

OFFICE OF
THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

July 25, 1984

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the City Council at a Special City Council meeting to be held on Wednesday, August 15, 1984 at 6:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts to discuss the disposition of the Lincoln School.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy, City Clerk

PEH/dl

Enc. (1)

City of Cambridge

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By order of the City Council,

Paul E. Healy, City Clerk.

Cambridge Electric Light Co.
Box 190
Cambridge, MA 02139

Theodore L. & Alberta E. Singleton
44 Walden Street
Cambridge, MA

John M. & Mary T. Milmore
42 Walden Street
Cambridge, MA

George A. & Lucy E. Doherty
38 Walden Street
Cambridge, MA

Mary M. McCarthy
34 Walden Street
Cambridge, MA

Addison F. & Lillian O. Kiner
28 Walden Street
Cambridge, MA

J. Emilio Carrillo &
Mariette Murphy de Carrillo
24-26 Walden Street
Cambridge, MA

Walden School List

Richard Daesen
20 Walden Street
Cambridge, MA

Mildred P. Correia
45 Elm Street
Somerville, MA 02143

Margaret P. Staskunas
c/o Margaret P. Mikalauskas
14 Walden Street
Cambridge, MA

Beryl W. Chan, Tr. of
Bowen Realty Trust
10 Stone Ave.
Chestnut Hill, MA

Vivekanand P. Kulkarni &
Sonal V. Kulkarni
16835 Rest Hearthsides Drive
New Berlin, Wisc. 53151

Walter J. & Yvonne J. Ross
5 Walden Street
Cambridge, MA

Jacek Von Henneberg
11 A Walden Street
Cambridge, MA

Enos A. & Iris E. Jones
19 Walden Street
Cambridge, MA

Jose Bento Cardoso
Cecilia Simas Cardoso
21 Walden Street
Cambridge, MA

Rawhl Adams
23 Walden Street
Cambridge, MA

Philip L. & Chandraleela Harrington
27 Walden Street
Cambridge, MA

Idella M. Smith
31 Walden Street
Cambridge, MA

Harvey J. & Margaret M. Melanson
45 Walden Street
Cambridge, MA

Esther Pelrine Trustee
113 Richdale Ave.
Cambridge, MA

George W. & Inez J. Robinson
63 Walden Street
Cambridge, MA

Robert J. & Carolyn A. Willwerth
70 Summit Rd.
Medford, MA

Ralph F. & Flora M. Wentzell
71 Walden Street
Cambridge, MA

John W. & Eleanor E. Stamper
77 Walden Street
Cambridge, MA

Wissa Zaki & Mona Dahan Wissa
c/o Mary Amato
470 Franklin Street
Cambridge, MA

Maureen E. Ahern
97 Walden Street
Cambridge, MA

Kevin Burke
101 Walden Street
Cambridge, MA

Laura M. Crary
103 Walden Street
Cambridge, MA

Diane M. Kottmyer
33 Royal Ave.
Cambridge, MA

Paul Roggenbuck &
Constance E. Dawson
107 Walden Street
Cambridge, MA

John C.J. Cronin &
Jonelle L. Soelling
109 Walden Street
Cambridge, MA

Stephen K. Bing-Yow
111 Walden Street
Cambridge, MA

Earl M. & Sarah J. Collier
113 Walden Street
Cambridge, MA

Timothy J. Morrow
Patricia J. Morrow
117 Walden Street
Cambridge, MA

Edward R. & Jean R. Goode
121 Walden Street
Cambridge, MA

Nathaniel Dame & Ada W. Dame, Trs.
of Ada W. Realty Tr.
127 Walden Street
Cambridge, MA

John B. & Catherine M. Vidak
137 Walden Street
Cambridge, MA

Stephen A. Schuker &
Maria M. Tatar
16 Berkeley Street
Cambridge, MA

Lewis T. & Edith M. Watkins
136 Walden Street
Cambridge, MA

Christopher Chadborne, Felicia
Chadborne & L. Forst Acton
74 Fayerweather Street
Cambridge, MA

Eugene Flood &
Marylou E. Flood
120 Walden Street
Cambridge, MA

Larry M. & Joan H. Hill
116 Walden Street
Cambridge, MA

Norma Wasserman
36 Lancaster Street
Cambridge, MA

Joseph W. & Sharon B. Stichter
108 Walden Street
Cambridge, MA

Rebecca L. Marchando
98 Walden Street
Cambridge, MA

Joan C. Brigham
45 Mt. Pleasant Street
Cambridge, MA

Cyril O. Burke, Jr. &
Antonia O. Burke
76 Walden Street
Cambridge, MA

Mildred C. Mitchell
72 Walden Street
Cambridge, MA

Gilbert S. Layne
70 Walden Street
Cambridge, MA

Egbert & Lilith Cragwell
66 Walden Street
Cambridge, MA

John E. & Mary E. Fallon
235 Mountain Ave.
Arlington, MA

Alfred E. & Ruth J. Accardi
56 Walden Street
Cambridge, MA

Harlow Properties, Inc.
10 Chauncy Street
Cambridge, MA

Henry Staffel
8 Cogswell Ave
Cambridge, MA

Carol A. Ames
10 Cogswell Ave.
Cambridge, MA

Israel & Germaine Valentin
12 Cogswell Ave.
Cambridge, MA

Phillip Chassler and Louise Cody
94 Richdale Ave.
Cambridge, MA

Joyce E. Coleman
16 Cogswell Ave.
Cambridge, MA

Warren Bechtold
5 Aberdeen Street
Newton, MA

John J. & Lavonia C. Farrell
20 Cogswell Ave.
Cambridge, MA

Frederick J. Smith
7 Beals Street
Brookline, MA

Henry J. & Margaret B. Woods
36 Cogswell Ave.
Cambridge, MA

Gail Bradley Warren
40 Cogswell Ave.
Cambridge, MA

Douglas E. Bell & Gerald N. Fandetti
Trs. of Cogswell Ave. Realty Trust
1640 Mass. Ave.
Cambridge, MA

Thomas J. Cooke
48 Thorndike Street
Arlington, MA

James S. Rogers &
Theodore T. Clausen, Jr.
46 Cogswell Ave.
Cambridge, MA

Cogswell Limited Partnership
Nu-World Development Corp.
1753 Mass. Ave.
Cambridge, MA

Edward J. Sullivan
1105 Mass. Ave.
Cambridge, MA

Frederick Groff & Laura T. Groff
27 Cogswell Ave.
Cambridge, MA

Eleanor Thanos, Tr.
c/o Mrs. Assunta Cho
100 St. Paul Street
Brookline, MA 02146

Charles M. Sullivan
37 Cogswell Ave.
Cambridge, MA

Joseph & Mary Grossia
39 Cogswell Ave.
Cambridge, MA

Richard M. Murphy
45-1 Cogswell Ave.
Cambridge, MA

Hessa Barbara Kadet
45 Cogswell Station
Cambridge, MA

Charles & Zelda Bliss
3133 Creswell Dr.
Falls Church, VA

Lois Greenbaum
45 Cogswell Station, Unit 6
Cambridge, MA

Michael Lawrence Brodie
45 Cogswell Station
Cambridge, MA

Dana D. Hopkinson
45 Cogswell Station
Cambridge, MA

Amy E. Pollard
45 Cogswell Station
Cambridge, MA

Todd W. Finestone &
Marian D. Miller
45 Cogswell Ave.
Cambridge, MA

Joel H. Sirkin, Eun-Hee Chang-Schick
M. Patricia Golden
12-16 Ellery Street
Cambridge, MA

Edward D. Keren &
Diane S. Taccalozzi
47 Cogswell Station
Cambridge, MA

Robert W. Hagler
47 Cogswell Station
Cambridge, MA

George Van de Mark
47 Cogswell Station
Cambridge, MA

Charles D. Heath
47 Cogswell Station
Cambridge, MA

Thomas F. Brosnahan &
Jane M. Kretchman
47 Cogswell Station
Cambridge, MA

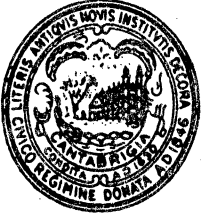
Constance S. Chan &
Brenda E. Fawcett
47 Cogswell Station
Cambridge, MA

Morris & Frances S. Brown
47 Cogswell Station
Cambridge, MA

Kathleen R. Curtis
47 Cogswell Station
Cambridge, MA

Jan Perley
47 Cogswell Station
Cambridge, MA

MBTA
50 High Street
Boston, MA



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

July 17, 1984

Mr. Arthur Parris, Chairman
Planning Board
c/o Community Development Dept.
57 Inman Street
Cambridge, MA 02139

Dear Mr. Parris:

Enclosed you will find a public hearing notice for August 15, 1984 at 6:00 p. m. on the disposition of the Lincoln School.

Enclosed also you will find a copy of Ordinance Number 733 relative to the sale, lease or rental of city owned land.

As you will note, the ordinance requires that the petition be referred to the Planning Board for study and report made to the City Council. The City Council must hold a public hearing at which time the Planning Board is invited.

Your cooperation is requested to comply with this ordinance for a successful conclusion to this petition.

Very truly yours,

Paul E. Healy, City Clerk.

PEH/dl

Encs. (2)

City of Cambridge

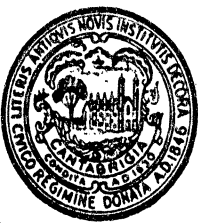
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All interested persons are requested to attend and be heard at this time.

By order of the City Council,

Paul E. Healy, City Clerk.



CITY OF CAMBRIDGE #5
COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex Inman & Broadway

To Robert Healy, City Manager

From *KAS* Kathy A. Spiegelman,
Assistant City Manager for
Community Development

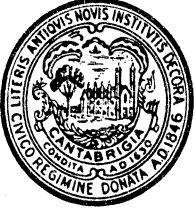
Date June 22, 1984

Subject Scheduling of Public Hearing for the
Disposition of Lincoln School

The Community Development Department has initiated the competition for sale of the Lincoln School to mixed income comdominiums. The Advisory Committee, comprised of Community Development Department staff, neighborhood representatives, and a representative of your office, have narrowed the competition to three proposals from the original field of six. I expect to receive a report and recommendation from the Advisory Committee by June 29. The project timetable allows the month of July for a thorough review of the competition by your office.

To facilitate the timely disposition of the property, the Department requests that the City Council schedule a public hearing during August, 1984.

Please contact Betty Desrosiers in this office if you should have any questions on this matter.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

June 25, 1984

To the Honorable, the City Council:

I transmit herewith communication from the
Community Development Department recommending the
scheduling of a hearing by the City Council on the
disposition of the Lincoln School.

Very truly yours,

Robert W. Healy
City Manager

RWH/b

ORDINANCE NO. 733
Final Publication No. 1539. First
Publication in Cambridge Chronicle-
Sun, January 7, 1965.

CITY OF CAMBRIDGE

In the Year One Thousand, Nine
Hundred and Sixty-five.

AN ORDINANCE

In amendment to an Ordinance en-
titled: "The General Ordinances of
the City of Cambridge"

Be it ordained by the City Council
of the City of Cambridge as fol-
lows:—

The General Ordinances of the
City of Cambridge are hereby
amended by inserting the following
section entitled:—

City Owned Land and Buildings.
Section 1. Sale, Lease or Rental of
City Owned Land.

For the purposes of protecting
the citizens of Cambridge, real es-
tate values and obtaining the best
possible land use, no sale, lease
or rental by the City of Cambridge
of City owned land or ways shall
be accomplished until such offer,
when received by the City Council,
shall be referred to the Planning
Board of the City of Cambridge
for study and a report made to the
City Council, which shall hold a
public hearing to which the Plan-
ning Board shall be invited. Said
hearing shall be held within one
month after receipt of the Plan-
ning Board's report to the City
Council.

At least ten days prior to said
hearing the City Clerk shall post
notices of the hearing upon the
City owned land or ways with res-
pect to the proposed sale, lease or
rental and shall send a written
notice to the owners of the prop-
erty adjoining and opposite said
land or ways within two hundred
feet thereof as shown on the most
recent tax list of the Board of
Assessors, and to such owners and
civic groups as may be deemed by
the City Clerk to be affected and
shall publish notice of said hear-
ing in newspapers of general cir-
culation within the City of Cam-
bridge.

In City Council January 18, 1965.
Passed to be ordained as amended.
Edward A. Crane, Mayor.

A true copy. Attest:—

THOMAS M. McNAMARA,

City Clerk.

(C)F11.

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Final Publication No. 1539. First
Publication in Cambridge Chronicle-
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Hundred and Sixty-five.

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be accomplished until such offer,
when received by the City Council,
shall be referred to the Planning
Board of the City of Cambridge
for study and a report made to the
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public hearing to which the Plan-
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At least ten days prior to said
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notices of the hearing upon the
City owned land or ways with res-
pect to the proposed sale, lease or
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notice to the owners of the prop-
erty adjoining and opposite said
land or ways within two hundred
feet thereof as shown on the most
recent tax list of the Board of
Assessors, and to such owners and
civic groups as may be deemed by
the City Clerk to be affected and
shall publish notice of said hear-
ing in newspapers of general cir-
culation within the City of Cam-
bridge.

In City Council January 18, 1965.
Passed to be ordained as amended.
Edward A. Crane, Mayor.

A true copy. Attest:—
THOMAS M. McNAMARA,
City Clerk.

(C)F11.



City of Cambridge

Agenda Item No. 5

IN CITY COUNCIL

August 15, 1984

COUNCILLOR DANEHY

ORDERED:

That the City Manager be and hereby is authorized to enter into a Land Disposition Agreement with Lincoln House Associates providing for the sale of the Lincoln School in accordance with the recommendations of the Lincoln School Advisory Committee outlined in Agenda Item Number Five of the City Manager's Agenda transmitted to the City Council on August 15, 1984.

In City Council August 15, 1984.

Adopted by a yea and nay vote:-

Yeas 9; Nays 0; Absent 0.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in cursive script, reading "Paul E. Healy".

Agenda #5 of August 15, 1984

The Lincoln School Disposition
City of Cambridge

Councilor

Daneby

MASSACHUSETTS

In City Council August 15, 1984

Vote of the City Council authorizing the City Manager to enter into agreement with Lincoln House Associates

	ABSENT			
	YEA	NAY	ABSENT	PRESENT
Mr. Daniel J. Clinton	✓			
Mr. Thomas W. Daneby	✓			
Mr. Francis H. Duehay	✓			
Ms. Saundra Graham	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Ms. Alice K. Wolf	✓			
Mayor Russell	✓			

9 0 0 0

[Handwritten initials and signatures]

Ordered: That the City Manager be and hereby is authorized to enter into a valid Disposition Agreement with Lincoln House Associates providing for the sale of the Lincoln School in accordance with the

Recommendations of the Hines
School Relocation Committee outlined
in Order #5 of the City Managers Board
transmitted to the City Council on August 15/1904

Land Use Agreement

23704

SHAW, HI 1480A
A-10

SOCCER

TOO! #5

Note: To Authorize The City Manager
To Enter Into a Land Disposition
Agreement with Lincoln House
Associates as ~~Submittal~~
Recommended in Agenda
Item #5 of Aug 15, 1984

AGENDA

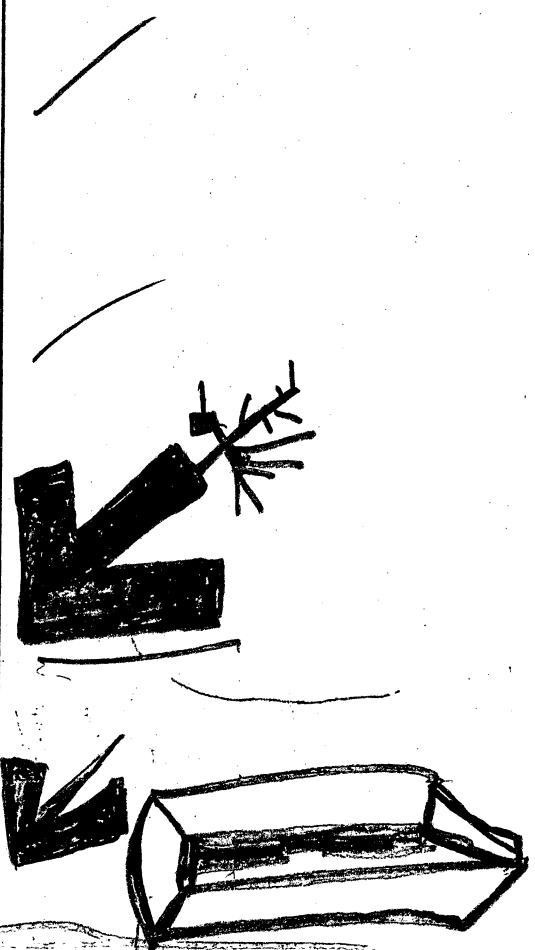
Page 2

August 15, 1984

DATA

NOTES

7. Transmitting communication from Robert W. Healy, City Manager, enclosing a copy of a communication from May, Bilodeau, Dondis and Landergan to Mr. James C. White of the Energy Facilities Siting Council, relative to CELCO's proposed 115 KV Line in Cambridge. This pertains to Awaiting Report Item No. 1.
8. Transmitting communication from Robert W. Healy, City Manager, relative to the appointment of Timothy Connor, 151 Putnam Avenue, Cambridge, as a tenant representative on the Cambridge Rent Control Board. Mr. Connor's resume attached.
9. Transmitting communication from Robert W. Healy, City Manager, requesting the appropriation of a grant from the MBTA for \$10,000, to the Public Celebrations Other Ordinary Maintenance account to provide funds for the Arts Council to continue the Station Modernization Program.
10. Transmitting communication from Robert W. Healy, City Manager, requesting the acceptance and appropriation of a grant from the Engelhard Foundation for \$50,000 to the Public Celebrations Other Ordinary Maintenance account, to provide the funds needed for the sculpture in the Harvard Square subway station.
11. Transmitting communication from Robert W. Healy, City Manager, requesting the appropriation of \$21,276 from the Arts Lottery Funds of the Commonwealth of Massachusetts, to the Public Celebrations Other Ordinary Maintenance Account to provide funds for school programs, neighborhood art programs, and workshops for the elderly.
12. Transmitting communication from Robert W. Healy, City Manager, relative to Awaiting Report Item No. 6, and enclosing communication from the Public Works Commissioner relative to street cleaning.
13. Transmitting communication from Robert W. Healy, City Manager, with enclosed order providing for the acceptance of land for the reconstruction of Rindge Avenue Extension.
14. Transmitting communication from Robert W. Healy, City Manager, requesting the Council to adopt the redevelopment plan for the rehabilitation of 184-188 Harvard St., hearing scheduled August 15, 1984.



Agenda #5
15 AUG 84

BILCOLL School Report City of Cambridge

MASSACHUSETTS

In City Council

August 15, 1984

905

~~LWJ~~
~~SR~~
~~PP~~
~~N~~

	YEA	<u>NAY</u>	ABSENT	<u>PRESENT</u>
Mr. Daniel J. Clinton	✓			
Mr. Thomas W. Danehy	✓			
Mr. Francis H. Duehay	✓			
Ms. Sandra Graham	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Ms. Alice K. Wolf	✓			
Mayor Russell	✓			

110 - 5 Below MARKET → 203149
 110-125 - 5 UNITS FOR 40110
 150
 115 PM 1009 COST
 per unit

150 PM A PAID
 1,475 PM COURT COSTS
 450000 legal & ADCH
 2,121,070
 2825077 MARKET
 RETENOR

DS possible



CITY OF CAMBRIDGE #5
COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex Inman & Broadway

To Robert Healy, City Manager

From *KAS* Kathy A. Spiegelman,
Assistant City Manager for
Community Development

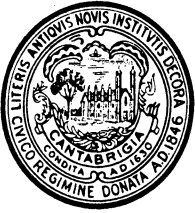
Date June 22, 1984

Subject Scheduling of Public Hearing for the
Disposition of Lincoln School

The Community Development Department has initiated the competition for sale of the Lincoln School to mixed income condominiums. The Advisory Committee, comprised of Community Development Department staff, neighborhood representatives, and a representative of your office, have narrowed the competition to three proposals from the original field of six. I expect to receive a report and recommendation from the Advisory Committee by June 29. The project timetable allows the month of July for a thorough review of the competition by your office.

To facilitate the timely disposition of the property, the Department requests that the City Council schedule a public hearing during August, 1984.

Please contact Betty Desrosiers in this office if you should have any questions on this matter.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

June 25, 1984

To the Honorable, the City Council:

I transmit herewith communication from the
Community Development Department recommending the
scheduling of a hearing by the City Council on the
disposition of the Lincoln School.

Very truly yours,

Robert W. Healy
City Manager

RWH/b

Re: transmitting comm. from Community
Development Dept. requesting that the Coun-
cil schedule a public hearing in August, 1984
Re: disposition of Lincoln School.

*Referred to Planning
Board for report
(copy sent 7/17/84 dl)*

In City Council,

June 25, 1984

*6/25/84
Referred to
Planning August 13 1984
at 6 PM*



City of Cambridge

RECEIVED

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IN CITY COUNCIL

CAMBRIDGE COMMUNITY
DEVELOPMENT DEPT.

June 13, 1983

COUNCILLOR DUEHAY

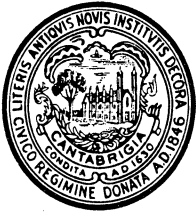
ORDERED: That this City Council hereby accepts the recommendations of the Planning Board relative to the future disposition of the Lincoln School for housing, which recommendations have the support of the neighborhood; and be it further

ORDERED: That the City Manager be and hereby is requested to take the necessary steps to carry out the acquisition of the Lincoln School for the purposes stated, as quickly as possible.

In City Council June 13, 1983.
Adopted by a yea and nay vote:-
Yeas 7; Nays 0; Absent 1; Present 1.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

TO: The Honorable, the City Council

FROM: Robert W. Healy, City Manager

SUBJECT: Sale of Lincoln School to Designated Developer

In accordance with Council Order #18 of June 13, 1983 (see attachment), a process has been undertaken to select a developer to convert the Lincoln School to residential reuse. The Lincoln School Advisory Committee (see attached list) was formed early last year to establish a program for the reuse of the school, to issue a Request for Proposals, and to select the best proposal from those received. In its report to me, the Committee enthusiastically and unanimously recommends that Lincoln House Associates be designated as developer of the Lincoln School and I accept their recommendation.

A. THE SELECTION PROCESS

The Committee met in the neighborhood starting in the fall of 1983 to discuss the program for reuse of the school. On the basis of these meetings and further deliberations by the Committee, a Request for Proposals was issued in March, 1984. The basic evaluation criteria of the RFP are as follows.

1. Type of housing and design guidelines

Maximum number of dwelling units set at 20. Twenty-five percent of units available for sale to moderate-income families.

Design guidelines: Project should upgrade the site, respect the character of the building, make as positive a contribution to the neighborhood as possible.

Site Planning: Retain existing trees; coordinate landscape design; maintain open character of site on Mead and Walden Streets; locate parking along Cogswell Place; restrict vehicular access to Cogswell Place.

LINCOLN SCHOOL ADVISORY COMMITTEE

Neighborhood Representatives

Lucy Doherty
38 Walden Street

John Hixson
41 Norris Street

Susan Maycock
37 Cogswell Avenue

Jim Quinn
54 Haskell Street

Sondra Schier
11 King Street

City Representatives

Roger Boothe
Community Development Department

Betty Desrosiers
Community Development Department

James Maloney
Assistant City Manger for Fiscal Affairs

Michael Rosenberg
Community Development Department

below.

1. Type of Housing and Design

The below market units to be set aside for moderate-income buyers are the best of any scheme. There are three three-bedroom units--one more than any other proposal. These are well-designed and dispersed throughout the project; in addition, they have access to a common roof deck.

This was the only proposal which included an elevator. This not only makes the whole project more marketable, it also provides access throughout the building for persons with disabilities. The RFP suggested consideration of an elevator, but stopped short of requiring one for fear of overburdening project finances. Upon questioning, the developer team emphasizes their commitment to providing an elevator, both for marketing reasons and for the "moral imperative" of handicapped accessibility.

The exterior treatment of the building is very well-conceived. The existing windows in the School are too high off the floor for residential use. Most of the proposals suggested lowering the window sills to make the windows more usable. However, Lincoln House Associates plans to raise the floor inside instead--this requires no modification of the window openings, in most instances. The architect used this approach in a recent school re-use project very similar to Lincoln School. The committee visited this project and found it to be very successful.

Every other aspect of the design is similarly well-considered. The landscaping approach makes the School fit well with surrounding yards and houses in the neighborhood. The overall organization of the building plan is efficient and imaginative. The level of amenities provided both for the market-rate units and the moderate income units exceeds any other proposal.

2. Sale Price

Lincoln House Associates has offered \$150,000 plus profit-sharing, well over the \$125,000 minimum.

3. Development Schedule

The team has a good record of meeting schedules on

Building Design: Keep exterior modifications to a minimum; make no additions to building; keep any necessary new doors and windows within existing openings; re-use built-in furniture where feasible; consider handicapped accessibility for entire building; consider use of roof for terraces.

2. Sale Price

Minimum Sale price of land and building: \$125,000, based on appraisal performed for the City. RFP specifies that City reserves the right not to select the highest bid.

3. Development Schedule

The intent to initiate the project promptly is critical.

4. Financing

Letters of financial commitment required.

5. Developer Experience

The capability to undertake the project successfully must be demonstrated.

6. Tax Status

Developer must be current on any and all tax commitments to the City.

7. Financial Plan

Soundness of cost estimates and market analysis must be demonstrated.

B. LINCOLN HOUSE ASSOCIATES PLAN

The Lincoln House Associates plan was one of six proposals submitted for review. While three of these were especially strong, the Lincoln House Associates plan is outstanding. In every area of evaluation, the team and its proposal more than satisfied the committee's criteria. Particularly, the design proposal was the most clearly explained; the most imaginative, while respecting the rather strict guidelines; and the most beneficial to the neighborhood. In addition, development costs are well-distributed throughout the project's components. Essentials of the proposal are summarized

on other projects, and is committed to meeting the City's schedule on Lincoln School.

4. Financing

A particularly strong letter of commitment for financing was included in their proposal.

5. Developer Experience

The team has an excellent record of accomplishments on projects of similar scale and with analogous problems to be solved. Their expertise appears strong in every area: development strategy, design, marketing, and construction. The Committee has checked numerous references, with uniformly high recommendations.

6. Tax Status

The developer is current on all tax commitments due to the City.

7. Financial Plan

The committee reviewed the team's cost estimate in detail, and found the team well-informed and responsive to committee inquiries. The marketing scheme is well-developed and shows a good understanding of the Cambridge market.

SUMMARY

The City is extremely fortunate to have received such an outstanding proposal. I heartily endorse the Committee's recommendation and hereby respectfully request the Council to approve the sale of the property to Lincoln House Associates and to authorize me to execute a property disposition agreement with them that will ensure the execution of the project as proposed and accepted.

Agenda Item Number Five

5-524

Re: sale of the Lincoln School to designat-
ed developer.

In City Council,

August 15, 1984

8/15/84

Prepared to
the hearing

at

OWTS 6 PM
SR fee

Order Adopted

9-0-0

AFTER HEARING