

CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

PUBLIC HEARING NOTICE

Relative to the Sale and Air Rights Lease of
Various Parcels of Land in the Lechmere Area.

Notice is hereby given that in accordance with provisions of Section 15 and Section 22F of Chapter 40 of the General Laws of the Commonwealth of Massachusetts and Ordinance No. 733 of the City of Cambridge as adopted January 18, 1965, a joint hearing by the Cambridge City Council and the Cambridge Planning Board will be held on Monday, May 18, 1981 at 6:00 p.m. in the City Council Chambers, Cambridge City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts.

The hearing will be held to consider the sale of:

- Parcel C - located in the area of 52 First Street and as generally described in the East Cambridge Riverfront Plan;
- Parcel A - located at 31-37 Cambridge Parkway and as generally described in the East Cambridge Riverfront Plan;
- Parcel 7C- a portion of the MBTA parking lot at First and Cambridge Streets and as described in the Lechmere Canal Park acquisition plan by Cullinan Engineering dated November 4, 1980;

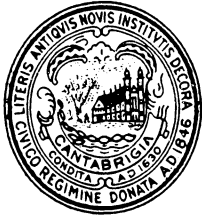
and the air rights lease of:

- Parcel F - located at First and Cambridge Streets and as generally described in the East Cambridge Riverfront Plan.

Specific information describing the above parcels is available at the office of the Cambridge Community Development Department, 57 Inman Street, Cambridge, Mass.

By Order of the City Council

Attest: Paul E. Healy, City Clerk



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

May 11, 1981

To the Honorable, the City Council:

Re: Sale and Lease of City-Owned Land in the Lechmere Development Area

As you know, the City has been involved in a developer selection process for various parcels of land in the Lechmere Development area. A developer selection committee has been meeting over the last month and a half to select developers for parcels C and F at Cambridge and First Streets and for parcel A at 31-37 Cambridge Parkway.

In accordance with provisions of Section 15 and Section 22F of Chapter 40 of the General Laws of the Commonwealth of Massachusetts and Ordinance No. 733 of the City of Cambridge as adopted January 18, 1965, I am herewith submitting offers to purchase or air rights lease parcels C, F and A as generally described in the East Cambridge Riverfront Plan and parcel 7c as described in a plan by Cullinan Engineering, dated November 4, 1980..

I request that the City Council submit these offers to purchase to the Planning Board for consideration and a report.

Upon City Council consideration of this Planning Board report on Monday, May 18, 1981, I will request that the City Council authorize me to convey and air rights lease the above surplus parcels to the developers selected by the City Council.

The members of the Developer Selection Committee for parcels C and F are Mayor Duehay; Bill McCall, Chairman of the Massachusetts Land Bank Board; Jeffrey Simon, Executive Director of the Massachusetts Land Bank; Ken Daley, representing the East Cambridge neighborhood and myself. Members of the committee reviewing the parcel A development proposal included Mayor Duehay, Ken Daley and myself.

Four development proposals were submitted for the development of parcels C and F:

Carlin-Atlas submitted a proposal to develop office, retail and housing;

Schocket Associates submitted a proposal for office and retail;

The Druker Company submitted a proposal for office, retail and housing; and

Wilder-Manley submitted a proposal for office and retail.

The proposals ranged in cost from \$22 to \$32 million. The selection committee met on three occasions and reviewed staff analysis of four major areas: transportation/parking, urban design, financial/market feasibility and improvements required before the developer would proceed. This analysis and full proposals are available for your review in the City Council office. After careful consideration of all proposals the selection committee herewith recommends Wilder-Manley Financial Corporation as the developer for parcels C and F.

Wilder-Manley has agreed to:

1. pay \$18 a foot or approximately \$1.6 million for the two parcels,
2. build 50 public parking spaces for a capital improvement worth over \$500,000,
3. spend 1% for art,
4. implement a Cambridge employment program,
5. make every effort to begin construction by late Fall of this year or Spring of 1982,
6. draw the land down no later than March 1, 1982 and begin land deposit payments of approximately \$28,000 per month starting in September,
7. participate in certain park design costs and construction costs necessary to integrate their proposed building into the park scheme,
8. pay their pro-rata share of park maintenance and security costs,
9. provide ongoing public exhibits from the Museum of Science, Children's Museum and other institutions,
10. make design adjustments in their building creating interesting connections between the neighborhood and the park,
11. participate with the City in applying for additional UDAG funds needed for park and other area improvements, and
12. make a \$10,000 good faith deposit.

The selection committee reviewed a proposal submitted by the Sonesta Hotel to develop a \$26 million hotel, restaurant, conference facility with 70 units of hotel-related housing. The selection committee herewith recommends that the Sonesta Hotel development proposal be selected by the City Council.

May 11, 1981

Sonesta has agreed to:

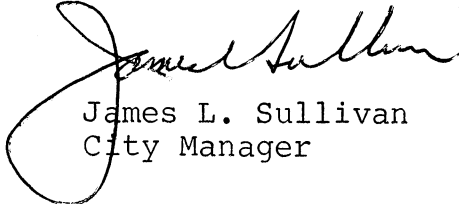
1. pay \$1,660,000 for acquisition of parcel A,
2. build 60 public parking spaces,
3. spend 1% for art,
4. implement a Cambridge employment program,
5. make every effort to begin construction by Spring of 1982,
6. release \$2.7 million of UDAG funding for the First and Thorn-dike Streets garage no later than February 1982,
7. finalize acquisition of the land no later than March 1, 1982, and
8. provide a 5% good faith deposit on the land upon final acceptance by the City Council.

Unihab of Cambridge has a purchase and sale agreement to acquire two large parcels of land on the north and south side of the Lechmere Canal. Unihab has agreed to donate and grant permanent park easements on over 96,000 square feet of this land with a value of approximately \$750,000. They have made an offer in a letter dated April 17, 1981 to acquire parcel 7c as outlined in the Cullinan Engineering Acquisition Plan.

Parcel 7c consists of 8013 square feet and is not needed for park or other public improvements. Parcel 7c is therefore surplus public land. Unihab needs this parcel to implement their development project according to the East Cambridge Riverfront Plan and has offered \$96,156 for the 8013 square foot parcel.

Unihab will also participate in and contribute their pro-rata share of the park maintenance and security costs.

Very truly yours,



James L. Sullivan
City Manager

JLS:jp

Sale & Lease of City-owned land in the
Lechmere Development Area.

*Copy sent to C. Wylie &
Planning Bld 5/12/81*

In City Council,

May 11, 1981

5/11/81

*Referred to the
Planning Board
AND
Ordinance Committee
FOR
Hearing & Report*