

THIRTY-SEVENTH ANNUAL REPORT  
OF THE EXECUTIVE DIRECTOR

CAMBRIDGE REDEVELOPMENT AUTHORITY  
FOUR CAMBRIDGE CENTER  
CAMBRIDGE, MA 02142

DECEMBER 31, 1994

SUBMISSION DATE: APRIL 13, 1995



CAMBRIDGE REDEVELOPMENT AUTHORITY  
City of Cambridge  
1993-1994

CAMBRIDGE CITY COUNCIL

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CAMBRIDGE REDEVELOPMENT AUTHORITY

Jacqueline S. Sullivan, Chair  
Alan D. Bell, Vice-Chair  
B. Karen K. Swaim, Treasurer  
Manual Rogers, Jr., Member  
Joseph F. Tulimieri, Executive Director  
and Secretary



The major events of 1993-1994 in the Authority development programs are outlined as follows:

**Wellington-Harrington Neighborhood Renewal Area**

- ? . Amendment No. 16 of the Contract for Closeout Services by and between the Authority and the City of Cambridge extending the termination date was executed.
- ? . Authority staff continued its efforts to locate a banking facility at 1000 Cambridge Street, the location vacated as a result of the failure of University Bank and Trust Corporation.
- ? . The Authority approved the disposition of the former Tract 21 by the City of Cambridge to Homeowner's Rehab, Inc. and determined that the redeveloper possessed the qualifications to construct sixteen (16) housing units on the site.

**Roger's Block Urban Renewal Area**

- ? . Authority staff continued to work with the Charles Stark Draper Laboratory on its building requirements and to refer potential tenants for adaptive reuse of a portion of the building space.



**Kendall Square Urban Renewal Area**

- ? Authority staff participated in the preparation of a so-called Enterprise Community application which was submitted to the Department of Housing and Urban Development (HUD) by the City of Cambridge.
  
- ? A series of meetings was held with Federal Highway Administration (FHWA) officials in an attempt to identify potential funds for roadway improvements in Kendall Square. A Transportation Improvements Program (TIP's) project was identified and application prepared for local review for Massachusetts Highway Department (MHD) funding.
  
- ? Fay Spofford and Thorndike completed its fieldwork and prepared the annual update to the Section 61 Finding which includes a summary of mitigation requirements and commitments that were made in the course of previous reviews, and the status of implementation thereof; a commitment to continued efforts to minimize and mitigate impacts, including measures to reduce single vehicle trip generation and to increase transit use, and to involve tenants and developers in those efforts (incorporating the commitments described as the





Transportation Services Plan); a commitment to conduct traffic measurements for purposes of verifying the accuracy of current estimates and predictions and to inform the MEPA office of any significant discrepancy observed; and a commitment not to construct additional parking facilities unless the need therefore has been established (incorporating the current policy) and to develop a strategy to minimize the need for additional spaces to serve the buildout or the Plan Area in general.

**Kendall Square Urban Renewal Area / Parcel 1**

- ?. Authority staff transmitted a request to the Volpe National Transportation Systems Center (VNTSC) Director Dr. Richard John seeking Department of Transportation (DOT), as an affected redeveloper, consent to Amendment No. 3 to the Kendall Square Urban Renewal Plan.

**Kendall Square Urban Renewal Area / Parcel 2**



- ? Having broken ground in October, 1993, Biogen, Inc. continued construction on the fourth building on Parcel 2, a 148,228 square foot, six-story biotechnology lab and office building.

With the completion of the building, Biogen will occupy over 400,000 square feet of building space in Cambridge.

- ? During construction, the Authority made available under temporary license agreements, its land on Parcel 2 for the temporary storage of construction equipment and for the handling of contaminated soil which was encountered. Biogen agreed to a \$2,500. monthly use and occupancy charge and to restore the land upon completion of its use.
- ? The Authority granted a temporary modification to the Parcel 2 Easement Agreement with Boston Properties which provided for an alternative access to the Parcel 2 parking garage.

**Kendall Square Urban Renewal Area / Parcel 3**

- ? The Authority authorized the undertaking of geotechnical studies to be undertaken by Haley & Aldrich on behalf of Boston Properties. This work was required in connection with the expansion of Nine Cambridge Center (The Whitehead



Institute).

- ? . A Construction Staging License Agreement was granted to Boston Properties permitting certain pre-construction and construction activities.
- ? . In mid-summer, the Authority approved the execution of a Supplemental Land Disposition Contract and Deed; determined that the developer possessed the qualifications on financial resources to acquire land and to develop a 60,000 square foot addition to the existing structure.
- ? . Authority staff, working with the developer, secured City Council approval of an air rights easement over the sidewalk. The granting of the easement to the Authority allowed the construction an overhang (oriel) on the Western Connector building frontage required in connection with the building expansion.

**Kendall Square Urban Renewal Area / Parcel 7**



- ?. After securing Outdoor Advertising Board (OAB) action denying the issuance of temporary permits for the billboards abutting this parcel, the owner of the billboards filed for judicial relief.

**Operations / Administrative Actions**

- ?. The temporary use of Authority-owned land by the Massachusetts Institute of Technology, J.B. D'Allessandro, Inc. and Anthony Cicconi & Sons continued. The combined monthly use and occupancy charge is \$7,090.
- ?. By mutual agreement, the Authority was reimbursed for general legal and other technical services provided in connection with the Biogen development. The total amount, \$237,883., represents full reimbursement.
- ?. The Authority engaged the services of John Tingley for landscape architectural and supervisory services.
- ?. The Authority executed an amendment to the Contract for Master Action Planning with Monacelli Associates which increased the maximum compensation by \$25,000. and





extended the time of performance to June 30, 1997.

- ? Demolition and Site Clearance Contract No. 23 was advertised in August and awarded to the lowest, eligible and responsible bidder, James G. Grant Co., in the amount of \$53,887.50.
  
- ? A 90-day extension to Property Management Contract No. 12 was approved by the Authority in August. Later in the year, Property Management Contract No. 13 was advertised and awarded to J.J. Phelan & Son, Inc. in the amount of \$166,830. for a three-year term.
  
- ? A three-year extension to the Contract for Audit Services with Daniel Dennis & Company was approved together with an increase in the maximum compensation to \$6,500. per annum.
  
- ? The Authority authorized the Executive Director to negotiate the terms of an agreement with Boston Properties providing for the possible reimbursement of certain extraordinary expenses for professional services in connection with the development of Seven Cambridge Center for Stride Rite Corporation.



**Stride Rite Corporation Stops New Development**

- ?. In an effort to accommodate the development of a new building for the Stride Rite Corporation, the Authority, after a public hearing, approved amendments to the Cambridge Zoning Ordinance to the Kendall Square Urban Renewal Plan and approved a separate three-party agreement among the Authority,

Boston Properties and Biogen ensuring the reservation of 620,000 square feet of development on Parcel 2. Authority staff assisted in the processing of a Chapter 121A application and with a Chapter 21E filing with the Department of Environmental Protection (DEP). The Executive Director was authorized to file a Notice of Project Change (NPC) with the Massachusetts Environmental Protection Agency (MEPA) and to request a determination by the Executive Office of Communities and Development (EOCD).

The Authority approved Amendment No. 10 to the Development Agreement for Parcels 3 & 4 in support of the proposed development by Boston Properties of a 254,000 square foot building for Stride Rite Corporation at Seven Cambridge Center designed by Elkus-Manfredi Architects. Subsequent



to the initiation of the public approval process, Stride Rite announced a suspension of the development process which would have resulted in a building with 233,000 square feet of office and ancillary uses, approximately 21,000 square feet of retail uses, and 355 parking spaces. The suspension of development activities eventually resulted in a corporate decision by Stride Rite to relocate out of Cambridge to a suburban (Lexington) location. This action was a significant loss for Cambridge Center and for the City of Cambridge. Cambridge Center lost the potential of additional development;

the City of Cambridge lost potential tax revenues; and, most importantly, the Cambridge community lost an involved, contributing corporate citizen with an unmatched record of involvement.

#### **Authority Organization**

- ?. Jacqueline S. Sullivan was re-elected to serve as Authority Chairman; Alan D. Bell was re-elected to serve as Authority Vice Chairman and B. Karen K. Swaim was re-elected to serve as Authority Treasurer. Manuel Rogers, Jr. continued to serve as an Authority Member.





