



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

January 9, 1978

The Honorable the City Council

Dear Councillors:

SUBJECT: Parcel 1B Harvard Square Proposals

Attached is a summary of basic project data on the two development proposals for Parcel 1B. The development teams are:

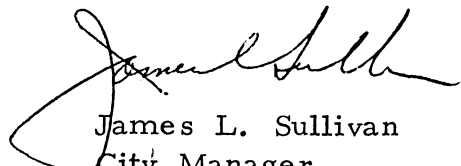
Carbarn Associates: Ben Thompson & Assoc., Architects
Dun Gifford, Developer

Carpenter/Cambridge Associates:

Carpenter & Co., Inc., Developer
Cambridge Seven Assoc., Architects

Both teams have agreed to present their proposal to the City Council. Since the process as now outlined would call for a tentative selection of one of the proposals by the end of January and a public hearing on that selection the first of February, I would suggest that a possible date for their presentation to you would be Wednesday, January 18.

Very truly yours,


James L. Sullivan
City Manager

JLS:jp
Attachment

HARVARD SQUARE PARCEL 1B PROPOSALS
PROJECT DATA SUMMARY*

		<u>Cambridge Carbam</u>	<u>Carpenter Cambridge</u>
<u>Residential</u>	Units	200	75
	Square Footage	261,572 ^ϕ	100,000 ^ϕ
	S. F/Unit Average	1,307 ^ϕ /unit	1,333 ^ϕ /unit
	Cost Per Sq. Ft.	\$48/Sq. Ft.	\$40/Sq. Ft.
<u>Hotel</u>	Rooms	150 rooms	210 rooms
	Area	163,149 ^ϕ	138,000 ^ϕ
	Gr. Sp/Room	1,087 ^ϕ /rm.	657 ^ϕ /rm.
	Cost per Sq. Ft.	\$41.70/Sq. Ft.	\$41.00/Sq. Ft.
<u>Offices</u>	Area	73,554 Sq. Ft.	152,000 Sq. Ft.
	Cost/Sq. Ft.	\$40.00/Sq. Ft.	\$45.00/Sq. Ft.
<u>Retail</u>	Area	22,414 Sq. Ft.	126,000 Sq. Ft.
	Cost/Sq. Ft.	\$30/Sq. Ft.	\$26/Sq. Ft.
<u>Parking</u>	Total Cars	722	856
	Area	237,902	329,000 Sq. Ft.
	Area/Car	329/sq. ft. /car	384 sq. ft. /car
	Unit cost per car	\$7,790/car	\$4228/car
	<u>Total Development Area</u>	520,689 ^ϕ	537,000 ^ϕ
	<u>Total Project Cost</u>	\$44,711,440.00	\$42,869,000.00

* as presented in development proposals



City of Cambridge

2.
IN CITY COUNCIL
January 9, 1978

COUNCILLOR VELLUCCI

WHEREAS: The process for developing the Bennett-Eliot Yards is now reaching an important stage; therefor be it

ORDERED: That the City Manager be requested to make a complete written status report on the development of this site.

HEARING SET FOR 1/18/78 AT 7 P. M.

PLACED ON FILE



City of Cambridge

2.
IN CITY COUNCIL
January 9, 1978

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F-6

C. Vellucci re: development of the Bennett-
Eliot Yards.

1/9/78

Letter for Hearing
in Council for 1/18/78
at 7PM

Placed on File

In City Council,
January 9, 1978

1/9/78

Hearing Report
for Wednesday Jan 10th
by letter at 7PM