



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

July 16, 1981

To the Honorable, the City Council:

Re: Permanent Easements
Kendall Square Urban Renewal Area
Project No. Mass. R-107/Four Cambridge Center

RECOMMENDATION

The Planning Board, after consideration of the proposal at its July 7, 1981 meeting, recommends that the City Council authorize the granting of the above referenced permanent easements to Cambridge Center Associates II. The Board notes that the easements will in no way obstruct or interfere with the use of the affected public rights of way and will permit the construction of a second building in the Cambridge Center complex in conformance with adopted city plans and policies.

Respectfully submitted
for the Planning Board,

A handwritten signature in cursive script that reads "Arthur C. Parris".

Arthur Parris, Chairman

AP:lf



City of Cambridge

IN CITY COUNCIL

August 3, 1981

WHEREAS:

This City Council was in receipt of a communication from the City Manager transmitting the request of David Barrett of Boston Properties and the Cambridge Redevelopment Authority for a series of permanent easements in connection with the construction of Four Cambridge Center located on the southeast corner of Broadway and Sixth Streets in the Kendall Square Urban Renewal Area in accordance with the Cambridge Center Associates agreement with the Cambridge Redevelopment Authority; and

WHEREAS:

Both Cambridge Center Associates and Cambridge Center Associates II are associated development entities of Boston Properties which have been formed specifically for the Cambridge Center Project in accordance with the agreement with the Cambridge Redevelopment Authority; and

WHEREAS:

The request for these permanent easements have been reviewed by the Public Works Department, Traffic and Parking Department and the Planning Board of the City of Cambridge and all agencies have recommended approval without reservations in communications received by this City Council at its meeting of June 29, 1981; therefore be it

ORDERED:

That the City Manager be and hereby is authorized under the provisions of the General Laws, Chapter 40 Section 15 to grant the requested permanent easements as outlined in a communication of David Barrett, Vice-President of Boston Properties by letter dated June 25, 1981 which request has been approved by the membership of the Cambridge Redevelopment Authority; said easements are described and bounded as follows:

LEGAL DESCRIPTION: BELOW GROUND PERMANENT EASEMENTS

"Elevations" hereinafter mentioned are measured vertically from the sea level Datum of 1929 as computed and established by the United States Coast and Geodetic Survey.

EASEMENT "A": SIXTH STREET

That portion of the following described piece or parcel of land which lies below (but not above) that horizontal plane which has an elevation of 11.00 feet and lies above (but not below) that horizontal plane which has an elevation of 2.50 feet:

Beginning at a point on the easterly sideline of Sixth Street distant southwesterly along same 21.23 feet from the corner formed by the intersection of the southerly sideline of Broadway Street with the Easterly sideline of Sixth Street, running thence along said easterly sideline of Sixth Street S 29-29-42 W 19.14 feet to a point, thence N 5-30-53 E 17.49 feet to a point and thence S 84-29-07 E 7.78 feet to the point of beginning. Containing 68.04 S. F. and being shown as "Detail 'A'" on a plan entitled "Easement Plan of Land in Cambridge, Mass.", Dated June 25, 1981 and prepared by Allen and Demarjian, Inc.

EASEMENT "B": BROADWAY STREET

That portion of the following described piece or parcel of land which lies below (but not above) that horizontal plane which has an elevation of 11.00 feet and lies above (but not below) that horizontal plan which has an elevation of 2.50 feet:

Beginning at a point on the southerly sideline of Boardway Street distant southeasterly along same 47.72 feet from the corner formed by the intersection of the easterly sideline of Sixth Street with the southerly sideline of Boardway Street, running thence S 84-29-07 E 8.79 feet to a point, Thence S 57-55-08 E 79.18 feet to the southerly sideline of Broadway Street and thence N 60-30-18 W along Broadway Street 87.13 feet to the point of beginning. Containing 155.62 S.F. and being shown as "Detail 'B'" on said plan.

EASEMENT "C": SIXTH STREET

That portion of the following described piece or parcel of land which lies below (but not above) that horizontal plane which has an elevation of 18 feet and lies above (but not below) that horizontal plan which has an elevation of 12 feet:

Beginning at a point on the easterly sideline of Sixth Street distant Southwesterly along same 160.95 feet from the corner formed by the intersection of the southerly sideline of Broadway Street with the Easterly sideline of Sixth Street, running thence along said easterly sideline of Sixth Street S 29-29-42 W 6.14 feet to a point, thence N 5-30-53 E 5.61 feet to a point and thence S 84-29-07 E 2.50 feet to the point of beginning. Containing 7.00 S. F. and being shown as "Detail 'C'" on said plan.

"Elevations" hereinafter mentioned are measured vertically from the sea level datum of 1929 as computed and established by the United States Coast and Geodetic Survey.

EASEMENT "D": SIXTH STREET

That portion of the following described piece or parcel of land which lies below (but not above) that horizontal plan which has an elevation of 198.00 feet and lies above (but not below) that horizontal plane which has an elevation of 40.00 feet:

Beginning at a point on the Easterly sideline of Sixth Street distant southwesterly along same 20.68 feet from the corner formed by the intersection of the southerly sideline of Broadway Street with the easterly of Sixth Street, running thence along said easterly sideline of Sixth Street S 29-29-42 W 4.92 feet to a point, thence N 5-30-53 E 4.50 feet to a point and thence S 84-29-07 E 2.00 feet to the point of beginning. Containing 4.50 S.F. and being shown as "Detail 'D'" on a plan entitled "Easement Plan of Land in Cambridge, Mass.", dated June 25, 1981 and prepared by Allen and Demurjian, Inc.

EASEMENT "E": BROADWAY STREET

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EASEMENT "F": BROADWAY STREET

That portion of the following described piece or parcel of land which lies below (but not above) that horizontal plane which has an elevation of 198.00 feet and lies above (but not below) that horizontal plane which has an elevation of 40.00 feet:

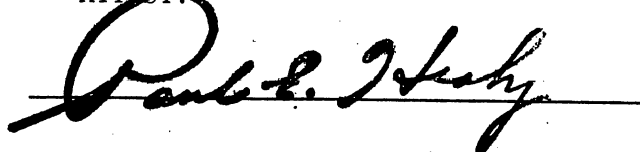
Beginning at a point in the southerly sideline of Broadway Street distant southeasterly along same 83.40 feet from the corner formed by the intersection of the easterly sideline of Sixth Street with the southerly sideline of Broadway Street, running thence S 84-29-07 E 6.39 feet to a point, thence S 5-30-53 W 2.84 feet to the southerly side of Broadway Street and thence N 60-30-18 W along Broadway Street 7.00 feet to the point of beginning. Containing 9.09 S. F. and being shown as "Detail 'F'" on said plan.

All of the above permanent easements are shown on Exhibit B, Site Plan for Cambridge Center prepared by Moshe Safdie and Associates, Inc., Architects and Planners, Boston, MA and Exhibits C and E, Easement Plan of Land prepared for the City of Cambridge by Allen & Demurjian, Inc. Engineers and Land Surveyors, Boston, MA, copies of which are on file with the Office of the City Clerk, City Hall, Cambridge, MA and copies of said plans are filed herewith.

In City Council August 3, 1981.
Adopted by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST

A handwritten signature in cursive script, reading "Paul E. Healy", is written over a horizontal line. The signature is dark and appears to be in ink.

Paul E. Healy, City Clerk.



City of Cambridge

IN CITY COUNCIL

August 3, 1981

WHEREAS:

This City Council was in receipt of a communication from the City Manager transmitting the request of David Barrett of Boston Properties and the Cambridge Redevelopment Authority for a series of permanent easements in connection with the construction of Four Cambridge Center located on the southeast corner of Broadway and Sixth Streets in the Kendall Square Urban Renewal Area in accordance with the Cambridge Center Associates agreement with the Cambridge Redevelopment Authority; and

WHEREAS:

Both Cambridge Center Associates and Cambridge Center Associates II are associated development entities of Boston Properties which have been formed specifically for the Cambridge Center Project in accordance with the agreement with the Cambridge Redevelopment Authority; and

WHEREAS:

The request for these permanent easements have been reviewed by the Public Works Department, Traffic and Parking Department and the Planning Board of the City of Cambridge and all agencies have recommended approval without reservations in communications received by this City Council at its meeting of June 29, 1981; therefore be it

ORDERED:

That the City Manager be and hereby is authorized under the provisions of the General Laws, Chapter 40 Section 15 to grant the requested permanent easements as outlined in a communication of David Barrett, Vice-President of Boston Properties by letter dated June 25, 1981 which request has been approved by the membership of the Cambridge Redevelopment Authority; said easements are described and bounded as follows:

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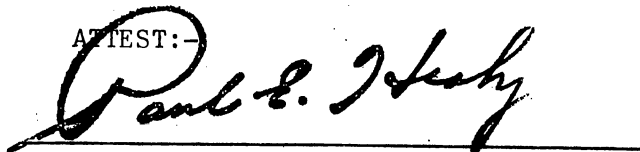
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A true copy;

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City of Cambridge

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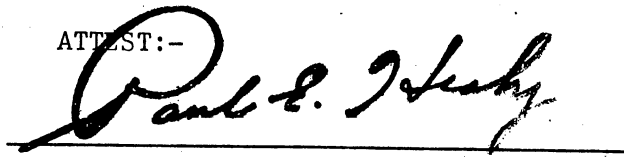
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In City Council August 3, 1981.
Adopted by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.
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A true copy;

ATTEST:-

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Paul E. Healy, City Clerk.

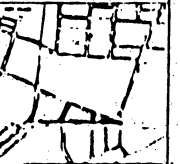
FOUR CAMBRIDGE CENTER

Cambridge Center



CONCEPT
DESIGN
PLAN

© 1981 PLANNING
INCORPORATED
1200 SOUTH LAMAR BLVD
DENVER, CO 80202

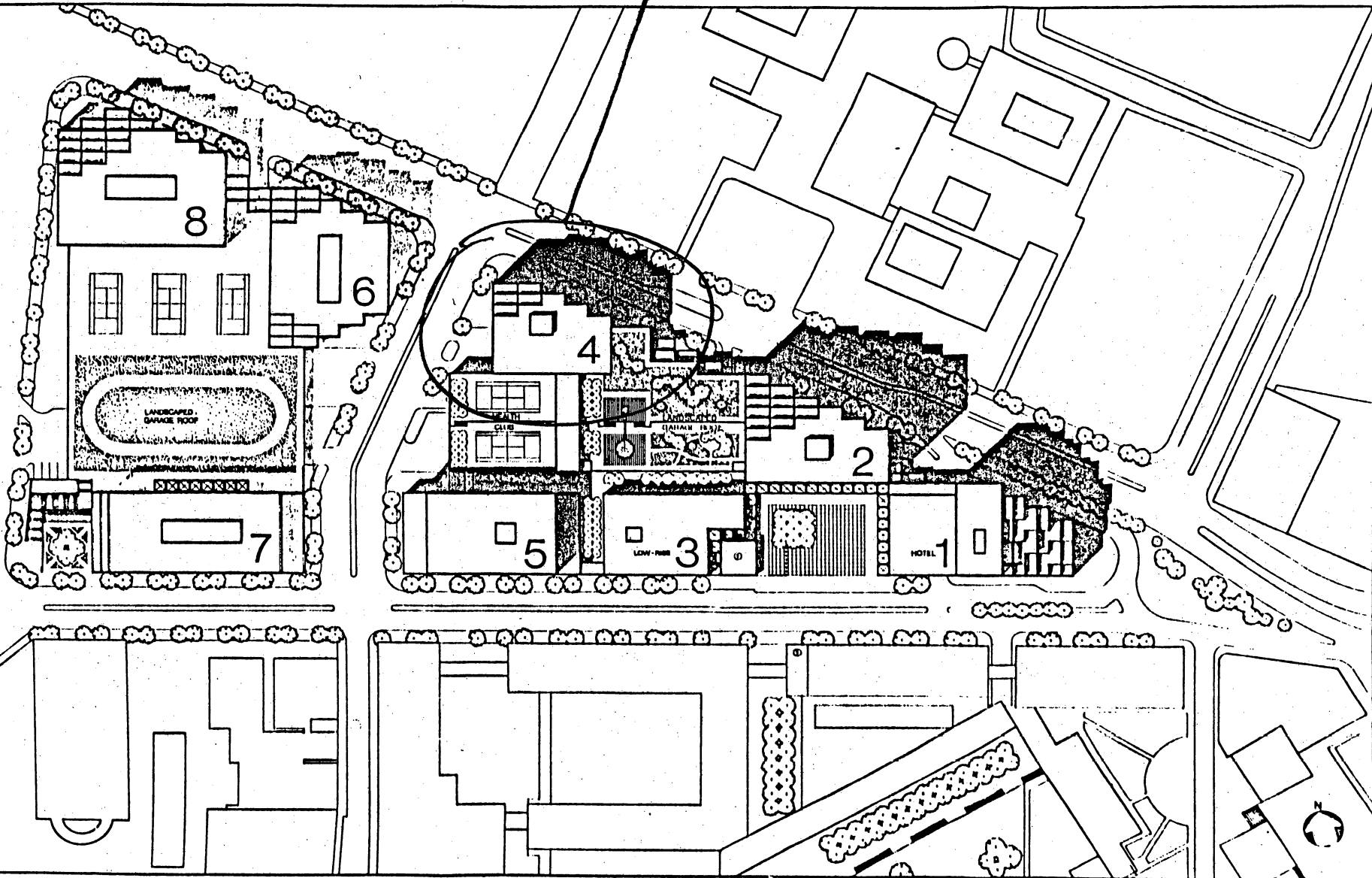


SITE PLAN

DATE	NOV 1981
SCALE	AS SHOWN
PROJECT	FOUR CAMBRIDGE CENTER

5

EXHIBIT A



ADDRESS PLAN

1-29-81

City of Cambridge

MASSACHUSETTS

In City Council

August 3

1981

Agenda # 3

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin P. Crane	✓			
Mr. Thomas W. Danehy	✓			
Ms. Sandra Graham	✓			
Mr. Leonard J. Russell			✓	
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Mr. David A. Wylie	✓			
Mayor Francis H. Duehay	✓			

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*EWJW
RF
10*



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

July 16, 1981

To the Honorable, the City Council:

Re: Permanent Easements
Kendall Square Urban Renewal Area
Project No. Mass. R-107/Four Cambridge Center

RECOMMENDATION

The Planning Board, after consideration of the proposal at its July 7, 1981 meeting, recommends that the City Council authorize the granting of the above referenced permanent easements to Cambridge Center Associates II. The Board notes that the easements will in no way obstruct or interfere with the use of the affected public rights of way and will permit the construction of a second building in the Cambridge Center complex in conformance with adopted city plans and policies.

Respectfully submitted
for the Planning Board,

A handwritten signature in cursive script that reads "Arthur C. Parris".

Arthur Parris, Chairman

AP:lf



Cambridge Redevelopment Authority

336 MAIN STREET • CAMBRIDGE, MASSACHUSETTS 02142 • PHONE (617) 492-6800

June 30, 1981

Mr. Arthur C. Parris, Chairman
City of Cambridge Planning Board
City Hall Annex
57 Inman Street
Cambridge, Massachusetts 02139

Re: Request for Recommendation on Permanent Easements

Kendall Square Urban Renewal Area
Project No. Mass. R-107 / Four Cambridge Center

Dear Mr. Parris:

A petition of the Cambridge Redevelopment Authority and Boston Properties requesting City Council approval of the above-cited matter was transmitted to City Council on June 29, 1981. The Council approved the temporary fencing and construction easements and referred the permanent easements to the Planning Board for a report. Upon receipt of the Planning Board report, the Council will then schedule a public hearing in accordance with the provisions of Ordinance 733. Copies of the petition are enclosed.

I have reviewed this matter with David Vickery who suggested that the Planning Board could consider this matter at your next regular meeting on July 7, 1981. Representatives of the Authority and Boston Properties will be available at that meeting to answer any questions you may have.

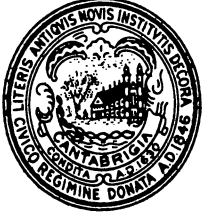
Sincerely yours,

Joseph F. Tulimieri
Deputy Executive Director

JFT:tas

Enclosures

xc: Conrad Fagone (e)
George Teso (e)
David Barrett (e)
✓ Paul E. Healy (e)



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

August 3, 1981

To the Honorable, the City Council:

Enclosed please find copy of a communication from the Chairman of the Cambridge Planning Board relative to permanent easements being granted to Cambridge Center Associates II in the Kendall Square Urban Renewal Area.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda # 3

F-273

Chairman of Cambridge Planning Board
Re: granting permanent easements to
Cambridge Center Associates II in
Kendall Square Urban Renewal Area.

In City Council

August 3, 1981

August 3, 1981

Order Adopted

granting easements

as requested.

J-0-1