

From the Office of Public Relations
Massachusetts Institute of Technology
Cambridge 39, Massachusetts

FOR IMMEDIATE RELEASE

And From:

Cabot, Cabot and Forbes
Cambridge Redevelopment Authority

Cambridge, Mass. December 22 -- Plans for a \$15,000,000 industrial research center, to be built in the eastern part of Cambridge, adjacent to the campus of the Massachusetts Institute of Technology, were announced today.

The center, which may ultimately exceed 1,000,000 square feet of floor space, will be constructed through a unique collaboration of city authorities, M.I.T., and Cabot, Cabot & Forbes Co., Boston development firm which has built some of the nation's outstanding industrial parks. Work on the 14-acre site next to M.I.T. is scheduled to start within a few months.

The announcement was made jointly by Dr. James R. Killian, Jr., Chairman of the M.I.T. Corporation; Gerald W. Blakeley, Jr., President of Cabot, Cabot and Forbes, and Paul R. Corcoran, Chairman of the Cambridge Redevelopment Authority.

Plans are made for four tall buildings and associated one and two-story buildings with modern parking facilities which will be leased to industry for laboratories, offices, and technical shop facilities. This property when developed will be tax-paying and eventually will provide a substantial increase in the Cambridge tax base. Located on Main Street, the Center will be half way between Central and Kendall Squares, within easy walking distance of M.I.T. and the Kendall Square subway station.

The site will consist, in part, of the 5-acre Rogers Block, cleared of tenements and other buildings two years ago after it was

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Indust.
Research
Center

taken over by the Cambridge Redevelopment Authority with the assistance of Federal and city funds. An offer of \$320,000 was approved by the Authority last Saturday. Added to this will be the site of the Lever Brothers plant, which has been purchased by M.I.T. and Cabot, Cabot & Forbes. The broker for Lever Brothers Company was R. M. Bradley Co., Inc. The Lever factory buildings, obsolete and idle since October and not easily adaptable for industrial research, eventually will be razed to add 9 acres to the total area. Lever Brothers employed approximately 1,000 people when operating at full capacity. It is expected the research center might employ up to 3,000.

A new corporation is being formed by M.I.T. and Cabot, Cabot and Forbes to own and to develop this project. Preliminary architectural plans have been completed, and the buildings are expected to make an attractive group, with plazas, courtyards, reflecting pools and landscaping.

In discussing the center, Dr. Killian, Mr. Blakeley and Mr. Corcoran pointed out that it would ultimately provide not only tax revenues for the city, but also would add further research facilities of some of the nation's great corporations to Cambridge's already famed "Research Row." These ^{are the} principal purposes for which M.I.T. is participating in the project, according to Dr. Killian. The Institute does not plan to establish any of its own academic facilities in the Center.

"We at M.I.T. are very happy to join forces with Cabot, Cabot and Forbes," Dr. Killian said. "Such a collaboration is perhaps unprecedented for an educational institution, but we believe that through it much can be accomplished. The new Center will eventually yield tax revenues which the city of Cambridge needs. It will contribute to the industrial vigor in the city and, in fact, in all New England.

It will encourage research, which is so essential to industrial progress and fulfill the need which industry has long felt for closer liaison with the universities.

"It is not by accident that the metropolitan area of Boston and, to a remarkable extent, Cambridge itself, constitute one of the world's outstanding centers for research. Our educational institutions have provided a stimulating environment for industry -- especially the kind of industry which has grown out of science, research and advanced technology."

Commenting on the project, Mr. Blakeley said:

"Our firm, which has located the majority of the new research facilities built in the Greater Boston area, finds that the major factor in the choice of their location has been proximity to M.I.T. Now through this unique collaboration we will be able to provide modern facilities directly adjacent to the laboratories, libraries, and other resources of M.I.T. Up until now it has been necessary for companies desiring this association to locate as far as eighteen miles away."

Paul R. Corcoran, Chairman of the Cambridge Redevelopment Authority, said:

"The Cambridge Community owes M.I.T. a debt of gratitude. It is heartening to note that in this undertaking the new corporation will pay taxes and is joining its neighbors in the joys and sorrows of day-to-day living in its home city.

"This public demonstration of cooperation and competence together with the physical improvement and tax support which accompany the proposed development, is of the highest value, both now and for the future."

As now planned, the center would have a variety of restaurants and other facilities, including garage and parking areas for over a

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thousand cars. How many companies might occupy the buildings would depend on the space needed by various tenants. The center is planned so that it will have maximum flexibility and one company could occupy an entire building or only a small part of one floor. As presently planned the center is to be built in four stages. The first stage will be the construction in the Rogers Block area of two buildings, one with only one or two floors and a tall one with several stories, providing a total of 305,000 square feet of floor space. Other buildings in the second stage will increase the floor space total to 565,000 square feet and in the two final stages total space will be increased to 1,000,000 square feet.

"In our efforts to dispose of the property," declared John P. Moser, production vice president of Lever Brothers, "we were particularly concerned to obtain a purchaser who would utilize the property in a way that would benefit the city of Cambridge. The plans of M.I.T. and CC&F, we believe, fully meet this objective and will constitute a distinct contribution to the community."

December 22, 1959