



Cambridge Redevelopment Authority

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

June 2, 1977

Mr. James L. Sullivan
Cambridge City Manager
City Hall
Cambridge, Massachusetts 02139

Re: Present Authority Actions for Early Development
Kendall Square Urban Renewal Area / Cambridge Center
Project No. Mass. R-107

Dear Jim:

In a letter, dated April 14, 1977, I informed you, at the request of the members, that it was the Authority's intention at that time to announce the availability of all or most of Parcel 2, the approximately 11-acre quadrangle area or so-called "surplus NASA land", for the development of light industrial, research and development, and related uses.

In the announcement, which first appeared on April 18, the Authority also gave notice of its intention to select a major developer for the land. As you know, the response deadline for the announcement was May 13, and the Authority, since that date, has been in the process of interviewing qualified and experienced developers.

As a result, it is expected that during June, the Authority will identify a major developer, and possibly others, with whom it will work toward a binding agreement for early construction on Parcel 2.

The Authority received a number of unsolicited responses to the advertisement, which was aimed specifically at "qualified and experienced developers," one or two of which came from large and important Cambridge firms whose expanding activities, as "users" rather than developers, relate well to the development objectives for the project. In identifying any major developer for Parcel 2, the Authority will make every possible effort to

bring about an effective arrangement to incorporate such users.

The decision to move ahead on Parcel 2 was based partially, as you know, on the fact that interest had been expressed in the particular types of development which could meet one of the City's primary objectives for Cambridge Center, that is to say, to provide upwardly-mobile job opportunities at a variety of skill levels for Cambridge residents.

With similar interest now being expressed by prospective developers in Parcels 3 and 4, the approximately 10-acre triangle area, it is the Authority's intent to move now to announce publicly, again, in accordance with your suggestion, the availability of this additional land for mixed-use development.

It is unlikely, however, that all of this land can, or indeed should, be developed on the same fast track schedule which is being considered for Parcel 2, lest the projected community benefits from the undertaking not be sufficiently realized or permitted to ripen as fully as possible. A copy of this new announcement is enclosed. This announcement will appear as before in both national and local newspapers and trade journals next week.

With respect to Parcels 3 and 4, there remain, among other things, negotiations with the MBTA and Conrail in connection with the acquisition, relocation, improvement and development of transportation facilities and related land uses. A special effort, for example, is presently being made to provide for the relocation and/or improvement of the MBTA power station at Kendall Square in a manner which will ensure the greatest reduction in traffic and safety hazards.

Moreover, the Authority is working closely to complete the orderly relocation of tenants remaining in the area, such as R. C. Sullivan Company, American Electroplating Company, the Charlesbank Trust Company, the Rossetti service station, and the City's public works department facility which was permitted by the Authority in mid-1970 to occupy space, temporarily, on project land.

As stated in my April 14 letter, the Authority has also been working on many other important matters, including the formulation of a new, mixed-use zoning district classification and related controls for the project.

Taking a city-wide, traditional zoning ordinance, and amending it for certain special districts like Kendall Square, has proven to be a somewhat more exacting and time-consuming task than originally anticipated, both in the required technical work and in the desirable and essential policy board discussions. It should also be noted that it is unlikely that any framework of zoning controls in Kendall Square would be easily transferable to other areas of the City.

A very extensive close-to-final draft of the proposed new, mixed-use zoning district classification and controls has been prepared by Authority staff and consultants, working in close collaboration with the Community Development Department, and has been passed along to the Cambridge Planning Board for its review.

It seems clear at this time that both the members of the Redevelopment Authority and the Planning Board are concerned about the need for further review and some additional modifications, so that when it is referred to you and to the City Council for adoption, the material, in form, substance and procedure, will satisfactorily conform with all legal, administrative, planning and development requirements. Under those circumstances, it is unlikely, if not impossible, to have the zoning ordinance before the City Council early in June, as we had hoped.

The Authority wants to make it clear, however, that any extended preparatory effort at this time will in no way impede our on-going work with developers or the prospect of actual early development in Cambridge Center.

Sincerely yours,



Robert F. Rowland
Executive Director

RFR:eal

Enclosure

June 2, 1977 * Final Draft

Kendall Square Urban Renewal Area / Parcels 3 and 4
Cambridge Redevelopment Authority

ANNOUNCEMENT OF LAND AVAILABILITY

The Cambridge Redevelopment Authority announces the availability of all or a major portion of the land in Parcels 3 and 4, comprising approximately 10 acres of net land area at Cambridge Center, in the Kendall Square Urban Renewal Area, for mixed-use development including general and technical office space, hotel, retail, and possible residential uses. The Authority also announces its intent to select a major developer or developers for the land.

A similar announcement of land availability and its intent with respect to Parcel 2 was issued on April 18, 1977, and the Authority expects to identify shortly a developer or developers for Parcel 2 with whom it intends to work. Parcel 1, in the Kendall Square Urban Renewal Area, is the site of the U.S. Department of Transportation (DOT) Transportation Systems Center.

[Aerial photograph showing parcel locations.]

Area Location

Cambridge Center is located at the eastern gateway to Cambridge, overlooking the Charles River Basin, directly adjacent to the

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Massachusetts Institute of Technology, Technology Square, Polaroid Corporation, Draper Laboratory, and Badger Company. The area is directly served by Kendall Station on the main rapid transit line from Harvard Square in Cambridge to Quincy. The Massachusetts Bay Transportation Authority (MBTA) is currently planning to extend this line both south and west to Braintree and Arlington, respectively, and beyond. The MBTA is also planning to expand and improve both the subway station and supporting facilities at Kendall Square to serve proposed new development in that area. The area is a 20-minute drive from Logan International Airport. It is located near the Downtown and Back Bay Areas of Boston, and situated in close proximity to major financial, educational, medical, and cultural facilities in the regional core.

Development Scale

The Authority will expect the selected developer or developers to construct initially between 200,000 and 300,000 square feet of building space for a mixture of those uses specified in the approved urban renewal plan for the area, as outlined above, and ultimately to construct, in stages, between 1.5- and 2-million square feet of such building space.

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Job Development Objectives

Primary objectives of the approved urban renewal plan include (1) to maximize job opportunities at a variety of skill levels, including blue-collar and non-professional white-collar employment for Cambridge residents, and to upgrade Cambridge workers skills in a manner commensurate with the cost of living, and (2) to promote economic development which strengthens the tax base without unacceptably impacting upon the physical, social, and cultural environment.

Urban Design Objectives

Within the Authority's objectives for achieving excellence in design, the selected developers will have substantial freedom of building design subject to design review by the Authority to ensure (1) the creation of an environment which will be lively and attractive and which will provide both daily amenities and services for the use and enjoyment of the working population and Cambridge residents, and (2) the establishment of an active urban character for the area by the intensive utilization of land and by the effective mixing of compatible land uses.

Energy Resources and Conservation Systems

The Authority is interested in the development of integrated energy

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resources and conservation systems in connection with new building development consistent with the effective marketing and the economic feasibility of the proposed uses.

Land Price

The price for the land will be the fair market value for re-use in accordance with the approved urban renewal plan and governing regulations.

Developer Selection

Qualified and experienced developers, capable of commencing first-stage development in the immediate future, are invited to send a letter of interest which must include relevant background information about the developer and its organization and projects, including company brochures and annual reports.

Upon receipt of this material, the Cambridge Redevelopment Authority, with the advice and counsel of its exclusive agent, R. M. Bradley & Co., Inc., will select a developer or developers with whom it will begin to work.

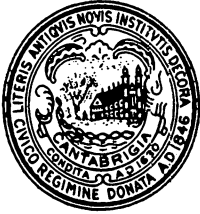
Letters of interest will be accepted only from such qualified and experienced developers and such letters must be received on or

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before June 30, 1977.

All letters of interest should be addressed to the Authority's real estate marketing and land development consultant:

Fred F. Stockwell, Executive Vice-President
R. M. Bradley & Co., Inc.
250 Boylston Street
Boston, Massachusetts 02116



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

20.
June 3, 1977

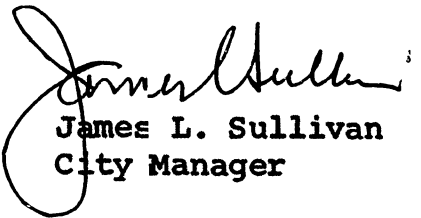
To the Honorable, the City Council:

I am enclosing copy of a letter to me from the Redevelopment Authority, along with text of an announcement to appear in several publications next week seeking an expression of interest from developers for Parcels 3 and 4 (the Triangle land) in Kendall Square.

You will note that the Authority is about to identify a major developer with whom it will work toward a binding agreement for early construction on Parcel 2.

I am very pleased with this indication of good progress, and I trust you are, too.

Very truly yours,


James L. Sullivan
City Manager

JLS/b
Enclosure

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Re: announcement seeking an expression of
interest from developers for Parcels 3 and 4
in Kendall Sq.

In City Council,
June 6, 1977

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