

MICHAELA CANTALUPA
Senior Vice President - Development

April 12, 2013

Robert W. Healy
City Manager
City of Cambridge
Cambridge City Hall
795 Massachusetts Avenue
Cambridge MA 02139

BOSTON, MA

NEW YORK, NY

PRINCETON, NJ

SAN FRANCISCO, CA

WASHINGTON, D.C.

Re: Disposition of City-Owned Land at Cambridge Center

Dear Mr. Healy:

On behalf of Boston Properties, we respectfully request that the City of Cambridge make available for disposition approximately 8,660 square feet of City-owned land located on the east side of Ames Street between Main Street and Broadway (the "Proposed Parcel"), as depicted on the attached plans. We hope to acquire the Proposed Parcel in order to facilitate the development of approximately 200,000 SF of residential space with ground floor retail (the "Project").

We are well aware of the community's desire for additional housing and ground floor retail. We also understand the City's desire to create a better pedestrian experience along Ames Street. Further, we are cognizant of our commitment to commence construction of a residential project within seven years of the completion of the 75 Ames Street project, or otherwise incur financial penalties. This land disposition request is to advance all of the above.

In order to meet the objective of a better pedestrian experience along Ames Street, we believe that we can create a better street frontage along Ames Street if we place a portion of the Project on the Proposed Parcel. The attached plans demonstrate the potential opportunity of the Project by utilizing the Proposed Parcel.

The land disposition would allow for a better configuration of Ames Street and is in the public's interest for the following reasons:

- It will facilitate the delivery of much needed housing for knowledge-based workers who are employed by growing companies in the Kendall Square area.

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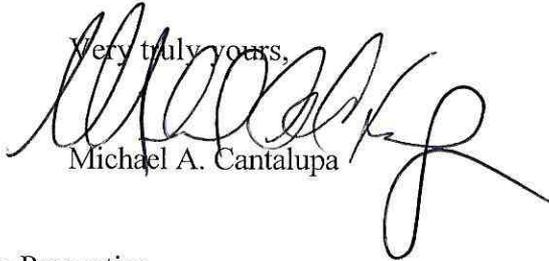
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- It will facilitate the delivery of much needed affordable housing (15% of the units).
- Locating housing near a major transit hub and in the density proposed is the most sustainable way to deliver housing units. The Project will reduce the per capita carbon footprint, traffic generation and resources used by occupants of the building, all of which are benefits to the public and the City of Cambridge.
- It will result in the creation a more pedestrian friendly street between Main Street and Broadway. We acknowledge that the street looks more like a service street with the exposed parking garage, loading dock and center median, as shown in the attached photographs. Narrowing the street and adding active ground floor retail and residential uses will enliven the public realm in this area. Furthermore, the proposed changes to Ames Street and the parking garage entrance are beneficial to the public realm.

Our diligence supports that in order to dispose of the land and make the Project viable, we must work through a so-called 30B process, a Municipal Code Chapter 2.110 process, a re-zoning process, and a street discontinuance process. We suggest that the land disposition be structured and valued so that it is contingent upon the buyer's obligation to implement the necessary reconfiguration of Ames Street between Main Street and Broadway as depicted on the enclosed plans. Further, we suggest that the land disposition be structured in such a way that the conveyance is contingent upon the buyer notifying the City that it is proceeding with the Project, and all the necessary agreements, permits and approvals for the Project have been received prior to such notice being issued.

Thank you for your consideration of our request. If you have any questions or comments, please contact me directly or Mr. David Stewart at 617-236-3407.

Very truly yours,



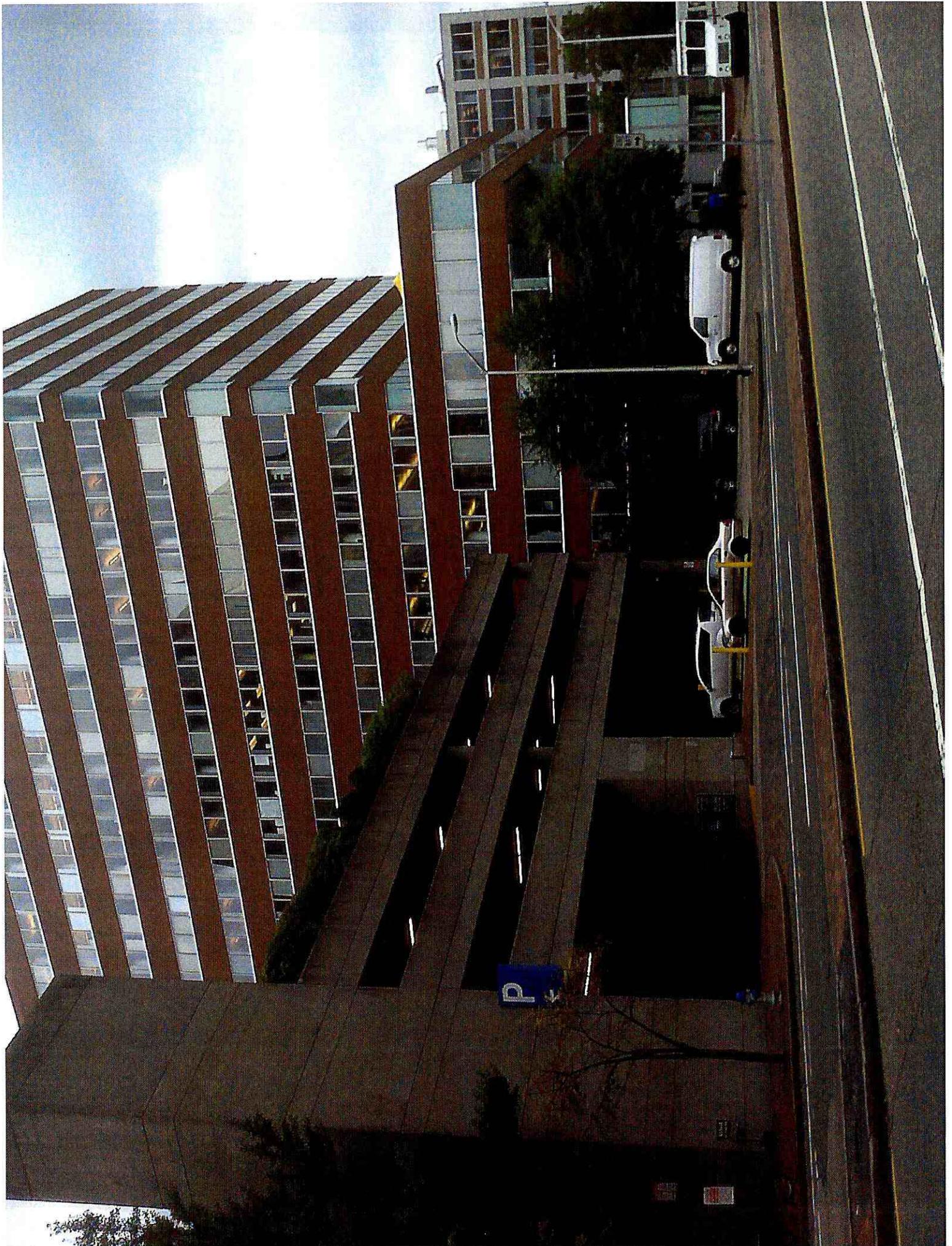
Michael A. Cantalupa

Encl.

cc: R. David Stewart, Boston Properties
Kevin Sheehan, Boston Properties
Madeleine Timin, Boston Properties







RESERVED FOR RESERVE USE ONLY

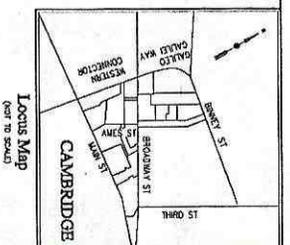
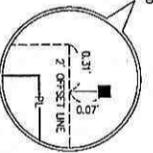
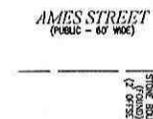
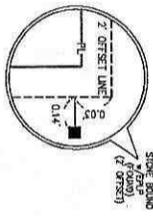
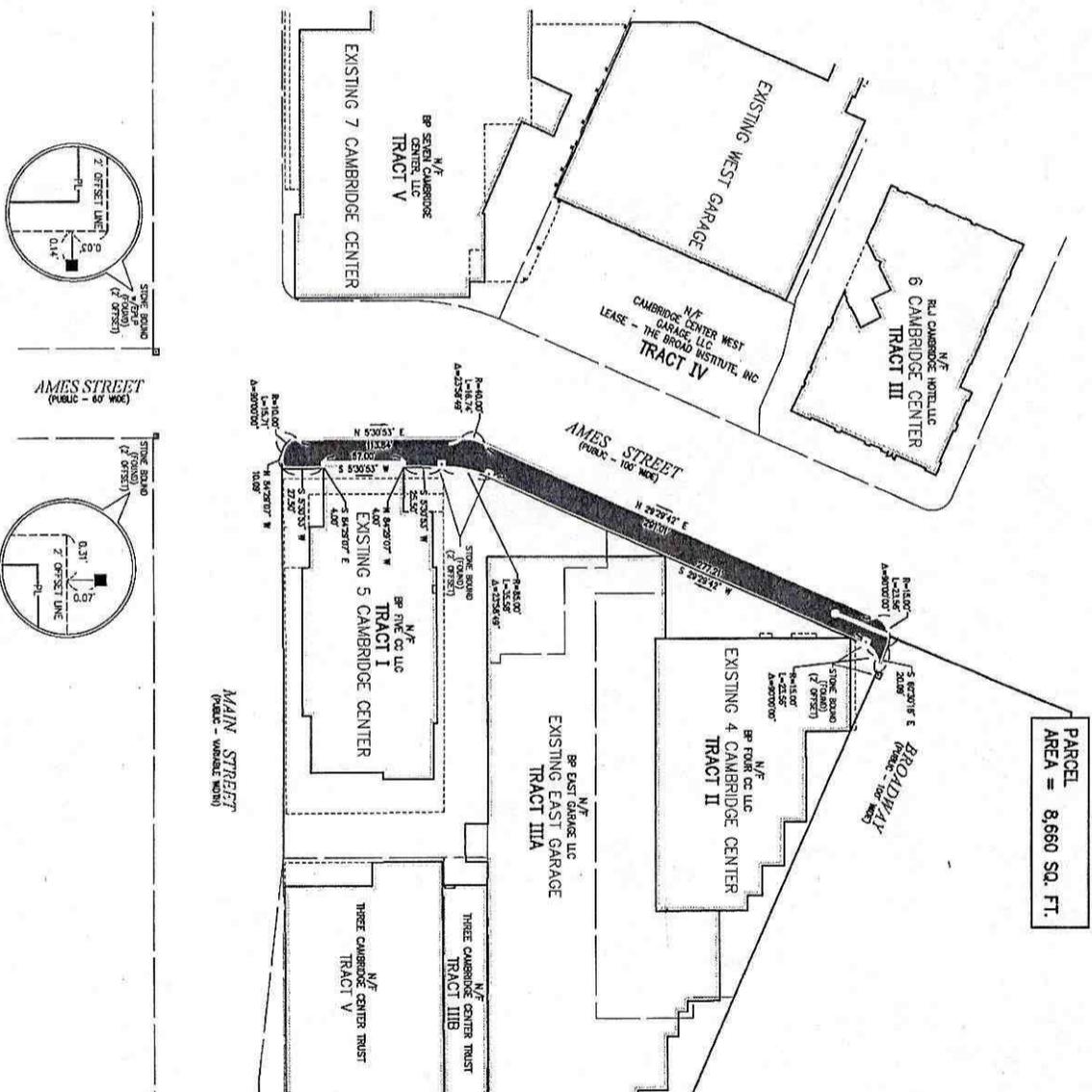


PROGRESS PRINT (FOR REVIEW 12/21/12)

- Plan References**
- 1) L.C.C. 2011, A-1
 - 2) L.C.C. 2009, A-C
 - 3) PLAN 288 OF 1977
 - 4) PLAN 621 OF 1980
 - 5) PLAN 1407 OF 1981
 - 6) PLAN 1424 OF 1983
 - 7) PLAN 1324 OF 1988 (4 SHEETS)
 - 8) PLAN 055 OF 1988 (1 SHEET)
 - 9) PLAN 1314 OF 1987
 - 10) PLAN 1033 OF 1997
 - 11) PLAN 202 OF 1998
 - 12) PLAN 435 OF 2005
 - 13) PLAN 432 OF 2010

- General Notes**
- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VANOSSE HONGEN BRUSHLIN, INC. IN OCTOBER, 2012 AND FROM DEEDS AND PLANS OF RECORD.
 - 2) THE EXISTING BUILDINGS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL SURVEY CONDUCTED BY VANOSSE HONGEN BRUSHLIN, INC. IN OCTOBER, 2012.
 - 3) LOCATIONS OF 4 & 5 CAMBRIDGE CENTER AND CAMBRIDGE CENTER EAST GARAGE TRACTS ARE IDENTIFIED FROM TRACTS FROM ELECTRIC FILE IDENTIFIED IN APRIL 2012.
 - 4) HORIZONTAL DATA IS BASED ON PLAN 621 OF 1980. ELEVATIONS SHOWN ON THIS PLAN REFER TO CAMBRIDGE CITY BASE.
- Certification**
- I, HENRY CENTO, BEING THE PLANNING ENGINEER, HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTRATION OF PROFESSIONAL ENGINEERS AND ARCHITECTS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: _____ PROFESSIONAL LAND SURVEYOR



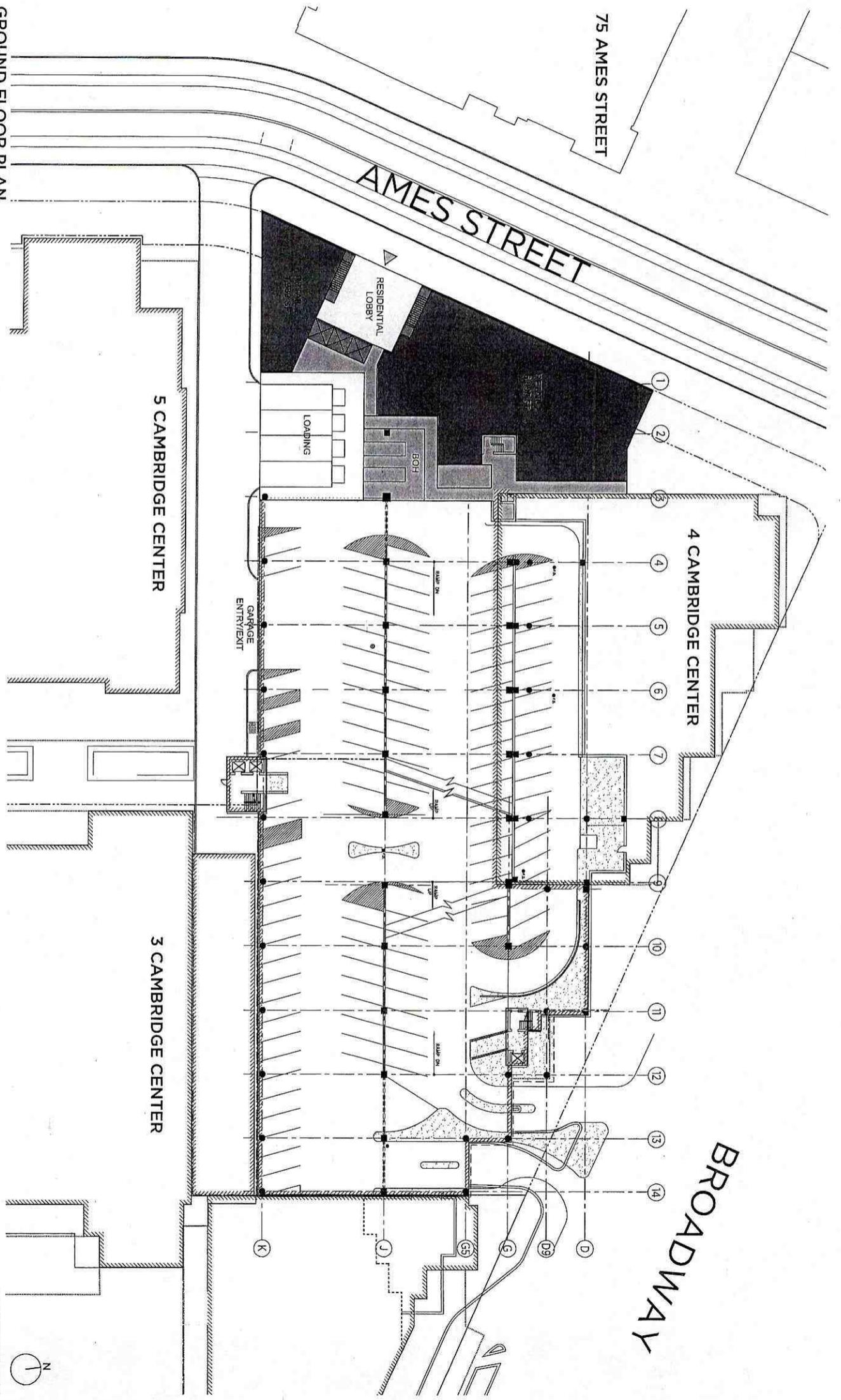
PLAN OF LAND
IN
CAMBRIDGE
MASSACHUSETTS

PREPARED FOR: BOSTON PROPERTIES, INC.
PREPARED BY: Vanosse Hongen Brushlin, Inc.
Transportation, Land Development &
Waterfront, 101 Walnut Street, P.O. Box 9151
Waltham, MA 02471-9151
(617) 924-1770

SCALE: 1 INCH = 40 FEET DATE: DECEMBER 14, 2012

40 0 40
SCALE IN FEET

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75 AMES STREET

AMES STREET

4 CAMBRIDGE CENTER

5 CAMBRIDGE CENTER

3 CAMBRIDGE CENTER

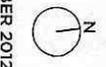
BROADWAY

RESIDENTIAL LOBBY

LOADING

HOB

GARAGE ENTRANCE/EXIT



GROUND FLOOR PLAN

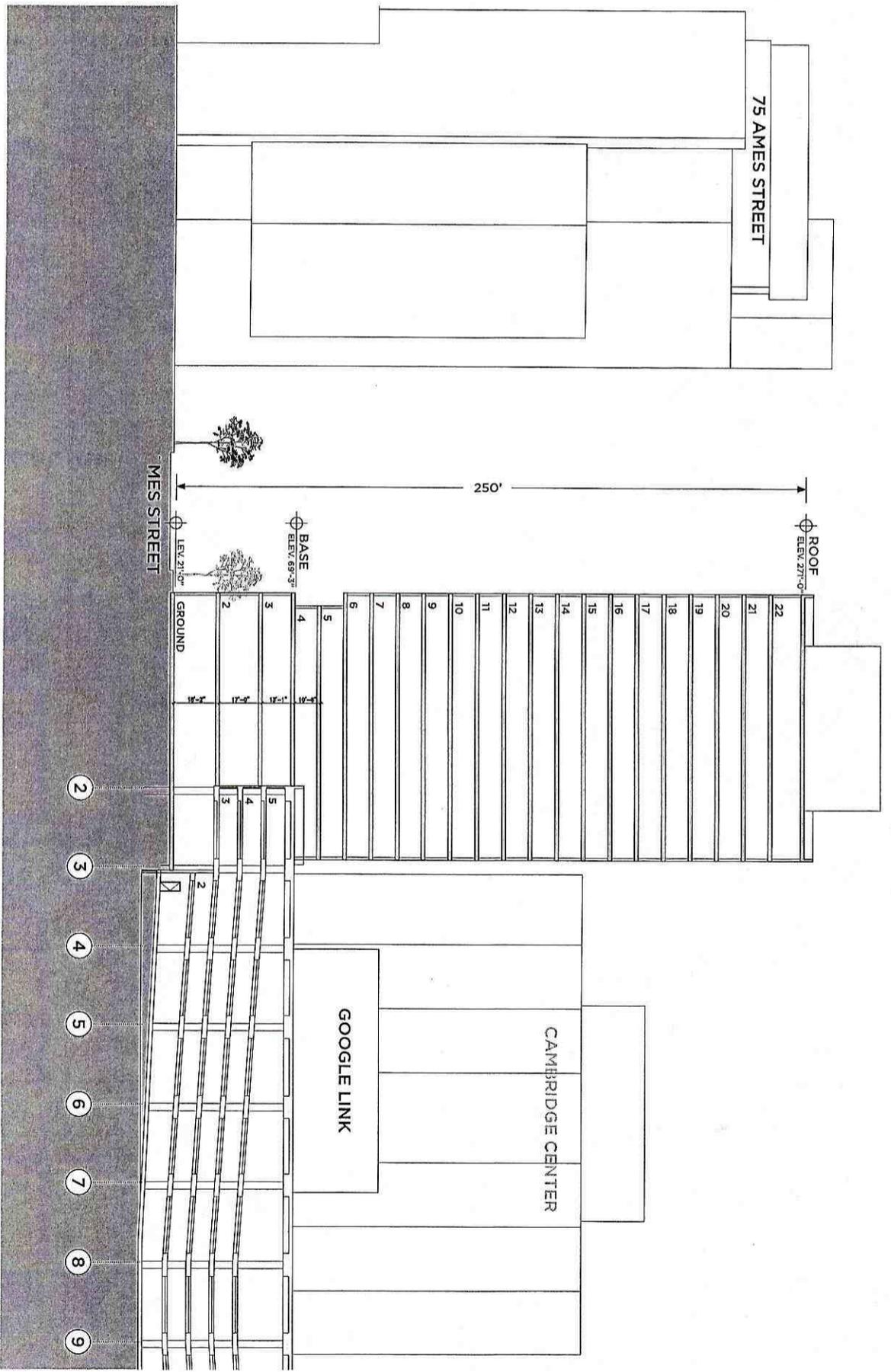
RESIDENCES AT CAMBRIDGE CENTER
BOSTON PROPERTIES

2053.L00

FX FOWLE

21 NOVEMBER 2012

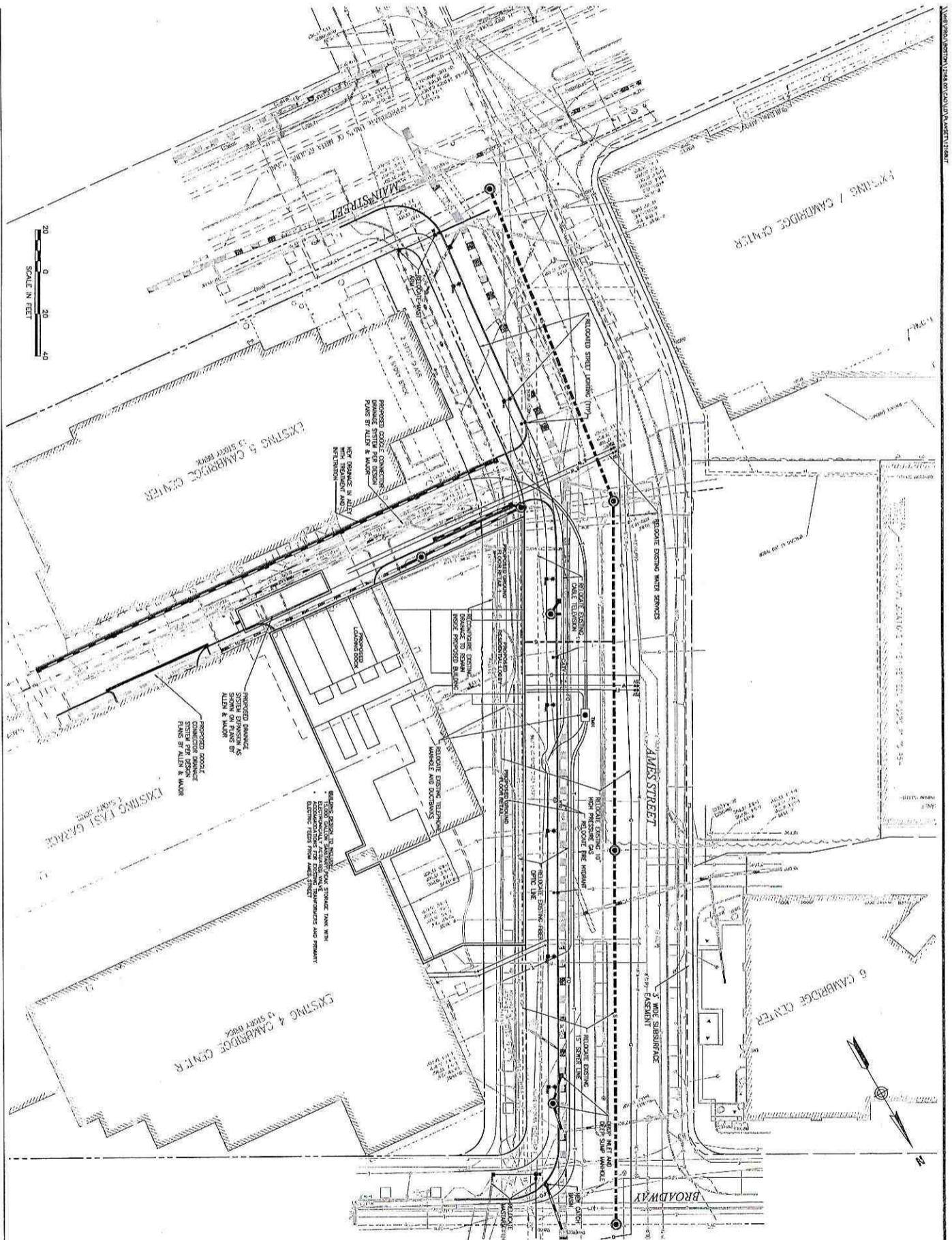
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SECTION
 RESIDENCES AT CAMBRIDGE CENTER
 BOSTON PROPERTIES

20051.000

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VHB
 Terracon Engineers & Architects, Inc.
 Transportation
 Land Development
 Environmental Services
 101 Walnut Street, P.O. Box 9151
 Waltham, Massachusetts 02471
 617.251.1170 • FAX 617.251.2246

Not Approved for Construction
 Preliminary
 Utility Plan

Ames Street
 Cambridge, Massachusetts

Residences at
 Cambridge Center

Prepared by	Checked by	Date
Drawn by	Reviewed by	
Scale 1"=10'	Approved by	November 21, 2012

Scale: 1" = 10'
 Project Number: 12108-00
 12/18/12