



City of Cambridge

22.

IN CITY COUNCIL
March 28, 1994

COUNCILLOR WALSH
COUNCILLOR BORN
COUNCILLOR SULLIVAN
COUNCILLOR TRIANTAFILLOU
VICE MAYOR RUSSELL

WHEREAS: Bonny Lamb has forwarded the attached letter and article of March 14, 1994 to the City Council; and

WHEREAS: This is a most interesting article from the New England Real Estate Journal, written by Ms. Lamb, with the intent to attract business to Cambridge for which she should be congratulated; and

WHEREAS: The said letter also contains some excellent suggestions on how to improve the quality of life in Cambridge; now therefore be it

ORDERED: That the City Manager be and hereby is requested to review said letter and article and make a response to Ms. Lamb on her observations and suggestions and address the City Council by giving said Council a copy of his response to Ms. Lamb's suggestions; and be it further

ORDERED: That the City Clerk be and hereby is requested to write to Ms Lamb on behalf of the City Council and thank her for helping to promote the City of Cambridge as an alternative place for business to locate.

In City Council March 28, 1994.

Adopted by the affirmative vote of eight members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in cursive script that reads "D. Margaret Drury".

D. Margaret Drury
City Clerk

March 14, 1994

Cambridge City Council
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Dear Councilor:

Attached is an article I wrote for The New England Real Estate Journal on request, which I thought you might be interested to read. I wrote it with the intention to attract businesses to Cambridge. My main concern for writing to you, however, is to address some City problems.

Kathie Born has called attention to the problem of snow removal on the sidewalks of Cambridge, particularly the residential ones. The problem is a serious one, and I have given it a good deal of thought as I have slipped around the City. The following is my suggestion.

Along with the tax bill mailed in October, include a directive regarding snow removal: Each property owner is responsible for the daily removal of snow on the sidewalk in front of his/her property of a minimum width that two men can pass each other easily for side street residential (on main streets, the entire sidewalk). If there is any ice accumulation, the sidewalk should be sanded or some other means used to remove the ice. The meter maids will issue tickets to those not complying. The fines will be \$25 for residential and \$50 for commercial and apartment buildings for the first offense, with increases of for additional offenses. Fines left unpaid will be added to the tax bill, with interest.

It is particularly aggravating that homeowners on Brattle, Craigie, Berkeley, etc., some of the most affluent residents in Cambridge, refuse to hire someone to remove the snow. The owners of 23 Berkeley, on the corner of Craigie and Berkeley, for example, never, never shovel year after year. Pedestrians made one little foot-worn path in the snow on Craigie that was difficult to traverse as snow, and treacherous, as ice. We pedestrians had the dangerous choice of falling on the path or walking in the busy street, dodging cars.

Sidewalk snow removal could be a source of income for junior high and high school students--both sexes. The schools could start a jobs program. Residents would have a source for snow removal if they preferred not to do it themselves, and the students not only would make money, but they would get some exercise and be kept out of mischief. The program could be construed or arranged as some sort of student community service project, too, for those homeowners too old or infirm or needy.

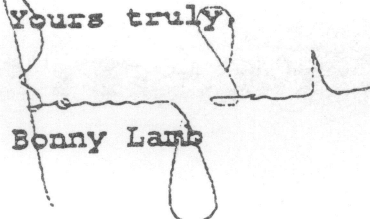
In the hope that the following would improve the quality of life in Cambridge, I would like to bring attention to a few other city problems:

1. Bike riding on sidewalks--About a year ago I called City Hall about this dangerous problem. I was told by some woman that the city was working on it "for the past year." One year later the problem still persists, and I certainly hope that no tax dollars were directed to this lengthy, unproductive project. It is enough to be concerned about whizzing bikes while crossing streets, let alone having to be concerned with being run down on the sidewalks. It is an especial problem on the sidewalks between Harvard and Porter Squares, where I live. Some kind of advertising and signage is needed, and bikes ridden on the sidewalks need to be confiscated by the police.
2. With the warm weather arriving, more street musicians will be in The Square. To combat the noise and aggravation, I suggest that amplifiers be prohibited. By so doing, the singers can be heard by those who want to stand and listen to them, but those of us who would prefer not to be deafened by the cacophany could still enjoy The Square. Also, nearby residents would enjoy greater peace.
3. Some commercial tenants are putting their trash and garbage in front of their buildings for trash collection whenever they feel like it. It's an eyesore and rodent attractor. By early Sunday bags and bags of trash are placed in front of Baskin Robbins in The Square and Khalsa Chiropractic and Montrose Spa, for instance, between Harvard and Porter Squares. Montrose Spa, at 1646 Mass. Ave., keeps 2 beaten up garbage cans in front of their store 24 hours a day, even though the City supplies an attractive one 5 feet away. It looks like hell.

In addition, Montrose Spa and a lot of the other retailers in the City have front sidewalks and curbsides strewn with the litter from what they sell. Retailers should be responsible for keeping the sidewalks and curb areas litter free.

I would appreciate your considering the above as ways to improve Cambridge.

Yours truly



Bonny Lamb

Office Space

By Bonny Lamb, LeVaux Realtors/DeWolfe New England

A Cambridge location offers business aluable assets: visibility and prestige

City of Cambridge is Measuring only 6.4 land area, it is home to residents and 6 institu- of higher learning, in- g Harvard and MIT. did John Harvard real- en he bequeathed his of books and his estate l at \$400 that Harvard become HARVARD. And lid our forefathers real- long-lasting importance osing Cambridge, then wne, as the capital of ssachusetts Bay Colony. rbridge, nee Newtowne, osen because of the stra- importance of Harvard e. Really! Even in the entury, when it came to g real estate, there were

only 3 important guidelines: location, location and location. The Harvard Square area, once a promontory, offered protection to the new capital's citizens and government.

Boston is now the capital and Harvard Square is flat, but Cambridge remains a Mecca for retailers, restaurants and investors. With the high-density resident population and 103,000 workers in the City daily, success is almost insured. During the recent real estate debate, new retail tenants were will to pay \$85 psf. Today, the choicest locations in The Square are renting in excess of \$100 psf. Outside Harvard Square, most retail rents are in the \$20-\$25 range,



and there is little space available.

The office market has improved, too. Some large vacancies exit in buildings around

the perimeter of the City, but buildings located near amenities and where the action is are full or nearly so with few exceptions. Recent leases in the best buildings in Harvard Square are achieving rents of \$24-\$25 psf, with ranges from mid-teens to low-\$20's elsewhere. Two Brattle Square, an office condominium project due to be completed in April/May, is being offered at \$225 psf.

The rebound in Cambridge began on January 2nd, and has remained strong throughout the year. Companies are expanding, new companies are forming and more are moving into the City. Businesses have confidence in their ability to remain viable and are willing

to sign longer leases. One of my recent lease transactions had important implications. Ondras Associates Architects, Inc., hailed from Davis Square, Somerville. After New York City, Cambridge has more architects than anywhere else in the country. Ondras wanted to be in Cambridge. They knew that if they were going to make the move, it had to be now, when deals could still be made. The company signed a 10-year lease, locking in a good rate at 1050 Mass. Ave. Architects were the first group hit by the real estate downturn and hit hard. Ondras exhibited confidence in itself, the economy and the real estate market when they signed on for 10 years.

My specialty has been the sale of user buildings. For the last three years the market has been moribund. Why should any company tie up its capital at too high interest rates when rents were so low and prices kept dropping?

Refreshingly, the user market has rebounded, too. I've closed on three buildings in the last three months at good prices psf. The most recent transaction was the sale last week of the historic American Red Cross Building at 9 Waterhouse Street on the Cambridge Common. The 8,200 s/f office building sold for \$990,000. It was zoned for non-profit use, which devalued it somewhat. Robert Ford of Meredith & Grew represented The American Red Cross, and I represented the buyer World Plan Executive Council-US.

Cambridge will continue to be attractive for business. The City is close to Boston, the major highways and the airport. The Red Line of the T is the best line in the system. Harvard and MIT will always be here. No other location offers the worker the variety of amenities or educational and cultural opportunities in such a charming and historic setting. A Cambridge location offers business valuable assets: visibility and prestige.

Bonny Lamb is with the commercial division of LeVaux Realtors/DeWolfe New England, Cambridge, Mass.

March 24, 1994

COUNCILLOR WALSH

WHEREAS: Bonny Lamb has forwarded the attached letter and article of March 14, 1994 to the City Council; and

WHEREAS: This is a most interesting article from The New England Real Estate Journal, written by Ms. Lamb, with the intent to attract business to Cambridge for which she should be congratulated; and

WHEREAS: The said Letter also contains some excellent suggestions on how to improve the quality of life in Cambridge; now therefore be it

ORDERED: That the City Manager be and hereby is requested to review said letter and article and make a response to Ms. Lamb on her observations and suggestions and address the City Council by giving said Council a copy of his response to Ms. Lamb's suggestions. Further, the City Clerk be and hereby is requested to write to Ms. Lamb on behalf of the City Council and thank her for helping to promote the City of Cambridge as an alternative place for business to locate.

March 14, 1994

Cambridge City Council
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Dear Councilor:

Attached is an article I wrote for The New England Real Estate Journal on request, which I thought you might be interested to read. I wrote it with the intention to attract businesses to Cambridge. My main concern for writing to you, however, is to address some City problems.

Kathie Born has called attention to the problem of snow removal on the sidewalks of Cambridge, particularly the residential ones. The problem is a serious one, and I have given it a good deal of thought as I have slipped around the City. The following is my suggestion.

Along with the tax bill mailed in October, include a directive regarding snow removal: Each property owner is responsible for the daily removal of snow on the sidewalk in front of his/her property of a minimum width that two men can pass each other easily for side street residential (on main streets, the entire sidewalk). If there is any ice accumulation, the sidewalk should be sanded or some other means used to remove the ice. The meter maids will issue tickets to those not complying. The fines will be \$25 for residential and \$50 for commercial and apartment buildings for the first offense, with increases of for additional offenses. Fines left unpaid will be added to the tax bill, with interest.

It is particularly aggravating that homeowners on Brattle, Craigie, Berkeley, etc., some of the most affluent residents in Cambridge, refuse to hire someone to remove the snow. The owners of 23 Berkeley, on the corner of Craigie and Berkeley, for example, never, never shovel year after year. Pedestrians made one little foot-worn path in the snow on Craigie that was difficult to traverse as snow, and treacherous, as ice. We pedestrians had the dangerous choice of falling on the path or walking in the busy street, dodging cars.

Sidewalk snow removal could be a source of income for junior high and high school students--both sexes. The schools could start a jobs program. Residents would have a source for snow removal if they preferred not to do it themselves, and the students not only would make money, but they would get some exercise and be kept out of mischief. The program could be construed or arranged as some sort of student community service project, too, for those homeowners too old or infirm or needy.

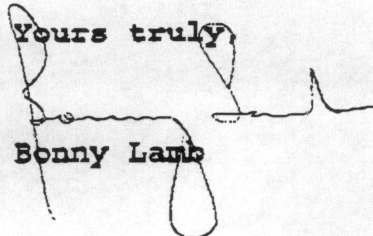
In the hope that the following would improve the quality of life in Cambridge, I would like to bring attention to a few other city problems:

1. Bike riding on sidewalks--About a year ago I called City Hall about this dangerous problem. I was told by some woman that the city was working on it "for the past year." One year later the problem still persists, and I certainly hope that no tax dollars were directed to this lengthy, unproductive project. It is enough to be concerned about whizzing bikes while crossing streets, let alone having to be concerned with being run down on the sidewalks. It is an especial problem on the sidewalks between Harvard and Porter Squares, where I live. Some kind of advertising and signage is needed, and bikes ridden on the sidewalks need to be confiscated by the police.
2. With the warm weather arriving, more street musicians will be in The Square. To combat the noise and aggravation, I suggest that amplifiers be prohibited. By so doing, the singers can be heard by those who want to stand and listen to them, but those of us who would prefer not to be deafened by the cacophany could still enjoy The Square. Also, nearby residents would enjoy greater peace.
3. Some commercial tenants are putting their trash and garbage in front of their buildings for trash collection whenever they feel like it. It's an eyesore and rodent attractor. By early Sunday bags and bags of trash are placed in front of Baskin Robbins in The Square and Khalsa Chiropractic and Montrose Spa, for instance, between Harvard and Porter Squares. Montrose Spa, at 1646 Mass. Ave., keeps 2 beaten up garbage cans in front of their store 24 hours a day, even though the City supplies an attractive one 5 feet away. It looks like hell.

In addition, Montrose Spa and a lot of the other retailers in the City have front sidewalks and curbsides strewn with the litter from what they sell. Retailers should be responsible for keeping the sidewalks and curb areas litter free.

I would appreciate your considering the above as ways to improve Cambridge.

Yours truly



Bonny Lamb

Office Space

By Bonny Lamb, LeVaux Realtors/DeWolfe New England

A Cambridge location offers business aluable assets: visibility and prestige

City of Cambridge is measuring only 6.4 land area, it is home to residents and 6 institutions of higher learning, including Harvard and MIT. John Harvard real-estate he bequeathed his of books and his estate at \$400 that Harvard become HARVARD. And did our forefathers real-estate long-lasting importance losing Cambridge, then wane, as the capital of Massachusetts Bay Colony. Cambridge, nee Newtowne, risen because of the strategic importance of Harvard. Really! Even in the century, when it came to ng real estate, there were

only 3 important guidelines: location, location and location. The Harvard Square area, once a promontory, offered protection to the new capital's citizens and government.

Boston is now the capital and Harvard Square is flat, but Cambridge remains a Mecca for retailers, restaurants and investors. With the high-density resident population and 103,000 workers in the City daily, success is almost insured. During the recent real estate debate, new retail tenants were will to pay \$85 psf. Today, the choicest locations in The Square are renting in excess of \$100 psf. Outside Harvard Square, most retail rents are in the \$20-\$25 range,



and there is little space available.

The office market has improved, too. Some large vacancies exit in buildings around

the perimeter of the City, but buildings located near amenities and where the action is are full or nearly so with few exceptions. Recent leases in the best buildings in Harvard Square are achieving rents of \$24-\$25 psf, with ranges from mid-teens to low-\$20's elsewhere. Two Brattle Square, an office condominium project due to be completed in April/May, is being offered at \$225 psf.

The rebound in Cambridge began on January 2nd, and has remained strong throughout the year. Companies are expanding, new companies are forming and more are moving into the City. Businesses have confidence in their ability to remain viable and are willing

to sign longer leases. One of my recent lease transactions had important implications. Ondras Associates Architects, Inc., hailed from Davis Square, Somerville. After New York City, Cambridge has more architects than anywhere else in the country. Ondras wanted to be in Cambridge. They knew that if they were going to make the move, it had to be now, when deals could still be made. The company signed a 10-year lease, locking in a good rate at 1050 Mass. Ave. Architects were the first group hit by the real estate downturn and hit hard. Ondras exhibited confidence in itself, the economy and the real estate market when they signed on for 10 years.

My specialty has been the sale of user buildings. For the last three years the market has been moribund. Why should any company tie up its capital at too high interest rates when rents were so low and prices kept dropping?

Refreshingly, the user market has rebounded, too. I've closed on three buildings in the last three months at good prices psf. The most recent transaction was the sale last week of the historic American Red Cross Building at 9 Waterhouse Street on the Cambridge Common. The 8,200 sq ft office building sold for \$990,000. It was zoned for non-profit use, which devalued it

somewhat. Robert Ford of Meredith & Grew represented The American Red Cross, and I represented the buyer World Plan Executive Council-US.

Cambridge will continue to be attractive for business. The City is close to Boston, the major highways and the airport. The Red Line of the T is the best line in the system. Harvard and MIT will always be here. No other location offers the worker the variety of amenities for educational and cultural opportunities in such a charming and historic setting. A Cambridge location offers business valuable assets: visibility and prestige.

Bonny Lamb is with the commercial division of LeVaux Realtors/DeWolfe New England, Cambridge, Mass.



City of Cambridge

22.

IN CITY COUNCIL
March 28, 1994

COUNCILLOR WALSH

WHEREAS: Bonny Lamb has forwarded the attached letter and article of March 14, 1994 to the City Council; and

WHEREAS: This is a most interesting article from the New England Real Estate Journal, written by Ms. Lamb, with the intent to attract business to Cambridge for which she should be congratulated; and

WHEREAS: The said letter also contains some excellent suggestions on how to improve the quality of life in Cambridge; now therefore be it

ORDERED: That the City Manager be and hereby is requested to review said letter and article and make a response to Ms. Lamb on her observations and suggestions and address the City Council by giving said Council a copy of his response to Ms. Lamb's suggestions; and be it further

ORDERED: That the City Clerk be and hereby is requested to write to Ms Lamb on behalf of the City Council and thank her for helping to promote the City of Cambridge as an alternative place for business to locate.

Born, Sullivan, Triantafyllou
Consent Order #22 R-196
Russell

Councillor Walsh re: New England
Real Estate Journal article written
by Bonny Lamb.

Order Adopted

In City Council,

March 28, 1994