

City of Cambridge

MASSACHUSETTS

Agenda #3 Re: to the Urban Renewal
Plan amendment for the Kendall
Square Project Area. In City Council December 27 1976

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann				
Mr. Clem				
Mr. Clinton				
Mr. Danehy				
Mr. Duehay				
Mrs. Graham				
Mr. Russell				
Mr. Sullivan				
Mayor Vellucci				

PROPOSED ORDER OF CITY COUNCIL ON THE REFERRAL OF THE KENDALL SQUARE
URBAN RENEWAL PLAN AMENDMENT NO. 1 TO THE CAMBRIDGE PLANNING BOARD
FOR APPROPRIATE FINDINGS

C I T Y O F C A M B R I D G E

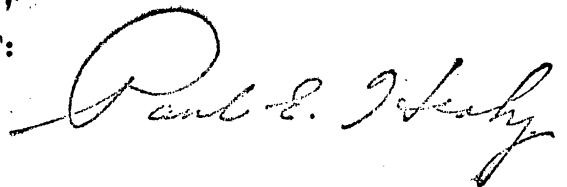
IT IS HEREBY ORDERED:

That the Cambridge City Council refer to the Cambridge
Planning Board the proposed Amendment No. 1, dated December 22, 1976,
to the Kendall Square Urban Renewal Plan, Project No. Mass. R-107,
for the purpose of finding that the Kendall Square Urban Renewal
Plan, Project No. Mass. R-107, as amended, is based upon a local
survey and conforms to a comprehensive plan for the locality as a
whole.

In City Council December 27, 1976
Adopted by the affirmative vote of 9 members.
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 dark ink and is positioned to the right of the printed word "ATTEST:".

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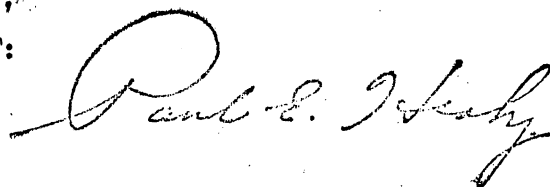
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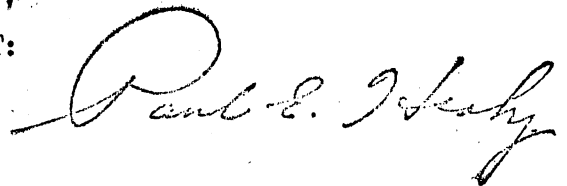
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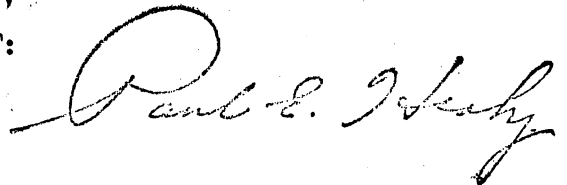
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Cambridge Redevelopment Authority

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

December 22, 1976

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

Re: Authority Action Recommendations
Kendall Square Urban Renewal Area
Project No. Mass. R-107

Dear Mr. Sullivan:

The Authority herewith is transmitting to you its recommendations for City Council actions on "Cambridge Center" in the Kendall Square Urban Renewal Project.

These proposals for a mixed-use development are consistent with the recommendations of the recent Urban Land Institute (ULI) Panel Service Program and are based upon the City's primary objectives --the creation of maximum job opportunities at a variety of skill levels, including blue collar and non-professional white collar jobs, with opportunities for the upgrading of Cambridge workers' skills and wages. The enclosed amendment to the Kendall Square Urban Renewal Plan sets forth in detail the objectives for the project and the permitted uses which would accomplish these objectives.

Both R. M. Bradley, in its program development and initial marketing work, and the ULI Panel, have projected between 1.4- and 1.5-million square feet of mixed-use development which would be marketable over the term of five to seven years.

It should be emphasized that both also acknowledge that development substantially in excess of that amount could occur in the longer term of seven to 15 years. The proposed amendment allows for the ULI Panel's admonition that there be "flexibility" for prospective developers in Cambridge Center.

The Authority, in addition to recommending City Council consideration and approval of the enclosed Plan amendment, also urges approval of certain street closings in order to prepare the site for development, as recommended by the ULI Panel.

Along with the proposed Plan amendment, the requisite street closing petitions are enclosed together with draft City Council orders setting the required public hearing date which could be as early as, but no earlier than January 17, 1977, should the City Council wish to act on these recommendations.

The amendment reflects the densities which would be permitted if Industry A zoning were to be applied to the Quadrangle site (surplus NASA land) and Business B zoning to the Triangle site. At the same time, in cooperation with the Planning Board, the Authority is having Monacelli Associates prepare a new mixed-use development district (MXD) zoning classification for incorporation in the Cambridge Zoning Ordinance.

This approach to land use controls also has been endorsed by the Urban Land Institute Panel. However, the preparation and implementation of this zoning change will require at least three to four months, and in line with the ULI Panel's conclusion that "the most important need is for action," the Authority strongly recommends Plan amendment approval at this time.

Positive action by the City Council now is most important in our attempt to attract users, prime tenants, and developers to Cambridge Center. The importance of prompt action is further emphasized by the need to include the Urban Renewal Plan Amendment in a submission to the Department of Housing and Urban Development (HUD) along with the Environmental Impact Report in order for HUD to prepare an environmental impact statement and thus clear the way for additional development on remaining project land.

An explanatory memorandum covering the aforementioned issues, and others, in detail, is enclosed.

Also enclosed are summary reports of the work completed to date on real estate marketing and land development, design standards and land use controls, manpower training and development and affirmative action programs, and environmental impact.

National attention of the development community has been focused on Cambridge Center as a result of the ULI Panel Service Program. While market-place action would seem to be at a low ebb at this time, the Authority joins with you, and with the City Council, in expecting that our joint efforts will produce significant

development for what we all are convinced is a prime and important site.

Very sincerely yours,

Charles C. Nowiszewski
Charles C. Nowiszewski
Chairman

Thomas J. Murphy
Frank S. Maragioglio
Gustave M. Solomons
Jerry R. Cole

CCN:eal

Enclosures



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

December 27, 1976

To the Honorable, the City Council:

I am forwarding for your consideration, the recommendations of the Redevelopment Authority for the development of "Cambridge Center" in the Kendall Square Urban Renewal Project.

Attached herewith for proposed City Council action at this meeting (December 27, 1976) are the following:

- (1) Order on referral by City Council to Cambridge Planning Board of Urban Renewal Plan Amendment No. 1 for appropriate findings.
- (2) Order for City Council public hearing on Plan Amendment.
- (3) Order for City Council public hearing on proposed street discontinuances.

Both hearings can be held on the same date.

I refer you to the letter from the Authority which makes it clear that the recommendations for Cambridge Center are consistent with the recommendations of the recent Urban Land Institute Panel and with the City's objectives of improving the tax base and providing jobs --upward mobility-- for Cambridge residents.

There have been many problems in Kendall Square that have caused considerable consternation for all of us since NASA's abrupt withdrawal from Cambridge in 1970. Those problems are behind us. I know that the Redevelopment Authority has worked in close collaboration with the Planning Board on the Plan Amendment and related matters, and I believe the recommendations before you provide a sound basis for moving ahead.

As the Authority points out in its letter, a public hearing by the City Council cannot be held before Monday, January 17, 1977, and I would suggest that the earliest possible date be set for it.

Very truly yours,

A handwritten signature in dark ink, appearing to read "James L. Sullivan". The signature is written in a cursive style with a large, sweeping initial "J".

James L. Sullivan
City Manager

Agenda #3

5-598

Re: to the Urban Renewal Plan amendment for
the Kendall Square Project Area.

In City Council,
December 27, 1976

12/27/76

Referred to the
Planning Board
FOR REPORT -

Copy to send 12-29-76 CS