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CAMBRIDGE, MASS.

651 Green Street
Cambridge, Mass. 02139
May 16, 1985

Cambridge City Council
City Hall
Cambridge, Mass. 02139

To the Honorable, the Cambridge City Council:

Unfortunately neither my husband nor I could attend last Monday's hearing on Harvard's plans for 8-10 Mt. Auburn Street. At Bob La Tremouille's request, I am writing to correct a statement he attributed to my husband that evening. It bears on the economics of different numbers of residential units on the site as argued by Harvard. I would also like to offer additional information on the question of numbers.

At Harvard's presentation at the Faculty Club on November 28, 1984, Jacqueline O'Neill emphasized that the project was viable only with 52 units, plus retail. She said that retail business would subsidize rents estimated at \$500-600 per month for those units.

Hugh Russell proposed that 30-35 units would be more appropriate to the site. Ms. O'Neill repeated that 52 units were essential to the project's viability. In a written note, my husband then asked Mr. Russell if the lower number of units, plus retail would be self-supporting at those rents. Mr. Russell's written reply was no, nor with 52 units, either.

In a telephone conversation two weeks before the Faculty Club meeting, Ms. O'Neill had described the project to me as 42 residential units, plus retail. At both that meeting and a subsequent one on February 10, 1985, I asked her why, if 52 was the magic number, she had quoted 42 units earlier. She did not respond either time. I understand that 40 is now the number cited.

At the February meeting, I proposed to Ms. O'Neill that 25 units, plus retail, would be reasonable. She replied that, ironically, in such a project the retail would more than subsidize the rents and the project would make a profit, but that Harvard was not interested in building only 25 units.

Very truly yours,

Marilyn Wellons

Marilyn Wellons

18.

S-412

Comm. from Marilyn Wellons, 651 Green St.
Re: last Monday's Council hearing on Harvard University's plans for the premises numbered 8-10 Mt. Auburn St. with reference to the different numbers of residential units on the site as argued by Harvard.

In City Council,

May 20, 1985

5/20/85

Placed on File -