





# City of Cambridge

Agenda # 3

**IN CITY COUNCIL**

June 29, 1981

**WHEREAS:**

This City Council is in receipt of a communication from the City Manager transmitting the request of David Barrett of Boston Properties and Cambridge Redevelopment Authority requesting approval of a temporary fence and permanent easements for a foundation below grade and encroachment of building overhang over grade at Four Cambridge Center Office Building in Cambridge Center, Kendall Square Urban Renewal Area; and

**WHEREAS:**

David Barrett, Vice President of Boston Properties and the Cambridge Redevelopment Authority have indicated the need for the construction of a temporary fence around the construction site as shown in a plan entitled "Exhibit B Site Plan, Four Cambridge Center, drawn by Moshe Safdie and Associates, Inc., Architects and Planners, 2 Faneuil Hall Market Place, Boston, MA 02109; therefore be it

**ORDERED:**

That the City Manager be and hereby is requested to grant a temporary construction easement as outlined in said plan to Cambridge Center Associates and Boston Properties providing for the construction of a fence on a part of the existing right of way on Broadway and Sixth Streets, which easement would include the right to enter the sidewalk for the purpose of laying the foundation within the appropriate permanent easement area and this grant is subject to the condition that Cambridge Center Associates and Boston Properties construct a safe pedestrian lane outside the construction fence within the street adjacent to the fence by means of emplacing a concrete barrier parallel to the construction fence with lights mounted on that barrier to establish clear pedestrian and vehicular operations at all time of day or night and that on completion of the construction that the temporary construction be taken down and the sidewalk be restored to its original condition and that at all times during the period of construction Cambridge Center Associates and Boston Properties will maintain close contact with the Department of Public Works, Traffic and Parking, Cambridge Redevelopment Authority and all other agencies of the City of Cambridge with reference to traffic control,

pedestrian convenience and public safety and any construction or easement granted under this order will be subject to the prior approval of the aforementioned departments and agencies of the City of Cambridge; and be it further

ORDERED:

That a bond in an amount sufficient to be determined by the Commissioner of Public Works be filed with the Public Works Department in order to protect the rights and safety of the City of Cambridge prior to the issuance of any permit under this order.

In City Council June 29, 1981.

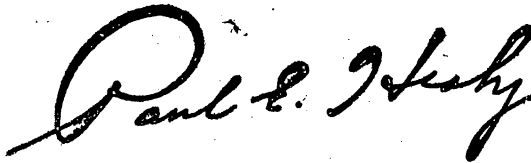
Adopted by a yea and nay vote:-

Yeas 7; Nays 0; Absent 2.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in cursive script, reading "Paul E. Healy". The signature is written in black ink and is positioned to the right of the printed text "ATTEST:-".

# City of Cambridge

MASSACHUSETTS

Agenda # 3 request by CRA for approval of a temporary fencing & permanent easements for foundation below grade at 4 Cambridge Center, Kendall Square Urban Renewal Area. In City Council June 29, 1981 198

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin P. Crane	✓			
Mr. Thomas W. Danehy			✓	
Ms. Sandra Graham	✓			
Mr. Leonard J. Russell			✓	
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Mr. David A. Wylie	✓			
Mayor Francis H. Duehay	✓			

7 0 2

*Temporary Fencing Approved 7-0-2  
 Permanent Fencing Request Referred  
 to the Planning Board for Study.*



# City of Cambridge

Agenda # 3

**IN CITY COUNCIL**

June 29, 1981

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**WHEREAS:**

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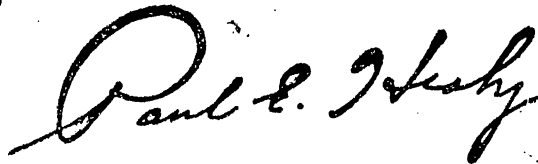
Adopted by a yea and nay vote:-

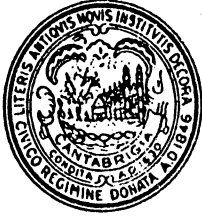
Yeas 7; Nays 0; Absent 2.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in cursive script that reads "Paul E. Healy". The signature is written in dark ink and is positioned to the right of the printed name "Paul E. Healy, City Clerk." from the previous block.



# CITY OF CAMBRIDGE

147 HAMPSHIRE ST., CAMBRIDGE, MASSACHUSETTS 02139

**PUBLIC WORKS DEPARTMENT**

Conrad C. Fagone  
Commissioner

June 25, 1981

Mr. David Barrett, Vice President  
Boston Properties  
133 Federal Street  
Boston, MA 02110

Re: Cambridge Center

Dear Mr. Barrett:

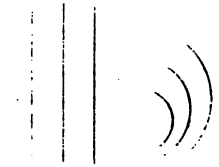
I have reviewed your letter of June 24 and wish to inform you that the City of Cambridge has no objection to the Boston Properties erecting a temporary construction fence and below-grade overhang easements necessary for construction of Four Cambridge Center.

Very truly yours,

Conrad C. Fagone  
Commissioner

CCF/ho'

cc: Mr. Joseph Tulimeri



June 24, 1981

DAVID BARRETT  
VICE PRESIDENT

JUN 25 1981

RFR	TJT	PWS	HLB
JFT	RSR	AJC	GRT
RJP	NG	FJC	PPR
JJI	JPY	ALF	
DPG	KJE	JPC	
EMS	MED		
TMT	SSL		DEV
JMK			DES

Mr. Conrad C. Fagone, Commissioner  
Department of Public Works  
147 Hampshire Street  
Cambridge, Massachusetts

Re: Four Cambridge Center Office Building  
Request for (1) Right to Erect Temporary Construction Fence and (2) Permanent Easements for Foundation Below Grade and Encroachment of Building Overhang Above Grade

Dear Commissioner Fagone:

I am writing to you in regard to our request for the temporary and permanent easements necessary for us to commence construction of Four Cambridge Center.

This building is a 200,000 square foot office building, located on the southeast corner of Broadway and Sixth Streets on Parcel 4 of the Kendall Square Urban Renewal Area, and is the second office building of our Cambridge Center project that we are constructing in accordance with our agreement with the Cambridge Redevelopment Authority. Its location within the overall project is shown on the attached plan.

The siting of this building will require certain minor encroachments across the existing right-of-way line on the adjacent south side of Broadway and east side of Sixth Street, and by this letter I am requesting that you review this proposed construction and advise me as to whether the proposal meets with your approval or whether there are any modifications to it that you would require.

The encroachments across the right-of-way line are all relatively minor in nature and are as follows:

- (1) The siting of the building will require that the mat foundation extend across the right-of-way line in several areas as shown on the attached plan. After completion of construction, this will remain below grade and cause no interference whatsoever with the sidewalk above or the passage of pedestrians on that sidewalk.
- (2) The siting of the building will require that, commencing with the second floor (approximately 20 feet above the sidewalk), three corners of the building will extend across the right-of-way line for no more than a few feet in any case; as the ground floor level of the building will be set back, there will be no interference whatsoever at street level with pedestrian passage. The location of these three small, triangular overhangs (two on Broadway and one on Sixth Street) are also shown on the attached plan.
- (3) In order to construct the building, we will need to erect a temporary construction fence on Broadway and Sixth Street that would prevent use of the adjacent sidewalks. During the period that the fence is erected, we would create a safe pedestrian lane outside of the construction fence (within the street adjacent to that fence) by the emplacement of a concrete barrier parallel to the fence with lights mounted on those barriers to establish clear pedestrian and vehicular operations at all times of night and day. This approach would be the same as utilized during the construction of our first office building at Cambridge Center, which has just been completed to the south directly adjacent to the site of the building about to begin, and is an approach that we have also reviewed with Commissioner Teso of the Traffic Department and believe to be satisfactory to him.

In regard to all of the above work, we would, of course, endeavor to remain in close contact with your department and all other City agencies involved in issues relating to traffic control, pedestrian convenience and public safety and to meet all of the operational requirements of your agencies on a day-to-day basis during the construction.

Commissioner Conrad C. Fagone  
June 24, 1981  
Page 3

These requests are being made by Boston Properties as representative of Cambridge Center Associates, our associated development entity that was formed specifically for the development of the Cambridge Center project and that is signatory to the agreement with the Cambridge Redevelopment Authority and are being made with the approval and support of the Cambridge Redevelopment Authority. As we are working hard to begin construction as soon as possible in order to continue the positive momentum that the completion of the first building has added to the Cambridge Center project, I would very much appreciate your reply to this request at your earliest convenience.

Sincerely yours,

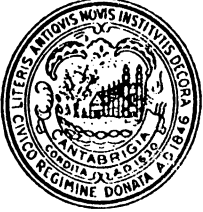


David Barrett  
Vice President

DB/ps

Enclosure

✓ cc: Mr. Joseph F. Tulimieri



# CITY OF CAMBRIDGE

57 INMAN STREET, CAMBRIDGE, MASSACHUSETTS 02139 • TEL. ~~875-6800~~  
498-9042

DEPARTMENT OF  
TRAFFIC & PARKING

June 25, 1981

George Teso  
Director

Mr. David Barrett  
Vice President  
Boston Properties  
133 Federal Street  
Boston, Massachusetts 02110

Dear Mr. Barrett,

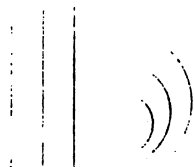
We have reviewed your request for a temporary construction fence along the curblineline of Broadway and Sixth Street and your request for permanent easements above and below grade for Four Cambridge Center.

We concur with your proposal to provide a safe walkway along Broadway and Sixth Street as specified in your letter dated June 24, 1981. We also recommend approval of the proposed permanent easements for Four Cambridge Center.

Very truly yours,

Lauren M. Preston  
Traffic Engineer

LMP:rd



June 24, 1981

DAVID BARRETT  
VICE PRESIDENT

JUN 24 1981

RFR	TJT	PWS	HLB
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Mr. George Teso, Commissioner  
Traffic Department  
57 Inman Street  
Cambridge, MA 02139

Re: Four Cambridge Center Office Building  
Request for (1) Right to Erect Temporary Construction Fence and (2) Permanent Easements for Foundation Below Grade and Encroachment of Building Overhang Above Grade

Dear Commissioner Teso:

I am writing to you in regard to our request for the temporary and permanent easements necessary for us to commence construction of Four Cambridge Center.

This building is a 200,000 square foot office building, located on the southeast corner of Broadway and Sixth Streets on Parcel 4 of the Kendall Square Urban Renewal Area, and is the second office building of our Cambridge Center project that we are constructing in accordance with our agreement with the Cambridge Redevelopment Authority. Its location within the overall project is shown on the attached plan.

The siting of this building will require certain minor encroachments across the existing right-of-way line on the adjacent south side of Broadway and east side of Sixth Street, and by this letter I am requesting that you review this proposed construction and advise me as to whether the proposal meets with your approval or whether there are any modifications to it that you would require.

The encroachments across the right-of-way line are all relatively minor in nature and are as follows:

- (1) The siting of the building will require that the mat foundation extend across the right-of-way line in several areas as shown on the attached plan. After completion of construction, this will remain below grade and cause no interference whatsoever with the sidewalk above or the passage of pedestrians on that sidewalk.
- (2) The siting of the building will require that, commencing with the second floor (approximately 20 feet above the sidewalk), three corners of the building will extend across the right-of-way line for no more than a few feet in any case; as the ground floor level of the building will be set back, there will be no interference whatsoever at street level with pedestrian passage. The location of these three small, triangular overhangs (two on Broadway and one on Sixth Street) are also shown on the attached plan.
- (3) In order to construct the building, we will need to erect a temporary construction fence on Broadway and Sixth Street that would prevent use of the adjacent sidewalks. During the period that the fence is erected, we would create a safe pedestrian lane outside of the construction fence (within the street adjacent to that fence) by the emplacement of a concrete barrier parallel to the fence with lights mounted on those barriers to establish clear pedestrian and vehicular operations at all times of night and day. This approach would be the same as utilized during the construction of our first office building at Cambridge Center, which has just been completed to the south directly adjacent to the site of the building about to begin, and is an approach that we have also reviewed with Commissioner Fagone of the Public Works Department and believe to be satisfactory to him.

In regard to all of the above work, we would, of course, endeavor to remain in close contact with your department and all other City agencies involved in issues relating to traffic control, pedestrian convenience and public safety and to meet all of the operational requirements of your agencies on a day-to-day basis during the construction.

Commissioner George Teso  
June 24, 1981  
Page 3

These requests are being made by Boston Properties as representative of Cambridge Center Associates, our associated development entity that was formed specifically for the development of the Cambridge Center project and that is signatory to the agreement with the Cambridge Redevelopment Authority and are being made with the approval and support of the Cambridge Redevelopment Authority. As we are working hard to begin construction as soon as possible in order to continue the positive momentum that the completion of the first building has added to the Cambridge Center project, I would very much appreciate your reply to this request at your earliest convenience.

Sincerely yours,



David Barrett  
Vice President

DB/ps  
Enclosure

cc: ~~Mr.~~ Joseph F. Tulimieri

June 25, 1981

DAVID BARRETT  
VICE PRESIDENT

James L. Sullivan, City Manager  
Cambridge City Council  
Cambridge City Hall  
795 Massachusetts Avenue  
Cambridge, MA 02139

Re: Four Cambridge Center Office Building  
Broadway and Sixth Street, Cambridge

Gentlemen:

This letter constitutes a request for the granting of permanent and temporary easements necessary to commence construction of Four Cambridge Center. The request is being made jointly by the developer of the proposed building and the Cambridge Redevelopment Authority (the "CRA").

Four Cambridge Center will be a 200,000 square foot office building, located on the southeast corner of Broadway and Sixth Streets on Parcel 4 of the Kendall Square Urban Renewal Area. This will be the second office building to be constructed in accordance with Cambridge Center Associates' agreement with the CRA. Its location within the overall Cambridge Center project is shown on the plan attached hereto as Exhibit A.

The site on which the building is to be constructed is presently owned by the CRA. Pursuant to its agreement with Cambridge Center Associates, the CRA will transfer title to the property to Cambridge Center II Trust, a nominee trust, the beneficiary of which will be Cambridge Center Associates II. (Both Cambridge Center Associates and Cambridge Center Associates II are associated development entities of Boston Properties which have been formed specifically for the Cambridge Center project in accordance with the agreement with the CRA.)

In anticipation of this transfer, the CRA has granted Cambridge Center Associates II a license to enter upon the site and commence construction. Accordingly, we request that the permanent and temporary easements requested herein now be granted

James L. Sullivan, City Manager  
Cambridge City Council  
June 25, 1981  
Page 2

to Cambridge Center Associates II. The form and content of the easements will be as required by the Law Department of the City of Cambridge.

#### Permanent Easements

The siting of the proposed building requires minor encroachments across the existing right-of-way lines on the adjacent south side of Broadway and east side of Sixth Street. As such, permanent easements will be required, and are hereby requested, as follows:

1. The mat foundation will extend across the right-of-way line in three (3) places by no more than a few feet in any case, as generally shown in yellow on the Site Plan attached hereto as Exhibit B and as also shown in greater detail on the plan attached hereto as Exhibit C. The required easements are entirely below grade, and their vertical and horizontal dimensions are described in the legal description attached hereto as Exhibit D.

2. Beginning at the second floor and above (approximately 20 feet above grade level) three (3) corners of the proposed building will extend across the right of way line as generally shown in green on the Site Plan and as also shown in greater detail on the plan attached hereto as Exhibit E. Since the ground floor level of the proposed building will be set back, the required easements are entirely above grade, and their vertical and horizontal dimensions are described in the legal description attached hereto as Exhibit F.

#### Temporary Easement

In order to construct the building, a construction fence will be erected as generally shown in red on the Site Plan, and a temporary construction easement will be required, and is hereby requested, with respect to that portion of the area contained within the construction fence that constitutes a part of the existing right of way on Broadway and Sixth Streets. The temporary construction easement would include the right to enter the sidewalk for purpose of laying the foundation within the appropriate permanent easement areas.

During the period that the construction fence is in place, a safe pedestrian lane outside of the construction fence (within the street adjacent to that fence) will be created by Cambridge

James L. Sullivan, City Manager  
Cambridge City Council  
June 25, 1981  
Page 3

Center Associates II by means of emplacing a concrete barrier parallel to the construction fence with lights mounted on that barrier to establish clear pedestrian and vehicular operations at all times of day and night. This approach would be essentially the same as that utilized during the construction of the first office building at Cambridge Center at Sixth and Main Street (shown as "Existing Bldg. No. 5" on the Site Plan).

Upon completion of construction, the temporary construction fence will be taken down and the sidewalk will be restored. With regard to all of the above work, Cambridge Center Associates II will remain in close contact with the Department of Public Works, the Traffic Department, and all other agencies of the City of Cambridge involved in issues relating to traffic control, pedestrian convenience and public safety.

Review and Approval by City Agencies

All of the requests for the temporary and permanent easements described herein have been reviewed by the Public Works Department and the Traffic Department of the City of Cambridge and both agencies have recommended approval without reservation (see copies of letters attached hereto as Exhibits G and H, respectively).

This request is being made jointly by Boston Properties, as agent and representative of Cambridge Center Associates and Cambridge Center Associates II, and the CRA. Since we plan to commence construction at the earliest possible date, your earliest response to this request would be greatly appreciated.

Very truly yours,

BOSTON PROPERTIES

By David Barrett  
David Barrett, Vice President

CAMBRIDGE REDEVELOPMENT AUTHORITY

By Joseph F. Tulumieri  
Joseph F. Tulumieri, Deputy  
Executive Director

cc: Edward Cunningham, Law Department



# Cambridge Redevelopment Authority

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

JUN 26 1981

Mr. James L. Sullivan  
City Manager  
City Council  
Cambridge, Massachusetts 02139

Re: Request for Approval of Temporary Fencing  
and Permanent Easements

Kendall Square Urban Renewal Area  
Project No. Mass. R-107 / Four Cambridge Center

Dear Mr. Sullivan:

A petition of the Cambridge Redevelopment Authority and Boston Properties requesting City Council approval of the above-cited matters for transmittal by you to the City Council is enclosed.

If you have any questions, please call.

Sincerely yours,

Joseph F. Tulimieri  
Deputy Executive Director

JFT:dg

Enclosure

cc: Paul E. Healy  
Edward Cunningham



# CITY OF CAMBRIDGE

147 HAMPSHIRE ST., CAMBRIDGE, MASSACHUSETTS 02139

**PUBLIC WORKS DEPARTMENT**

Conrad C. Fagone  
*Commissioner*

June 25, 1981

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Boston Properties  
133 Federal Street  
Boston, MA 02110

Re: Cambridge Center

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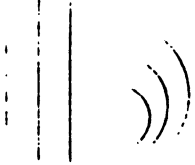
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Very truly yours,

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Conrad C. Fagone  
Commissioner

CCF/ho'  
cc: Mr. Joseph Tulimeri



June 24, 1981

DAVID BARRETT  
VICE PRESIDENT

JUN 24 1981

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147 Hampshire Street  
Cambridge, Massachusetts

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Commissioner Conrad C. Fagone

June 24, 1981

Page 2

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In regard to all of the above work, we would, of course, endeavor to remain in close contact with your department and all other City agencies involved in issues relating to traffic control, pedestrian convenience and public safety and to meet all of the operational requirements of your agencies on a day-to-day basis during the construction.

Commissioner Conrad C. Fagone  
June 24, 1981  
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Sincerely yours,



David Barrett  
Vice President

DB/ps

Enclosure

✓ cc: Mr. Joseph F. Tulumieri



# CITY OF CAMBRIDGE

57 INMAN STREET, CAMBRIDGE, MASSACHUSETTS 02139 • TEL. ~~875-6800~~  
498-9042

DEPARTMENT OF  
TRAFFIC & PARKING

June 25, 1981

George Teso  
Director

Mr. David Barrett  
Vice President  
Boston Properties  
133 Federal Street  
Boston, Massachusetts 02110

Dear Mr. Barrett,

We have reviewed your request for a temporary construction fence along the curbline of Broadway and Sixth Street and your request for permanent easements above and below grade for Four Cambridge Center.

We concur with your proposal to provide a safe walkway along Broadway and Sixth Street as specified in your letter dated June 24, 1981. We also recommend approval of the proposed permanent easements for Four Cambridge Center.

Very truly yours,

A handwritten signature in cursive script that reads "Lauren M. Preston".

Lauren M. Preston  
Traffic Engineer

LMP:rd

DAVID BARRETT  
VICE PRESIDENT

June 24, 1981

JUN 24 1981

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Mr. George Teso, Commissioner  
Traffic Department  
57 Inman Street  
Cambridge, MA 02139

Re: Four Cambridge Center Office Building  
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- (2) The siting of the building will require that, commencing with the second floor (approximately 20 feet above the sidewalk), three corners of the building will extend across the right-of-way line for no more than a few feet in any case; as the ground floor level of the building will be set back, there will be no interference whatsoever at street level with pedestrian passage. The location of these three small, triangular overhangs (two on Broadway and one on Sixth Street) are also shown on the attached plan.
- (3) In order to construct the building, we will need to erect a temporary construction fence on Broadway and Sixth Street that would prevent use of the adjacent sidewalks. During the period that the fence is erected, we would create a safe pedestrian lane outside of the construction fence (within the street adjacent to that fence) by the emplacement of a concrete barrier parallel to the fence with lights mounted on those barriers to establish clear pedestrian and vehicular operations at all times of night and day. This approach would be the same as utilized during the construction of our first office building at Cambridge Center, which has just been completed to the south directly adjacent to the site of the building about to begin, and is an approach that we have also reviewed with Commissioner Fagone of the Public Works Department and believe to be satisfactory to him.

In regard to all of the above work, we would, of course, endeavor to remain in close contact with your department and all other City agencies involved in issues relating to traffic control, pedestrian convenience and public safety and to meet all of the operational requirements of your agencies on a day-to-day basis during the construction.

Commissioner George Teso  
June 24, 1981  
Page 3

These requests are being made by Boston Properties as representative of Cambridge Center Associates, our associated development entity that was formed specifically for the development of the Cambridge Center project and that is signatory to the agreement with the Cambridge Redevelopment Authority and are being made with the approval and support of the Cambridge Redevelopment Authority. As we are working hard to begin construction as soon as possible in order to continue the positive momentum that the completion of the first building has added to the Cambridge Center project, I would very much appreciate your reply to this request at your earliest convenience.

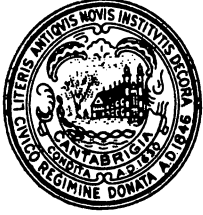
Sincerely yours,



David Barrett  
Vice President

DB/ps  
Enclosure

cc: Mr. Joseph F. Tulimieri



## CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
Tel. 498-9011

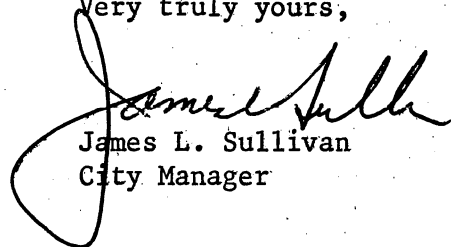
EXECUTIVE DEPARTMENT  
JAMES L. SULLIVAN  
City Manager

June 29, 1981

To the Honorable, the City Council:

I transmit herewith communication from the Cambridge  
Redevelopment Authority requesting approval of temporary  
fencing and permanent easements for foundation below grade  
and encroachment of building overhand above grade, for  
Four Cambridge Center office building in Cambridge Center,  
Kendall Square Urban Renewal Area.

Very truly yours,



James L. Sullivan  
City Manager

JLS/b

Request by the CRA for approval of a temporary  
fencing & permanent easements for foundations  
below grade at 4 Cambridge center, Kendall  
Sq. Urban Renewal Area.

Copy sent to Planning Board  
7/1/81 (dl)

6/29/1981

In City Council,

June 29, 1981

Temporary Easement  
Order

Adopted.

17-0-2  
Permanent Easement

Request referred to  
The Planning Board