

COPY

October 31, 1997

Mr. Steve Wright
Cambridge Dept. of Public Works
147 Hampshire Street
Cambridge, MA 02139

Re: 2170 Mass Avenue, Cambridge
Charles R. Lavery, Owner

Dear Mr. Wright,

Please be advised that I have just received a copy of the Memorandum relative to a meeting at the Fitzgerald School Cafeteria on October 4, 1997, regarding a new look for North Massachusetts Avenue, to include bike lanes, etc., (copy enclosed).

Please be advised that I was out of the country during that time and therefore, was unaware of this presentation. However, in reviewing the material, please be advised that as the owner of the property at 2170 Mass Avenue, and speaking in behalf of the tenants, I strongly oppose the elimination of meter parking on Mass Avenue. It not only would be injurious to the tenants, but it would also create additional traffic and parking problems, for the residents in neighborhood, (as people would be forced to seek parking on the side streets).

It should be noted that this particular parcel was totally rehabbed in 1980. I worked with Community Development and the property became a model of what could be done with an old, tired and worn down store block. A new facade, new signage and interior fit-up created a facility that has been an asset to the neighborhood and the community. I removed a billboard and spent considerable time and money to make this a modern and attractive building. The tenants made a positive commitment and a change in the parking would be a violation of the trust and investment made in this regard. The tenants have been in place since the property was remodeled, with the exception of one tenant who was forced to leave due to illness.

When that vacancy occurred, I decided to rent the space to an upscale Thai Restaurant, (after some deliberation on my part, to make sure that this would be an asset, not only to the building, but to the area). The only requirement needed was a

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transfer of an alcoholic license from another location in the neighborhood to this building. At the hearing before the License Commission, the neighbors were in opposition to a restaurant, due to the parking and traffic problems that they were already experiencing. The License Commission voted 2 to 1 against the transfer of the Liquor License, thereby negating the tenancy of the restaurant.

I was allowed by right (zoned) to lease to a restaurant, and I would have prevailed in court. However, due to the neighborhood opposition, I decided against this tenancy, and I leased to another retail tenant.

With the Pemberton Market next door and the Funeral Home across the street, and other businesses in the area, parking is a serious concern.

It also should be noted that this area, is a heavily traveled area, and bicycle traffic would be a dangerous idea. There have been three people killed at the intersections of Mass Avenue and Rindge Avenue, and Mass Avenue and Walden Street, in the past several years. I firmly believe that this idea would worsen the situation. A Bicycle Lane would create a hazard and force cars to park all over the area.

I would like to be notified, if there are any further discussions, or meetings in this regard. I represent the subject property and the interest of my tenants, Supercuts, The Woodworkers, BankBoston, and Elizabeth Grady Face First and have strong feelings in this regard. I am in favor of bicycle lanes in the proper environment. However, this is a poor idea, in my opinion. There are Bicycle Lanes in other areas of Cambridge to accommodate the bicycles.

Other merchants on Mass Avenue, are very much opposed to this for similar reasons.

Thanking you for your attention, I am

Very truly yours,

Charles R. Laverty, Jr.
President
Laverty Associates, Inc.

CRL,Jr/nh

LAVERTY ASSOCIATES, INC.

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CAMBRIDGE, MA 02141-2025

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RECEIVED BY
CITY OF CAMBRIDGE
98 MAR 31 AM 11:24
CAMBRIDGE MA.

March 30, 1998

City Council
City of Cambridge
795 Mass Avenue
Cambridge, MA 02139

Re: Mass Avenue Corridor Traffic Pattern
Cambridge, MA

Dear Members of the City Council,

When the proposed changes were made to the Mass Avenue Corridor, I submitted a letter to the Department of Traffic on October 31, 1997, which indicated my concerns relative to the changes, (copy enclosed). As a property owner with three parcels on Mass Avenue, I was concerned about the removal of parking spaces in an area with an already limited parking situation which could create a further burden to the business entities on Mass Avenue.

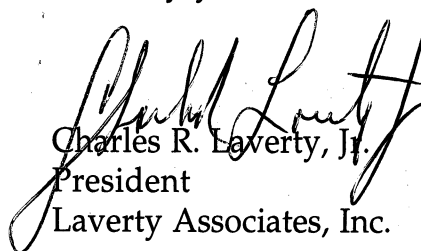
As a result of that letter, I met with Lauren Preston and members of the Traffic Department at the location of one of my properties at 2150-2170 Mass Avenue. One of my tenants was in attendance at that time as well. It was explained to me, at that time, what the proposal was all about, and I welcomed the opportunity to meet with them, and to share our concerns.

I do understand the need for a review of Mass Avenue to accommodate the traffic needs. This is the major artery under the control of the City of Cambridge and it links Cambridge to abutting communities and directly into the City of Boston, and it is important that we maintain it's character. At the same time, we must maintain and improve the traffic flow, retain the present parking spaces, and also consider the

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I do recognize the need for change and I do want to commend the Traffic Department for responding to the concerns of both the commercial and residential sectors and I believe that a resolve can be met with continued studies to answer the needs for all concerned. I will be happy to participate as necessary.

Sincerely yours,



Charles R. Lavery, Jr.
President
Lavery Associates, Inc.

Enclosure

Copy: Lauren M. Preston
Susan Kiplinger
Dept. of Traffic, Parking & Transportation
57 Inman Street
Cambridge, MA 02139

CRL,Jr:nh

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possibility of expansion of parking along Mass Avenue, to relieve the congestion as it currently stands.

I also recognize that times are changing and that we have to accommodate same, including the use of bicycles. There are pros and cons relative to this issue. I would stress that bicycles pay little or no tax to the community. However, I do recognize the need to reduce the number of vehicles and reduce pollution problems by bicycle use, so it has to be a mix that works for all concerned. Also, we must be concerned about the safety factor to ensure that the changes are progressive in this regard.

Susan Kiplinger of the Traffic Department, met with me again this past week relative to progress to date. Representatives of the Traffic Department have been meeting with the commercial sector and interested parties, and have made some adjustments on their original plan, which I think are beneficial. I think the overall redesign of the Traffic Corridor, as currently proposed, is more representative of the needs in the area. I still share concerns about the loss of some parking spaces and the fact that the speed bumps in some areas should be studied closely to see if they are going to be advantageous, or not. Also, we have to be sure that the median strip will allow for a proper traffic flow and access without causing safety problems.

I'm also aware of the concerns of the residents in the area that need to be heard and addressed.

There is some necessary infrastructure rehab that will take place on Mass Avenue. This work and changes in the traffic patterns should be done at the same time to eliminate any undue hardship to business on Mass Avenue. Sidewalks, Landscaping, etc. should also be addressed at the same time.

Consent Communication #1

S-256

A communciation was received from
Levety Associates, Inc. transmitting
a letter regarding Mass. Ave. Corridor
Traffic Patterns.

In City Council April 13, 1998

Referred to

7:00 pm hearing