St, Cambridge, MA 02139
61	Kevin	Connell	70	Thorndike St., Cambridge, MA 02141
62	Kevin	Connell Sr.	70	Thorndike St., Cambridge, MA 02141
63	Christopher	Correia	541	Putnam Ave, Cambridge, MA 02139
64	David M.	Croud	15	Lambert St #405, Cambridge, MA 02141
65	Audrey	Cunningham	49	Gore St, Cambridge, MA 02141
66	Tom	Davis	640	Massachusetts Ave, Cambridge, MA 02139
67	Robert J.	DeMilia	15	Lambert St #1218, Cambridge, MA 02141
68	Kathleen	Desmond	146	Third St, Cambridge, MA 02141
69	Felicia	DiRosa	106	Thorndike St, Cambridge, MA 02141
70	Karen	Disidoro	69	6th St
71	Alfred	Disidoro	69	6th St
72	Mary Ellen	Doran	48	Spring St, Cambridge, MA 02141
73	Robert	Doyle	83	Third St, Cambridge, MA 02141
74	Jeff	Dwyer	195	Binney St, Cambridge, MA 02142
75	Taylor	Entwisle	129	Second St., Cambridge, MA 02141
76	Marianne	Estreva	29	Otis St., Cambridge, MA 02141
77	Jose	Estreva	29	Otis St., Cambridge, MA 02141
78	Roberto	Facusse	2	Earhart st
79	Meg	Fairbank	6	Fulkerson St
80	Candrade	Family	48	Eighth st
81	Kaitlin	Farrell	152	Third St #1, Cambridge, MA 02141
82	Pamela	Ferrante	108	Henry St, Cambridge, MA 02139
83	Paul	Ferreira	49	Seventh St., Cambridge, MA 02141
84	Maria	Ferriera	29	Fulkerson St
85	Esther	Fontanez	15	Lambert St., Cambridge, MA 02141
86	Mary	Ford	103	Spring St, Cambridge, MA 02141
87	Allee	Ford	133	Fayerweather st
88	Jane Ring	Frank	265	Hurley St, Cambridge, MA 02141
89	Dennis	Fredette	254	Hurley St., Cambridge, MA 02141
90	Abel	Fridstorm	150	Hampshire St, Cambridge, MA 02139
91	Alexa	Fuller	174	Third St, Cambridge, MA 02141

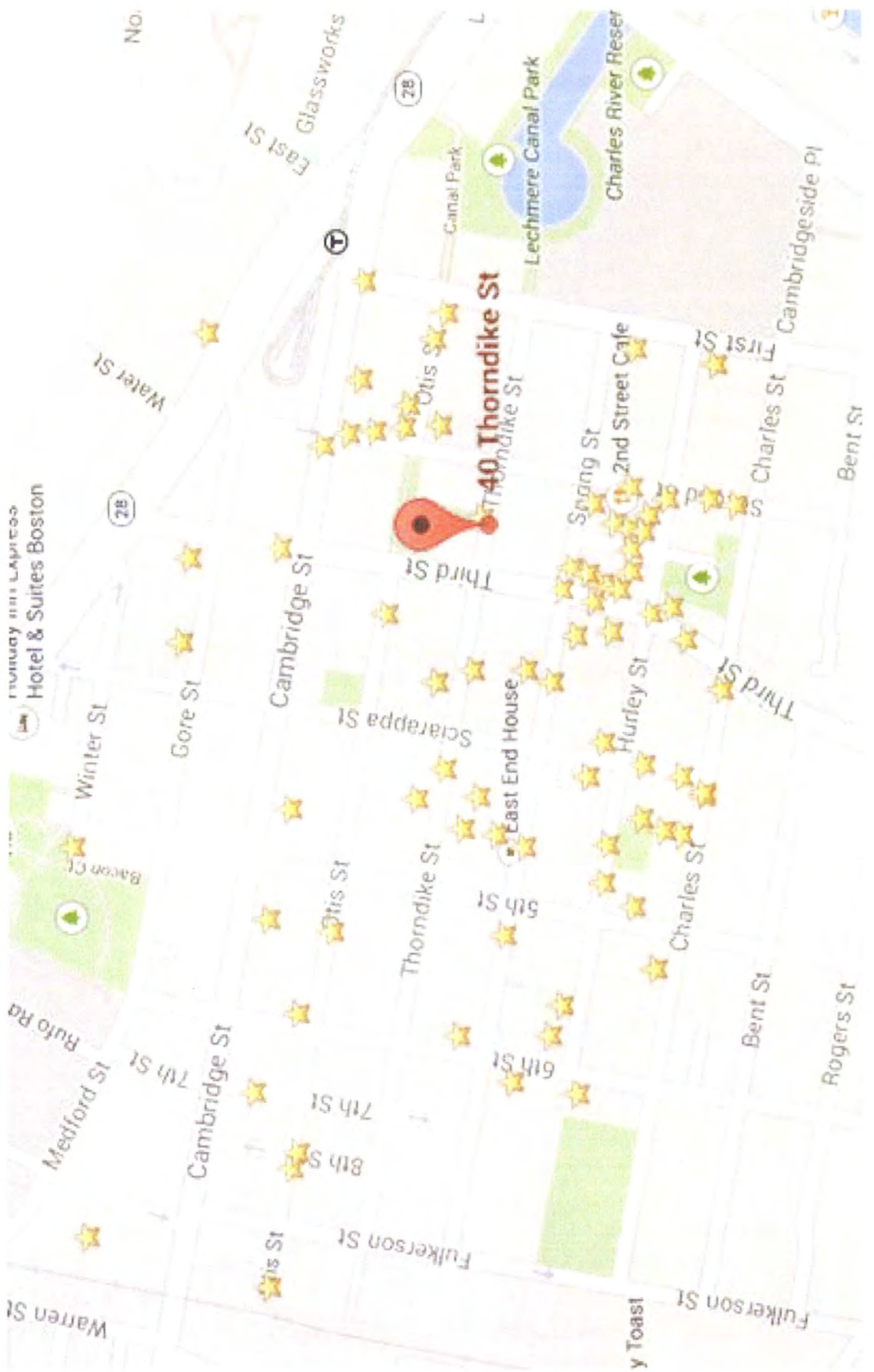
92	Demetrius	Fuller	174	Third St, Cambridge, MA 02141
93	Leah	Gadd	163	Charles St #2, Cambridge, MA 02141
94	Slaven	Garaj	150	Cambridge St #219, Cambridge, MA 02139
95	Stephen	Gardiner	29	Otis St., #209, Cambridge, MA 02141
96	Juan	Garis	340	Norfolk St., Cambridge, MA 02139
97	Sam	Geller	335	Columbia St., Cambridge, MA 02141
98	Hiwet	Ghebat	17	Otis St #606, Cambridge, MA 02141
99	Scott	Ghelf	278	Hurley St #1, Cambridge, MA 02141
100	Dan	Gleason	20	Second St., Cambridge, MA 02141
101	Katelyn	Gleason	20	Second St., Cambridge, MA 02141
102	Gregory	Golding	50	Spring St., Cambridge, MA 02141
103	Alfonso	Gonzalez Del Riego	29	Otis St #406, Cambridge, MA 02141
104	Roberta	Goto	13	EJ Lopez Ave
105	Tatsuya	Goto	13	EJ Lopez Ave
106	Rachel	Gould	329	Harvard St #26, Cambridge, MA 02139
107	John	Gravel	17	Otis St #203, Cambridge, MA 02141
108	Edward	Green	29	Otis St #301, Cambridge, MA 02141
109	Julia	Green	100	Harvard St, Cambridge 02139
110	Carol	Green	29	Otis St #301, Cambridge, MA 02141
111	William	Hamlen	17	Otis St #210, Cambridge, MA 02141
112	Stephen	Harding	40	Saint Sauveur Ct., Cambridge, MA 02138
113	Margo	Haverty	19	Ellsworth ave
114	Jackie	Heath	169	Msgr. O'Brien Highway, Cambridge, MA 02141
115	Reed	Hill	152	Third St, Cambridge, MA 02141
116	Mark	Hoffman	124	Otis St., Cambridge, MA 02141
117	Shannon	Holl	57	Hurley St, Cambridge, MA 02141
118	Alexandra	Holmes	334	Harvard St., Cambridge, MA 02139
119	Eugene	Hsieh	150	Cambridge St A401, Cambridge, MA 02139
120	Ellen	Huang	30	Spring St., Cambridge, MA 02141
121	Electra	Hui	258	Harvard St #2, Cambridge, MA 02139
122	Shirley	Inocente	134	Third St, Cambridge, MA 02141
123	Timothy	Inocente	134	Third St, Cambridge, MA 02141
124	Nazrul	Islam	13	Newtowne Ct., Cambridge, MA 02139
125	Pelagia	Ivanova	29	Otis St #406, Cambridge, MA 02141
126	Tevesa R.	Jacobson	29	Otis St #408, Cambridge, MA 02141
127	Alvin L.	Jacobson	29	Otis St #408, Cambridge, MA 02141
128	Alekh	Jindal	99	Thorndike St., Cambridge, MA
129	Susan	Johansen	150	Cambridge St #602, Cambridge, MA 02139
130	William	Johansen	150	Cambridge St #602, Cambridge, MA 02139
131	Bill	Johassen	150	Cambridge St A601, Cambridge, MA 02139
132	Sam	Jonas		King St, Cambridge, MA 02140
133	Mike	Joyce	16	E. J. Lopez Ave., Cambridge, MA 02141
134	Janis	Kaas	150	Cambridge St #202, Cambridge, MA 02139
135	Judith	Kamm	21	Otis St #101, Cambridge, MA 02141
136	Roger	Kamm	21	Otis St #101, Cambridge, MA 02141
137	Tim	Kardatzke	20	Second St., Cambridge, MA 02141
138	Lyn	Kardatzke	20	Second St., Cambridge, MA 02141

139	Sarah	Kennedy	859	Massachusetts Ave, Cambridge, MA 02139
140	Mahmoud	Ketabi	20	Second St. #625, Cambridge, MA 02141
141	Farhad	Khamsi	29	Otis St #403, Cambridge, MA 02141
142	Ladan	Khamsi	29	Otis St #403, Cambridge, MA 02141
143	Helen	Kim	150	Cambridge St A401, Cambridge, MA 02139
144	YongJoo	Kim	17	Otis St D404, Cambridge, MA 02141
145	Anne	King	17	Otis St D Building, Cambridge, MA 02141
146	Martha	Kingsbury	341	Hurley St #1, Cambridge, MA 02141
147	Abhijit	Koday	29	Otis St #409, Cambridge, MA 02141
148	Elena	Koday	29	Otis St #409, Cambridge, MA 02141
149	Nicholas	Konidaris	29	Otis St F603, Cambridge, MA 02141
150	Stavrola	Konidaris	29	Otis St F603, Cambridge, MA 02141
151	Christopher	Kosinski	77	Spring St., Cambridge, MA 02141
152	A.	Lam	14	E. J. Lopez Ave., Cambridge, MA 02141
153	Ken	Lam	114	Elm St, Cambridge, MA 02139
154	Hannah J.	Landers	110	Sciarappa St., Cambridge, MA 02141
155	Aimee	Lataille	17	Otis St D104, Cambridge, MA 02141
156	Pamela	Latimer	29	Otis St #502, Cambridge, MA 02141
157	Scott	Latimer	29	Otis St #502, Cambridge, MA 02141
158	Julio	Laucenta	129	Second St., Cambridge, MA 02141
159	Neal	Leavitt	339	Hurley St #3, Cambridge, MA 02141
160	Eva	Lee	29	Otis St #501, Cambridge, MA 02141
161	Dana J.	Leet	15	Lambert St #405, Cambridge, MA 02141
162	Marilyn	LePage	62	Otis St, Cambridge, MA 02141
163	John	Levantakis	345	Cambridge St., Cambridge, MA 02141
164	Daniel	Lieber	239	Harvard St #26, Cambridge, MA 02139
165	Lisa	Lima	324	Hurley st
166	Alice	Lin	32	Spring St., Cambridge, MA 02141
167	Robert	Lindamood	29	Otis St #104, Cambridge, MA 02141
168	Judy	Lindamood	29	Otis St #104, Cambridge, MA 02141
169	Alicia	Lindeman	29	Otis St #101, Cambridge, MA 02141
170	Josiely	Lopes	69	Gore St, Cambridge, MA 02141
171	Hannelore	Lyasoff	150	Cambridge St, Cambridge, MA 02139
172	Andrew	Lyasoff	150	Cambridge St, Cambridge, MA 02139
173	Timothy	Lynch	22	Lopez Ave
174	Subarina	Mahurjam	116	Sciarappa St, Cambridge, MA 02141
175	Ali	Malihi	17	Otis St #410, Cambridge, MA 02141
176	Steven	Manos	21	Otis St #201 Camrbidge, MA 02141
177	Adam	Mara	285	Harvard St #212, Cambridge, MA 02139
178	Charles	Marquardt	10	Rogers St., Unit 1120, Cambridge, MA 02142
179	Tony	Marques	337	Cambridge St, Cambridge, MA 02141
180	Musukulla	Massaquoi	150	Cambridge St #402, Cambridge, MA 02139
181	Susan	Matthew	116	Jackson St, Cambridge, MA 02140
182	Chris	Matthews	26	Sixth St., Cambridge, MA 02141
183	Peter	Mayfield	307	Cambridge St
184	Samuel	Mayhew	29	Glennwood Ave., Cambridge, MA 02139
185	Stephanie	McBride	152	Third St, Cambridge, MA 02141

186	Stephen	McCullough	103	Sciarappa St., Cambridge, MA 02141
187	Kate	McDonough	1	Boston Place, Boston, MA 02108
188	Raymond	McGuire	17	Otis St #106 Cambridge, MA 02141
189	Rebecca	McLaughlin	50	Spring St, Cambridge, MA 02141
190	Bryan	McLaughlin	50	Spring St, Cambridge, MA 02141
191	Helena	Medieros	24	Eight st
192	James	Mercer	51	Cogswell Ave., Cambridge, MA 02140
193	Alga	Metonen	59	Norfolk St, Cambridge, MA 02139
194	Ronald	Millar	31	Jackson St., Cambridge, MA 02140
195	Luc	Miller	336	Concord Ave
196	Edmund	Milton Bevington	29	Otis St #202, Cambridge, MA 02141
197	Liyi	Monier	150	Cambridge st
198	Andrew	Montone	101	First St, Cambridge, MA 02141
199	Matthew	Moran		Cambridge, MA
200	Indiara	Morel	100	Thorndike St, Cambridge, MA 02141
201	Junji	Morokuma	29	Otis St #109, Cambridge, MA 02141
202	Yoshie	Morokuma	29	Otis St #109, Cambridge, MA 02141
203	Andrew	Morrison	29	Otis St #307, Cambridge, MA 02141
204	George	Muler	69	Conord Ave, Cambridge, MA 02138
205	Mary	Muolo	167	Spring St, Cambridge, MA 02141
206	Richard	Murrell	21	Whitney ave
207	Jane	Myers	165	Charles St, Cambridge, MA 02141
208	Monica	Nassar	16	Marcella St
209	Yuri	Naumov	150	Cambridge St A310, Cambridge, MA 02139
210	Suzann	Necella	153	Third St, Cambridge, MA 02141
211	Shelley	Neill	41	Second St., Cambridge, MA 02141
212	Odrigue	Normil	210	Otis St., Cambridge, MA 02141
213	Lauren	O'Neal	146	Third St, Cambridge, MA 02141
214	Maureen	Oakes	195	Binney St, Cambridge, MA 02142
215	Rita	Olans	20	Second St H522, Cambridge, MA 02141
216	Richard	Olans	20	Second St H522, Cambridge, MA 02141
217	Jose	Olivio	103	Marion St, Cambridge, MA 02141
218	Tali	Oppenheimer		Clay St.
219	Ana	Orellano	145	Otis St, Cambridge, MA 02141
220	Tishiro	Oshumi	29	Otis St #107, Cambridge, MA 02141
221	Justin	Parker	28	Second St., Cambridge, MA 02141
222	Joanna	Parker	28	Second St., Cambridge, MA 02141
223	Joan	Pears	1221	Cambridge St, Cambridge, MA 02139
224	Carolina	Perdono Ruiz	17	Otis St #D208, Cambridge, MA 02141
225	Mynor	Perez	1137	Massachusetts Ave, Apt#5, Cambridge, MA 02138
226	Claire	Perry	152	Fifth St
227	Morgan	Pierson	21	Brookline St., Cambridge, MA 02139
228	Tony	Pini	18	Eighth St., Cambridge, MA 02141
229	Rachel	Pluner	129	Sciarappa St #3, Cambridge, MA 02141
230	Fed	Pretorius	103	Otis St., Cambridge, MA 02141
231	Andrew	Price	20	Second St. #426, Cambridge, MA 02141
232	Lukas	Pritchett	113	Charles St, Cambridge, MA 02141

233	Haesoo	Ra	17	Otis St D404, Cambridge, MA 02141
234	Lata	Ramanathan	17	Otis St #209, Cambridge, MA 02141
235	Muma	Ray	150	Cambridge St #311, Cambridge, MA 02139
236	Paola	ReBusco	179	Spring St, Cambridge, MA 02141
237	Phil	Rinehart	17	Otis St., Cambridge, MA 02141
238	Mark	Rogers	390	Cambridge St., Cambridge, MA 02141
239	Rebecca	Rose	116	Jackson St, Cambridge, MA 02140
240	Eyal	Rosenberg	17	Otis St., Cambridge, MA 02141
241	Barbara	Ruhel	21	Otis St E201 Cambrdge, MA 02141
242	Rosangelia	Santi	594	Cambridge St., Cambridge, MA 02141
243	Doug	Saffran		Otis St., Cambridge, MA 02141
244	Julia	Salas	66	Berkeley St #1, Cambridge, MA 02138
245	Adam	Salzman		
246	Sofia	Sanchez	150	Cambridge St A212, Cambridge, MA 02139
247	Loopoldina	Santos	91	Second St., Cambridge, MA 02141
248	Grace	Sasso	106	Thorndike St, Cambridge, MA 02141
249	Ian	Shepard	63	Hurley st
250	Katay	Shinoy	29	Otis St., Cambridge, MA 02141
251	Jon	Sim	121	Spring St, Cambridge, MA 02141
252	Craig	Sisco	15	Andrew
253	Olga	Slavin	17	Otis St #202, Cambridge, MA 02141
254	Anya	Slavin	17	Otis St., Cambridge, MA 02141
255	Munah	Smith	147	Charles St, Cambridge, MA 02141
256	Joseph	Smith	150	Cambridge st
257	Olga	Sokolova	34	Spring St, Cambridge, MA 02141
258	Briana	Sommer	29	Otis St F208, Cambridge, MA 02141
259	George N.J.	Sommer	29	Otis St F208, Cambridge, MA 02141
260	Eileen	Sommer	29	Otis St F208, Cambridge, MA 02141
261	Zain	Soomro	91	Second St., Cambridge, MA 02141
262	Amna	Soomro	91	Second St., Cambridge, MA 02141
263	Michael	Stevens	179	Spring St, Cambridge, MA 02141
264	Nancy	Stiening	75	Cambridge st
265	Joseph	Syrminski		Sixth St., Camridge, MA 02141
266	Guangwen	Tang	143	Third St, Cambridge, MA 02141
267	Marc	Tang	32	Spring St, Cambridge, MA 02141
268	Revnan	Tarhan	29	Otis St F201, Cambridge, MA 02141
269	Gabriel	Thornton	163	Charles St., Cambridge, MA 02141
270	Jacob	Tibenkana	66	Devir St., Malden MA 02148
271	Dana	Tighe	45	Ellery St., Cambridge, MA 02138
272	Alex	Tina		Fifth St, Cambridge, MA 02141
273	Mary	Tontenella	145	Charles St, Cambridge, MA 02141
274	Eduino	Torres	19	Seventh
275	Lucy	Torres	19	Seventh
276	Paul	Tremblay	65	Clay St., Cambridge, MA 02140
277	Stefani	Tuckett	29	Otis St., Cambridge, MA 02141
278	Nathan	Tyler	121	Spring St, Cambridge, MA 02141
279	Robert	Valway	75	First St, Cambridge, MA 02141

280	Karen	Vasquez	70	Spring St #1, Cambridge, MA 02141
281	Vera	Ventura	17	Otis St #102 Cambridge, MA 02141
282	Dorothy	Vetrano	49	Gore St, Cambridge, MA 02141
283	Ashley	Wallace	70	Thorndike St., Cambridge, MA 02141
284	Thomas	Walsh	24	Dover St., North Cambridge, MA 02140
285	Alexander	Wang	258	Harvard St #2, Cambridge, MA 02139
286	Kun	Wang	143	Third St #2, Cambridge, MA 02141
287	Leroy	Ward	8	Marvin Place
288	Dennis	Warren		
289	Julie	Wasserman	34	Second St., Cambridge, MA 02141
290	Jay	Wasserman	34	Second St., Cambridge, MA 02141
291	Arnold	Williams	375	Washington st
292	Cheryl	Williams	375	Market St., Cambridge, MA 02139
293	Kevin	Wolf	17	Otis St D106 Cambridge, MA 02141
294	Matthew	Wolfe	89	Thorndike St., Cambridge, MA 02141
295	Margaret	Wood	17	Otis St., Cambridge, MA 02141
296	Catherine	Wright	17	Otis St #401 Cambridge, MA 02141
297	Zhong Xiang	Wu	60	Spring St, Cambridge, MA 02141
298	Dan	Yang	1137	Massachusetts Ave, Apt#5, Cambridge, MA 02138
299	Greg	Zaff	115	Second St., Cambridge, MA 02141
300	Pei	Zhang	38	Second St., Cambridge, MA 02141
301	Lihua	Zhang	60	Spring St, Cambridge, MA 02141
302	New Chapter Home Improvement		168	River St, Cambridge, MA 02139



George N.J. Sommer, III
29 Otis Street – Apt F208
Cambridge, MA 02141
Tel: 617-945-1177

September 22, 2014

Mr. Hugh Russell, Chairman
Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Re: Sullivan Courthouse development

Dear Mr. Russell:

At the July 29th meeting on the captioned project, you mentioned that letters would be welcome to express resident opinions. Therefore, I wanted to take this opportunity to reinforce my short speech at that meeting *in support* of the Leggat McCall proposal.

THE VOCAL MINORITY VERSUS THE QUIET MAJORITY

It is very important for the Planning Board to understand that there is substantial community *support* for the Leggat McCall proposal. However, based on my experience at the Planning Board meeting on July 29th and the ECPT meeting of June 25th, there is a danger that a more vocal minority could trump the wishes of a quiet majority. Although I respect the dissenting opinions expressed at these meetings, the options offered against the proposed Leggat McCall structure were simply not practical. The following applies:

1. *A Park* - The State of Massachusetts is not going to contribute the money to demolish the building to create a park. Actually, I believe that, from an engineering perspective, this not possible as the total demolition of the 40 Thorndike building might unsettle the foundations of the other buildings in the area.
2. *A lower high-end residential building* -- Such a building would not be economically feasible, and therefore no developer could afford such a project without substantial state contributions (I believe not forthcoming).
3. *Do nothing/leave the building with a chain-link fence* -- Obviously, this is the worst option and would cause long term damage to the neighborhood.

As noted the September 11th edition of the *Cambridge Chronicle*, this vocal minority wants either a park or for the building to be reduced from 22 to 8 stories, both of which are not practical. If they sue and prevent the re-development for an extended period, this would result in the building becoming not only a health hazard but also a severe safety concern. Empty urban buildings attract criminal elements, including drug dealers, as well as vagrants and squatters. All of these elements would result in an increase in crime in the East Cambridge, something the city cannot and should not allow.

THE PROPOSED BUILDING AND LANDSCAPING - AESTHETICS

The Leggat McCall proposed building is very attractive and obviously an immense improvement over the existing structure. As it is now, the Sullivan Courthouse is not only a terrible eyesore but has also been a disgrace to Cambridge and the greater Boston area for more than 40 years. Also, if nothing is done soon, it will become a general health and safety hazard as the building deteriorates further and is left inactive. The neighborhood needs an aesthetically pleasing structure that will improve the local ambience. Finally, one must realize that in 1975 the Sullivan Courthouse was the only tall building in the area. Today, looking from Kendall Square or from Cambridge Street, the 40 Thorndike structure is just one of many high-rise buildings. This includes the new 14-story construction at Third and Monsignor O'Brien Highway.

ECONOMICS

No developer will take on this project without expecting a reasonable economic return. The Leggat McCall proposal is attractive, will not only be profitable for them but will also bring economic benefits to the community, including increased taxes, jobs, and retail development. Some residents have proposed demolishing the building. However, with an estimated cost of nearly \$50 million to remove the asbestos and complete the demolition, this is far in excess of the underlying land value and will simply not happen. The State will not take on that burden, and there would be no economic reason that a private developer would either.

ADDITIONAL AMENITIES

The revised Leggat McCall proposal addresses the removal of the asbestos, includes a reduction of its height by two floors, and provides the neighborhood with a wide range of positive benefits. These include a grocery store on First Street, an attractive pocket park along Spring Street, and a free public space for neighborhood events in the building. As such, it will revitalize the entire block and is a more practical solution that can benefit the neighborhood as well as the City of Cambridge.

TRAFFIC

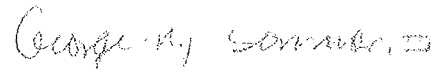
There has been a great deal of discussion of increased traffic in East Cambridge, particularly on Third Street. Although congestion is a problem on Third, it is primarily between 4 PM and 6:30 PM on weekdays, something that anyone would expect in an urban environment. However, at other times, and particularly on weekends, traffic is very light. Future improvements along Binney and the First Street intersection with Cambridge and Monsignor O'Brien will hopefully reduce traffic flow and congestions on Third during peak weekday evenings. Despite these ongoing traffic problems, I do not see a re-developed Sullivan Courthouse as contributing any significant increase in local traffic.

SUMMARY

Once again, based on informal contact with local residents, I believe a majority are in favor of the project. Finally, those who objected to Leggat McCall's plan offered no reasonable alternatives. It was either a vague "something better" or leaving the existing building with a chain-link fence for the foreseeable future. This is hardly something that the community can

endure. The 40 Thorndike building has been an eyesore for over 40 years, and we need to resolve it now, not in another 40 years!

Sincerely yours,

A handwritten signature in cursive script that reads "George N.J. Sommer, III". The signature is written in dark ink and is positioned above the printed name.

George N.J. Sommer, III

Paden, Liza

From: Susan Johansen [Susan.Johansen@atlastravel.com]
Sent: Saturday, September 13, 2014 9:45 PM
To: Paden, Liza
Subject: Middlesex Court House

Please vote FOR the Leggat McCall proposal for the refurbishing of the Court House at the September 30 meeting. The building suits the neighborhood and surroundings, and the addition of a grocery store on the retail level will be wonderful for the neighborhood. There have been people who have lived here for years and they deserve to finally have this blight on our neighborhood rectified in their lifetimes.

If East Cambridge is to thrive and grow, it must keep improving its neighborhoods. The new taxes paid from this project will help not only our area, but actually the City as a whole.

Lawsuits and unreasonable demands will not only delay this project for years, but will also be financially unfeasible. Please vote on the side of reason and mutual consideration.

Thank you,
Susan Johansen
150 Cambridge Street, A602
Cambridge MA 02141

Paden, Liza

From: Doyle, Robert L., M.D. [RLDOYLE1@BICS.BWH.HARVARD.EDU]
Sent: Sunday, August 24, 2014 5:06 PM
To: Paden, Liza
Subject: Sullivan Couthouse

I support the special permit to proceed.
Robert Doyle, MA, DDS, MD

The information in this e-mail is intended only for the person to whom it is addressed. If you believe this e-mail was sent to you in error and the e-mail contains patient information, please contact the Partners Compliance HelpLine at <http://www.partners.org/compliance>. If the e-mail was sent to you in error but does not contain patient information, please contact the sender and properly dispose of the e-mail.

To whom it may concern,

I am writing this letter to clarify my position on the proposed redevelopment of the Sullivan Courthouse. I recently signed a petition which indicated my support for a building about half of the size of the current proposal. While I would not be opposed to a building half of the size, I don't believe that it will be possible for that to happen, given the financial and political realities of the situation. Therefore, I would like to state that I agree with the position of the East Cambridge Business Association, and their desire to see the abandoned building at 40 Thorndike Street redeveloped.

Best,
Rafael Andrade
Cafe Kafoko
594 Cambridge St

7/29/14

Roberts, Jeffrey

From: Chris Matthews [cmatthews@mvvainc.com]
Sent: Tuesday, July 29, 2014 10:36 AM
To: Paden, Liza
Cc: Roberts, Jeffrey
Subject: Sullivan Courthouse

Dear Members of the Planning Board,

I wanted to write as a private individual, neighbor, and member of Councilor Toomey's working group. I thought one of the quite positive things that came out of that working group was a commitment from the developer to reconsider the new landscape on Spring Street to be less about celebrating the entrance to the building, and more about providing a unique space where everyone would feel equally welcomed, from workers in the building coming down to enjoy lunchtime outside, to neighbors coming to hang out in the shade, drink a coffee, meet a friend etc. We discussed this space being more garden-like and less corporate in feel, being something that would be a pleasant surprise, a place where plants, natural materials and maybe water could be the main attraction. Some of us called it the "Japanese Garden", which seemed to capture a desire for it to be somewhere different, neither an extension of the building nor an extension of the streetscape.

I do like the direction the landscape design is now going in; gone are the large flight of steps to the lobby and formal terraces, but I do think this could be pushed much more. I would love to see this space be truly astounding, enchanting, magical, somewhere that even for a brief moment you could mentally lose yourself in. I believe there is enough space to do this, and I believe it would transform the project for the better.

Sincerely,

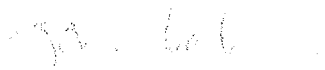
Chris Matthews
26 Sixth Street

July 28, 2014

To Whom It May Concern,

I am writing this letter to clarify my position on the proposed redevelopment of the Sullivan Courthouse. On a recent morning, Peter Crowley came into my store and asked me to sign a petition supporting a smaller building at the location. I was busy with customers at hand, and signed the petition, not fully understanding the situation. Afterwards, I discussed the situation with Mark Rogers, a Board Member of the ECBA. Having taken part in Councilor Toomey's working group, he was knowledgeable of the pros and cons, as well as the realities concerning the Leggat McCall proposal. After learning more, I want to firmly state that I stand with the East Cambridge Business Association and our position on the redevelopment of 40 Thorndike Street.

Sincerely,



John Levantakis

Arams #2 House of Pizza

345 Cambridge Street

Cambridge, MA 02141

Roberts, Jeffrey

From: Joseph Aiello [joseph.aiello@gmail.com]
Sent: Monday, July 28, 2014 9:45 AM
To: Roberts, Jeffrey
Subject: Fwd: SP 288

Follow Up Flag: Follow up
Flag Status: Flagged

----- Forwarded message -----

From: Joseph Aiello <joseph.aiello@gmail.com>
Date: Mon, Jul 28, 2014 at 9:43 AM
Subject: SP 288
To: lpaden@cambridgema.gov

To the members of the Cambridge Planning Board:

I am writing in response to the July 22nd letter from the Neighborhood Association of East Cambridge regarding the special permit approval #288 for the redevelopment of the 40 Thorndike St. property. I have closely followed this project and I do not believe this letter to be accurate, nor does it represent the majority of the neighborhood.

Contrary to what this letter states, the new project redesign addresses many of our concerns as neighbors.

- NAEC claims dramatic impacts from traffic, but I've looked at official traffic study that conclude impacts will be minimal. They have also removed two floors of office space on the building which means even less commuter traffic.
- There have been flyers circulated by the NAEC that state that there will be "3000 new daily car trips" added to the neighborhood because of this development. This only works if 100% of new employees drive to work, without carpooling. The reality is that this just isn't true and data supports that more people are finding alternate means of travel to and from work (walking, biking, public transportation). Neighborhood favorite EF boasts a near 85% "non-driving" stat for its employees.
- The newly designed terracotta exterior better reflects the character of the neighborhood, and reduces the amount of glass to reduce both nighttime illumination and daytime glare.
- Finally NAEC implies an existing vacant structure is preferable to a revitalization project, but in reality a deteriorating building will only lower our property values and quality of life in the surrounding neighborhood.

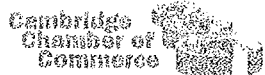
It's time for this project to move forward, the benefits it will bring are clear and far outweigh the alternative of a deserted eyesore in our community.

Sincerely,

Joseph A. Aiello

Ward 1 Democratic Chairman

[LinkedIn](#) | [Twitter](#) | [E-Mail](#) | [Google+](#) | [434.249.5494](#)



859 Massachusetts Avenue • Cambridge, Massachusetts 02139

Main: (617) 876-4100 • Fax: (617) 354-9674 • www.cambridgechamber.org • ccinfo@cambridgechamber.org

July 24, 2014

Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

RE: Special Permit Application #288

Honorable members of the Cambridge Planning Board,

On behalf of the Cambridge Chamber of Commerce I am writing this letter in support of Leggat McCall Property's special permit application to redevelop the 40 Thorndike Street Courthouse.

Considering that the building has been underutilized for a number of years, the courthouse redevelopment is a unique opportunity to revitalize this area of East Cambridge. A mixed use development would positively impact the neighborhood by bringing an infusion of jobs and economic activity to the area. The proposed development would connect well to the vibrant ecosystem that Kendall Square has become.

The proposed development would also generate important economic activity for existing local businesses including contractors, labor unions, restaurants and retailers. This proposal is unique in that it will offer affordable retail spaces targeted for small, local, owner-operated businesses. We look forward to being a partner in this effort to expand and support local small businesses.

Leggat McCall Properties has shown their commitment to the residents of East Cambridge by engaging in an open dialogue, hosting community meetings and revising plans according to concerns. We urge the Planning Board to grant this special permit request.

Thank you in advance for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Sarah E. Kennedy".

Sarah E. Kennedy
Director of Government Affairs

*Charles J. Morquardt
10 Rogers Street Unit 1120
Cambridge, MA 02142*

July 24, 2014

City of Cambridge Planning Board
c/o Liza Paden
Cambridge Community Development
344 Broadway
Cambridge, MA 02139

VIA EMAIL

RE: Support for Courthouse Proposal

Chairman Russell and Members of the Board,

I am writing to express my support for the Special Permit submitted by Leggat McCall Partners (LMP) for the redevelopment of the Sullivan Courthouse at 40 Thorndike Street.

As you are aware, LMP's proposal to redevelop the Courthouse has been met with both criticism and acclaim. Their initial proposal was workable, but lacking in areas that were important. LMP listened to the criticism and suggestions regarding their initial proposal and adapted their approach to incorporate what they heard. The result is a proposal that provides substantial benefit to the City, neighborhood and region.

Throughout the debate, much has been made, and continues to be made, about the history of the building, how it was constructed, why it was constructed, etc. Rather than revisiting the past and bemoaning the present, I choose to focus on a quote from President Kennedy, "Change is the law of life. And those who look only to the past or present are certain to miss the future."

The Building

The building in its present form, surrounded by chain link fencing, is an ugly blight on East Cambridge.

The LMP proposal changes the look and feel of the building to be consistent with its neighbors in look and feel. The change from concrete to softer and warmed materials and colors is critical in making this transition and I am heartened by the changes that LMP made to its proposal to remove the all glass tower.

I am even more encouraged by the work that has been done on the base of the building, the podium. This is the section that most people see when looking at the building, walking by it and experiencing it. This is especially true along the

Therndike Street side of the building where the "tower" is not visible to me when walking along the sidewalk. All I see today is an imposing faced of brutal concrete and stone, entirely unwelcoming. LMP has replaced this menacing façade with a welcoming entry and retail storefronts that will convert a desolate streetscape into an active section of the neighborhood. This is a future in which I want to live.

Community Benefits

LMP's proposal provides significant benefits to the community, some of which I will highlight below, that substantially outweigh any potential detriments resulting in a positive addition, in my opinion, to both East Cambridge and the entire Cambridge community.

Grocery Store on First Street

One of my personal frustrations is the length of time that the retail spaces in the City Garage on First Street has sat vacant. The lack of retail uses in this location contributes to the deadening of that section of First Street created by the development of the Galleria Mall as an inward looking structure with no connections to First Street.

LMP has proposed as part of their redevelopment of the Courthouse, to include a grocery store in the roughly 10,000 – 12,000 square foot vacant retail space in the City Garage. A significant component of this proposal is building out the space to accommodate a grocery store. This is a substantial investment that could easily approach \$3 million, which will remove a substantial barrier to any grocery store locating there on their own. Locating a grocery store in the City Garage space will positively contribute to the East Cambridge neighborhood which is currently a "food desert" that requires residents to get in a car to do their grocery shopping when many, if not most, would rather walk. Building a grocery store in this location would enable local residents to walk to do their shopping and would have a positive impact on traffic, quality of life and sustainability.

When I speak with my neighbors about the redevelopment of the Courthouse, this is the single most discussed point, not the height of the building, not the wind, not the historical events that led to the Courthouse's construction, but the substantial benefit to be derived from the redevelopment of the Courthouse and locating a grocery store in First Street Garage. Some may say that you need to separate the two, but I argue that the two are inexorably connected and need to be considered in concert.

I would propose that, given the importance of the locating of a grocery store in the redevelopment plan of the Courthouse, the Special Permit contain conditions with regard to the grocery store to include that the grocery store must be open prior to any certificate of occupancy being granted for the Courthouse.

Additions to the Housing Stock

LMP's redevelopment proposal includes the construction of 24 units of new housing. While this number is not as large as I would have liked to have seen, I welcome the contribution to the City's housing stock as I believe that the best way to improve affordability is to increase the City's housing stock.

There has been significant discussion regarding the substantial increases seen in the cost of housing in Cambridge. The surest way to support continued increases in the cost of housing (and decreases in affordability) is to continue to restrict the amount of housing stock constructed. One only has to compare San Francisco and Tokyo over the decade ended 2010. San Francisco experienced an average growth rate in housing stock of under 0.9% whereas inner Tokyo saw a 2% annual increase. The result of these different paths is that rents in San Francisco have risen rapidly while rents in Tokyo have fallen slightly!

Local Retail Spaces

I am encouraged by the inclusion of retail spaces along the base of the building and LMP's stated goal of having these spaces designed to support locally owned, independent businesses. Retail, done well can bring jobs, activity and excitement to a neighborhood and serve as a benefit to not only the retailers, but their employees and neighbors as well.

I also believe that finding retail tenants that compliment each other and bring value to the community is not the priority of a large developer such as LMP. This is not a criticism, but an acknowledgement that LMP has expertise and focus in certain areas while other entities have expertise in creating retail spaces. In light of this, I would propose that the Board require LMP to engage a retail consultant to work with the neighborhood, City and local business associations to identify tenants for the spaces.

Community Meeting Spaces

As the East Cambridge community continues to grow, it has become apparent that all manners of community groups need spaces in which to meet. The LMP proposal provides spaces for meetings and other community gatherings.

Innovation Space

East Cambridge and Kendall Square are leaders and drivers of change. This is evident in the history of the neighborhood and the innovations created here. A cost of this success is that start-up companies and entrepreneurs are being priced out of the market by larger companies that also want to locate here. While this is a natural part of capitalism and the growth of a region, it is also important that we recognize the importance of enabling the next generation of innovators to also locate here so that we do not become the Detroit of the high tech and biotech world. Therefore, I think it is important that LMP set aside a portion of the Courthouse space as

Cambridge Planning Board
July 24, 2014
Page 4

innovation space to be utilized by start-ups and entrepreneurs and that such allocation be included in the Special Permit conditions.

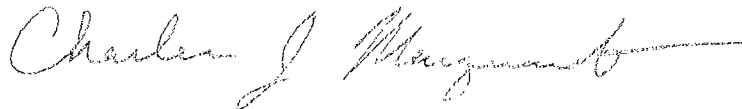
Open Space on Spring Street

The open space along Spring Street had been viewed as a challenge throughout the process of redeveloping the Courthouse. LMP's proposal contains, in my opinion, a fantastic resolution to the open space. Their proposal creates a warm and welcoming space that feels more like part of the neighborhood than a grand entrance to a corporate office. I applaud them for their work on this challenge and for listening to the feedback from the neighbors and adapting their proposal thereto.

I also believe that maintaining the open space year round is critical to its ongoing use and enjoyment. Maintaining it and the adjacent street free of litter, weeds and snow is of paramount importance. I would, therefore, request that requirements for maintenance and snow removal be included in the Special Permit with snow removal to include both sides of Spring Street so that the open space be welcoming year round.

I thank the Board for its dedication and hard work in reviewing this Special Permit and I encourage you to approve it without further delay

Thank you.

A handwritten signature in cursive script, reading "Charles J. Margman". The signature is written in dark ink and includes a long horizontal flourish at the end.

Paden, Liza

From: Jay Wasserman [jaywasdf@yahoo.com]
Sent: Tuesday, July 22, 2014 4:55 PM
To: Paden, Liza
Subject: PB228: 40 thorndike street

I would like to make a few quick and hopefully final comments on PB228.

First a simple request: a provision re: construction noise. It was very painful to live next to One first street: I think they will do better this time, but the neighbors need whatever protection they can get.

Next I have two new comments: one concerns long term city growth and the other, for a better term, social justice.

Long term city growth: I know it makes many people uneasy (as change does) but cities thrive on growth and density. Barring the unusual period 20-30 years ago, cities have historically grown in size and density. In fact, the sign of a healthy city is density.

This project is slightly ahead of the curve, but is the future of Cambridge: esp east Cambridge. North Point will be filled with similar sized towers. I expect in the next few years we'll see First street starting to be redeveloped with towers probably 10-15 stories. Again, this is maybe 20-30 years ahead, but this is most certainly the future of this (and other) cities. It's good for growth, dynamics, energy, economy, and most importantly, it's the most ecological.

Social Justice: I don't like that term, but I think it's the closest to what I'm thinking on this point. Many people are fighting this project and want the city/state to fund a much smaller tower. (either directly, or selling the tower at a lower price: which is really the same thing. In both cases the coffers lose money).

Personally I think it wouldn't happen with out money injected from the state, since the asbestos removal, and size of the tower requires a large experienced developer: they wouldn't think it worth their while long term to take a half sized tower.

Ignoring that: the basic idea of transferring money (which is what a lesser sale does) to East Cambridge from elsewhere in the state is ridiculous. East Cambridge is currently one of the fastest growing areas in a very rich Cambridge. People may cry the tower blights the neighborhood: they should go visit Lowell/Lawrence/New Bedford/ Worcester, etc.. The EXISTING tower brings wind (so what), traffic (adding to the massive traffic already there), and, and, uh not much else.

In spite of this "detriment" to the neighborhood, the neighborhood is now filled with million dollar homes (some within a few hundred feet).

I strongly request you vote yes to this project. The developer has worked with the neighborhood and made many improvements (personally I thought the tower design was "butt" ugly, but now is very fitting of the neighborhood). Ignore the threats of a lawsuit: do what is right.

Regards,
Jay Wasserman
34 Second Street
Cambridge, MA 02141
(one block from the tower: been here for almost 16 years)

July 21, 2014

Mr. Hugh Russell, Chairman
City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Dear Mr. Russell and Members of the Board,

I am writing to express my personal views as an abutter and not in my capacity as the President of ECPT or as a member of the ECPT Board of Directors. I have lived on Third Street, adjacent to the Edward J. Sullivan Courthouse, since 1993. While the dynamics of the building have changed since I purchased my home, the size and shape have not.

Having seen all of the presentations for the potential repurposing of the building since the State sent out an RFP over two years ago and personally voted for that presented by HYM in the final round of selection, I am now comfortable with the State's decision to choose Leggat McCall. Their new design encompasses many of the same elements that I liked in the HYM presentation, the best being taking off a few floors. Unfortunately, Leggat does not have the ability to remove the top four floors as it is not economically feasible. Understorable.

Repurposing is an excellent term to use. While once a bustling public building that became a ghost like tower holding only the noisy prisoners, it has the opportunity to become a mixed-use building with added public benefit. I personally like the idea of a new community center, a quiet garden around the corner, interesting ground floor retail and, the possibility of a public market. It means I get what I need without a car. Traffic is an issue now. The development of Kendall Square and Northpoint has added innumerable car trips daily to Third Street. Part of city living.

If I have one concern, it is the type of glass used in the windows. Nighttime glare will be an issue for me. I suffer it now in my back yard and feel invaded. Hopefully, Leggat will take this into consideration when choosing.

Thank you very much for your consideration.

Barbara Broussard
148 Third Street
Cambridge MA 02141

13 E.J. Lopez Avenue
Cambridge, MA 02141
July 20, 2014

Cambridge Planning Board
51 Inman Street
Cambridge, MA 02139

RE: SPECIAL PERMIT PROJECT NO. 288/ MIDDLESEX SUPERIOR COURTHOUSE

Dear Members of the Planning Board:

This letter is written in support of Leggat McCall Properties' most recent proposal for the redevelopment of the Middlesex Superior Courthouse as shown on the May 2014 Context Plan.

Four generations of my family have lived across from the Courthouse since the early 1950's and we continue to live here. I also served as an active member of Councilor Toomey's Working Group. Like many of my neighbors, my family and I would love to see the Courthouse completely imploded and a park constructed in its place. However, we know that this is not realistic and the falcons would no longer have a home if this were to happen.

We support Leggat McCall Properties' proposal because my family and I believe that we can continue to co-exist with the redeveloped building. The reasons why we believe this are as follows:

1. If the building is not redeveloped then its condition will worsen and it will truly be a blight upon the neighborhood.
2. There will actually be less noise from this development than the previous use. The loading docks will be in enclosed space on Second Street and not in the courtyard (on the Spring Street side) across from our home and that of our neighbors.
3. Having the courtyard converted to useable open space will provide a pleasant setback and buffer for the residential homes across the Street.
4. Commercial office and research and development use is general 9 to 5. If one looks at all of the office and research and development space in this area and in Kendall Square, these spaces are not being highly utilized around the clock 7 days a week. They are actually relatively quiet at night and during the weekends. Consequently, our neighborhood would continue to be quieter at night and during the weekend.
5. Leggat McCall Properties have been and continue to be very responsive to the concerns of the neighbors. They have dramatically redesigned the building. They have reduced its height by 2 stories. They have reached out to address our concerns relating to construction and post-construction issues. Based upon our experience, we expect that they will continue to do so.

For these reasons, we support Legatt McCall Properties proposal to redevelop the Courthouse.

Sincerely,

Roberta and Tatsuya Goto

Roberta and Tatsuya Goto

Paden, Liza

From: FRANCES ANTUPIT [frantupit@verizon.net]
Sent: Saturday, July 19, 2014 5:04 PM
To: Paden, Liza
Subject: grocery store

I'm very much in favor of seeing a grocery store in place of an empty restaurant on First St. I live on Cambridge Pkwy.,/ Land Blvd. and it would be wonderful to have one close by.

Frances Antupit
83 Cambridge Pkwy.
Cambridge 02142

frantupit@verizon.net

July 18, 2014

Dear Members of the Cambridge Planning Board,

My husband and I own the residence at 48 Spring Street. We rented for two years and purchased it from our landlords one year ago. The house is mid-block on the only street of houses that truly abut the Sullivan Courthouse. It is our front yard.

I started attending meetings about the Sullivan Courthouse development three months after moving to the neighborhood. I have attended many additional meetings since, and I was a member of Tim Toomey's working group for this project.

Please vote to provide Leggat McCall Properties the Special Permit to develop this site. This has been a horrible process for those of us living in the immediate area, and your delays have made tension in the neighborhood worse.

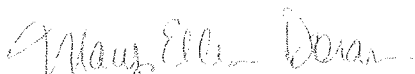
This is a very straight-forward process. The State has built this building and wants no part in the remediation process. The State has made its position very clear. So either the City of Cambridge wants to take on the more than \$35 Million job to remediate the hazardous materials in the building or they should turn the building over to experts who are ready to get the job done quickly.

Parking and traffic will remain concerns to the neighborhood, but the millions of square feet going into Kendall Square and the 5 million square feet planned for North Point will change the face of traffic and parking, not this building.

I feel that the influx of day-time workers will give the First Street Corridor and Cambridge Street the "shot in the arm" desperately needed to rise above the empty storefronts, hair salons and dentist offices. Not having this developed may lead to East Cambridge becoming worse instead of better. I have serious concerns that the building will be left vacant for years while progress steams ahead around us.

I urge you to move forward with issuing the Special Permit later this month.

Best regards,



Mary Ellen Doran

48 Spring Street

Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

July 18, 2014

To the Cambridge Planning Board:

I live in East Cambridge and am writing in response to an article on the newly proposed plan for re-development of the former Sullivan Courthouse. I recently attended the meeting referenced in the article organized by the East Cambridge Planning Team (ECPT) to solicit responses to Leggat McCall's new development proposal.

After listening to the wide variety of opinions, there is no question in my mind that working with Leggat McCall and moving forward with the redevelopment is the best plan for East Cambridge.

This now vacated building has been (and still is) a terrible eyesore and a disgrace for Cambridge and we should not tolerate the structure being left in its current condition. If nothing is done soon, it will become a general health and safety hazard as the building deteriorates further and is left inactive.

Some residents have proposed demolishing the building. However, with an estimated cost of \$50 million to remove the asbestos and demolish the building that is far in excess of the underlying land value, this will not happen. The State will not take on that burden and there would be no economic reason that a private developer would either.

The revised Leggat McCall proposal addresses the removal of the asbestos, includes a reduction of its height by two floors, and provides the neighborhood with a wide range of positive benefits in response to our requests. These include a grocery store on First Street and a free public space for neighborhood events in the building. As such, it will revitalize the entire block which is a more practical solution that can benefit the neighborhood as well as the City of Cambridge.

Based on informal contact with local residents, I believe a majority are in favor of the project. However, based on my experience at the recent ECPT meeting, there is a danger that a more vocal minority could trump the wishes of a quiet majority.

Finally, those who objected to Leggat McCall's plan offered no reasonable alternatives. It was either a vague "something better" or leaving the existing building with a chain-link fence for the foreseeable future. This is hardly something that the community can endure. The 40 Thorndike building has been an eyesore for almost 50 years, and we need to resolve it now, not in another 50 years!

Sincerely,

George N.J. Sommer, III
29 Otis Street – Apt F208
Cambridge, MA 02141
Tel: 617-945-1177
Cell: 617-955-7452

Olga Sokolova <osokolova@hotmail.com>

Jul 1



Dear Cambridge Planning Board:

I am a resident of East Cambridge and an abutter to the Sullivan Courthouse. I have been following the progress of the 40 Thorndike redevelopment project (the "Project") proposal and the City's review of Special Permit #288 with great interest. I understand that Leggat McCall Properties ("LMP") has been engaged with the community, particularly with Tim Toomey's working group, to better incorporate the community's input into the Project proposal, and as a result thereof, I understand that certain mitigation measures have been identified and that LMP has refined some of the Project's design elements in response to the community input.

The redevelopment of the Sullivan Courthouse will be a positive step forward for the East Cambridge community. Notwithstanding the fact that the Sullivan Courthouse is already an imposing structure on the neighborhood, the closing of the courthouse operations has already created an inhospitable feel around the entire city block on which the Sullivan Courthouse sits, and now that the jailhouse detainees have been relocated to a new facility, the Sullivan Courthouse is entirely vacant, with uncertain prospects for redevelopment.

I am a great supporter of the Project as I believe any delay in re-injecting life and activity to the city block will potentially create a blighted neighborhood for a uncertain period time. I should note that I am very interested in LMP's proposal for a grocery store in the First Street Garage, as I believe this will be a positive and attractive addition for the residents, workers and visitors alike.

I am writing you today to ask that the City support the approval and issuance of the Special Permit for the Project.

Sincerely,

Olga Sokolova
34 Spring St., Cambridge MA 02141
osokolova@hotmail.com
[857.253.1118](tel:857.253.1118) cell

Paden, Liza

From: Alice Lin [aliceclin@gmail.com]
Sent: Tuesday, June 24, 2014 9:53 PM
To: Paden, Liza
Subject: Direct Abutter Letter for 40 Thorndike Renovation Project

Dear Cambridge Planning Board:

As resident of East Cambridge and a direct abutter to the Sullivan Courthouse, I have been following with great interest the progress of the 40 Thorndike redevelopment project (the "Project") proposal and the City's review of Special Permit #288. I understand that Leggat McCall Properties ("LMP") has been engaged with the community, particularly with Tim Toomey's working group, to better incorporate the community's input into the Project proposal, and as a result thereof, I understand that certain mitigation measures have been identified and that LMP has refined some of the Project's design elements in response to the community input.

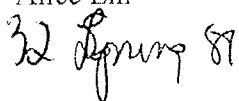
The redevelopment of the Sullivan Courthouse will be a positive step forward for the East Cambridge community. Notwithstanding the fact that the Sullivan Courthouse is already an imposing structure on the neighborhood, the closing of the courthouse operations has already created an inhospitable feel around the entire city block on which the Sullivan Courthouse sits, and as you may know, the State is expecting to relocate the jailhouse detainees to a new facility in Billerica by the end of June, after which the Sullivan Courthouse will be entirely vacant and likely fenced in.

As a general matter, I am a supporter of the Project as I believe any delay in re-injecting life and activity to the city block will potentially create a blighted neighborhood for an uncertain period time. I do believe that LMP still has more work to do in redesigning a Project that will mitigate certain undesirable effects of the building's large massing in an otherwise low-rise neighborhood (e.g. better wind mitigation; firm commitment to bury utility lines in and around the Project) and fully integrate the Project with the surrounding diverse uses (e.g. low rise residential, office, courthouse and parking garage uses). I should note that I am very interested in LMP's proposal for a grocery store in the First Street Garage, as I believe this will be a positive and attractive addition for the residents, workers and visitors alike. In addition, it could serve as a catalyst for First Street to become a great retail destination.

I am writing you today to ask that the City (1) ensure that LMP commit to the mitigation measures as identified by the City and the working group and (2) support the approval and issuance of the Special Permit for the Project.

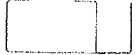
Sincerely,

Alice Lin



M. Tang <mltang01@gmail.com>

Jun 23



Dear Cambridge Planning Board:

As resident of East Cambridge and an abutter to the Sullivan Courthouse, I have been following with great interest the progress of the 40 Thorndike redevelopment project (the "Project") proposal and the City's review of Special Permit #288. I understand that Leggal McCall Properties ("LMP") has been engaged with the community, particularly with Tim Toomey's working group, to better incorporate the community's input into the Project proposal, and as a result thereof, I understand that certain mitigation measures have been identified and that LMP has refined some of the Project's design elements in response to the community input.

The redevelopment of the Sullivan Courthouse will be a positive step forward for the East Cambridge community. Notwithstanding the fact that the Sullivan Courthouse is already an imposing structure on the neighborhood, the closing of the courthouse operations has already created an inhospitable feel around the entire city block on which the Sullivan Courthouse sits, and as you may know, the State is expecting to relocate the jailhouse detainees to a new facility in Billerica by the end of June, after which the Sullivan Courthouse will be entirely vacant and likely fenced in.

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I am writing you today to ask that the City (1) ensure that LMP commit to the mitigation measures as identified by the City and the working group and (2) support the approval and issuance of the Special Permit for the Project.

Sincerely,
Mark Tang
32 Spring Street, Cambridge MA

Paden, Liza

From: Ellen Huang [ehuang20@hotmail.com]
Sent: Thursday, June 19, 2014 6:56 AM
To: Paden, Liza
Subject: Abutter Letter for 40 Thorndike Renovation Project

Dear Cambridge Planning Board:

As resident of East Cambridge and an abutter to the Sullivan Courthouse, I have been following with great interest the progress of the 40 Thorndike redevelopment project (the "Project") proposal and the City's review of Special Permit #288. I understand that Leggat McCall Properties ("LMP") has been engaged with the community, particularly with Tim Toomey's working group, to better incorporate the community's input into the Project proposal, and as a result thereof, I understand that certain mitigation measures have been identified and that LMP has refined some of the Project's design elements in response to the community input.

The redevelopment of the Sullivan Courthouse will be a positive step forward for the East Cambridge community. Notwithstanding the fact that the Sullivan Courthouse is already an imposing structure on the neighborhood, the closing of the courthouse operations has already created an inhospitable feel around the entire city block on which the Sullivan Courthouse sits, and as you may know, the State is expecting to relocate the jailhouse detainees to a new facility in Billerica by the end of June, after which the Sullivan Courthouse will be entirely vacant and likely fenced in.

As a general matter, I am a supporter of the Project as I believe any delay in re-injecting life and activity to the city block will potentially create a blighted neighborhood for a uncertain period time. I do believe that LMP still has more work to do in redesigning a Project that will mitigate certain undesirable effects of the building's large massing in an otherwise low-rise neighborhood (e.g. better wind mitigation; firm commitment to bury utility lines in and around the Project) and fully integrate the Project with the surrounding diverse uses (e.g. low rise residential, office, courthouse and parking garage uses).

I am writing you today to ask that the City (1) ensure that LMP commit to the mitigation measures as identified by the City and the working group and (2) support the approval and issuance of the Special Permit for the Project.

Sincerely,

Ellen Huang
30 Spring Street
Cambridge, MA 02141

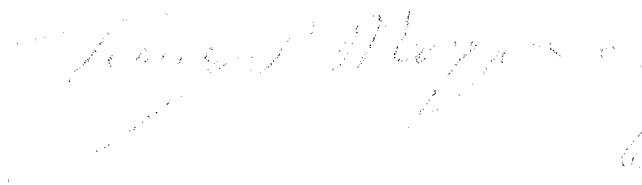
June, 18th 2014

To whom It may concern,

I am writing this letter to clarify my position on the proposed redevelopment of the Sullivan Courthouse. On a recent morning, Peter Crowley came into my store and asked me to sign a petition supporting a smaller building at the location. I was busy beginning my day, and so I signed the petition, not fully understanding the situation. Wanting to better understand the current situation, I reached out to Patrick Magee, President of the ECBA. Having taken part in Councilor Toomey's working group, he was knowledgeable of the pros and cons, as well as the realities concerning LMP's proposal. After learning more, I want to firmly state that I stand with the East Cambridge Business Association and our position on the redevelopment of 40 Thorndike Street.

Best,

Tony Marques



6/18/14

Paden, Liza

From: Bob Buderer [bbuderer@gmail.com]
Sent: Thursday, May 29, 2014 12:11 AM
To: Paden, Liza
Subject: Support Letter for 40 Thorndike Renovation Project

Dear Cambridge Planning Board

As a resident of East Cambridge, I am a supporter of the 40 Thorndike project Special Permit approval. In addition to the Innovation Space, I am especially interested in the inclusion of a grocery store, which is badly needed in our neighborhood. There is a need for a revitalized retail zone including these amenities in East Cambridge, and I believe this project will help bring jobs and investment to the area. Please support the 40 Thorndike Special Permit.

Sincerely,

Robert Buderer
10 Rogers Street, No. 404
Cambridge, MA 02142

den, Liza

From: Dennis Warren [dennis@businessleaderpost.com]
Sent: Monday, April 28, 2014 9:12 AM
To: Paden, Liza
Subject: Thorndike Renovation Project

Dear Cambridge Planning Board,

As a member of the business community, I wish to voice my support for the Thorndike Renovation Project.

Cambridge represents an attractive place for companies to relocate; however, there needs to be sufficient office space to support future job creation and economic growth. As a result, I support the 40 Thorndike Renovation project and I urge the City of Cambridge to do the same. Please support the Special Permit to move this project forward.

Thank you in advance for your support.

Best Regards,

Dennis

Dennis Warren
Warren Business Media
Phone: 978-496-8020

en, Liza

From: Kate McDonough [Kate@thebusinesscoalition.org]
Sent: Monday, April 28, 2014 11:20 AM
To: Paden, Liza
Subject: Support Letter for 40 Thorndike Renovation Project

Dear Cambridge Planning Board.

As an organization that works with many international companies that choose to locate in the area, I understand how important capacity is for job creation and economic growth. Cambridge continues to attract companies seeking to locate here but are often unable to find the space they need to grow. I support the 40 Thorndike Renovation because it will help our members and clients continue to expand in Cambridge and keep the jobs in this region. Please support the Special Permit to move this project forward.

--

Kate McDonough, Co-Founder
The Business Coalition
One Boston Place 26th Floor
Boston, MA 02108
781-935-9580
www.thebusinesscoalition.org

Connect with us on Facebook: <http://www.facebook.com/TheBizCoalition>

en, Liza

From: Pam Latimer [pam.latimer@gmail.com]
Sent: Sunday, April 27, 2014 10:09 AM
To: Paden, Liza
Subject: Proposed Legatt McCall Project Should Be Allowed to Move Forward

Dear Ms. Paden,

I attended a meeting on Tuesday at One First in Cambridge where Rob Dickey of Legatt McCall presented the plan for the re-purposing of the Edward J. Sullivan courthouse. I wanted to share my support for this project.

I am a Cambridge resident, having returned to Massachusetts last October. My husband works a few blocks away so we rented a unit at One First. We are a week away from closing on a unit at River Court. We belong to a gym in the Watermark. I support the local businesses on Cambridge Street and have got to know several of the business owners quite well. I am providing this background for a two reasons. I am investing in the area and I walk past the courthouse several times a day.

I am not alone in feeling that the current building is an architectural eye-sore. Combined with the asbestos issues, it is a wonder any developer would want to take on the task and scale of this project which will cost 34 million just to abate the asbestos. It would be economic folly to not support this project. The tax payer will ultimately be responsible for safe demolition of the building if this building cannot be salvaged.

Legatt McCall has a proven track record. The company has proposed to make the building safer and much more attractive. Financially, it makes great sense even if the height of the building remains the same. The usage devoted to mostly office space will provide an economic stimulus to the businesses that will otherwise suffer once the courthouse is closed.

Sincerely,
Pam Latimer

To: Liza Paden

lpaden@cambridgema.gov

Community Development

Re: 40 Thorndike Redevelopment

Date: April 25, 2014

Ms. Paden,

Please consider this letter as my full support for the 40 Thorndike redevelopment project. I am currently a Cambridge resident living at 21 Brookline Street near Central Square. I work in the real estate industry, and just finished getting a Masters of Real Estate Development at MIT. Still, I am not a transient graduate student and have lived in Massachusetts and the Boston area nearly my entire life.

Having reviewed the project plans with a good understanding of the surrounding area, I feel that the proposed redevelopment of the Sullivan Courthouse, located at 40 Thorndike, will greatly improve the neighborhood. This building's presence has taken away from the streetscape and general experience of East Cambridge since its construction, and Leggat McCall Property's proposal establishes a well thought out solution that will bring life and energy to this dark part of our city. This project would enhance the overall City of Cambridge.

I appreciate the time and thought the Planning Board is putting into the review of this project, and hope that 40 Thorndike will be redeveloped in the near future. I am in full support of this project.

Thank you,

Morgan Pierson

en, Liza

From: Stephen Gardiner [sgardiner@centerpoint.org]
Sent: Thursday, April 24, 2014 5:24 PM
To: Paden, Liza
Cc: Toomey, Tim; Maher, David; Benzan, Dennis; Carlone, Dennis; Cheung, Leland; Kelley, Craig; Mazen, Nadeem; McGovern, Marc; Simmons, Denise
Subject: Edward J. Sullivan Courthouse Renovation Project

I attended a presentation of the most current plans for the renovation of the Edward J. Sullivan Courthouse presented by the developer Leggat McCall. Given the reality that this poorly designed and located courthouse cannot be eliminated, I found the developer's presentation well thought out and responsive to our questions and suggestions. I know a great deal of community engagement has already occurred, and I appreciate the role that you have played working to make the renovated building more acceptable to East Cambridge and the City as a whole. While this significant redevelopment effort proceeds, I would hope that the need for more affordable housing might be addressed by expanding the developer's engagement with the Spring Street garage so that affordable rental housing could be added to that structure. This said, I'm otherwise in full support of the Leggat McCall proposal. I look forward to its final approval. Thank you again for your efforts in behalf of our community.

Stephen H. Gardiner
29 Otis Street #209
Cambridge, MA 02141
T: 617.374.0088
C: 617.699.0763
E-mail: sgardiner@centerpoint.org

April 23, 2014

Cambridge Planning Board
C/O Liz Paden
(lpaden@cambridge.gov)

Re: East Cambridge Sullivan Courthouse Redevelopment
40 Thorndike Street, Cambridge MA

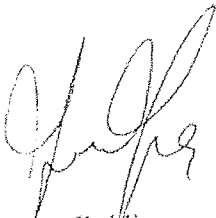
Dear Cambridge Planning Board:

I am writing this letter today to express my support of Leggat-McCall's proposed redevelopment of the Sullivan Courthouse located at 40 Thorndike Street. I am the homeowner of 50 Spring Street, a direct abutter of the property. As one of the few homes upon which the redevelopment would have direct and significant impact, I see numerous and diverse advantages to allowing this project to proceed.

Among the multiple ideas proposed, none struck me as more community and future oriented than that of Leggat-McCall. As a neighbor less than one hundred feet from the project I look forward to the diverse population and amenities this project will contribute to my community. The transformation from a jailhouse eyesore to a vibrant and appropriate development is an improvement I am excited to see begun.

I fully support this boost to our local economy, urban fabric, and neighborhood health and hope the project will move forward. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gregory Golding', written in a cursive style.

Gregory Golding
April 23, 2014
50 Spring Street
Cambridge, MA 02141

4/23

Paden, Liza

From: Ladan Khamsi [khamsi.ladan@gmail.com]
Sent: Wednesday, April 23, 2014 2:51 PM
To: Paden, Liza
Subject: 40 Thorndike Street, East Cambridge

Dear Ms. Paden -

My husband and I are residents of the One First Condominiums in East Cambridge and have been following the old Middlesex Supreme Courthouse project on Thorndike Street these past couple of years. As elated as we were that a winner to the RFP for redevelopment of the building was finally announced last year, we were equally troubled when we learned that a small group from the Kendall Square area of Cambridge were creating obstacles for the project to finally get started.

Residing in a unit closest to the intersection of Otis and Second Streets - thus not more than 500 yards from the Courthouse - and having this monstrosity of a structure in direct view from our unit, we had been concerned about the health hazards of a "sick" building in such proximity of our residence. We reviewed the proposal that Leggat McCall had submitted and were pleased to see their solutions for the project - from the upgrades to the appearance of outside of the building to the removal of the asbestos from the inside of the building.

We draw your attention to the fact that if the project were not to go through and the building were to remain unoccupied for a significant amount of time as projected, we anticipate great health hazards from the deterioration of the structure affecting the entire residential area as well as adversely impacting property values. This is in direct contrast to the benefits of upgrade of the building and the consequent rejuvenation of the area by extending the developments in and around Kendal Square to our neighborhood.

We hope you can resolve these issues and remove obstacles to the project in a timely fashion given that the benefits far outweigh the alternatives.

Sincerely,

Ladan and Farhad Khamsi
29 Otis Street
Unit 403
Cambridge, MA 02141
(617) 494-1694

, Liza

From: Adam Mara [adam.mara@gmail.com]
Sent: Tuesday, April 22, 2014 5:37 PM
To: Paden, Liza
Subject: 40 Thorndike Redevelopment Project

Dear Cambridge Planning Board,

As a resident of Cambridge, I recently became aware of the proposed 40 Thorndike Project. I believe that the Planning Board should approve the special permit because it would bring additional business to the neighborhood and more jobs to the city. Due to the buildings proximity to public transportation and strategic location, this effort will revamp investment in a part of the city that has a lot of potential. A delayed approval could prevent outside investment within East Cambridge for a number of years and push funding to other areas of the Boston Metro area that are growing like Assembly Square (Somerville) and Charlestown.

Sincerely,
Adam Mara
Cambridge, MA

, Liza

From: Rachel Gould [rlgould@gmail.com]
Sent: Friday, April 18, 2014 1:10 PM
To: Paden, Liza
Subject: Support for 40 Thorndike Project

Dear Cambridge Planning Board,

As a resident of Cambridge and someone who is deciding on their next move, I would like to support the 40 Thorndike Project. In East Cambridge there is an opportunity to transform the Middlesex Courthouse from a vacant building into a place that will help bring investment to the city and potentially a grocery store for the neighborhood. I really hope this process moves forward. Please approve the special permit for 40 Thorndike.

Sincerely,

Rachel Gould

Cambridge, MA

, Liza

From: Zaff, Greg [g.zaff@squashbusters.org]
Sent: Friday, April 18, 2014 11:11 AM
To: Paden, Liza
Cc: dr.sonjacantu@gmail.com
Subject: 40 Thorndike Project

Dear Members of the Cambridge Planning Board:

I own a home at 115 Second Street, one block south of the existing Courthouse. My wife Sonja and I moved here 12 years ago and have thoroughly enjoyed this area and our neighborhood where we are currently raising our daughter.

I am writing in strong support of the redevelopment project proposed by Leggat McCall for the Sullivan Courthouse at 40 Thorndike Street. This much needed project represents a thoughtfully designed transformation of the existing 1970's eyesore into a productive asset for our neighborhood. I applaud the developers willingness to invest in the ground floor retail and to accommodating 24 residential units in the lower floors of the project. However, I am also in favor of the primary reuse as office which I believe will have less impact on our on resident street parking than a more intense residential redevelopment of the building.

Beyond the site development, my wife and I are very excited at the prospect of a small grocer opening along First Street in the City owned garage. It is our understanding that Leggat McCall has offered to make this happen as part of the overall project and in connection with the parking spaces the company is seeking to lease in the First Street Garage. We view the opening of a convenient area grocer as filling a huge void and as a terrific benefit for our community.

The proposal on the table is good one backed by a local developer willing to invest in a quality project. The reality of a deserted building surrounded by a chain link fence would be a huge setback for our community and a lost opportunity to continue to improve our neighborhood.

I strongly support the 40 Thorndike redevelopment project and the benefits it will bring to East Cambridge. I respectfully request your approval for the Special Permit application that will allow this project to move forward.

Sincerely

Greg Zaff
115 Second Street
Cambridge, MA 02141

MULTICULTURAL

Exploring Diversity Through
Visual and Performing Arts

CENTER

April 18, 2014

Dear Members of the Planning Board,

I am writing personally and on behalf of the Multicultural Arts Center in strong support of the proposed redevelopment of the Sullivan Courthouse by Leggat McCall.

We, (that would be members of the community who live and/or work in East Cambridge), have participated in an open and ongoing process that has led to an important and necessary solution to the former Middlesex County Courthouse - an eyesore and a building riddled with asbestos.

Many meetings have been held for both, (there were two), bid processes; and we are finally on the precipice of moving forward. The pre-trial detainees will be relocated, the asbestos will be removed, a design for the building, and developers who have attended countless community meetings, can begin.

Most importantly the task of turning something that was horrible into something that will be wonderful begins soon. This should be cause for celebration! And working in the building that housed the original Middlesex County Courthouse, we at the Multicultural Art Center, look forward to this critically necessary forward motion and will be happy to assist and celebrate this building's transformation.

We are right next door and have lived through over 25 years of wind and trash and voices screaming out of the top floor windows when the weather gets warm. We have sat through meetings and discussed related issues with our elected officials, the developers, members of our arts community and the many, many, many people who live and work in East Cambridge. The consensus, from all of these conversations, about the change that's coming, has been positive. So let's get started! And make something wonderful happen in East Cambridge and let's do it with grace, thoughtfulness and artistry!

Thanks for considering this worthy proposal and for granting the Special Permit to allow this project to proceed.



Shelley Neill
Executive Director

., Liza

From: Matt Moran [moran.matthew.m@gmail.com]
Sent: Tuesday, March 04, 2014 7:08 PM
To: Paden, Liza
Subject: Sullivan Courthouse Opinion

Dear Cambridge Planning Board,

I am a Cambridge resident and writing to endorse redevelopment of the Sullivan Courthouse as a high-density and mixed use building at its current height.

East Cambridge is the perfect location for high density development, with its transit rich and walkable urban landscape. Transit rich and walkable cityscapes present the ideal location for high density development because they encourage commuters to use alternative transportation means than cars. The Sullivan Courthouse, in particular, presents the ideal location for a high density transit oriented development, being less than a quarter mile from the Lechmere Green Line station. With the Green Line extension to Somerville and Medford, the East Cambridge area will be even more accessible than now and thus further enhancing the transit appeal of this development. Further, the minimum amount of parking at the site will ensure fewer employees drive, causing less burden on the area roads. Since the Sullivan Courthouse has been a part of the East Cambridge landscape for 40 years, renovating the building seems like the least impactful method of creating new office, housing, and retail in the community.

As the Sullivan Courthouse is in a transit rich and high density neighborhood, it is more environmentally friendly than other forms of development. Greater Boston is a growing region and companies seeking to locate here have the choice of urban or suburban locations. Enabling more firms to locate in East Cambridge will help prevent development from spreading into environmentally sensitive areas on the urban fringe (such as farmland, wetlands, and woodlands). Additionally, more development in Cambridge will entice employees to avoid driving, creating a positive impact to regional air quality and lowering carbon dioxide emissions.

Importantly, demolishing the structure will inevitably take years to commence, cause significant disruptions in the community, and result in an uncertain future for the site. The necessary permits to demolish such a large structure will be difficult to obtain and require years of planning, leaving the current concrete-clad structure decaying while plans are finalized. If demolition for the structure is approved, it is likely sidewalks, roadway lanes, and potentially whole streets will shutdown to accommodate dismantling and remediation activities. Additionally, requiring demolition could lead to an uncertain future for the site, where a fully or partly demolished building site lays fallow while a new building awaits the right economic circumstances for a developer to commence construction. For example, the Filene's development in Downtown Crossing sat as an unsightly hole for half-a-decade while a new company was located to complete construction. The Filene's hole led to closed sidewalks, an abandoned and unsightly site, and negatively impacted property values and retail in the Downtown Crossing neighborhood. Demolition of the Sullivan Courthouse is a risky venture that could lead to years of uncertainty in the neighborhood and a similar situation as the Filene's site.

I strongly encourage the Planning Board to approve Special Permit Application #288 sought by the developer, which would retain the full height of the Courthouse. This is the best approach environmentally and for the surrounding neighborhood. Thank you for your time and please feel free to contact me with any questions.

Sincerely,
Matthew Moran