



City of Cambridge

Agenda Item Number Ten

IN CITY COUNCIL

May 7, 1984

WHEREAS:

The City of Cambridge has established the East Cambridge Riverfront Plan to guide future development and revitalization in the East Cambridge project area; and

WHEREAS:

The City, acting through its Department of Community Development (hereinafter called the "Department"), is funded under a Grant Agreement dated October 6, 1978, with the United States Department of Housing and Urban Development (hereinafter called "HUD"), for the administration of a local Urban Development Action Grant Program; and

WHEREAS:

Under said Act the City has established a Project entitled East Cambridge/Lechmere UDAG, funded in the amount of \$6,800,000; and

WHEREAS:

The City under said UDAG, has contracted for construction of a 560 car parking garage, scheduled to be open in January 1985; and

WHEREAS:

The garage will have 12,000 square feet of ground floor space available for lease to private tenants;

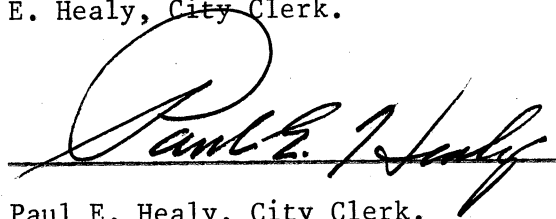
NOW, THEREFORE,

The City Council authorizes the City Manager to proceed with a Request for Proposal for lease of the ground floor commercial space.

In City Council May 7, 1984.
Adopted by a yea and nay vote:-
Yeas 6; Nays 0; Absent 3.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-


Paul E. Healy, City Clerk.

City of Cambridge

MASSACHUSETTS

In City Council May 7, 1984

AGENDA ITEM NUMBER TEN

RE: ORDER RELATIVE TO THE LEASE OF GROUND FLOOR COMMERCIAL SPACE IN THE EAST
CAMBRIDGE PARKING FACILITY

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

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SUMMARY OF REQUEST FOR PROPOSALS

LEASE OF GROUND FLOOR COMMERCIAL SPACE EAST CAMBRIDGE PARKING FACILITY

The City of Cambridge Community Development Department is accepting proposals for lease of retail/commercial space in the East Cambridge Parking Facility, now under construction, on First Street between Thorndike Street and Spring Street.

The 12,000 square feet of ground floor space, available for lease in November 1984, will be sub-divided into 3,000 or 6,000 square foot increments and leased as raw shell space with roughed in plumbing, electricity, and service areas. The minimum rent of \$10.00/square foot annually plus utilities may be negotiable if there is evidence of substantial public benefit.

Proposals will be evaluated in the light of development objectives set forth in the East Cambridge Revitalization Plan. Criteria shall include the following:

- Commercial and social benefit to the community;
- Use compatibility with neighborhood;
- Financial and economic feasibility;
- Capability and experience of group or business entity;
- Financial return to the City. The City reserves the right not to select the proposal offering the highest rent.

The deadline for submission of proposals is June 15, 1984.

Proposals will be reviewed and evaluated by a joint advisory committee under the direction of the Assistant City Manager for Community Development. The Committee will consist of representatives of the neighborhood, Community Development Department staff, and the City Manager's Office. Final authorization to lease the property is subject to the approval of the City Council.



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

May 1, 1984

To the Honorable, the City Council:

SUBJECT: Lease of Retail Space in the East Cambridge
Parking Facility

The Planning Board reviewed the proposed rental of space in the East Cambridge Parking Facility and recommends that the City Council authorize the City Manager to proceed in a timely manner with a Request for Proposals for lease of the space.

Criteria for selection of lessee(s) should include:

- Use compatibility with the neighborhood
- Public benefit to City residents
- Economic and financial soundness
- Financial return to the City

In light of development objectives set forth in the East Cambridge Revitalization Plan, the proposed use must be compatible with the adjacent residential neighborhood and help promote an active and inviting pedestrian environment.

Respectfully submitted,

for the Planning Board

Arthur C. Parris
Arthur C. Parris
Chairman



City of Cambridge

2.

IN CITY COUNCIL

October 3, 1983

MAYOR VELLUCCI

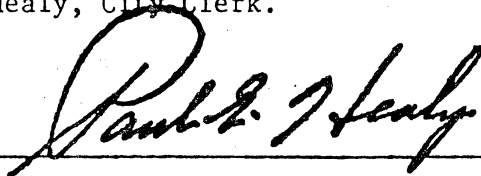
- WHEREAS: The City of Cambridge is obligated under the Massachusetts General Laws to ensure reasonable space be made available for organizations of Veterans of Foreign Wars; and
- WHEREAS: The East Cambridge Post 3273 of the Veterans of Foreign Wars is in need of additional operating space; and
- WHEREAS: The City of Cambridge is constructing the East Cambridge Parking Facility on the corner of First Street and Spring Street; and
- WHEREAS: Said Parking Facility shall have commercial space available for lease on its ground floor; and
- WHEREAS: The East Cambridge Post 3273 of the Veterans of Foreign Wars is the type of non-profit civic and humanitarian organization which the City of Cambridge supports and encourages; and
- WHEREAS: Locating a Veterans of Foreign Wars post in the East Cambridge Parking Facility will facilitate pedestrian activity and neighborhood-oriented uses consistent with the East Cambridge Riverfront Plan; now therefore be it
- RESOLVED: That the Cambridge City Council hereby strongly recommends that approximately 6000 square feet of commercial space in the East Cambridge Parking Facility be made available to the East Cambridge Post 3273 of the Veterans of Foreign Wars; and be it further
- RESOLVED: That this space be provided at a fair and favorable rent consistent with the goal of making this space affordable to the East Cambridge Post 3273; and be it further
- RESOLVED: That this space be made available conditional upon the East Cambridge Post 3273 demonstrating that they have the financial resources available to construct the necessary tenant improvements; and be it further

- RESOLVED: That the space be made available conditioned upon the East Cambridge Post 3273 agreeing to allow the East Cambridge neighborhood access to approximately 3000 square feet of open meeting area within the space for neighborhood meetings and other public meetings upon reasonable notice; and be it further
- RESOLVED: That the City Manager make every effort to assist the East Cambridge Post 3273 in meeting the above conditions.

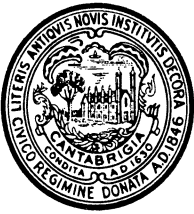
In City Council October 3, 1983.
Adopted by the affirmative vote of 7 members.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in dark ink, appearing to read "Paul E. Healy", is written over a horizontal line.

Paul E. Healy, City Clerk.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

Tel. 498-9011

EXECUTIVE DEPARTMENT

ROBERT W. HEALY

City Manager

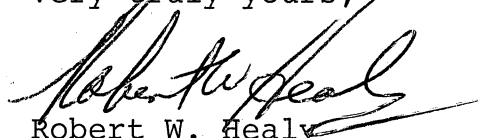
May 7, 1984

To the Honorable, the City Council:

Attached you will find a summary of the Request for Proposals for lease of ground floor commercial space in the East Cambridge Parking Facility, now under construction. The garage is scheduled to be completed by January 1985. The standard procedure for lease of public space is through a Request for Proposals, advertised in the newspapers and the Central Register. Selection of the lessee(s) will be based on criteria as outlined in the attached summary. Final decision on the selection of lessee(s) is subject to the approval of the City Council.

I recommend that the City proceed in a timely manner with this Request for Proposals.

Very truly yours,


Robert W. Healy
City Manager

RWH:jp

Attachment

Agenda Item Number Ten

5-318

Re: transmitting an order and summary regarding requests for proposals for lease of ground floor commercial space in the East Cambridge Parking Facility.

In City Council,

May 7, 1984

5/7/84

Q.P.
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Order Adopted

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