



Cambridge Redevelopment Authority

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

April 20, 1973

Mr. John H. Corcoran
City Manager
Cambridge City Hall
Cambridge, Massachusetts 02139

Re: Procedure for Proposed Cambridge City Council Actions
Kendall Square Urban Renewal Area
Project No. Mass. R-107

Dear Mr. Corcoran:

As a result of recent discussions with you and with members of the City Council, including those during and after our meeting of April 15, 1973, and with members of the Authority, we are writing to outline a procedure for securing necessary City Council actions providing for full development of both the Quadrangle site and the Triangle site in the Kendall Square Urban Renewal Area.

We believe the procedure reflects your concern and the concern of members of the City Council that the land be developed in such a way so as to create maximum employment opportunities, particularly for Cambridge residents and blue-collar workers, and to provide new real estate tax revenue.

With respect to the Quadrangle site, the Authority should seek, immediately, proposals for job-intensive development rather than for the residential uses presently included in the Authority's revised concept plan.

For this purpose, the Authority proposes to submit to the City Council, for its consideration, profiles of various different types of job-intensive development, together with a list of the public actions and possible agreements necessary to obtain such development, as well as an appropriate action for removing the limitation on the use of the site west of Sixth Street for a "NASA Research Center".

As a part of this procedure, it will not be necessary at this time, and the City Council will not be asked, to consider any further street closings or zoning changes for the Quadrangle site until the Authority has received actual proposals from developers, and has reviewed such development proposals and proposed City Council actions with the East Cambridge Neighborhood.

With respect to the Triangle site, the Authority should proceed, as soon as possible, to market and develop land for retail and office space and a motor hotel, together with structured off-street parking facilities and, possibly, some apartment units.

For this purpose, the Authority is prepared to submit to the City Council a package, for consideration and action, which includes materials with respect to interior street closings -- but not including Sixth Street, Main Street and other perimeter streets--, a zoning change from Industry B to Business B District classification, and an authorization for expenditures from the Parking Fund for feasibility studies and planning work relating to the possible development of off-street parking facilities.

If you agree with this procedure for securing necessary City Council actions, you may wish to forward to the City Council, for its concurrence, the form of proposed order which we have enclosed herewith. City Council approval of this order will permit the Authority to introduce the necessary materials for both Planning Board and City Council consideration.

Sincerely yours,



Robert F. Rowland
Executive Director

RFR:eal

Enclosure

C I T Y O F C A M B R I D G E

In City Council,
April 23, 1973

WHEREAS:-

The City Council is interested in the rapid development of the Kendall Square urban renewal project for business and industrial purposes providing the maximum number of jobs for Cambridge residents and blue-collar workers; and

WHEREAS:-

The City Council is interested in increasing municipal real estate tax revenue; and

WHEREAS:-

The City Council does not believe that the revised concept plan prepared by the Redevelopment Authority for the project accomplishes such objectives for the Quadrangle site to the fullest possible extent.

RESOLVED:-

That, with respect to the Quadrangle site, the City Manager request the Redevelopment Authority to seek, immediately, proposals for job-intensive development, rather than proposals for the residential uses presently included in the Authority's revised concept plan.

That, for this purpose, the Authority should submit to the City Council, for its consideration, profiles of various different types of job-intensive development, together with a list

of the public actions and possible agreements necessary to obtain such development, as well as an appropriate action for removing the limitation on the use of the site west of Sixth Street for a "NASA Research Center".

That, the City Council will not consider any further street closings or zoning changes for the Quadrangle site until the Redevelopment Authority has received actual proposals from developers, and has reviewed such development proposals and proposed City Council actions with the East Cambridge Neighborhood.

That, with respect to the Triangle site, the City Manager request the Authority to proceed, as soon as possible, to market and develop land for retail and office space and a motor hotel, together with structured off-street parking facilities, and, possibly, some apartment units.

That, for this purpose, the Authority should submit to the City Council, a package, for consideration and action, which includes materials with respect to interior street closings --but not including Sixth Street, Main Street and other perimeter streets--, a zoning change from Industry B to Business B District classification, and an authorization for expenditures from the Parking Fund for feasibility studies and planning work relating to the possible development of off-street parking facilities.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
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EXECUTIVE DEPARTMENT
JOHN H. CORCORAN
City Manager

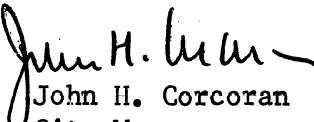
April 23, 1973

To the Honorable, the City Council:

I transmit herewith a communication from the Cambridge Redevelopment Authority which proposes a procedure for development of the Kendall Square Urban Renewal Area.

You will note that the Authority has set aside the proposals presently included in its revised concept plan for the Quadrangle site (Surplus NASA Land), and plans to seek uses which would create maximum employment opportunities, particularly for Cambridge residents and blue-collar workers.

Very truly yours,


John H. Corcoran
City Manager

JHC/b

Agenda # 18. 93

Comm. from John H. Corcoran, transmitting
plans for the development of the Kendall
Square Urban Renewal Area.

4/23/73 Returned to
the Committee
Housing and Land
Development &
Economic Development
Improvement Systems
In City Council,

April 23, 1973

Held for Council
BA Order
Adopted to
Refer to Council