

600 Atlantic Avenue
Suite 2100
Boston, MA 02210
617 367-2300

March 3, 1989

BY MESSENGER

Mr. Robert Healy
City Manager
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Re: Eliot Square Office Building

Dear Mr. Healy:

On behalf of Carpenter/Eliot Square Associates Limited Partnership I have enclosed our proposed Municipal Parking Plan which has been designed to meet the City of Cambridge's goal of encouraging short-term parking in the municipal spaces to be located in the Eliot Square Office Building's Parking Garage.

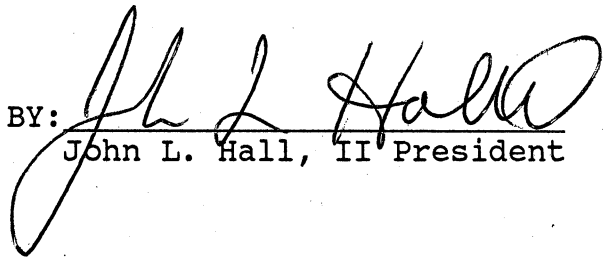
Enclosed with this Parking Plan is a financial summary of the features of the plan, reflecting an increased minimum annual payment of \$15,000 per year from \$50,000 to \$65,000.

I look forward to executing the necessary parking agreements once this Parking Plan has been submitted to the City Council.

CARPENTER/ELIOT SQUARE ASSOCIATES
LIMITED PARTNERSHIP

BY: CARPENTER ELIOT CORPORATION

BY:


John L. Hall, II President

JLHII:jm
encl.

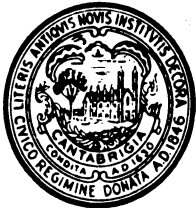
MUNICIPAL PARKING PLAN

The following municipal parking plan is designed to meet the City of Cambridge's goal of encouraging short term, readily accessible, public parking in the 48 parking spaces in the Municipal Lot to be located in the Parking Garage of the project to be located on the site of the existing Harvard Motor House:

1. The 48 parking spaces within the Municipal Lot shall be readily accessible to the public.
2. Access to such parking spaces shall be gained via the access system provided by Developer from time to time for the remainder of the spaces within the Parking Garage.
3. The 48 spaces shall not be separately metered but Developer shall provide access control equipment such as, without limitation, a ticket system which will accurately measure the length of time each of the spaces within the Municipal Lot is occupied. In order to prevent monthly parkers from occupying the spaces in the Municipal Lot the Developer shall employ a sticker system identifying monthly parkers and shall monitor the parking of monthly parkers.
4. Developer shall confer with the City regarding the appropriate rate for the parking spaces in the Municipal Lot during the Easement Hours of Operation, which rate shall never be less than \$1.00 per hour for each of the first two (2) hours, and \$3.00 per hour or any portion thereof for any period of time subsequent thereto. In addition, the parking rate for the spaces in the Municipal Lot shall never be less than the rate for other public parking spaces in the Harvard Square area and shall be increased from time to time with City approval to continue to encourage short term parking in the spaces within the Municipal Lot.
5. The Developer shall operate the Municipal Lot on behalf of the City and perform maintenance for the Municipal Lot and shall provide security services therefor equivalent to those security services provided with respect to the remainder of the Parking Garage from time to time.

FINANCIAL SUMMARY OF PARKING PLAN

1. During period when Municipal Lot is closed during construction the Developer shall pay the City \$1230 per week in lieu of revenue which would be received from Municipal Lot.
2. Upon completion of the project, Developer shall pay to the City the sum of \$65,000 per year as a minimum payment for the revenue generated from the Municipal Lot. In addition, Developer shall pay to the City 15% of all Gross Revenues received by the Developer from the operation of the Parking Garage.
3. The parking rate for the Municipal Lot during the Easement Hours of Operation shall be \$1.00 per hour for each of the first two hours and \$3.00 per hour thereafter in an effort to maximize revenue from the Municipal Lot and to promote short term parking.
4. Developer shall perform all necessary maintenance and security for the Municipal Lot. The Municipal Lot will be operated in conformance with operating standards acceptable to the City.
5. Developer shall provide all insurance for the Municipal Lot and shall indemnify the City from any claim arising out of the operation of the Municipal Lot.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

TEL. 498-9011

EXECUTIVE DEPARTMENT

ROBERT W. HEALY

City Manager

RICHARD C. ROSSI
Deputy City Manager

March 3, 1989

To the Honorable, the City Council:

I herewith transmit, for the City Council's information, the plan for municipal parking on the relocated City-owned easement at the Harvard Motor Inn that meets the goal of making the 48 parking spaces readily accessible to the public for short-term parking.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf

H-26

Re: enclosed plan for municipal parking on the
relocated City-owned easement at the Harvard
Motor Inn.

In City Council,

March 6, 1989

3-6-89

Placed on file.