



City of Cambridge

19.

IN CITY COUNCIL

March 8, 1982

COUNCILLOR WALTER SULLIVAN

ORDERED:

That the City Manager be and hereby is requested to report to this City Council within two weeks his recommendations relative to the future occupation by the Whitehead Institute in the Kendall Square area.

In City Council March 8, 1982.
Adopted by the affirmative vote of 9 members.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in dark ink, reading "Paul E. Healy". The signature is written in a cursive style with a large, looping initial "P".



Cambridge Redevelopment Authority

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

March 8, 1982

Mr. Robert W. Healy
City Manager
City Hall
Cambridge, Massachusetts 02139

Re: Status Report
Kendall Square Urban Renewal Area
Project No. Mass. R-107

Dear Mr. Healy:

In response to Mr. Joseph E. Connarton's letter in connection with a City Council hearing scheduled for Monday at 6:00 P.M., the enclosed status report is submitted for your information and for possible transmittal to the City Council, as you deem appropriate.

Your cooperation in this matter is appreciated.

Sincerely yours,

Joseph F. Tulimieri
Executive Director

JFT:aah

Enclosure

cc: Joseph E. Connarton (e)
Deputy City Clerk



Cambridge Redevelopment Authority

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

March 8, 1982

City Council
City Hall
Cambridge, Massachusetts 02139

Re: Status Report
Kendall Square Urban Renewal Area
Project No. Mass. R-107

The Honorable, City Council:

The following information regarding the status of development activities is presented for your information.

Parcel 2

The Authority has concluded negotiations with Boston Properties on a development agreement for this ten-acre parcel and will be advertising its intent to enter into an agreement within the next several days. In anticipation of executing this agreement, Boston Properties has entered into a letter of intent with BIOGEN, Inc. for the construction of a 65,000 s.f. building. Upon execution of the development agreement, the Authority will be prepared, after building design review, to enter into a supplemental land disposition contract in order that construction of this facility can begin. The overall master plan framework and concept design plan for Parcel 2 provides for the construction of 420,000 to 770,000 s.f. of space.

Parcel 3 & 4

In accordance with the terms of the overall master plan framework and concept design plan for these parcels, Boston Properties has completed and fully rented Five Cambridge Center, a 250,000 s.f. building constructed on the first individual parcel. Construction of the 225,000 s.f. Four Cambridge Center has commenced with initial occupancy scheduled for the Fall of this year. Construction of a structured parking facility featuring a fully-landscaped rooftop available to the public began this week and is expected to be completed within 12 months. Boston Properties also has entered

into a letter of intent with the Whitehead Institute and shall be submitting a development proposal for Authority consideration. The total private sector financial commitment to date in these parcels is in excess of \$70-million, with a total anticipated investment at completion estimated at more than \$200-million.

Supplementary Activities

Reinforcing private sector development, construction has begun on a replacement traction power substation by the MBTA and design development work has been completed on the modernization of, and platform lengthening for, the Kendall Square Station.

The Authority has completed significant public improvements intended to support private investment. To date, required underground utilities and surface improvements have been constructed with other work scheduled for the next construction season.

The Authority has concluded its land acquisition negotiations with the MBTA and now holds title to all of the real estate required for development activities in Parcels 3 and 4.



Cambridge Redevelopment Authority

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March 8, 1982

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City Hall
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MEMO

from Joseph E. Connarton
DEPUTY CITY CLERK

19

Walter Milne
Special assistant to the Chairman
M.I.T.

77 Massachusetts Ave.
Cambridge, Ma. 02135

Daniel Vukobratovic
Assistant City Manager for Community
(Inter office)

John Pratt 253-6453-
Whitehead Institute
Building E17-517
MIT
Cambridge, Mass. 02139



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

March 5, 1982

Mr. Walter Milne
Massachusetts Institute of Technology
77 Massachusetts Avenue
Building 5 - Room 208
Cambridge, MA 02139

Dear Mr. Milne: *wal 8/24*

Please be advised that the Cambridge City Council will conduct a public hearing on Monday, March 8, 1982 beginning at 6:00 p.m. in the Council Chamber, City Hall. This hearing is being held pursuant to the request of Neil Rohr of 22 Whitney Avenue, Cambridge, who has asked the Council to schedule said hearing for the purpose of discussing in detail the development of the Whitehead Institute, which is proposed for the Kendall Square area.

You, or your designee are requested to attend this hearing. A copy of Mr. Rohr's communication is enclosed for your information. Thank you for your cooperation in this matter.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "JEC", is written over a large, stylized circular flourish.

Joseph E. Connarton
Deputy City Clerk

JEC/mh

Enclosure

February 4, 1982
22 Whitney Avenue
Cambridge, Mass.

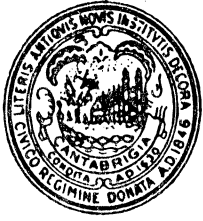
Honorable City Council
City of Cambridge :

As a concerned, tax-paying citizen of the city of Cambridge, I would like to request that the Council conduct a hearing on the 'proposed' Whitehead Institute. It is my feeling that a number of serious questions exist regarding this development, requiring public scrutiny. Firstly, is it appropriate for Kendall Square/ Urban ~~Renewal~~ land to be developed for use by a tax-exempt institution? Second, what is the status of the updating of the in-lieu-of tax formula, for tax-exempt institutions, in light of the 1974 Minuto report and the passage of time? In addition, it might prove valuable to receive an update on the development of Kendall Square and the surrounding area.

I, and other residents, are concerned that more valuable tax producing land, in this city, not be removed from the tax roll. I would like to recommend that the City Council invite representatives of the CRA, MIT, CDD, and the Cambridge Assessor's Office to this hearing. As well, I would like to request that if you decide that a hearing is necessary that it be held on Feb. 15th.

Respectfully,

Neil Rohn



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

March 1, 1982

Mr. Neil Rohr
22 Whitney Avenue
Cambridge, MA

Dear Mr. Rohr:

Please be advised that the Cambridge City Council will conduct a public hearing on Monday, March 8, 1982 beginning at 6:00 p.m. in the Council Chamber, City Hall. Said hearing to be held for the purpose of discussing in detail the development of the Whitehead Institute, which is proposed for the Kendall Square area.

You are invited to attend at this time. Enclosed herewith you will find a copy of the hearing schedule. If you have any further questions, please contact this office at 498-9017.

Very truly yours,

Joseph E. Connarton,
Deputy City Clerk

JEC/mh

Enclosure

City of Cambridge

CITY COUNCIL HEARING SCHEDULE

Monday, March 8, 1982

5:00 P. M.

Regular City Council Meeting.
(City Council Chamber)

(The City Council will hear from a representative of the Animal Commission in answer to the request of Mayor Vellucci).

6:00 P. M.

The City Council has scheduled a public hearing relative to the proposed Whitehead Institute in Kendall Square.
(City Council Chamber)

7:00 P. M.

The City Council has scheduled a public hearing relative to the petition of C. Todd Stuart for a driveway at the premises numbered 9 Follen Street (representatives of the Historical Commission have been invited to attend).
(City Council Chamber)

Monday, March 15, 1982

5:00 P. M.

Regular City Council Meeting.
(City Council Chamber)

6:00 P. M.

The City Council has scheduled a public hearing relative to the revision of existing Health Department fees and new fees to be instituted. (City Council Chamber)

Monday, March 22, 1982

5:00 P. M.

Regular City Council Meeting.
(City Council Chamber)



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To David Vickery, Asstant City Manager for
Community Development
From Joseph E. Connarton, Deputy City Clerk

Date March 1, 1982

Reference

Subject

Dear Mr. Vickery:

Please be advised that the Cambridge City Council will conduct a public hearing on Monday, March 8, 1982 beginning at 6:00 p.m. in the Council Chamber, City Hall. This hearing is being held pursuant to the request of Neil Rohr of 22 Whitney Avenue, Cambridge, who has asked the Council to schedule said hearing for the purpose of discussing in detail the development of the Whitehead Institute, which is proposed for the Kendall Square area.

You, or your designee are requested to attend this hearing. A copy of Mr. Rohr's communication is enclosed for your information. Thank you for your cooperation in this matter.

JEC/mh

Enclosure

cc: Kevin McDevitt, Board of Assessors

February 4, 1982
22 Whitney Avenue
Cambridge, Mass.

Honorable City Council
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I, and other residents, are concerned that more valuable tax producing land, in this city, not be removed from the tax roll. I would like to recommend that the City Council invite representatives of the CRA, MIT, CDD, and the Cambridge Assessor's Office to this hearing. As well, I would like to request that if you decide that a hearing is necessary that it be held on Feb. 15th.

Respectfully,

Neil Rohn



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

March 1, 1982

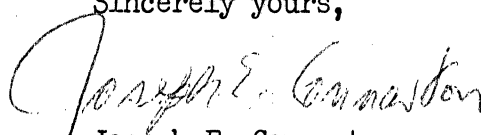
Mr. Joseph Tulimieri
Executive Director
Cambridge Redevelopment Authority
336 Main Street
Cambridge, MA 02142

Dear Mr. Tulimieri:

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Sincerely yours,


Joseph E. Connarton
Deputy City Clerk

JEC/mh

Enclosure

cc: Walter Milne, M. I. T.
John Pratt, Whitehead Institute

February 4, 1982
22 Whitney Avenue
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513

Comm. from Neil Rohr, requesting a hearing
before the Council Re: the proposed White-
head Institute.

Hearing started
AT
7:35 PM

3/8/82 Crpa. to
- Report in 2 weeks
His recommendations re

Whitehead Institute
In City Council,

February 8, 1982

February 22, 1982

2/22/82
Hearing set for
3/8/82 at 6 PM

David Vickery, Board of Assessors, CRA Walter
Milne, MIT; John Pratt, Whitehead Institute
Neil Rohr notified 3/1/82 mlb