

December 13, 2017

Honorable Chair and Members of the Planning Board
c/o Liza Paden
Community Development Department
344 Broadway
Cambridge, MA 02139

Re: 55 Wheeler Street Special Permit Condition

Dear Honorable Chair and Members of the Planning Board,

Regarding the Planning Board's Permit decision for 55 Wheeler Street, in response to the question of reducing parking particularly at the surface lot we would propose the below as a special permit condition.

If as part of the 55 Wheeler Street monitoring procedures set forth below in these conditions indicate a consistently lower parking demand than expected, or if it is demonstrated that sufficient alternative parking options are provided nearby, no sooner than five years after the final occupancy, the Traffic and Parking Director will evaluate the need for the surface parking lot. The evaluation shall take into account any factors that impact parking in the immediate area as well as the overall use of the lot. The Traffic and Parking Director should consult with immediate neighbors before rendering a recommendation. The recommendation may recommend complete discontinuance and/or reuse of the parking area that is acceptable to the Owner of the project or shifting to a use that will reduce the overall vehicular usage attributable to the Project, such as increasing car share spaces, and may recommend partial reuse. The recommendation may be revisited every three years after the first recommendation.

We believe this condition can be evaluated as a monitoring condition consistent with the TP Mitigation Letter of October 20, 2017 and as a special permit condition.

Thank you.

Very Truly Yours,



Anthony Galluccio, Esq.

Cc: Joe Barr
Iram Farooq