

COMMONWEALTH OF MASSACHUSETTS

CITY OF CAMBRIDGE
CAMBRIDGE CITY COUNCIL

PUBLIC HEARING ON THE
KENDALL SQUARE PROJECT

MEMBERS PRESENT:

MAYOR ALFRED E. VELLUCCI
COUNCILLOR BARBARA ACKERMANN
COUNCILLOR DAVID E. CLEM
COUNCILLOR DANIEL J. CLINTON
COUNCILLOR THOMAS W. DANEHY
COUNCILLOR FRANCIS H. DUEHAY
COUNCILLOR SAUNDRA GRAHAM
COUNCILLOR LEONARD J. RUSSELL
COUNCILLOR WALTER J. SULLIVAN

REPRESENTING THE PROPONENTS:

CHARLES C. NOWISZEWSKI, Chairman,
Redevelopment Authority
FRED F. STOCKWELL, Executive Vice-
President of R.M. Bradley & Co. Inc.
JAMES L. SULLIVAN, City Manager

Monday, February 14, 1977
Cambridge City Council
Chambers
Cambridge, Massachusetts
9:00 p.m.

McKENNA & MENDES REPORTING ASSOCIATES, INC.

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BOSTON, MASSACHUSETTS 02109

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Rec'd 2/24/77 PTH and RAR

PROCEEDINGS

MAYOR VELLUCCI. I would like to issue a statement before we proceed with the hearing. It is a prepared statement.

Members of the City Council, ladies and gentlemen.

This is a two-part hearing.

The most important part deals with the proposed amendment, number one, to the Kendall Square Urban Renewal Plan.

The second deals with proposed closing of streets within the project area.

As advertised, everybody interested in being heard on these matters will be heard. Hopefully at the conclusion of this hearing, the City Council will be ready to vote and the Redevelopment Authority and the city will be in a position to take rapid steps toward development of the 24 acres.

As you know, I have been closely involved in Kendall Square since I was a voice in the wilderness back in 1964 warning against NASA's invasion of our city.

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But I personally feel, as I said in a speech before the chamber, this is no time to cry over spilled milk, no time to dwell on what might have happened long before this in Kendall Square. Or as I said to city department heads and employees in this council chamber recently, in Kendall Square we have the potential to develop land that will be a showpiece for every other city and a source of revenue, jobs, and civic pride for all of our people.

I went on to say then, as I had said at the chamber -- Let's not open up the old wounds and tear each other apart over the small differences in earlier plans.

Let's work together to make the new Kendall Square an inspirational symbol of a new Cambridge.

We now have been presented a flexible plan for Kendall Square -- or Cambridge Center, as the 24 acres of land available for development are being called. This plan reflects many of the plans that we have discussed before.

We have had the benefit of several months of work by R.M. Bradley & Company,

1 and essential to continue to move the Kendall
2 Square project onward.

3 You have before you the Urban
4 Renewal Plan Amendment; the petition for the dis-
5 continuance of certain streets and ways within
6 the project area; and also an amendment to the
7 cooperation agreement which was originally signed
8 in 1965.

9 These actions before you
10 tonight are only the beginning of a successive
11 set of parallel actions which will be required
12 to effectively develop Cambridge Center at
13 KendallSquare.

14 I invite your attention to the
15 flow chart we have on the screen.

16 Tonight we are talking about
17 the Urban Renewal Plan Amendment. Once heard and
18 voted on by the Council, we can then submit
19 formally to HUD the amended Urban Renewal Plan
20 and the Environmental Impact Study. At the same
21 time, R.M. Bradley will st^ep up activities in the
22 marketplace.

23 Additionally, the Redevelopment
24 Authority will work expeditiously with its con-
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1 willingness of members of the City Council to
2 express candidly their views and concerns about
3 the proposed project undertaking.

4 Additionally, during the pre-
5 paration of the Urban Renewal Plan Amendment and
6 the formulation of the planning process for a
7 mixed-use district, the Authority and the Planning
8 Board conferred at length on a number of occasions.

9 At this time I would like to
10 publicly acknowledge the cooperation and assistance
11 of Mr. Arthur Parris and the Planning Board, and
12 Mr. David Vickery, and the staff on the Community
13 Development Department.

14 Over the years much has been
15 said with regard to Kendall Square. Many trials
16 and tribulations have been endured. I will not
17 bore you with the rhetoric of the past, but rather
18 I would like to dwell on some of the positive
19 events that have recently occurred and those that
20 can occur in the near future if we can all work
21 in harmony to develop a spirit of cooperation for
22 the good of all in the City of Cambridge.

23 Some of the recent positive
24 events that have occurred are as shown on the
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screen.

In 1971 DOT agreed to release rights to the surplus NASA site. After 4 years, 4 months and 15 days of negotiations, the exchange between the Authority and the Department of Transportation was concluded last July 7 and gives the Authority clear and marketable title to approximately 11 acres of land.

Increased local share of project costs due to the Federal government's eight and one-half years of delay on the project finally was resolved through our drafting and the enactment of special legislation limiting the local share to that amount originally approved in 1965, and thereby removing the need for any additional 112 credits. In addition, the Authority has secured a reservation of \$15 million dollars from HUD to complete the project.

Our ability to deal effectively with HUD, DOT, GSA, and other Federal agencies and to secure special legislation for the Kendall Square project has been enhanced immeasurably by the continuing interest and active support of all of the members of our Congressional delegation,

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most particularly our Congressman, Thomas P. O'Neill, Jr., and his staff.

The EIS began in 1975 and was completed in 1976, and is now being reviewed by all required Federal and State agencies.

In 1976 the Authority engaged R.M. Bradley, real estate consultants, to provide a marketing and development program.

In 1976 the Authority, in concert with the Planning Board, engaged Monacelli Associates to Develop the framework for a mixed-use zoning district along with development guidelines for Cambridge Center.

In 1976 the Authority convened the ULI panel to assess the potential of Cambridge Center and to recommend appropriate courses of action.

As you can see, much has been accomplished recently, but much more still remains to be done.

The Plan Amendment before you tonight is a flexible plan, recommended by the ULI pannel and will permit the following uses: light industry, general and technical office

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space, retail, hotel, and future residential.

It is worthwhile to point out that housing does not appear to be feasible in the beginning, as was stated by the ULI panel, but might be a consideration in the future if developers find housing necessary to complete a viable project.

In conclusion I would like to emphasize that the resolutions and orders which are before you should be approved to enhance R.M. Bradley's position in the marketplace so that formal negotiations with developers can begin.

Secondly, approval is necessary to enable the Federal and State agencies to complete their Environmental Impact Report Reviews and allow the Department of Housing and Urban Development to issue its required Environmental Impact Statement, and finally, approvals will allow the Authority to complete the site for development.

We, with your cooperation and approval, are engaged in a complex, lengthy process in which no single step or particular document by itself can be expected to resolve adequately

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1 all of our problems.

2 We will continue to work with
3 various city departments and agencies, on such
4 difficult problems as traffic, truck routes, man-
5 power training and development, the desirable
6 zoning revision, and design controls and review.

7 The Authority believes there is
8 a consensus--or at least as great a consensus as
9 is possible to obtain--on the objectives for Cam-
10 bridge Center in Kendall Square--that is, several
11 thousand jobs providing upward mobility for Cam-
12 bridge residents, and needed additions to our tax
13 base. These objectives are elaborated in some
14 detail in the proposed Plan Amendment.

15 There is an important additional
16 consideration, we believe, and that is the elimina-
17 tion of a blighted wasteland and the creation of
18 an environment which will be lively and attractive,
19 and provide daily amenities and services for the
20 use and enjoyment of Cambridge residents and the
21 working population in the area.

22 On behalf of the Redevelopment
23 Authority I pledge that any development in Kendall
24 Square will be wholly consistent with the community's
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stated needs and objectives as defined by the City Council.

Thank you.

And now, I would like you to hear briefly from the Authority's real estate and development consultant, Mr. Stockwell.

FRED F. STOCKWELL. Your Honor the Mayor, members of the City Council and City Manager, I am Fred F. Stockwell, Executive Vice-President of R.M. Bradley & Company, Inc.

As you know, we are the real estate consultants to the Cambridge Redevelopment Authority in connection with the development of Cambridge Center.

We are charged essentially with two areas of responsibility -- one in program development, the other, in marketing the land for future building construction.

The initial studies under program development have been completed by our staff and were augmented by a contract with the Urban Land Institute Panel Service.

The U.L.I. Panel Study Group which visited Cambridge, worked independently of

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1 us and came up with the following projections
2 and development in three to five years of the
3 necessary infrastructure:

4 Research, development and light
5 manufacturing, 275,000 square feet; office -
6 general and technical, 500,000 square feet; retail
7 50,000 square feet; residential, none; hotel
8 (300 rooms), 228,000 square feet; fire station,
9 11,000 square feet; structural parking (1,000
10 cars), 350,000 square feet; for a total of
11 1,414,000 square feet.

12 The R.M. Bradley projections
13 were similar to all categories of use with minor
14 differences in total square foot areas. Both
15 concepts of uses and space projections are essen-
16 tially the same, so what we are saying reflects
17 their thoughts as well.

18 R.M. Bradley's long term pro-
19 jections, five to fifteen years out, show total
20 development of 2,269,000 square feet with a target
21 of from 2,500,000 to 2,750,000 feet.

22 In order to accomplish our goals
23 and get on with the actual building development,
24 we need specific approvals from you on the Urban
25

1 Renewal Plan Amendment and the discontinuance of
2 the interior streets.

3 A very able, experienced team
4 has been assembled to work with and through the
5 C.R.A., the City Manager and the City Council to
6 package all the necessary items to produce results
7 in the marketplace.

8 We live in the real world of
9 practicality. We have seen this evidenced in the
10 report of some of the top real estate developers
11 in the country who served on the U.L.I. panel.

12 We have an excellent project
13 with great potential but must guard against a too
14 idealistic approach.

15 Developers will look at your
16 actions to see how strong and promptly you endorse
17 the project by your vote tonight. This indication
18 of your commitment will be looked at in the future
19 by all potential developers.

20 R.M. Bradley has mailed 1200
21 brochures, copies of which have been sent to you
22 and to potential developers and users throughout
23 the United States, Canada and other foreign nations.

24 In addition, we have personally
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1 spoken with many of them as part of our marketing
2 program, and through these efforts, Cambridge
3 Center has become quite well known and the response
4 has been positive.

5 However, until the Urban Renewal
6 Plan Amendment is approved by you, we cannot proceed
7 further in discussions with these people.

8 For the reasons stated pre-
9 viously, I respectfully recommend favorable action
10 on the items at hand.

11 Thank you.

12 CITY MANAGER JAMES SULLIVAN.

13 Mr. Mayor and members of the City Council.

14 Basically, I think we are all
15 familiar with Kendall Square. It has been with
16 us all for a long time. One of the problems, I
17 think, with respect to it has been the fact that
18 we had the problem with NASA and others.

19 I think in the past two years
20 approximately there has been rather substantial
21 progress made with respect to Kendall Square and
22 that progress has resulted in our activities here
23 this evening.

24 First of all, the transfer of
25

1 11 acres, which was considerable land, was not
2 able to be accomplished despite the fact that
3 DOT had indicated no need for land and so we
4 weren't able to accomplish that until July 1976.

5 However, that has been accom-
6 plished, the land is with us and the land is
7 marketable.

8 In addition to that, the
9 Redevelopment Authority, together with the
10 Congressmen, was able to work together to eliminate
11 the need for additional 112 credit or additional
12 money from the city.

13 That Bill was signed by the
14 President of the United States, President Ford
15 at the time, in Vail, Colorado, the day before
16 Christmas in 1975.

17 The Environmental Impact State-
18 ment was started in 1975 and was completed in 1976.

19 In 1976, Fred Stockwell of
20 the R.M. Bradley Company was retained to provide
21 a market development program.

22 In 1976, Monacelli was hired
23 to develop a multi-use plan.

24 In 1976 at the end of the year,
25

1 we had the U.L.I. panel convene and the Council
2 went to that and listened to the recommendations
3 at that time.

4 The items before you this
5 evening with respect to the Plan Amendment and
6 the zoning changes are consistent and follow the
7 recommendations of the U.L.I. panel, and it has
8 been endorsed by the Planning Board, the Cambridge
9 Redevelopment Authority, the City Manager, R.M.
10 Bradley, and it is my suggestion that the Council
11 approve the recommendations of the plan as sub-
12 mitted, the street changes as requested, and the
13 cooperative agreement that is requested as well,
14 so that we can continue on in the progress that
15 we have made and there has been substantial pro-
16 gress that has been made in this direction in the
17 last two years.

18 All of these things had to be
19 cleared up. The Authority has addressed these
20 issues and we are now ready to move forward.

21 Thank you.

22 MAYOR VELLUCCI. Any questions
23 from the City Council?

24 There being no questions, are
25

1 there any questions from the audience?

2 MR. AGNETTA. Mr. Mayor and
3 Council, and members of the C.R.A.

4 I want to say this, that that
5 ghost town down there, its been there long enough.
6 If the tax rate went down 30¢, if we had something
7 there we'd probably have the tax rate go down \$20
8 on a thousand.

9 We have got poor people living
10 in East Cambridge and we are concerned. The only
11 we are concerned about is that our kids don't get
12 run over. We have got to find some way of moving
13 them around so that they won't overcrowd do there.

14 I didn't mention my name.
15 I am Lou Agnetta. I am known as the Godfather.

16 So I just want to say this.
17 We have got to have that place built up down
18 there, and then the tax rate would help a lot of
19 poor people that are just clinging to the houses
20 they own.

21 Thank you very much.

22 Tommy Walker, who was presi-
23 dent when we voted on that neighborhood plan, is
24 going to say a few words.

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MR. THOMAS WALKER. Mr. Mayor,
City Council, and everybody else.

I got involved in this Kendall
Square thing when I was president of the planning
team for a couple of specific reasons.

My first reason was I was
interested in how the flow of traffic through our
residential district of East Cambridge was going
to be controlled. We have an awful lot of young
kids down there and an awful lot of elderly people
there and this was one of the main reasons that I
became interested in it.

Then when I got involved I
figured that if we had that tax money out of that
land, we have lost a lot of tax money as it is,
let's put something in there that is going to
bring in taxes.

The last thing that I would
like to mention, I would like to see that area
populated 24 hours a day, not from 7:00 o'clock
in the morning until 5:00 in the afternoon, but
24 hours a day for the benefit of those people
who live around there and I don't want to see it
remain a ghost town.

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Thank you.

MAYOR VELLUCCI. Thank you,
Tom.

Are there anymore speakers?

MR. JAMES HANLEY. Mr. Chairman,
my name is Jim Hanley. I am president of the
Metropolitan District Building and Construction
Trade Council. We represent construction workers
who have been eating pretty lean for the last
two and a half years.

Although the nation's unemploy-
ment figure is somewhere between 7 and 8% our
unemployment figure in the Northeastern section
of the country is up around 68% in New York and
a little better than that in Boston and the
local vicinity.

Now I heard some figures men-
tioned here this evening and saw in some liter-
ature that was distributed, figures of \$130 million
dollars total cost of the project and approximately
4,000 permanent jobs.

Now I wish I could go back to
the men and tell them that there would be this
many jobs available for them.

REPRODUCED BY THE NATIONAL ARCHIVES

1 Within the City of Cambridge
2 we have a local union, my own international union
3 of 300 people of which approximately 150 are
4 residents of the Cambridge area, and even a job
5 of this magnitude would not put all those Cambridge
6 residents to work.

7 We are in a depressed industry.
8 Hopefully with a favorable action of this Council
9 here tonight we would be able to put some of our
10 people back to work.

11 We are at the stage in our
12 industry now where we are rotating our men and
13 trying to keep them eligible for their health
14 and welfare benefits. Most of us have a certain
15 amount of hours that have to be worked within a
16 given six-month period.

17 We are using every trick that
18 we know to keep our people eligible and to try
19 and keep bread on the table. We are in a very
20 depressed state and we are asking the City Council
21 to approve this budget tonight.

22 Thank you.

23 MAYOR VELLUCCI. On the Reso-
24 lution, roll call. This is on Resolution 1.
25

1 THE CLERK. Councillor Ackermann.
2 COUNCILLOR ACKERMANN. Yes.
3 THE CLERK. Councillor Clem.
4 COUNCILLOR CLEM. Yes.
5 THE CLERK. Councillor Clinton.
6 COUNCILLOR CLINTON. Yes.
7 THE CLERK. Councillor Danehy.
8 COUNCILLOR DANEHY. Yes.
9 THE CLERK. Councillor Duehay.
10 COUNCILLOR DUEHAY. Yes.
11 THE CLERK. Councillor Graham.
12 COUNCILLOR GRAHAM. Yes.
13 THE CLERK. Councillor Russell.
14 COUNCILLOR RUSSELL. Yes.
15 THE CLERK. Councillor Sullivan.
16 COUNCILLOR SULLIVAN. Yes.
17 THE CLERK. Mayor Vellucci.
18 MAYOR VELLUCCI. Yes.
19 THE CLERK. Resolution 1 is
20 adopted.
21 MAYOR VELLUCCI. On suspension,
22 all those in favor of suspension, yes, opposed,
23 no. The rules are suspended.
24 The question comes before us
25

1 of reconsideration. All those in favor, yes,
2 opposed, no. Reconsideration fails.

3 On Resolution 2, roll call.

4 THE CLERK. Councillor Ackermann.

5 COUNCILLOR ACKERMANN. Yes.

6 THE CLERK. Councillor Clem.

7 COUNCILLOR CLEM. Yes.

8 THE CLERK. Councillor Clinton.

9 COUNCILLOR CLINTON. Yes.

10 THE CLERK. Councillor Danehy.

11 COUNCILLOR DANEHY. Yes.

12 THE CLERK. Councillor Duehay.

13 COUNCILLOR DUEHAY. Yes.

14 THE CLERK. Councillor Graham.

15 COUNCILLOR GRAHAM. Yes.

16 THE CLERK. Councillor Russell.

17 COUNCILLOR RUSSELL. Yes.

18 THE CLERK. Councillor Sullivan.

19 COUNCILLOR SULLIVAN. Yes.

20 THE CLERK. Mayor Vellucci.

21 MAYOR VELLUCCI. Yes.

22 THE CLERK. Resolution 2 is

23 adopted.

24 MAYOR VELLUCCI. On suspension,
25

1 all those in favor of suspension, yes, opposed,
2 no. The rules are suspended.

3 The question comes before us
4 of reconsideration. All those in favor, yes,
5 opposed, no. Reconsideration fails.

6 On Resolution 3, roll call.

7 THE CLERK. Councillor Ackermann.

8 COUNCILLOR ACKERMANN. Yes.

9 THE CLERK. Councillor Clem.

10 COUNCILLOR CLEM. Yes.

11 THE CLERK. Councillor Clinton.

12 COUNCILLOR CLINTON. Yes.

13 THE CLERK. Councillor Danehy.

14 COUNCILLOR DANEHY. Yes.

15 THE CLERK. Councillor Duehay.

16 COUNCILLOR DUEHAY. Yes.

17 THE CLERK. Councillor Graham.

18 COUNCILLOR GRAHAM. Yes.

19 THE CLERK. Councillor Russell.

20 COUNCILLOR RUSSELL. Yes.

21 THE CLERK. Councillor Sullivan.

22 COUNCILLOR SULLIVAN. Yes.

23 THE CLERK. Mayor Vellucci.

24 MAYOR VELLUCCI. Yes.
25

1 THE CLERK. Resolution 3

2 is adopted.

3 MAYOR VELLUCCI. On suspension,
4 all those in favor of suspension, yes, opposed,
5 no. The rules are suspended.

6 The question comes before us
7 of reconsideration. All those in favor, yes,
8 opposed, no. Reconsideration fails.

9 Would you all please rise and
10 give this thing a round of applause.

11 (applause)

12 I want to say to all the
13 members of City Council in all twelve years since
14 this thing began in 1964 this is the first
15 unanimous vote that I have seen in session taken
16 on Kendall Square and I hope this is a good
17 signal.

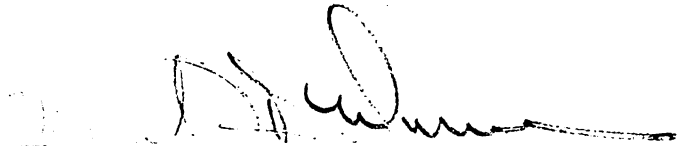
18 Thank you very much.

19
20 (Whereupon the public
21 hearing adjourned at
22 9:35 p.m.)

23 *****
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25

CERTIFICATE

I, Kenneth A. Munn, stenographer
for the above mentioned proceedings, do hereby cer-
tify that the transcription herein contained
pursuant to the above is a true, complete, and accurate
transcription of my stenographic notes, to the
best of my skill and ability.



Kenneth A. Munn
Registered Professional Reporter

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of this transcription in any form unless under direct control
and supervision of the certifying reporter.

CERTIFICATE

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I, Kenneth A. Munn, stenographer for the aforementioned proceedings, do hereby certify that the transcription herein contained pages 3-26, is a true, complete, and accurate transcription of my stenographic notes, to the best of my skill and ability.



Kenneth A. Munn
Registered Professional Reporter

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OFFICE OF THE PRESIDENT

CAMBRIDGE, MASSACHUSETTS 02139

February 14, 1977

Mayor Alfred E. Vellucci
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Dear Mayor Vellucci:

I write on behalf of the Massachusetts Institute of Technology to endorse and support the Kendall Square Urban Renewal Plan Amendment which is to be considered by the Cambridge City Council in a hearing called for 8 p.m. on Monday, February 14, 1977.

M.I.T. is intimately concerned with the prospective development of Kendall Square. An important part of the M.I.T. campus is in Kendall Square directly across the street from the proposed redevelopment. The Institute has also expended large sums in private development in that area. And we have been involved for over a decade and more in relating to various plans that have been developed tentatively for the renewal area itself, and all this at considerable expenditure in staff time and effort.

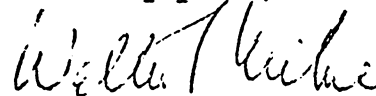
We were also directly involved, on still another side of this renewal area, with the development of Technology Square. That project was initiated over a decade ago. M.I.T.'s main objective in entering, in agreement with the City, upon the Technology Square development was to build additional taxable property for Cambridge and to create increased employment opportunities to the City. That goal was realized most effectively some years ago, and the plan has now been even further extended with the location there of the Charles Stark Draper Laboratory, formerly an integral part of M.I.T.

Mayor Alfred E. Vellucci
February 14, 1977
Page two

M.I.T.'s participation in the Kendall Square renewal plan as a friend of the City began in the summer of 1965 with action by this City Council to accept an M.I.T. submission of Section 112 credits. This action led eventually, in the fall of 1967, to approval by the U.S. Department of Housing and Urban Development of \$6,200,000 in M.I.T. credits for the City of Cambridge. These credits, together with subsequent action by the Congress, have proven sufficient to cover the City's required share of the cost of this renewal.

Further, since the spring of 1968, M.I.T. has been engaged at various times and in various ways with City reviews and studies of the development opportunities in the Kendall Square Renewal Area. In more recent years, we participated in the development of the Neighborhood Plan, which was endorsed by the City Council in October of 1974; we have been a member of the Neighborhood Advisory Group, which has met on 25 to 30 separate occasions since then to discuss the progress of the plan; and we participated in the reviews of the Environmental Impact Report, and in the deliberations of the Urban Land Institute Panel last November. As a member of the Neighborhood Advisory Group, and independently for own part, we endorse the position that the time has come for action on Kendall Square. M.I.T. does support fully this plan amendment. And we respectfully urge its unanimous adoption by the Council so that Cambridge may move ahead to realize all its many potential benefits.

Sincerely yours,



Walter L. Milne
Special Assistant

cc: Members of the Cambridge City Council

CAMBRIDGE
CHAMBER OF COMMERCE

~~65 ROGERS STREET, CAMBRIDGE, MASSACHUSETTS 02142~~

859 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS 02139

(617) 876-4100

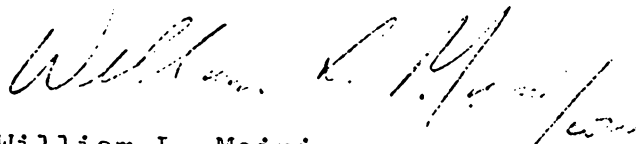
To The Honorable City Council:

The Cambridge Chamber of Commerce has consistently supported redevelopment of Kendall Square as an urgently needed major step in expanding the City's tax base, providing increased job opportunities for Cambridge residents, and reducing a visual eyesore that serves as the gateway to Cambridge.

Momentum for the Project must continue at a steady pace if the City is to convince potential developers that it is serious about developing Kendall Square.

Therefore, the Chamber strongly urges unanimous passage of the Urban Renewal Amendment and suggested street discontinuances on February 14. Let's combine our best efforts to insure that this project, critical to the continued economic growth of our city, becomes a reality.

Sincerely,



William L. Maini
President

KENDALL SQUARE

Business Association

February 8, 1977

To the Honorable City Council:

The Kendall Square Business Association has been concerned ever since its formation about getting something going on the Kendall Square renewal site. All of our members conduct their business on one side or another of what is presently a wasteland. It is an area that urgently needs to be renewed, for it is a great blight not only for us but for all the people of Cambridge.

The Kendall Square Business Association supported the renewal plan that was adopted by a majority of the City Council over two years ago, and ever since then we have been a member of the Kendall Square Neighborhood Advisory Group that has met many times with the Cambridge Redevelopment Authority and others to discuss the progress of planning the renewal.

Frankly, Mr. Mayor, we are tired of talking about this plan. We want to get on with it for the jobs and the taxes redevelopment in Kendall can and should bring to the City. We in the Kendall Square business community need that and we think the City does too. We hope you and the other City Councillors will agree and pass expeditiously the Kendall Square Urban Renewal Amendment after the hearing on February 14, and, in addition, do all that you can to speed up the work of the Redevelopment Authority.

Sincerely,


John D. Collins
Vice President

JDC:bs

Same letter sent to Mayor

Kendall Square Neighborhood Advisory Group

February 9, 1977

Mayor Alfred E. Vellucci
Cambridge City Hall
Cambridge, Massachusetts 02139

Dear Mayor Vellucci:

The Kendall Square Neighborhood Advisory Group, which is comprised of representatives of the East Cambridge neighborhood, Kendall Square Business Association, M. I. T., and residents of 100 Memorial Drive was very pleased to hear that you have set a public hearing date of Monday, February 14, at 8 p. m., for considering the Kendall Square Urban Renewal Plan Amendment.

The Neighborhood Advisory Group, as you know, was a staunch supporter of the Neighborhood Plan that was endorsed by an affirmative vote of the City Council in October of 1974. Since that time we have met on 25 to 30 separate occasions with staff of the Cambridge Redevelopment Authority and its consultants to discuss the progress of the plan. We have participated in a review of the Environmental Impact Report, and some of us participated in the deliberations of the Urban Land Institute Panel during the week they were here last November. We also were represented at the meeting at which the ULI panel reported its recommendations.

We have reviewed with the Redevelopment Authority the proposed Urban Renewal Plan Amendment and street closings now before the City Council. The recommendations in this plan do not, and we emphasize, do not solely embrace the Neighborhood Plan or any of the others under consideration. However, we do believe they represent a well thought out and flexible plan allowing for mixed-use development, as recommended by the Urban Land Institute Panel, as a means of achieving our mutual objectives of jobs for Cambridge residents and increased tax revenue.

The Neighborhood Advisory Group feels very strongly that the time has come for action on Kendall Square and that City Council

Mayor Alfred E. Vellucci
February 9, 1977
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approval of the Plan Amendment now is essential to move ahead. We hope, therefore, that the Council will act as expeditiously as possible on the matters now before it so that the City can begin to attract developers and prime tenants to Kendall Square. Mr. Mayor, please count on our continued interest and cooperation in this redevelopment plan.

Sincerely yours,

Marvin Fox
Partner, F&T Diner
Chairman, Neighborhood
Advisory Group

cc: Members of the City Council
City Manager
Cambridge Redevelopment Authority
Cambridge Planning Board

S-88A