

Cambridge Redevelopment
Authority

PETITION OF

Petition filed with the City Clerk

May 19, 1997

(all hearings to be completed 65 days from In City Council date)

12 days - May
30 days - June
23 days - July

65 days = July 23, 1997

In City Council

May 19, 1997

Referred to the Planning Board for report

May 19, 1997

Planning Board Hearing

July 15, 1997

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be

September 30, 1997)

29 days - July
31 days - August
30 days - September

90 days - September 30, 1997

City Council hearing published

Chronicle

on

June 12, 1997

and

June 19, 1997

Hearing before the Ordinance Committee

July 2, 1997

Reported to the City Council

August 4, 1997

Passed to a second reading on

August 4, 1997

published in

Chronicle

on

August 7, 1997

Planning Board report received on

September 8, 1997

Ready for ordination on

August 18, 1997

Passed to be ordained on

September 8, 1997

published in

Chronicle

on

September 11, 1997

COMPLETION DATE

September 30, 1997

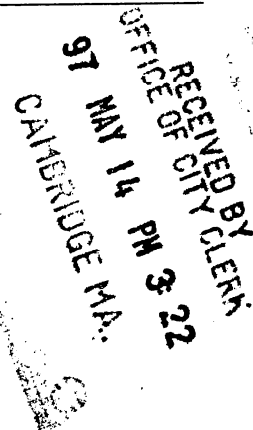
Cambridge Redevelopment Authority

Four Cambridge Center/Second Floor
Cambridge, Massachusetts 02142
617 492 6800
617 492 6804 (FAX)



May 15, 1997

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



Re: City Council Approvals of Proposed Amendment
to the Zoning Ordinance of the City of Cambridge
and Proposed Urban Renewal Plan Amendment No. 4

Dear Mr. Healy:

We are recommending certain required public approvals and actions in connection with development activities in the Kendall Square Urban Renewal Area. Those approvals and actions include the following:

1. Amendment to the Zoning Ordinance. We recommend the following amendment to the Zoning Ordinance:

It is necessary to amend Article 14.000 (MXD Zoning District) of the Zoning Ordinance of the City of Cambridge by changing the reference in Section 14.32.2 (4)(b) to Cumulative GFA (cumulative gross floor area) in the Hotel/Motel intensity of development classification from "250,000 square feet" to "440,000 square feet". Specifically the number of square feet of gross floor area of hotel/motel use would be increased by 190,000 square feet, without increasing the maximum aggregate square feet of development permitted in the District.

Proposed transmittals to the Council for referral to its Committee on Ordinances and to the Planning Board for the requisite public hearing(s) and recommendations are enclosed.

2. Amendment to the Urban Renewal Plan. We recommend the following amendment to the Urban Renewal Plan:

It is necessary to amend Section 402 (a) of the Plan by increasing the cumulative gross floor area allowed in the sixth paragraph thereof for "Hotel/Motel Use" to be consistent with the increase proposed in the proposed Zoning Amendment described above. Said increase will not, however, increase the maximum aggregate gross floor area of 2,773,000 for the District.

Proposed transmittals to the City Council and the Planning Board, together with forms of Resolutions to be considered and approved by both bodies, are enclosed.

3. Timing of Public Hearings/Approvals. Based on our prior discussions and applicable required legal notices, it is recommended that you propose the following:

That the City Council, at its meeting of May 19, 1997, vote (a) to refer the proposed amendment to the Zoning Ordinance to its Committee on Ordinances and to the Planning Board for public hearing prior to the July, 1997 meeting to accept testimony on the proposed zoning amendment and (b) to schedule a City Council public hearing in July, 1997 to consider the adoption of a Resolution approving the proposed zoning amendment.

That the City Council, at its meeting on May 19, 1997, vote: (a) to refer Amendment No. 4 to the Kendall Square Urban Renewal Plan, as proposed by the Cambridge Redevelopment Authority, to the Planning Board requesting a determination on or before July 7, 1997, that the proposed amendments are based upon a local survey and conform to a comprehensive plan for the locality as a whole; (b) to schedule a City Council public hearing in July, 1997 to consider the adoption of a resolution approving the proposed Amendment; and (c) to encourage Cambridge Redevelopment Authority to secure requisite approvals from the Executive Office of Environmental Affairs and the Department of Housing and Community Development.

The first attachment to this letter presents a tentative schedule of City Council, Committee on Ordinances and Planning Board hearings and meetings.

4. Related City Council Action. We want to alert you and the City Council of one (1) additional requisite action to be transmitted to the City Council as indicated on the above-referenced schedule. This action is, as follows:
 - a. After required City department and community reviews, City Council approval of jointly-filed curbcut petition(s) by the Cambridge Redevelopment Authority and Boston Properties. The curbcuts will be on Broadway in order to accommodate the proposed front entry serving the new hotel and curbcuts on the Mid-Block Connector (Ames Street) and the Western Connector (Binney Street) for a service road serving the new hotel and future building development on Broadway. We would also request that the City Council consider approval of such curbcut petition(s) at its July, 1997 meeting.

All of the public actions outlined above are consistent with our local comprehensive planning considerations, with the goals and objectives of the Kendall Square Urban Renewal Plan and with the City of Cambridge's objectives of economic development activities focused on stimulating temporary and permanent job opportunities and generating essential new tax and user fee revenues.

Your continued and essential participation and cooperation are appreciated.

Sincerely,



Joseph F. Tulumieri
Executive Director

cc: D. Margaret Drury, Esquire
Russell B. Higley, Esquire
Mr. James Maloney
Ms. Susan Schlesinger
Sandra Shapiro, Esquire
Mr. David Barrett
Mr. Michael Cantalupa

Enclosures

May 8, 1997

SIX CAMBRIDGE CENTER SCHEDULE

- April 15 Authority approved urban renewal plan amendment and DHCD submission; Authority reviewed zoning amendment, authorized filing together with curbcut petition(s) and PWED application.
- May 6 Began contact/meetings with individual councillors and City departments (Clerk, CDD, DPW and Traffic) to review zoning and urban renewal plan amendments, PWED application and curbcut petition(s).
- May 15 Authority submits zoning and plan amendments to CCM.
- May 19 Council refers zoning and plan amendments to Planning Board and Committee on Ordinances.
- May 22 Begin community review of proposed amendments and required curbcuts.
- May 22 City Clerk (Council) and Planning Board advertise.
- May 29 City Clerk (Council) and Planning Board advertise.
- June [*] Committee on Ordinances conducts hearing and submits report to Council to be received and for a first reading.
- June [*] Planning Board hearing and meeting; zoning recommendation and plan amendment finding/resolution transmitted to City Council.
- June [*] Council receives report from Ordinances and passes zoning to second reading.
- June 19 City Clerk advertises July "ordination" meeting.
- June 26 City Clerk advertises July "ordination" meeting.
- July [*] Planning Board meeting, if necessary.
- July [*] CCM transmits joint CRA/BP curbcut petition[s] for Council approval.
- July [*] Council receives Planning Board report; Council approves zoning amendment and submits to DHCD; Council approves plan amendment; Council approves PWED application; and Council approves curbcut petition(s).

[*] To be determined.

In City Council
May 19, 1997

ORDERED: That the attached proposed amendment to the Cambridge Zoning Ordinance be referred to the Council Committee on Ordinances and to the Planning Board; and that the City Clerk schedule and give due notice of a public hearing of the Committee on Ordinances.

PROPOSED AMENDMENT OF CAMBRIDGE ZONING ORDINANCE

1. Article 14.000 of the Zoning Ordinance of the City of Cambridge is hereby amended by changing the reference in Section 14.32.2 (4)(b) to Cumulative GFA (cumulative gross floor area) in the "Hotel/Motel" intensity of development classification from "250,000 square feet" to "440,000 square feet".

CITY OF CAMBRIDGE

In City Council

May 19, 1997

ORDERED:

That the attached Amendment No. 4 to the Kendall Square Urban Renewal Plan, adopted by the unanimous vote of the Cambridge Redevelopment Authority on April 15, 1997, containing changes prepared by Cambridge Redevelopment Authority, be referred to the Council Committee on Ordinances and to the Planning Board; that the City Clerk schedule and give due notice, including notice to the Massachusetts Historical Commission with a map of the area, of a public hearing; that the Planning Board consider the adoption of the enclosed form of Resolution after receiving public testimony and conducting its review; that the City Council consider the adoption of the proposed form of Resolution after receiving testimony and conducting its review; and that the City Clerk utilize the proposed form of Certificate upon adoption of the Resolution approving Amendment No. 4 to the Kendall Square Urban Renewal Plan.

CAMBRIDGE REDEVELOPMENT AUTHORITY

AMENDMENT NO. 4
URBAN RENEWAL PLAN
PROJECT NO. MASS. R-107

Kendall Square Urban Renewal Area
Cambridge Redevelopment Authority
Cambridge, Massachusetts

Whereas, Cambridge Redevelopment Authority desires to modify,
as hereinafter set forth, certain provisions of the urban renewal
plan known as the "Urban Renewal Plan, Kendall Square Urban Renewal
Area, Project No. Mass. R-107", as heretofore amended:

Now, therefore, said Plan is hereby further modified as
follows:

1. Section 402 (a) of the Plan is hereby amended by
changing the reference in the third paragraph to read:
"(b) Hotel/Motel: Cumulative GFA = 440,000 S.F."

Dated _____, 1997

CAMBRIDGE REDEVELOPMENT AUTHORITY

RESOLUTION OF CAMBRIDGE REDEVELOPMENT AUTHORITY
APPROVING AMENDMENT NO. 4 TO THE
KENDALL SQUARE URBAN RENEWAL PLAN
PROJECT NO. MASS. R-107

WHEREAS there was presented to, reviewed and considered at this meeting of Cambridge Redevelopment Authority a copy of Amendment No. 4 to the Urban Renewal Plan for the Kendall Square Urban Renewal Project Area, Project No. Mass. R-107, (hereinafter referred to as "Amendment No. 4"); and

WHEREAS Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color or national origin under any program or activity receiving Federal financial assistance and Executive Order 11063 prohibits discrimination on the basis of race, color, creed or national origin in the sale, lease or other disposition of residential property (including land intended for residential use) or in the use or occupancy thereof;

NOW, THEREFORE, BE IT RESOLVED BY CAMBRIDGE REDEVELOPMENT AUTHORITY:

1. That Amendment No. 4 is hereby in all respects approved, and the Executive Director is hereby directed to file a certified copy of Amendment No. 4 with the minutes of this meeting.
2. That it is hereby found and determined that the objectives of the Urban Renewal Plan as heretofore amended and as further amended by Amendment No. 4 cannot be achieved through more extensive rehabilitation of the Project Area.
3. That Cambridge Redevelopment Authority hereby determines that Amendment No. 4 is a minor plan change.
4. That Cambridge Redevelopment Authority hereby finds that the Plan, as amended by Amendment No. 4, conforms to the general plan for the development of the locality and community as a whole.
5. That it is hereby found that, in addition to other purposes, the Plan, as amended by Amendment No. 4, will afford maximum opportunity for privately financed urban renewal consistent with the sound needs of the community, will support the economic stability of the City of Cambridge, will provide employment opportunities, particularly for persons earning low and moderate income, and will promote the public welfare and the proper development of the area.

6. That Cambridge Redevelopment Authority make available a copy of Amendment No. 4 for public inspection at its offices located at Four Cambridge Center, Cambridge, Massachusetts.

7. That the United States of America and the Secretary of Housing and Urban Development be, and they hereby area, assured of full compliance by Cambridge Redevelopment Authority with regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964 and applicable Executive Orders.

8. That Cambridge Redevelopment Authority submit Amendment No. 4 for review and approval by all requisite public authorities, as required by law.

CITY OF CAMBRIDGE

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

1. She is the duly qualified City Clerk of Cambridge, Massachusetts (hereinafter called the "Locality"), and the custodian of the records of the Locality, including the minutes and journal of the proceedings of the City Council (hereinafter called the "Governing Body"); and is duly authorized to execute this certificate.

2. Attached hereto is a true and correct copy of a resolution including the WHEREAS clauses, adopted at a meeting of the Governing Body held on the _____ day of _____, 1997 (hereinafter called the "Resolution of the Governing Body").

3. Also attached hereto is a true and correct copy of Amendment No. 4 to the Urban Renewal Plan for the Kendall Square Urban Renewal Area, Project No. Mass. R-107, presented at the meeting, and approved by the Resolution of the Governing Body.

4. The Resolution of the Governing Body has been duly recorded in the minutes of the meeting and is now in full force and effect.

5. The meeting was duly convened and held in all respects in accordance with law and the bylaws of the Locality. To the extent required by law or the bylaws, due and proper notice of the meeting was given. A legal quorum of members of the Governing Body was present throughout the meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of the Resolution of the Governing Body. All other requirements and proceedings under law, the bylaws, or otherwise, incident to the proper adoption of the Resolution of the Governing Body, including any publication, if required by law, have been duly fulfilled, carried out, and otherwise observed.

6. The seal below constitutes the official seal of the Locality and was duly affixed by the undersigned at the time this certificate was signed.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand this _____ day of _____, 1997.

D. Margaret Drury
City Clerk

AMENDMENT NO. 4 TO URBAN RENEWAL PLAN
PROJECT NO. MASS. R-107

Kendall Square Urban Renewal Area
Cambridge Redevelopment Authority
Cambridge, Massachusetts

RESOLUTION OF CAMBRIDGE CITY COUNCIL
APPROVING AMENDMENT NO. 4 TO THE
KENDALL SQUARE URBAN RENEWAL PLAN
PROJECT NO. MASS. R-107

WHEREAS Cambridge Redevelopment Authority has undertaken and is carrying out an urban renewal plan in the City of Cambridge identified as the Kendall Square Urban Renewal Plan, Project No. Mass. R-107, with financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, and in accordance with an amended Urban Renewal Plan duly approved by the City Council and City Manager of the City of Cambridge; and

WHEREAS Cambridge Redevelopment Authority has proposed and submitted Amendment No. 4, dated _____, 1997, to the Urban Renewal Plan, and the Cambridge Planning Board has found that the Urban Renewal Plan, as amended by said Amendment No. 4, is based upon a local survey and conforms to a comprehensive plan for the locality as a whole; and

WHEREAS Cambridge Redevelopment Authority has applied for financial assistance under the Housing Act of 1949, as amended, and may enter into an amendatory contract or contracts with the Department of Housing and Urban Development for additional financial assistance for the Project; and

WHEREAS the City Council and City Manager are cognizant of the conditions that are imposed in the undertaking and carrying out of

urban renewal projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, religion, sex, or national origin:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL:

1. That Amendment No. 4, dated _____, 1997 to the Urban Renewal Plan for the Kendall Square Urban Renewal Project (Mass. R-107) is hereby approved; and a copy of said approved Amendment No. 4 is hereby ordered made a part of the records of this meeting.
2. That it is hereby found and determined that the objectives of the Urban Renewal Plan, as amended, cannot be achieved through rehabilitation of the Project area.
3. That it is hereby determined that the Urban Renewal Plan, as amended, for the Project area conforms to the general plan of the locality.
4. That it is hereby determined that the financial aid provided and to be provided pursuant to the contracts for Federal financial assistance pertaining to the Project is necessary to enable the Project to be undertaken in accordance with the Urban Renewal Plan, as amended, for the Project area.
5. That it is hereby found and determined that, in addition to other purposes, the undertaking of the Project will further promote the public welfare and the proper development of the community by providing, through the redevelopment of the Project area in accordance with the Urban Renewal Plan, as amended, a cohesive neighborhood environment compatible with the functions and

needs of institutions furnishing Section 112 credits as local grants-in-aid for the Project.

6. That it is hereby found and determined that the Urban Renewal Plan, as amended, for the Project area will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the urban renewal of the area by private enterprise.

7. That it is hereby found and determined that the Urban Renewal Plan, as amended, for the Project area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan.

8. That, in order to implement and facilitate the effectuation of the Urban Renewal Plan, as amended, it is found and determined that certain official action must be taken by this Body with reference, among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public actions, and, accordingly, this Body hereby (a) pledges its cooperation in helping to carry out the Urban Renewal Plan, as amended; (b) requests the various officials, departments, boards, and agencies of the locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with

the Urban Renewal Plan, as amended; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Urban Renewal Plan, as amended.

In City Council _____, 1997

Adopted by a "yea" and "nay" vote
Yeas _____; Nays _____; Absent _____

A true copy:

City Clerk

ATTEST:

APPROVED AS TO FORM:

City Solicitor

APPROVED:

City Manager

(SEAL)

RESOLUTION OF THE CAMBRIDGE PLANNING BOARD
REGARDING AMENDMENT NO. 4
TO THE KENDALL SQUARE URBAN RENEWAL PLAN
PROJECT NO. MASS. R-107

RESOLVED: That the Kendall Square Urban Renewal Plan, Project No. Mass. R-107, as amended by Amendment No. 4, dated _____, 1997, is hereby found and determined to be based upon a local survey and to conform to a comprehensive plan for the locality as a whole.

On a motion by _____, seconded by _____, the above resolution was passed unanimously by the Planning Board at its meeting on _____, 1997.

For the Planning Board,

Chairman

July 2, 1997

Presentation Outline / Committee on Ordinances Hearing
Proposed MXD District Zoning Amendment

1. Introduction Joe Tulimieri
2. Cambridge Center Development Status [10 minutes]
 - o Development Controls Joe Tulimieri
 - o Master Plan and Built to Date Status David Barrett
3. Proposed Project and Its Benefits [20 minutes]
 - o Project Description
 - o Residence Inn Extended Stay Hotel Liam Brown
 - o Site, Program and Building Lee Cott
 - o Project Benefits David Barrett
4. Appropriateness of Project for Kendall Square [5 minutes]
 - o Master Plan and Urban Design Issues Larry Bluestone
 - o Development Commitment David Barrett
5. Questions from the Committee

Participants and Affiliations

Joseph F. Tulimieri, Jr.	Cambridge Redevelopment Authority Supervising Public Agency
David Barrett & Michael Cantalupa	Boston Properties, Inc. Project Developer
Liam Brown	Residence Inn by Marriott Hotel Operator
Leland Cott	Bruner-Cott & Associates, Inc. Project Architect
H. Lawrence Bluestone	Bluestone Planning Group Urban Design Consultant to CRA

July 2, 1997

FACT SHEET / Proposed Six Cambridge Center -- Marriott Residence Inn

Location	o	SW corner of Broadway and Ames Street, Kendall Square
Permitted Use	o	Hotel use is permitted in the Mixed-Use Development (MXD) zoning district.
Zoning Change	o	To increase maximum gross floor area for hotel use from 250,000 SF to 440,000 SF without increase in overall MXD District limit for total development
Nature of use	o	Extended stay hotel, each unit with full kitchen, all units with separate bedrooms except studios. To be operated by Marriott International as a Residence Inn by Marriott.
Building Program	o	Approximately 185-190,000 SF of gross floor area providing 221 units on floors 2-15, ground floor with reception desk, "hearth room" and 3 meeting rooms, hotel management and support space, plus retail space with outdoor cafe area facing Ames Street.
Building Height	o	158 feet to the roofline (plus mechanical penthouse) within existing maximum height limit of 250 feet.
Parking Program	o	Parking to meet zoning requirement of 1 per 1.75 rooms (127 spaces) to be initially provided in existing "pooled" parking garage across Broadway, then relocated to future pooled parking garage behind hotel to be built in future phases of Cambridge Center development.
Job Opportunities	o	Approximately 150 temporary construction jobs and 60 permanent jobs. A Cambridge hiring hall, coordinated with City agencies, will be established for permanent job hiring in advance of general hiring
Target Schedule	o	Construction start November 1, 1997 Occupancy January 1, 1999
Development Team	o	Developer/Owner: Boston Properties, Inc. Architect: Bruner-Cott & Associates, Inc. Landscape Architect: Pressley Associates, Inc.
Supervising Public Agency	o	Cambridge Redevelopment Authority

**CAMBRIDGE CENTER RESIDENCE INN
221 ROOM EXTENDED STAY HOTEL
BENEFITS OF PROJECT FOR CITY OF CAMBRIDGE**

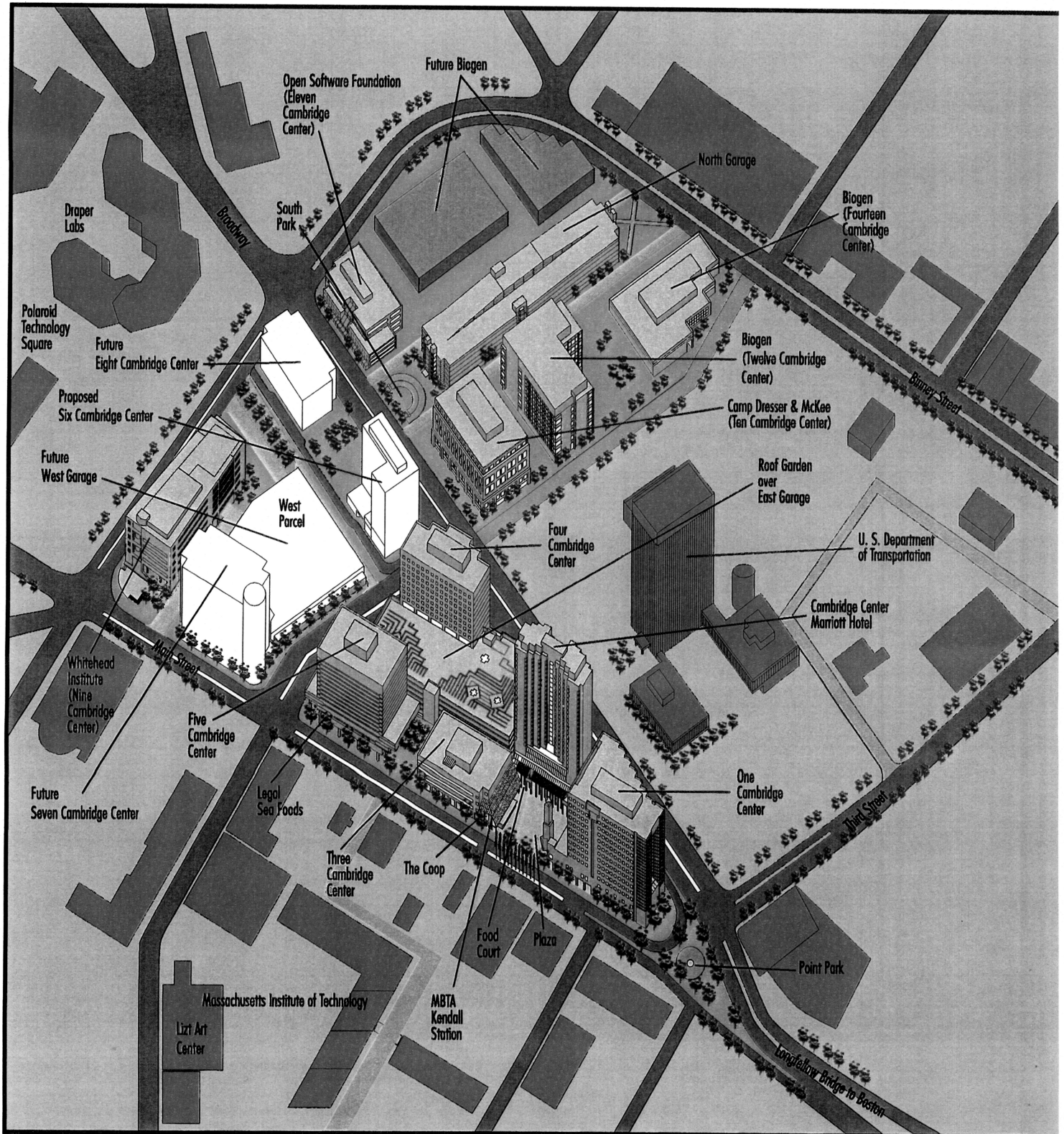
- Add to use mix in Kendall Square with 16-hour/day use
- Add street level retail with outdoor cafe seating
- Significant increase in Cambridge tax revenues
- Cambridge resident employment opportunities
- Respond to need for extended stay facility
- Competitive advantage for City as business location
- Add needed hotel rooms in Cambridge
- Spur completion of Cambridge Center development
- Development density at a suitable location
 - ▶ One block from MBTA Station
 - ▶ Not adjacent to residential area
 - ▶ Low traffic impact from extended stay hotel
 - ▶ Within total zoning density limit for MXD District
 - ▶ Height and density consistent with surrounding area
 - ▶ At center of area committed to development





Cambridge Center

Completed and Future Development







City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Seven

AN ORDINANCE

In Amendment to the "Zoning Ordinances of the City of Cambridge."

Be it ordained by the City Council of the City of Cambridge as follows:

That the Zoning Ordinance of the City of Cambridge is hereby amended as follows:

Article 14.000 of the Zoning Ordinance of the City of Cambridge is hereby amended by changing the reference in Section 14.32.2 (4)(b) to Cumulative GFA (cumulative gross floor area) in the "Hotel/Motel" intensity of development classification from "250,000 square feet" to "440,000 square feet".

Passed to a second reading at the City Council Meeting held on August 4, 1997 and on or after August 18, 1997 the question comes on passing to be ordained.

ATTEST:- D. Margaret Drury, City Clerk

PUBLIC NOTICE

C. C. 106

RELATIVE TO ZONING

City of Cambridge
MASSACHUSETTS

OFFICE OF THE CITY CLERK

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, July 2, 1997 at 6:00 P.M. in the Sullivan Chamber, City Hall, Cambridge Massachusetts on Amendment Number Four to the Kendall

Square Urban Renewal Plan, adopted by the unanimous vote of the Cambridge Redevelopment Authority on April 15, 1997, containing changes prepared by Cambridge Redevelopment Authority, be referred to the Council Committee on Ordinances and to the Planning Board; that the City Clerk schedule and give due notice, including notice to the Massachusetts Historical Commission with a map of the area, of a public hearing; that the Planning Board consider the adoption of the enclosed form of Resolution after receiving public testimony and conducting its review; that the City Council consider the adoption of the proposed form of Resolution after receiving testimony and conducting its review; and that the City Clerk utilize the proposed form of Certificate upon adoption of the Resolution approving Amendment No. 4 to the Kendall Square Urban Renewal Plan.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor Francis H. Duehay
Chairman

PUBLIC NOTICE

C. C. 106

RELATIVE TO ZONING

City of Cambridge

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Article 14.000 of the Zoning Ordinance of the City of Cambridge is hereby amended by changing the reference in Section 14.32.2 (4)(b) to Cumulative GFA (cumulative gross floor area) in the "Hotel/Motel" intensity of development classification from "250,000 square feet" to "440,000 square feet".

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor Francis H. Duehay
Chairman

PUBLIC NOTICE

C. C. 106

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For the Committee,

Councillor Francis H. Duehay
Chairman

PUBLIC NOTICE

C. C. 106

RELATIVE TO ZONING

City of Cambridge

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Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor Francis H. Duehay
Chairman



City of Cambridge

IN CITY COUNCIL

August 4, 1997

AMENDMENT NO. 4
URBAN RENEWAL PLAN
PROJECT NO. MASS. R-107

Kendall Square Urban Renewal Area
Cambridge Redevelopment Authority
Cambridge, Massachusetts

Whereas, Cambridge Redevelopment Authority desires to modify,
as hereinafter set forth, certain provisions of the urban renewal
plan known as the "Urban Renewal Plan, Kendall Square Urban Renewal
Area, Project No. Mass. R-107", as heretofore amended:

Now, therefore, said Plan is hereby further modified as
follows:

1. Section 402 (a) of the Plan is hereby amended by
changing the reference in the third paragraph to read:
"(b) Hotel/Motel: Cumulative GFA = 440,000 S.F."

In City Council September 8, 1997.

Passed to be ordained

by a yea and nay vote:-

Yeas 9; Nays 0; Absent 0.

ATTEST: -

D. Margaret Drury, City Clerk

City of Cambridge

MASSACHUSETTS

Unfinished Business In City Council 9-8, 1997

24 Amendment to Urban General Plan

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
✓				Ms. Henrietta Davis
✓				Mr. Francis H. Duehay
✓				Mr. Anthony Galluccio
✓				Mr. Kenneth E. Reeves
✓				Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
✓				Ms Katherine Triantafillou
✓				Mayor Sheila T. Russell

9 0 0 0

DAVID BARRETT
SENIOR VICE PRESIDENT

July 14, 1997

Ms. D. Margaret Drury
City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

**Re: July 2, 1997 Ordinance Committee Meeting
Proposed MXD District Zoning Amendment**

Dear Margaret:

Following up on our discussion at the end of the hearing, enclosed please find nine stapled sets of materials with original color graphics attached for distribution to each of the City Councillors, plus one set of materials (in clip) for reproduction. Please call me at 859-2629 if there is any additional information or material you need.

Thank you for your assistance in this matter.

Sincerely,



David Barrett

RECEIVED BY
OFFICE OF CITY CLERK

JUL 14 AM 11:01

CAMBRIDGE MA.

Enclosures

cc: Joseph F. Tulumieri, CRA

C:\WPFILES\DB\DB44.LTR\et

Cambridge City Council Ordinance Committee Hearing -- July 2, 1997
Proposed MXD District Zoning Amendment
Summary Information Prepared by Cambridge Redevelopment
Authority and Boston Properties, Inc.

- o Benefits of Proposed Development
- o Fact Sheet on Proposed Development
- o Fact Sheet on Cambridge Center / Kendall Square Urban Renewal Area
- o Site location materials: aerial photos and axonometric plan

**PROPOSED CAMBRIDGE CENTER RESIDENCE INN
BENEFITS OF PROJECT FOR CITY OF CAMBRIDGE**

- Add to use mix in Kendall Square with 16-hour/day use with residential character
- Add street level retail with outdoor cafe seating
- Obtain significant new property and hotel tax revenues
- Provide Cambridge resident employment opportunities
- Meet need for extended stay facility and give City a competitive advantage as a business location
- Add needed hotel rooms in Cambridge
- Spur completion of Cambridge Center development
- Locate development density at a suitable location to continue City program of balanced growth
 - ▶ At center of area long committed to development by City
 - ▶ One block from MBTA Station
 - ▶ Not adjacent to or disruptive of any residential area
 - ▶ Low traffic impact from extended stay hotel
 - ▶ Permitted use within MXD Zoning District
 - ▶ Within existing total density limit for MXD District
 - ▶ Height and density consistent with surrounding area
 - ▶ Helps fulfill City's long-range urban design plan for Kendall Square Urban Renewal Area

FACT SHEET / Proposed Six Cambridge Center -- Marriott Residence Inn

Location	o	SW corner of Broadway and Ames Street, Kendall Square
Permitted Use	o	Hotel use is permitted in the Mixed-Use Development (MXD) zoning district.
Zoning Change	o	To increase maximum gross floor area for hotel use from 250,000 SF to 440,000 SF without increase in overall MXD District limit for total development
Nature of use	o	Extended stay hotel, each unit with full kitchen, all units with separate bedrooms except studios. To be operated by Marriott International as a Residence Inn by Marriott.
Building Program	o	Approximately 185-190,000 SF of gross floor area providing 221 units on floors 2-15, ground floor with reception desk, "hearth room" and 3 meeting rooms, hotel management and support space, plus retail space with outdoor cafe area facing Ames Street.
Building Height	o	158 feet to the roofline (plus mechanical penthouse) within existing maximum height limit of 250 feet.
Parking Program	o	Parking to meet zoning requirement of 1 per 1.75 rooms (127 spaces) to be initially provided in existing "pooled" parking garage across Broadway, then relocated to future pooled parking garage behind hotel to be built in future phases of Cambridge Center development.
Job Opportunities	o	Approximately 150 temporary construction jobs and 60 permanent jobs. A Cambridge hiring hall, coordinated with City agencies, will be established for permanent job hiring in advance of general hiring
Target Schedule	o	Construction start November 1, 1997 Occupancy January 1, 1999
Development Team	o	Developer/Owner: Boston Properties, Inc. Architect: Bruner-Cott & Associates, Inc. Landscape Architect: Pressley Associates, Inc.
Supervising Public Agency	o	Cambridge Redevelopment Authority

FACT SHEET / Cambridge Center -- Kendall Square Urban Renewal Area

Site: 24-acre Cambridge Center site comprises Parcels 2, 3 and 4 of the Kendall Square Urban Renewal Area assembled by the City through the Cambridge Redevelopment Authority (CRA) in 1960's and cleared in the 1960's and 1970's. Original Urban Renewal Plan designed for anticipated NASA center, of which only one phase was completed (now the U.S. Dept. of Transportation building on Parcel 1 on Broadway, owned by the U.S. General Services Administration).

Development Controls: New development controls, established by the City in 1977 specifically for this project, consist of special Mixed Use District (MXD) zoning and revised Urban Renewal Plan which imposes additional controls. (For example, zoning height limit is 250' throughout the district, but a lower limit is imposed on Parcel 2 -- the area north of Broadway -- under the Urban Renewal Plan.) Each phase of development must undergo design review administered by CRA. Total permitted development in district: 2,773,000 SF.

Developer Selection: Boston Properties selected as developer through open public competition, signed development agreement with CRA for Parcels 3 & 4 in June, 1979, started construction of first building in January, 1980, signed development agreement with CRA for Parcel 2 in April, 1982, started construction of first Parcel 2 building in June, 1982.

Master Plan: Street level retail space and activity focused on Main Street related to existing and future retail space on the south side of Main. Densest development and taller buildings between Main Street and Broadway, including existing hotel (tallest building at 249'), multi-tenant office buildings and retail. Lower height limit north of Broadway on Parcel 2 transitioning to East Cambridge neighborhood (96' limit on Broadway scaling down to 80' along Binney Street).

Built to Date: Almost two-thirds complete -- 10 buildings with 1,759,000 SF plus parking in two garages. Parcel 4 is 100% complete (Marriott hotel, main public plaza, 4 office buildings, Legal Seafoods, MIT Coop). Two buildings facing on north side of Broadway complete on Parcel 2 plus two buildings for Biogen; balance of Parcel 2 committed to Biogen. Parcel 3 between Broadway and Main St., focus of current development plans, now has only Whitehead Institute.

Open Space: 252,000 SF completed to date creating network of public open spaces including: main public plaza facing Main Street at MBTA station with food service, entertainment, etc; Thomas Murphy Park facing Longfellow Bridge, with Galaxy Fountain; "South Park" facing Broadway on Parcel 2, with landscaped perennial garden (won Massachusetts Horticultural Society 1990 award for best new urban open space). Additional open space will accompany additional buildings.

City Revenues: Largest single property tax payer to City except for utility company. 1997 direct financial contribution to City over \$7.2 million (real estate taxes, hotel tax, in-lieu payments from Whitehead Institute, 121A payments on new Biogen building at 12 Cambridge Center).

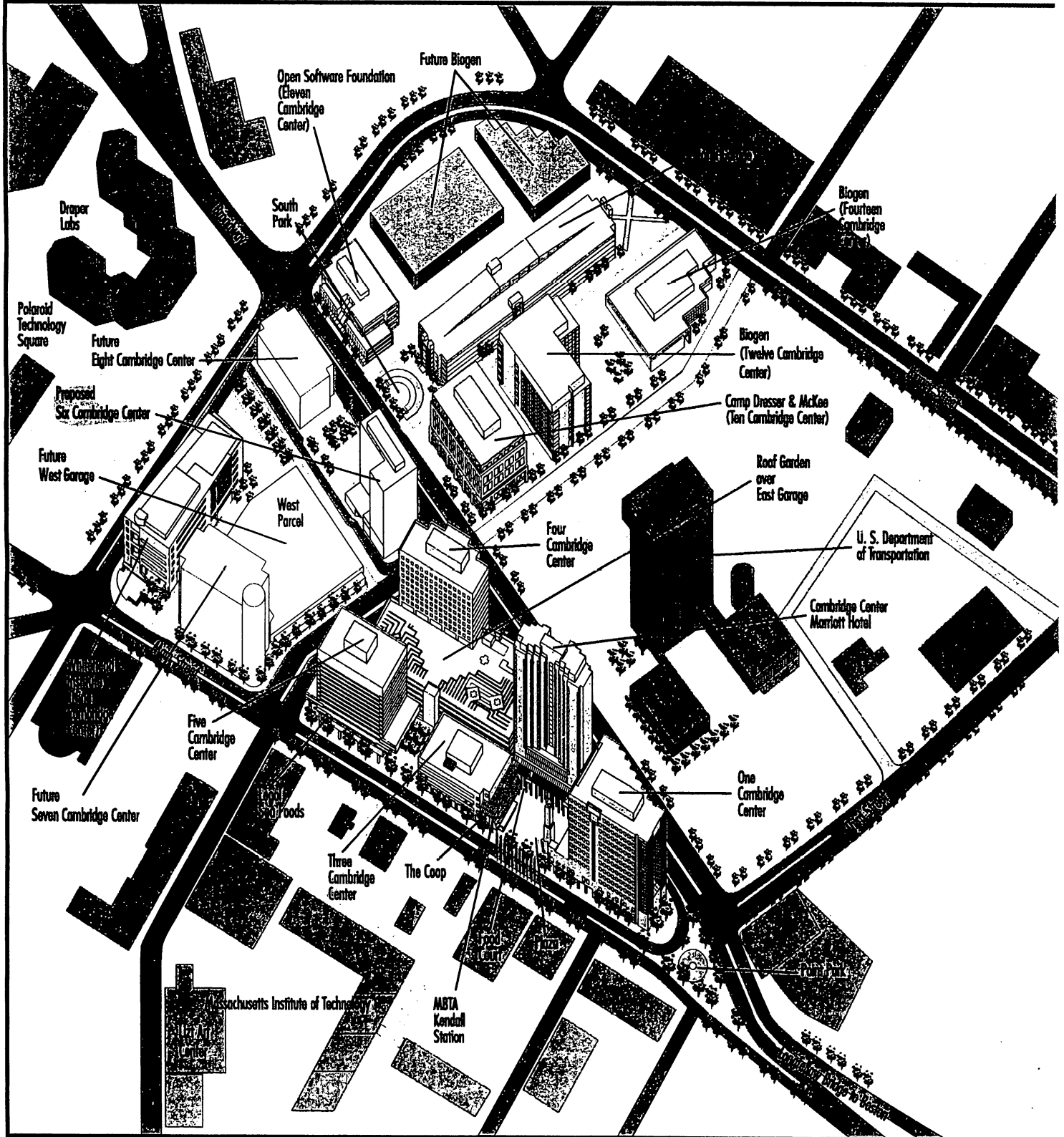
Revitalization of Kendall Square: Project has taken important steps towards making Kendall Square into a vital part of the City and home to thriving companies old and new. Completion at planned density needed to support additional retail and increase pedestrian level activity.





Cambridge Center

Completed and Future Development





SIX CAMBRIDGE CENTER
RESIDENCE INN
SELECTED LETTERS OF SUPPORT

CAMBRIDGE BUSINESSES AND INSTITUTIONS

Camp Dresser & McKee Inc.
One Cambridge Center
Cambridge, MA 02142
International Environmental Engineering Firm

Raytheon Engineers & Constructors, Inc.
One Broadway
Cambridge, MA 02142
International Engineering and Construction Firm

Whitehead Institute for Biomedical Research
Nine Cambridge Center
Cambridge, MA 02142-1479
MIT Affiliated Biomedical Research Institute

Radnet, Inc.
58 Charles Street
Cambridge, MA 02141-2147
Internet Based Software Developer

Avicenna Systems Corporation
One Hampshire Street
Cambridge, MA 02139-1502
Pharmacy Benefit Management Systems

Ernst & Young LLP
Center for Business Innovation
One Cambridge Center
Cambridge, MA 02142
Workplace Productivity Based Research and Consulting Unit of Ernst & Young

CSC Index
Five Cambridge Center
Cambridge, MA 02142-1493
Management Consultants

The Open Group
Eleven Cambridge Center
Cambridge, MA 02142-1405
Unix Based Software Development

The Weber Group, Inc.
101 Main Street
Cambridge, MA 02142
High Tech Public Relations Firm

QDB Solutions, Inc.
Three Cambridge Center
Cambridge, MA 02142-1613
Database Systems Management Providing Training and Consultant Services

KENDALL SQUARE AREA RETAILERS

MIT/Harvard Cooperative Society
1400 Massachusetts Avenue
Cambridge, MA 02238-9103
Leading Local Department Store

Kendall Barbers
238 Main Street
Cambridge, MA 02142
Retail Barber

Kendall Flower Shop
242 Main Street
Cambridge, MA 02142
Retail Flower Shop

Kendall Drugs
238 Main Street
Cambridge, MA 02142
Retail Druggist and Convenience Store

C

JOHN J. ROCHE & ASSOCIATES
COUNSELLORS AT LAW
ONE CAMBRIDGE CENTER
CAMBRIDGE, MASSACHUSETTS 02142

(617) 621-3100
(TELECOPIER)
(617) 621-3140

July 1, 1997

The Committee on Ordinances
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

The City of Cambridge
Community Development Department
Planning Board
57 Inman Street
Cambridge, MA 02139

Dear Members of the Committee on Ordinances
and the Cambridge Community Development Department:

I am writing this letter to the members of the Committee on Ordinances as well as the members of the Cambridge Community Development Department (as well as appearing in person at your July 2nd hearing) in support of a request by Boston Properties, Inc. regarding a change in the current zoning law as well as an amendment to its Urban Renewal Plan with the City of Cambridge.

While I have been a tenant of the Boston Properties, Inc. office building located at One Cambridge Center, Kendall Square, for the past six years, I am essentially writing this letter as a neighbor of Boston Properties who has resided in the City of Cambridge for more than forty years and more particularly, as a resident of 100 Memorial Drive, which, as you all know, is one block from Kendall Square.

I moved to 100 Memorial Drive in 1976. The changes which have occurred in the Kendall Square area since then have been most phenomenal. When I first moved to this part of the city, the land on which the Marriott Hotel and the Cambridge Center complex are now located consisted of a twenty-plus acre weedchoked wasteland. Back in those days, except for two very tired office buildings which had been constructed during the 1920's, a diner and a drug store, there was virtually no commercial activity in Kendall Square. Hayward Street, which connects 100 Memorial Drive with Main Street, as I well remember, was lined with rather decrepit auto repair shops. I can assure you that Kendall Square during that era was not an upscale neighborhood. Thanks, however, to the Cambridge City Council and agencies such as yours, including the Cambridge Redevelopment Authority, but equally important, thanks to Boston Properties, Inc., all of this has changed!

The Committee on Ordinances
The City of Cambridge
Community Development Department
Planning Board
July 1, 1997
Page 2

For those of us who live at 100 Memorial Drive, it is indeed a pleasure to frequent the facilities now available in Kendall Square, which include a first-class hotel (The Marriott), restaurants, numerous commercial establishments and several very high-class office building. It is our opinion that most of the improvement has been made possible by Boston Properties, Inc.'s investment of many millions of dollars.

It is my understanding that Boston Properties, Inc. now wishes to erect a fifteen-story, two hundred twenty-one room extended stay hotel, the Residence Inn by Marriott, on certain vacant property located at the corner of Ames Street and Broadway. I further understand that before such a hotel can be constructed there must be a change in the current zoning ordinance as well as an amendment to the Urban Renewal Plan which Boston Properties, Inc. currently has with the City. I have seen several drawings and artists' renditions of the proposed residential inn describing its integration with the existing buildings. While I disclaim any particular architectural expertise, it seems to me and my acquaintances who have reviewed the proposal that the new Residence Inn is totally consistent with all of the other improvements which Boston Properties, Inc. has made to the Kendall Square area over the past seventeen years.

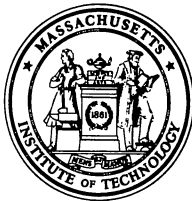
In conclusion then, as a longtime resident of this part of Cambridge, I am very happy to endorse the Boston Properties, Inc. request for a change in the zoning and an amendment of its Urban Renewal Plan primarily because of a sense of gratitude for its past contributions to the quality of life in this part of the city which I call "home." Because of its proven track record, I am willing to accept the assurances of Boston Properties, Inc. that the addition of the Residence Inn to the Cambridge Center complex will further enhance and improve our neighborhood.

Sincerely yours,



John J. Roche

JJR/jl



OFFICE OF THE SENIOR VICE PRESIDENT

CAMBRIDGE, MASSACHUSETTS 02139-4307

July 1, 1997

Committee on Ordinances
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Planning Board
Community Development Department
City of Cambridge
57 Inman Street
Cambridge, MA 02139

Re: Six Cambridge Center

To: Members of the Committee on Ordinances and the Planning Board

We understand that you are currently holding hearings on the proposed development of an extended stay hotel at Six Cambridge Center as proposed by Boston Properties, Inc., developer of Cambridge Center.

Since the inception of the Kendall Square Urban Renewal Project, MIT has had high hopes for the development of a district which would provide for a wide range of -- commercial, retail, residential, and transportation activities - - which would benefit the thousands of members of the MIT community for whom an attractive and lively urban center is so important. The Cambridge Center project has done much to fulfill our hopes.

We applaud the introduction of a new extended stay residence facility as a complement to the existing activities and as a service to the many visitors to MIT and other employers in this area. The residential uses being proposed are fully consistent with our mutual efforts to encourage development in the Kendall Square area that is of lasting value to the City. We hope that this will lead to expanded retail, residential, and transportation services which will both enliven the area and provide for a more substantial community context.

Very truly yours,

A handwritten signature in cursive script, reading "William R. Dickson".

William R. Dickson
Senior Vice President

WRD/rk

June 30, 1997

Committee on Ordinances
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

City of Cambridge
Community Development Department
Planning Board
57 Inman Street
Cambridge, MA 02139

Subject: Proposed Extended Stay Hotel, Residence Inn by Marriott, Inc.
at Six Cambridge Center

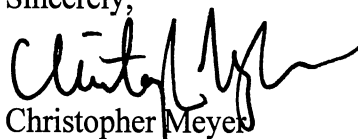
To: Members of The Committee on Ordinances and
Community Development Department Planning Board:

This letter is written in support of the project proposed by Boston Properties that would lead to the development a 221 room extended stay hotel, a Residence Inn by Marriott, at Cambridge Center. The project would offer a lesser priced hotel product that would provide, in addition to much needed hotel rooms, a different and additional level of hotel service to Cambridge Center and the surrounding Kendall Square area and be of particular value to our business.

Ernst & Young's Center for Business Innovation is in the midst of relocating its offices to newly renovated space at One Cambridge Center. We expect that our business in these new offices will include business seminars and other multiple day conference-related events where executives from Fortune 100 companies and other top companies from around the world will participate. In addition, we will have E&Y staff from around the world working with us for periods of weeks or months. Thus, the ability of our firm to offer a wide range of conveniently located lodging alternatives will be of substantial importance to our business and to our clients.

The Residence Inn project would offer an extremely convenient lesser priced hotel room product within this project and we offer our full support for the project proposed by Boston Properties, believing it would be a welcome addition to the Cambridge Center/Kendall Square area.

Sincerely,



Christopher Meyer
Director, Center for Business Innovation

CM/jc

Management Consultants

John F. Marino
Vice President
Finance and Administration

June 23, 1997

CSC Index

Committee on Ordinances
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

City of Cambridge
Community Development Department
Planning Board
57 Inman Street
Cambridge, MA 02139

Re: Six Cambridge Center

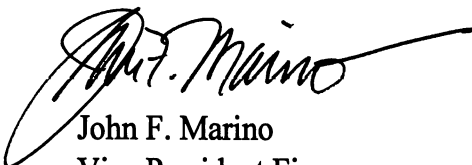
**To: Members of The Committee on Ordinances and
Community Development Department Planning Board:**

We understand that your offices are currently holding hearings on the proposed development of an extended stay hotel at Six Cambridge Center as proposed by Boston Properties, Inc., developer of Cambridge Center.

Index has been a tenant at Cambridge Center since 1981 making significant use of the services of the existing Marriott Hotel over that time. We believe the hotel proposed by Boston Properties will add much needed hotel rooms to this area and offer a product, extended stay hotel rooms, that will be of value to Index's business.

We offer our full support for the project proposed by Boston Properties knowing it will be a welcome addition to the Cambridge Center/Kendall Square area.

Very truly yours,



John F. Marino
Vice President Finance

Five Cambridge Center
Cambridge, Massachusetts 02142-1493
617.520.1802 Fax 617.520.1211



June 24, 1997

Committee on Ordinances
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

City of Cambridge
Community Development Department
Planning Board
57 Inman Street
Cambridge, MA 02139

**Re: Proposed Extended Stay Hotel
at Six Cambridge Center**

To: Members of The Committee on Ordinances and
Community Development Department Planning Board:

This letter is written in support of the project proposed by Boston Properties that would lead to the development of an extended stay hotel, a Residence Inn by Marriott, at Cambridge Center. The project would offer a lesser priced hotel product that would provide, in addition to much needed hotel rooms, a different and additional level of hotel service to Cambridge Center and the surrounding Kendall Square area and be of particular value to Radnet's business.

Radnet is in the process of moving its offices to Three Cambridge Center for occupancy beginning January, 1998. Our business would very much take advantage of the services which would be offered by the proposed Residence Inn as we anticipate that clients visiting our offices will have extended stay lodging requirements and the Residence Inn will offer an attractive and economic alternative to existing hotels in the area.

We offer our full support for the project proposed by Boston Properties and believe it would be a welcome addition to the Cambridge Center/Kendall Square area.

Very truly yours,

A handwritten signature in cursive script that reads "Darlene Ressler". The signature is written in dark ink and is positioned above the typed name.

Darlene Ressler
Vice President
Planning and Operations

Raytheon Engineers &
Constructors, Inc.
One Broadway
Cambridge, MA 02142
Tel 617.494.7000
Fax 617.494.7258

Raytheon Engineers &
Constructors

June 30, 1997

Committee on Ordinances
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Ma. 02139

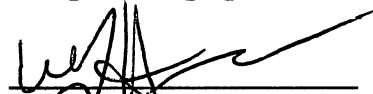
City of Cambridge
Community Development Department
Planning Board
57 Inman Street
Cambridge, Ma. 02139

Re: Proposed Residence Inn
at Cambridge Center

To: Members of The Committee on Ordinances and
Community Development Department Planning Board;

This letter is written in support of the project proposed by Boston Properties that would lead to the development of an extended stay hotel, a Residence Inn by Marriott, at Cambridge Center. We offer our full support for the project proposed by Boston Properties and believe it would be a welcome addition to the Cambridge Center/Kendall Square area. The project would offer a lesser priced hotel product that would provide, in addition to much needed hotel rooms, a different and less expensive level of hotel service to Cambridge Center and to the surrounding Kendall Square area and be of particular value to our firm's business.

Very truly yours,



W.J. Higgins
Manager Building Services



AVICENNA
SYSTEMS CORPORATION

One Hampshire Street
Cambridge, Massachusetts 02139-1502

617 577-3000 / 800-AVICENNA
FAX 617 577-3001
info@avicenna.com
<http://www.avicenna.com>

June 30, 1997

Committee on Ordinances
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

City of Cambridge
Community Development Department
Planning Board
57 Inman Street
Cambridge, MA 02139

RE: Proposed Extended Stay Hotel
at Six Cambridge Center

To: Members of the Committee on Ordinances and
Community Development Department Planning Board

We understand that your offices are currently holding hearings on the proposed development of a 221-room extended stay hotel at Six Cambridge Center as proposed by Boston Properties, Inc., developer of Cambridge Center. This letter is written in support of the proposed project as it would offer a hotel product that would provide a different and additional level of hotel service to Cambridge Center and the surrounding Kendall Square area and be of particular value to the type of business services that our company offers.

An extended stay hotel product would not only offer much needed additional hotel rooms in this area, but also offer, as I understand it, a lower cost alternative to the existing full service hotel already built at Cambridge Center, thereby providing an additional level of convenience for our business clients.

We offer our full support for the project proposed by Boston Properties and believe it would be a welcome addition to the Cambridge Center/Kendall Square area.

Very truly yours,

John D. Ryder
Chief Financial Officer

June 24, 1997

THE *Open* GROUP

Committee on Ordinances
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

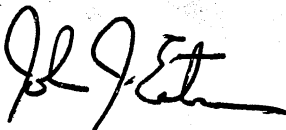
City of Cambridge
Community Development Department
Planning Board
57 Inman Street
Cambridge, MA 02139

Re: Proposed Extended Stay Hotel
at Six Cambridge Center

To: Members of The Committee on Ordinances and
Community Development Department Planning Board

This letter is written in support of the project proposed by Boston Properties that would lead to the development of an extended stay hotel, a Residence Inn by Marriott, at Cambridge Center. We offer our full support for the project proposed by Boston Properties and believe it would be a welcome addition to the Cambridge Center/Kendall Square area. The project would offer a lesser priced hotel product that would provide, in addition to much needed hotel rooms, a different and less expensive level of hotel service to Cambridge Center and to the surrounding Kendall Square area and be a particular value to The Open Group's business.

Very truly yours,



John J. Eaton
Manager
Facilities and Administration

11 Cambridge Center
Cambridge, MA
02142-1405 USA

Tel +1 617 621 8700

Fax +1 617 621 0631

www.opengroup.org



THE DATA QUALITY COMPANY

QDB SOLUTIONS, INC.
THREE CAMBRIDGE CENTER
CAMBRIDGE, MA 02142-1613
PHONE (617) 577-9205
FAX (617) 577-9206

June 23, 1997

Committee on Ordinances
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

City of Cambridge
Community Development Department
Planning Board
57 Inman Street
Cambridge, MA 02139

**Re: Proposed Extended Stay Hotel
at Six Cambridge Center**

**To: Members of the Committee on Ordinances and
Community Development Department Planning Board**

We understand that your offices are currently holding hearings on the proposed development of an extended stay hotel at Six Cambridge Center as proposed by Boston Properties, Inc., developer of Cambridge Center. This letter is written in support of the proposed project as it would offer a hotel product that would provide a different and additional level of hotel service to Cambridge Center and the surrounding Kendall Square area and be of particular value to the type of business services that our company offers.

A portion of our business is derived from training seminars where participants enroll for up to 1 week at a time often times traveling from out of town and, therefore, requiring lodging services. An extended stay hotel product would not only offer much needed additional hotel rooms in this area, but also offer, as I understand it, a lower cost alternative to the existing full service hotel already built at Cambridge Center, thereby providing an additional level of convenience for our clients.

We offer our full support for the project proposed by Boston Properties and believe it would be a welcome addition to the Cambridge Center/Kendall Square area.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Jeffrey Averick".

Jeffrey Averick
President
QDB Solutions, Inc.

The Weber Group, Inc.

June 27, 1997

Committee on Ordinances
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

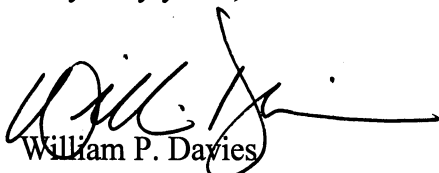
City of Cambridge
Community Development Department
Planning Board
57 Inman Street
Cambridge, MA 02139

Re: Proposed Residence Inn
at Cambridge Center

To: Members of The Committee on Ordinances and
Community Development Department Planning Board:

This letter is written in support of the project proposed by Boston Properties that would lead to the development of an extended stay hotel, a Residence Inn by Marriott, at Cambridge Center. We offer our full support for the project proposed by Boston Properties and believe it would be a welcome addition to the Cambridge Center/Kendall Square area. The project would offer a lesser priced hotel product that would provide, in addition to much needed hotel rooms, a different and less expensive level of hotel service to Cambridge, Center and to the surrounding Kendall Square area and be of particular value to our firm's business.

Very truly yours,



William P. Davies
CFO & Sr. VP Finance
The Weber Group



P.O. Box 9103
Cambridge, MA 02238-9103

JEREMIAH P. MURPHY, JR., President
WILLIAM R. DICKSON, Chairman of the Board

June 27, 1997

Committee on Ordinances
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

City of Cambridge
Community Development Department
Planning Board
57 Inman Street
Cambridge, MA 02139

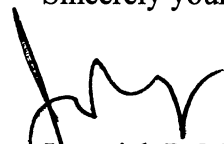
Re: Proposed Residence Inn at Cambridge Center

**To: Members of the Committee on Ordinances and
Community Development Department Planning Board**

As a 10 year tenant at Three Cambridge Center, I write in support of the proposed Residence Inn project at Six Cambridge Center. The Coop has been satisfied with the scope and quality of the Boston Properties developments in this area and would welcome the addition that is proposed. Obviously, an extended stay hotel would certainly bring more traffic to the area and therefore, I am sure, benefit our operation. But more importantly, would add another element of service that would increase the vitality of the area.

Again, I truly support the proposed Boston Properties project and feel strongly that it would indeed enhance the area and be a productive asset for all in the Kendall Square area.

Sincerely yours,



Jeremiah P. Murphy, Jr.
President

**KENDALL BARBERS
BARBER STYLIST**

238 Main Street, Cambridge, Massachusetts 02142

June 24, 1997

Committee on Ordinances
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

City of Cambridge
Community Development Department
Planning Board
57 Inman Street
Cambridge, MA 02139

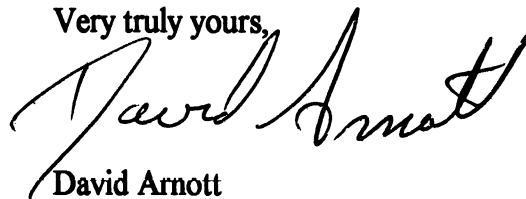
Re: Six Cambridge Center

**To: Members of The Committee on Ordinances and
Community Development Department Planning Board**

We understand that your offices are currently holding hearings on the proposed development of a 221 room extended stay hotel at Six Cambridge Center as proposed by Boston Properties, Inc., developer of Cambridge Center.

My shop has been located in Kendall Square since 1934, having been started by my grandfather. I believe the hotel proposed by Boston Properties will, due to the extended stay nature of the use of the hotel, bring a much appreciated boost to my business and will be a welcome addition to the Cambridge Center/Kendall Square area. I wholeheartedly support the project proposed by Boston Properties.

Very truly yours,



David Arnott
Kendall Barbers

***Kendall Flower Shop
242 Main Street
Cambridge, MA 02142
Phone 617-661-8180
Fax 617-661-8566***

June 25, 1997

Committee on Ordinances
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

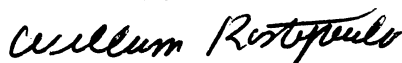
City of Cambridge
Community Development Department
Planning Board
57 Inman Street
Cambridge, MA 02139

**Re: Proposed Residence Inn by Marriott
at Six Cambridge Center**

**To: Members of The Committee on Ordinances and
Community Development Department Planning Board:**

This letter is written in support of the project proposed by Boston Properties that would lead to the development of an extended stay hotel, a Residence Inn by Marriott, at Cambridge Center. I have operated my shop in Kendall Square for 35 years and believe that Boston Properties' Cambridge Center development has been an outstanding successful development and very important to the success of my business. The currently proposed project offering extended stay hotel rooms will certainly be of additional value to our business and to that of surrounding retailers and, as such, would be a welcome addition to Cambridge Center and to the surrounding Kendall Square area. We offer our full support for the project proposed by Boston Properties and believe it would be a welcome addition to the Cambridge Center/Kendall Square area.

Very truly yours,



William Kostopoulos
Owner
Kendall Flower Shop



Kendall Drugs

238 Main Street
Cambridge, Massachusetts 02142
Telephone (617) 876-8680

June 24, 1997

Committee on Ordinances
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

City of Cambridge
Community Development Department
Planning Board
57 Inman Street
Cambridge, MA 02139

**Re: Proposed Extended Stay Hotel
at Six Cambridge Center**

**To: Members of The Committee on Ordinances and
Community Development Department Planning Board**

We understand that your offices are currently holding hearings on the proposed development of an extended stay hotel at Six Cambridge Center as proposed by Boston Properties, Inc., developer of Cambridge Center. As the proprietor of a business that has been in Kendall Square for 16 years, we offer our support of the proposed project as it would bring additional demand for goods and services to Cambridge Center and to the surrounding Kendall Square area and we believe would be of particular value to sales of products that our drugstore offers.

We offer our full support for the project proposed by Boston Properties and believe it would be a welcome addition to the Cambridge Center/Kendall Square area.

Sincerely,

A handwritten signature in cursive script that reads "Virginia L. Horn".

Virginia L. Horn
President

City of Cambridge

The Ordinance Committee held a public hearing on July 2, 1997, beginning at 6:05 p.m. in the Ackermann Room for the purpose of considering a proposed amendment to the Zoning Ordinance and the Urban Renewal Plan to increase the number of square feet of gross floor area for hotel use in the MXD District without increasing the maximum aggregate square feet of permitted development.

Present at the hearing were Councillor Francis H. Duehay, Chair of the Committee, Vice Mayor Kathleen L. Born, Councillor Michael A. Sullivan, Councillor Timothy J. Toomey, Jr., and City Clerk D. Margaret Drury. Also present were Deputy City Solicitor Donald Drisdell, and Lester Barber, Zoning Specialist, Community Development Department.

Councillor Duehay convened the hearing and explained the purpose and the procedures. He then invited the petitioners to make a presentation.

Joseph Tulumieri, Executive Director of the Cambridge Redevelopment Authority (CRA), made a presentation in support of the petition for an amendment to the MXD Zoning District in Kendall Square to allow construction of a 190,000 square feet hotel. The current hotel is 250,000 square feet, which is what present zoning allows, so this change is necessary to build the new hotel. The exact same change is required in the Urban Renewal Plan. Mr. Tulumieri stated that the CRA has had public/private partnership with Boston properties since 1968.

Mr. Tulumieri then described the design review sessions that have taken place, and introduced David Barrett, President of Boston Properties. David Barrett, resident of Brattle Street, stated that working closely with the CRA and the city, Boston Properties has developed two-thirds of the allowable build-out in the MXD District since starting in 1980. Ten buildings are completed. An important planning goal was street life and street level retail. They started with Main Street. MIT has committed to put retail in the south side street level. Mr. Barrett said that Broadway is more of a challenge. There is a little more than 250,000 square feet of open space overall, including an award-winning perennial garden. However, they not satisfied that they have activated Kendall Square to its full potential. Mr. Barrett noted that Cambridge Center is the second largest source of taxes to the City. This year it will generate a little over \$7.2 million of taxes for the City.

Liam Brown, Regional Director for Marriot Residence Inns for the Northeast, described what a Marriot residence inn is. They are extended-stay hotels. Units include a bedroom, living room, kitchen, and bathroom. Three types of business persons are customers; trainers, person on temporary assignments, and visitors to MIT and the medical facilities, including families with a family member undergoing long-term care. Marriot has residence inns in Montreal, Seattle and New Orleans.

Councillor Sullivan asked what this would be if not a hotel. David Barrett said that it will otherwise be used for office space.

Councillor Sullivan asked which use would generate more traffic. Mr. Barrett said that less traffic will be generated by the residence hotel.

Councillor Sullivan asked if a hotel is the highest generator of tax revenue. Mr. Barrett said yes; it generates property and hotel taxes. He said that he expects \$850,000-\$950,000 of taxes will be generated.

Councillor Sullivan asked which would hire more Cambridge employees. Mr. Barrett said Boston Properties doesn't track the residency of employees hired by its tenants at the Cambridge Center.

Councillor Sullivan asked if this project will bring life back to the area at night. Mr. Barrett said yes. This will be essentially an apartment building of 221 units. There will be retail space and a cafe with outdoor seating.

Vice Mayor Born asked whether the proposal increases overall allowable FAR. Mr. Barrett said that it does not. The total FAR has remained unchanged since the inception. The total is 2,770,070 square feet FAR.

Councillor Toomey asked about Cambridge hiring. Mr. Barrett said that there will be Cambridge residents hired. Councillor Toomey asked if the construction will be done by union workers. Mr. Barrett said that it will.

Councillor Toomey asked whether there will be taxi issues. He noted that there are taxi issues at the other Marriot. Mr. Barrett said that because of these issues the Marriot has been paying close attention to a smooth taxi setup.

Vice Mayor Born asked where the additional hotel square footage will come from. Mr. Barrett said that nothing is being added to the total. Some of what would otherwise be office use will be converted to hotel use.

Lee Cott, resident of Hancock Street, Cambridge architect, described the site plan in more detail. He described the retail space and said it could include a Starbucks, a Breugger's Bagels, etc. There will be green space between the residence hotel and the planned six-story office building with street access. That green space is planned as a visual extension of the prize-winning garden park across the street. The building is fifteen stories high but the stories are not as high as they would be for an office building; it is the equivalent of a twelve story office building.

Mr. Barrett submitted for the record letters from businesses in support of the project. (Attachment B). He then listed the benefits of the project for the City of Cambridge. See (Attachment A).

Larry Bluestone, 18 Center Street, Bluestone Planning Group, stated that he has worked for the CRA on design issues since 1970. He described the need for uses that will provide activity at the street. He also described the new level of activity in the redevelopment area. The new residence inn will be very helpful to the liveliness of the area. It is at the point of becoming a "commercial neighborhood", a district to which people will be happy to come.

Mr. Barrett said that the hope is that the hotel will open in January, 1999. The timing is bad, but this is the timing of the opportunity, not something that Boston Properties can control.

Councillor Duehay asked how the down zoning petition would affect Kendall Square. Mr. Barrett said that the downzoning would restrict the height. The present height restriction is 250 feet. The height setback from the street would make the hotel infeasible and, overall, it would be drastic for the district.

Councillor Duehay said that the MXD district has been a twenty year commitment by the City Council. When the downzoning petition comes up for a vote, the City Council will have to keep this in mind.

Councillor Toomey said that the plan seems to have very few downsides for residents.

Councillor Duehay then invited public testimony.

John Roche, 100 Memorial Drive, stated that he is speaking as a neighbor. He said that he has been a Cambridge resident for forty years. He has lived at 100 Memorial Drive since 1976. He has seen phenomenal changes in that area of the City. What is now Cambridge Center was a weed-choked wasteland. There were many decrepit autobody shops. That has all changed and in great measure, Boston Properties deserves the credit. The area now has a first class hotel, several restaurants and several commercial establishments. He is a lawyer with a lease at Cambridge Center. There has been an incredible improvement in this area of the City. As a citizen and resident, he is happy to speak in support of this project. He submitted a letter. (Attachment C).

Bob Cabral, Vice President for Facilities, Camp, Dresser and McKee Inc, stated that the firm's international headquarters is located at 10 Cambridge Center. Since the firm has moved to Kendall Square, it has experienced a great need for temporary space for visitors from their offices in other parts of the world. A facility like this will be a factor in their deciding whether to stay in Kendall Square.

Guy Asaph, 2 Brattle Street, Cambridge, noted the negative effect of the proposed downzoning on this excellent project.

Councillor Duehay then closed the public testimony.

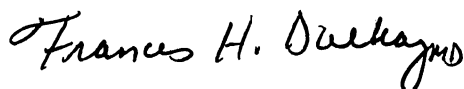
Councillor Duehay moved that proposed zoning amendment be forwarded to the full City Council with a favorable recommendation and that the proposed amendment to the Urban Renewal Plan also be forwarded with a favorable recommendation.

Councillor Duehay noted that Vice Mayor Born and Councillor Sullivan had noted the approval before they had to leave. The motion passed unanimously on a voice vote.

Councillor Duehay requested that Boston Properties and the CRA provide a history of the development and the taxes that the development has generated to include with the Committee Report.

Councillor Duehay thanked those present for their attendance. The hearing was adjourned at 7:25 p.m.

For the Committee,

A handwritten signature in cursive script that reads "Francis H. Duehay".

Councillor Francis H. Duehay
Chair

Committee Report #4

Cal 230-15
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A report from Councillor Francis H. Duehay, Chair of the Ordinance Committee for a meeting held on July 2, 1997 for the purpose of considering a proposed amendment ~~to the Zoning Ordinance and~~ the Urban Renewal Plan to increase the number of square feet of gross floor area for hotel use in the MXD District without increasing the Maximum aggregate square feet or permitted development.

TO

September 8, 1997

Passed to be ordained

Published in Chronicle

September 11, 1997

In City Council August 4, 1997

Report accepted

Placed on File

Plan amendment and
Zoning amendment
passed to a second
reading