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CENTRAL SQUARE BUSINESS ASSOCIATION

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April 5, 2013

Cambridge City Council
c/o Office of the City Clerk
795 Massachusetts
Cambridge, MA 02139

Re: MIT Petition to Rezone Kendall Square

Dear Members of the Council:

At the April 1 Council meeting, I spoke to you of the Central Square Business Association's support for MIT's petition to rezone its Kendall Square property. The following summarizes my remarks and the CSBA's position:

1. The petition provides for a mix of housing, commercial, office, R&D and retail space on underutilized parcels mostly within the precinct of MIT's campus, an approach that promotes efficient land use and minimizes institutional expansion.
2. The petition closely follows the conclusions of the Kendall Square Advisory Committee by including significant public benefits in the form of housing, active and accessible public space, ground floor retail use and improved streetscapes and connections to the Broad Canal and Charles River.
3. The petitioner proposes significant collateral funding for affordable housing and community development initiatives of general benefit to the City.
4. The petition, by its increased density in a transit- and pedestrian-oriented area, its infill of underused parcels and its promise of a high level of energy efficiency, contributes in an exemplary way to the City's community-wide sustainability goals through reduced carbon emissions and energy consumption.
5. Approval of this petition validates our shared commitment to broadly participatory planning and acknowledges the tireless contributions of so many to envision a vibrant and livable future for the Kendall Square area.

We understand that change is always controversial. We also understand that the demands for technology space and housing, as well as the imperatives of smart growth and sustainable community planning, will continue unabated if we do not meet these challenges with creative and aggressive new policies to better shape the future of our city. To this end, we are confident that the resulting building proposals, subject to ongoing public and technical review, will have positive long term benefits for MIT's urban campus, the Kendall Square area, and the City of Cambridge. We strongly urge your support.

Very truly yours,
Central Square Business Association

George R. Metzger, President