



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

EXECUTIVE DEPARTMENT
JOHN H. CORCORAN
City Manager

December 18, 1972

To the Honorable, the City Council:

As you know, the November 29, 1972 open meeting of the Cambridge Advisory Committee (CAC) was intended to focus discussion on the present status of the Kendall Square project and on the future development of that area -- issues which have become critically important to the future of Cambridge. Since that meeting, I have talked with a number of people in an effort to determine how we may most quickly establish and reach agreed-upon community goals for such development.

As a result of these discussions:

1. I am ready to direct the Planning and Development Department, acting on a request from the Cambridge Redevelopment Authority, to prepare for consideration and use by the Planning Board and by others, a final report on "development guidelines for the surplus NASA land", listing the various possible uses for that land, together with the cost and benefits to the community which could be expected to result from each.
2. I have already asked the City's staff specialist on employment and industrial development, Mr. Frederick A. Centanni, to meet with the staff and real estate marketing consultants of the Cambridge Redevelopment Authority and representatives of the Cambridge Chamber of Commerce, concerning the feasibility of industrial development in the Kendall Square project area.
3. I am giving serious consideration to the appointment of a blue-ribbon group of impartial, distinguished experts, and citizen leaders, to review the issues surrounding development in the Kendall Square project area, to examine technical studies and project plans that have been prepared for such development, and to make their own comments and recommendations available for consideration and action by me, by the participating public agencies, and by you.
4. I expect very shortly to bring together another group made up of the chairpersons of the public agencies, and the community organizations which have expressed interests and concern about proposed development in Kendall Square, in order to provide a means by which the issues of special concern to any particular group can be reviewed, jointly, and at greater length than at earlier meetings.



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To: The City Council (cont.)

December 18, 1972

As these steps are being taken, I urge your Honorable Body - in view of the important community issues relating to more housing, more jobs, and more tax revenue -- to refer this matter of the Kendall Square project to your Committees on Housing and Land Development; Economic Development, Manpower, and Employment; and Finance, for joint consideration.

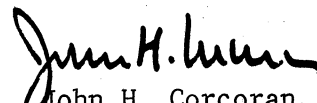
It should be noted, however, that in the last analysis, it may not really be your individual views or mine, with respect to the use and development of project land, which will determine the way in which development occurs. More importantly, that development will depend upon the ability of the City, with credibility, to attract qualified developers who are willing to spend the millions of dollars needed to make any building improvements in the 24-acre project area, and who can in turn find the required sources of financing, together with the City's own ability to secure the several millions of Federal dollars necessary to undertake the site preparations and project improvements work.

While I cannot wholly agree with the statement, generally, that "smart money" may be leaving Cambridge, certainly, time is running out. Federal funds are in very real danger of being cut back, the real estate market and the money market are in a constant state of flux, and the City's credibility with developers, at best, appears clouded.

I hope within the next few months to make certain that you have all of the information which you will need in order to consider and to act upon a plan of development for the Kendall Square area, as well as the actions which will be required to implement such a plan over what may become a 15-year development period.

No undertaking is of greater importance to the future of Cambridge at this time. Your interest in this matter, and your desire to move forward in a significant way as rapidly as possible, is most appreciated, I know, by all of the public agencies and community groups.

Very truly yours,


John H. Corcoran
City Manager

JHC/b

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1972

To: The City Council (cont.)

December 18, 1972

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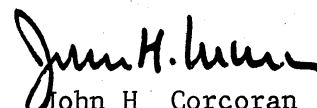
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John H. Corcoran
City Manager

JHC/b

Agenda

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Communication from the City Manager relative
to Kendall Square.

In City Council

December 18, 1972

12/18/1972

Placed on File