

Filed with City Clerk 2/14/77

FEBRUARY 14, 1977

CHARLES C. NOWISZEWSKI, CHAIRMAN

THANK YOU, MR. MAYOR

TONIGHT, AT THIS PUBLIC HEARING WHICH WAS DULY ADVERTISED, YOU HAVE BEFORE YOU FOR DISCUSSION AND ACTION THREE ITEMS WHICH ARE VITAL AND ESSENTIAL TO CONTINUE TO MOVE THE KENDALL SQUARE PROJECT ONWARD.

- V.G. {
- (1) URBAN RENEWAL PLAN AMENDMENT.
 - (2) PETITION FOR THE DISCONTINUANCE OF CERTAIN STREETS AND WAYS WITHIN THE PROJECT AREA.
 - (3) AMENDMENT TO THE COOPERATION AGREEMENT WHICH WAS ORIGINALLY SIGNED IN 1965.

V.G. { THESE ACTIONS BEFORE YOU TONIGHT ARE ONLY THE BEGINNING OF A SUCCESSIVE SET OF PARALLEL ACTIONS WHICH WILL BE REQUIRED TO EFFECTIVELY DEVELOP CAMBRIDGE CENTER AT KENDALL SQUARE.

HERE TONIGHT TO SUPPORT THESE HEARINGS AND DISCUSSIONS WE HAVE PRESENT:

THE CRA BOARD,

THE CRA STAFF, AND

VARIOUS CONSULTANTS TO THE CRA, ALL OF WHOM WORKED HARD TO MOVE THE CAMBRIDGE CENTER AT KENDALL SQUARE FORWARD. THEY HAVE GIVEN WILLINGLY OF THEIR TIME AND ENERGY AND AT THIS TIME I WOULD LIKE TO PUBLICLY ACKNOWLEDGE THEIR EFFORTS. MOST IMPORTANTLY, I WOULD LIKE

TO ACKNOWLEDGE THE INTEREST AND CONCERN WHICH THE CITY MANAGER HAS EXPRESSED IN THIS PROJECT AS ONE OF HIS HIGHEST PRIORITIES, AS WELL AS THE WILLINGNESS OF MEMBERS OF THE CITY COUNCIL TO EXPRESS CANDIDLY THEIR VIEWS AND CONCERNS ABOUT THE PROPOSED PROJECT UNDERTAKING.

ADDITIONALLY, DURING THE PREPARATION OF THE URBAN RENEWAL PLAN AMENDMENT AND THE FORMULATION OF THE PLANNING PROCESS FOR A MIXED USE DISTRICT, THE AUTHORITY AND THE PLANNING BOARD CONFERRED AT LENGTH ON A NUMBER OF OCCASIONS. AT THIS TIME I WOULD LIKE TO PUBLICLY ACKNOWLEDGE THE COOPERATION AND ASSISTANCE OF MR. ARTHUR PARRIS AND THE PLANNING BOARD, AND MR. DAVID VICKERY, AND THE STAFF OF THE COMMUNITY DEVELOPMENT DEPARTMENT.

OVER THE YEARS MUCH HAS BEEN SAID WITH REGARD TO KENDALL SQUARE. MANY TRIALS AND TRIBULATIONS HAVE BEEN ENDURED. I WILL NOT BORE YOU WITH THE RHETORIC OF THE PAST, BUT RATHER I WOULD LIKE TO DWELL ON SOME OF THE POSITIVE EVENTS THAT HAVE RECENTLY OCCURRED AND THOSE THAT CAN OCCUR IN THE NEAR FUTURE IF WE CAN ALL WORK IN HARMONY TO DEVELOP A SPIRIT OF COOPERATION FOR THE GOOD OF ALL IN THE CITY OF CAMBRIDGE.

SOME OF THE RECENT POSITIVE EVENTS THAT HAVE OCCURRED ARE AS SHOWN ON THE SCREEN:

(1) TRANSFER OF 11 ACRES FROM DOT TO CRA

V.6 . 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.

(2) 15-MILLION DOLLAR RESERVATION FROM HUD

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, MOST PARTICULARLY OUR CONGRESSMAN, THOMAS P. O'NEILL, JR., AND HIS STAFF.

(3) ENVIRONMENTAL IMPACT STUDY

THE EIS BEGAN IN 1975 AND WAS COMPLETED IN 1976, AND IS NOW BEING REVIEWED BY ALL REQUIRED FEDERAL AND STATE AGENCIES.

(4) R.M. BRADLEY REAL ESTATE CONSULTANTS

IN 1976 THE AUTHORITY ENGAGED R. M. BRADLEY, REAL ESTATE CONSULTANTS, TO PROVIDE A MARKETING AND DEVELOPMENT PROGRAM.

(5) MIXED USE DISTRICT AND DEVELOPMENT GUIDELINES

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.

(6) URBAN LAND INSTITUTE PANEL

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 PANEL AND WILL PERMIT THE FOLLOWING USES:

- (1) LIGHT INDUSTRY.
- (2) GENERAL AND TECHNICAL OFFICE SPACE
- (3) RETAIL
- (4) HOTEL
- (5) RESIDENTIAL (FUTURE)

V.G.

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 ALL OF OUR PROBLEMS.

WE WILL CONTINUE TO WORK WITH VARIOUS CITY DEPARTMENTS AND AGENCIES, ON SUCH DIFFICULT PROBLEMS AS TRAFFIC, TRUCK ROUTES, MANPOWER TRAINING AND DEVELOPMENT, THE DESIRABLE ZONING REVISION, AND DESIGN CONTROLS AND REVIEW.

THE AUTHORITY BELIEVES THERE IS A CONSENSUS--OR AT LEAST AS GREAT A CONSENSUS AS IS POSSIBLE TO OBTAIN--ON THE OBJECTIVES FOR CAMBRIDGE CENTER IN KENDALL SQUARE--THAT IS, SEVERAL THOUSAND

JOB'S PROVIDING UPWARD MOBILITY FOR CAMBRIDGE RESIDENTS...AND
NEEDED ADDITIONS TO OUR TAX BASE. THESE OBJECTIVES ARE
ELABORATED IN SOME DETAIL IN THE PROPOSED PL/ AMENDMENT.

THERE IS AN IMPORTANT ADDITIONAL CONSIDERATION, WE
BELIEVE, AND THAT IS THE ELIMINATION OF A BLIGHTED WASTELAND
AND THE CREATION OF AN ENVIRONMENT WHICH WILL BE LIVELY AND
ATTRACTIVE, AND PROVIDE DAILY AMENITIES AND SERVICES FOR THE
USE AND ENJOYMENT OF CAMBRIDGE RESIDENTS AND THE WORKING
POPULATION IN THE AREA.

ON BEHALF OF THE REDEVELOPMENT AUTHORITY I PLEDGE
THAT ANY DEVELOPMENT IN KENDALL SQUARE WILL BE WHOLLY CONSISTENT
WITH THE COMMUNITY'S 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.

/ / /

S- 83A

101