



Elizabeth Unger
Purchasing Agent

City of Cambridge

PURCHASING DEPARTMENT

SHUO WANG
Assistant Purchasing Agent for
Goods & Services

NATALIE SULLIVAN
Assistant Purchasing Agent for
Design & Construction

TO: All Bidders

FROM: City of Cambridge

DATE: September 19, 2024

**RE: File No. 11751 RFI for Redevelopment of 84 and 96 Bishop Allen Drive-
Addendum No. 1**

This addendum is comprised of:

QUESTIONS & ANSWERS

1. **Q.** Can we rent out parking spaces in its lots? Are there any plans by the city to do something retroactively about parking requirements/covenants that predate the removal of parking minimums?

A. *The ability to rent the parking spaces in the lots at 65 Prospect Street (Map-Lot: 107-137) and 19 Essex Street (Map-Lot 90-193) is possible dependent on a review of the permitting.*

The elimination of minimum parking requirements citywide applies retroactively to past projects. Therefore, proposers are not required to maintain their parking under current zoning.

2. **Q.** Who owns the parking lot on the east side of Norfolk Street?

A. *22 Norfolk Street (Map-Lot: 91-200) is owned by:
Parteen, LLC,
C/O Mintz Levin, Cohn, Ferris, Glovsky
Attn: Allan Caggiano, Esq.
One Financial Center, Boston, MA 02111*

This is the same owner as the adjacent property located at 515 Massachusetts Avenue (Map-Lot:91-118)

3. **Q.** Are there plans the City is aware of to redevelop the former Revolutionary Clinic and Hilton's Tent City parcels?



A. *There are no plans or proposals currently filed with the City for the redevelopment of this parcel, 561 Massachusetts Avenue (Map Lot: 90-155).*

4. **Q.** Is Graffiti Alley city-owned, and is it included in the parcel offerings? Is there an assumption that Graffiti Alley will be retained as a part of any future development?

A. *Graffiti Alley (Richard B. "Rico" Modica Way) is a Public Right of Way. This property is not currently being considered or offered as part of this RFI, and therefore Graffiti Alley is assumed to be retained in its current form as part of any future development on 84 Bishop Allen Drive.*

5. **Q.** Are there any existing easements for adjoining properties, and if so, what are the terms? What is the status of H-Mart's access rights through the block?

A. *A license agreement with the City provides H-Mart rights to store a dumpster next to its loading and to drive vehicles through the block in order to access the dumpster. The agreement also provides H-Mart access to and use of the sidewalks adjacent to its building.*

6. **Q.** What is the anticipated timing of the RFP (Request for Proposals)?

A. *The City and the CRA intend for any potential future RFP to be informed by a community engagement process and by updated zoning rules which are anticipated to result from the current Central Square Rezoning Study. Based on the anticipated timelines of the rezoning study and the planned community engagement process for the RFI, the City and the CRA expect to release a potential future RFP in the late summer/fall 2025.*

7. **Q.** What are the plans if any for a community process for these sites?

A. *The City is developing a community process to share information gathered through the RFI and other research, and to refine its understanding of community priorities for the site. This process will occur after the conclusion of the RFI and will precede the composition and release of any potential future RFP for these sites.*

8. **Q.** Are the responses going to be publicly released, and if so, are they summarized or issued verbatim? (CDD)

A. *The City intends to summarize the findings from the RFI in the aggregate and present to City Council and the public.*



9. **Q.** How does the City plan to evaluate the RFI?

A. *The City and CRA will use the information provided in the RFI to understand the opportunities and challenges associated with achieving the community's desired outcomes in redeveloping the site. The City and the CRA intend to use the RFI to inform the preparation of a potential future RFP that would formally invite proposals to develop the site, which would be released in late summer/fall 2025. No award will be made based on the RFI.*

10. **Q.** Will providing a response to the RFI be a favorable consideration within the RFP evaluation process?

A. *Responding to the RFI will not be a requirement of the potential future RFP nor will it be a scoring consideration.*

11. **Q.** How will potential zoning changes in Central Square affect the RFI or these parcels? Will zoning changes to allow for more development potential be considered?

A. *The City's intention is for the updated zoning for Central Square to be adopted prior to the issuance of any potential future RFP, and that any future development proposals will be expected to conform to the updated zoning. It is anticipated that the updated zoning will allow for increased development potential specifically regarding housing, as well as incentivize cultural and active ground floor uses in accordance with the goals and priorities expressed by the community.*

12. **Q.** Will homeownership be considered?

A. *The City and the CRA are interested in supporting different types of housing, particularly affordable housing. The decision as to whether or not to seek homeownership at the site has not been made.*

13. **Q.** Where in Central Square are the artist studios located?

A. *There are currently artist studios located at 32R Essex Street, 684 Massachusetts Avenue, and a temporary artist's space on the first floor of 350 Massachusetts Avenue.*

14. **Q.** Will the 84 and 96 blocks be offered separately or together? Would the City entertain developing the properties separately or only paired together?

A. *A decision has not been made as to whether to offer the sites as a package or separately. The City and the CRA are interested in understanding potential opportunities or challenges members of the development community see in the sites being offered as a package.*



15. **Q.** Does the City's interest in artist housing mean that it would look at occupancy restrictions based on employment? How might artist's housing be approached? Restrictions on residents, AMI, other factors?

A. *The City does not intend to impose any employment-based occupancy restrictions. The City does support the creation of units that allow for home based occupations and the creation of income restricted affordable units.*

16. **Q.** Has this RFI been informed by similar previous RFI's that the City has released, or is this a relatively new process for the City?

A. *The City has previously engaged in the disposition of municipally-owned property for the purposes of bringing about public benefits, and the insights gained from these projects have informed this process. This RFI involves a particularly large and complex set of sites tied to multiple dimensions of benefits, and the City is therefore deliberately engaging in a multi-step process to ensure adequate time for information gathering and community engagement. The City is partnering with the Cambridge Redevelopment Authority to draw on their expertise, as they have extensive experience with land disposition projects on their properties in Kendall Square.*

17. **Q.** What is the height currently allowed by the AHO for all-affordable projects in Central Square?

A. *The Affordable Housing Overlay (AHO) was updated in October of 2023 to allow 100% affordable housing projects of up to 15 stories / 170' tall in Central Square.*

18. **Q.** Does the cultural space need to duplicate Starlight or is the ultimate program more open/flexible?

A. *Starlight Square was a beloved, community-lead gathering and performance space. While it no longer occupies 84 Bishop Allen Drive, the Central Square City Lots Study identified a strong community desire to see a permanent home for a similar use on the site. While the scale and form will differ from the original temporary structure, the new space should offer the community an inclusive place to gather, build relationships, express arts and culture, and bring life and vibrancy to Central Square.*

19. **Q.** Where is the City's thinking/process on pedestrianization of Norfolk Street?

A. *Previous studies such as the C2 Study and Central Square City Lots Study, and engagement conducted as part of the Central Square Rezoning Project all indicated a strong community desire for additional open spaces to gather and build community. To help advance this goal, the Central Square City Lots Study proposed the idea of pedestrianizing Norfolk Street. The future use and configuration of Norfolk Street are still tentative at this time, and no formal process has been initiated. The concept has been included in the RFI to understand what opportunities or challenges that may pose to the potential redevelopment of 84 Bishop Allen Drive.*



20. Q. Can the attendee list for the 8/27 Site Tour be shared?

A. *The list of all Site Tour Attendees is as follows:*

- | | |
|-----------------------|------------------------------------|
| 1. Eric Weyant | Amenta Emma Architects |
| 2. Myles Brown | Amenta Emma Architects |
| 3. Lisa Serafin | Athena Development |
| 4. Noah Koretz | Graffito SP |
| 5. Eleni Macrakis | Home Owners Rehab, Inc. |
| 6. Will Monson | Home Owners Rehab, Inc. |
| 7. Tamara Nikotina | Ionic Development |
| 8. Kaitlin McCarthy | Ionic Development |
| 9. Madeline Lee | Just a Start |
| 10. Derek Johnson | Perkins&Will |
| 11. Maxine Patwardhan | Preservation of Affordable Housing |
| 12. Michael Hunter | Trinity Financial |

All other details remain the same.

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