

Cambridge Redevelopment Authority

One Cambridge Center/Fourth Floor
Cambridge, Massachusetts 02142
617 492 6800
617 492 6804 (FAX)
www.cra42.com



March 5, 2008

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

RECEIVED
2008 MAR -5 PM 1:26
OFFICE OF THE CITY MANAGER

Re: Response to Policy Order Resolution #0-3
Report on Authority Land Holdings and Disposition Plans

Dear Mr. Healy:

Following discussions with you, this is in response to the Policy Order Resolution introduced by Councilor Toomey.

The Authority land holdings are as follows:

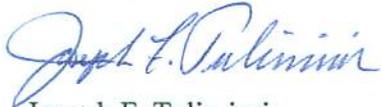
1. Parcel 2 Land available for 150,000 square feet biotechnology office to be developed by Biogen.
2. Parcel 3 Land air rights for 200,000 square feet residential use to be developed by Boston Properties.
3. Parcels 5 & 7 Land to be developed as open space by the CRA. Federal approval in hand for \$1-million first phase of this undertaking. Upon full development, ownership to be transferred to a form of land trust.
4. Parcel 6 Land on the corner of Third and Binney for a three-unit residential use by a designated developer.
5. Parcel 1 Land in right-of-way (private) and public roadway improvements utilizing a federal \$750,000 appropriation administered by MassHighway.
6. "Gateway" Land along Main Street to be included with the closing of a portion of Main Street as a first phase to a "Gateway" project at the access to the Longfellow Bridge.

Mr. Robert Healy
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Attached hereto please find plans of land identifying Authority holdings with a brief synopsis of development plans.

If you or the Council has any questions, please call.

Sincerely,

A handwritten signature in blue ink, reading "Joseph F. Tulimieri". The signature is written in a cursive style with a large initial "J".

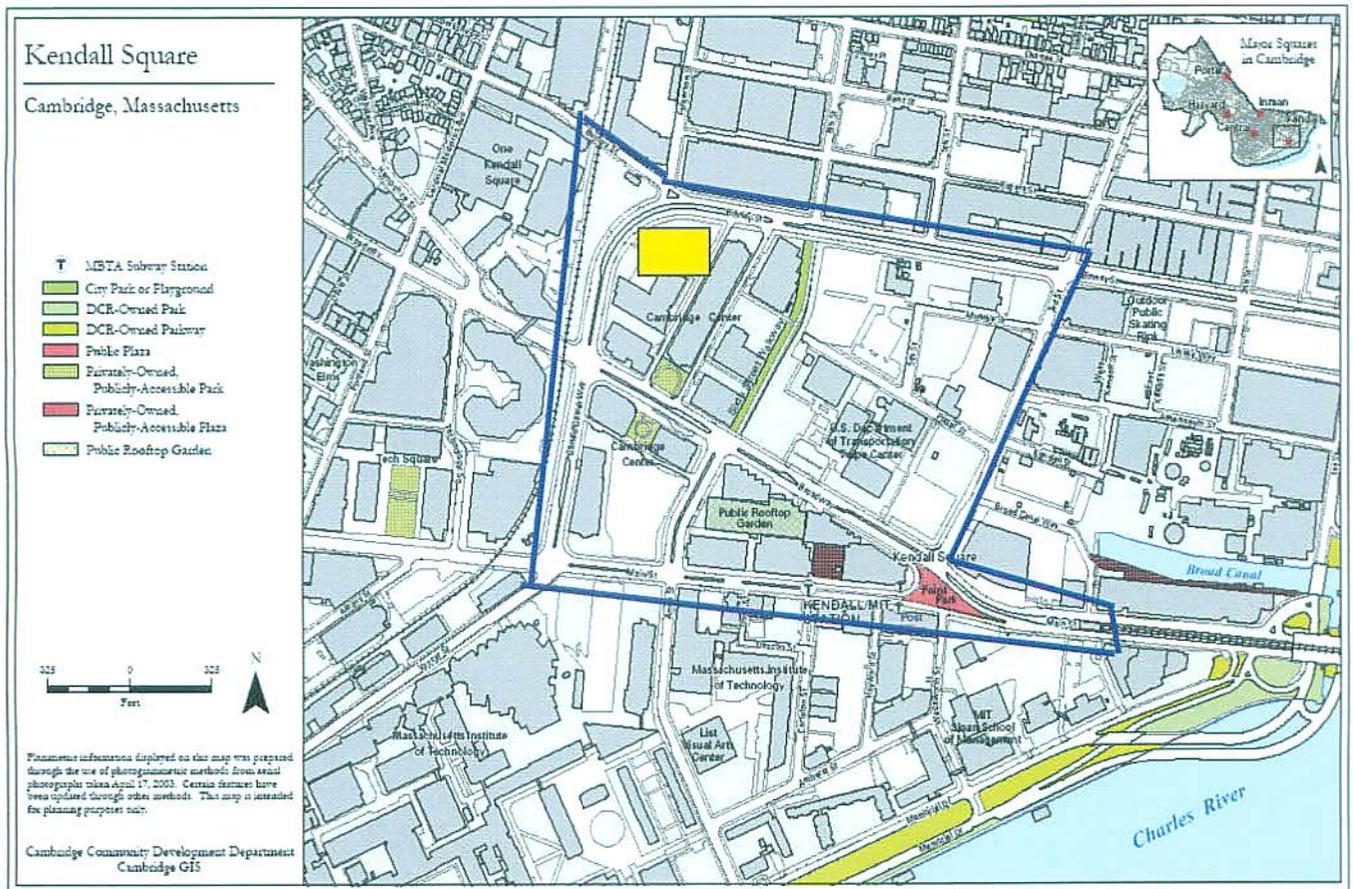
Joseph F. Tulimieri
Executive Director

Attachments

cc: D. Margaret Drury, Esq.
Mrs. Jacqueline Sullivan, Chair
Mr. Alan Bell, Vice Chair
Mr. Mark Rogers, Treasurer

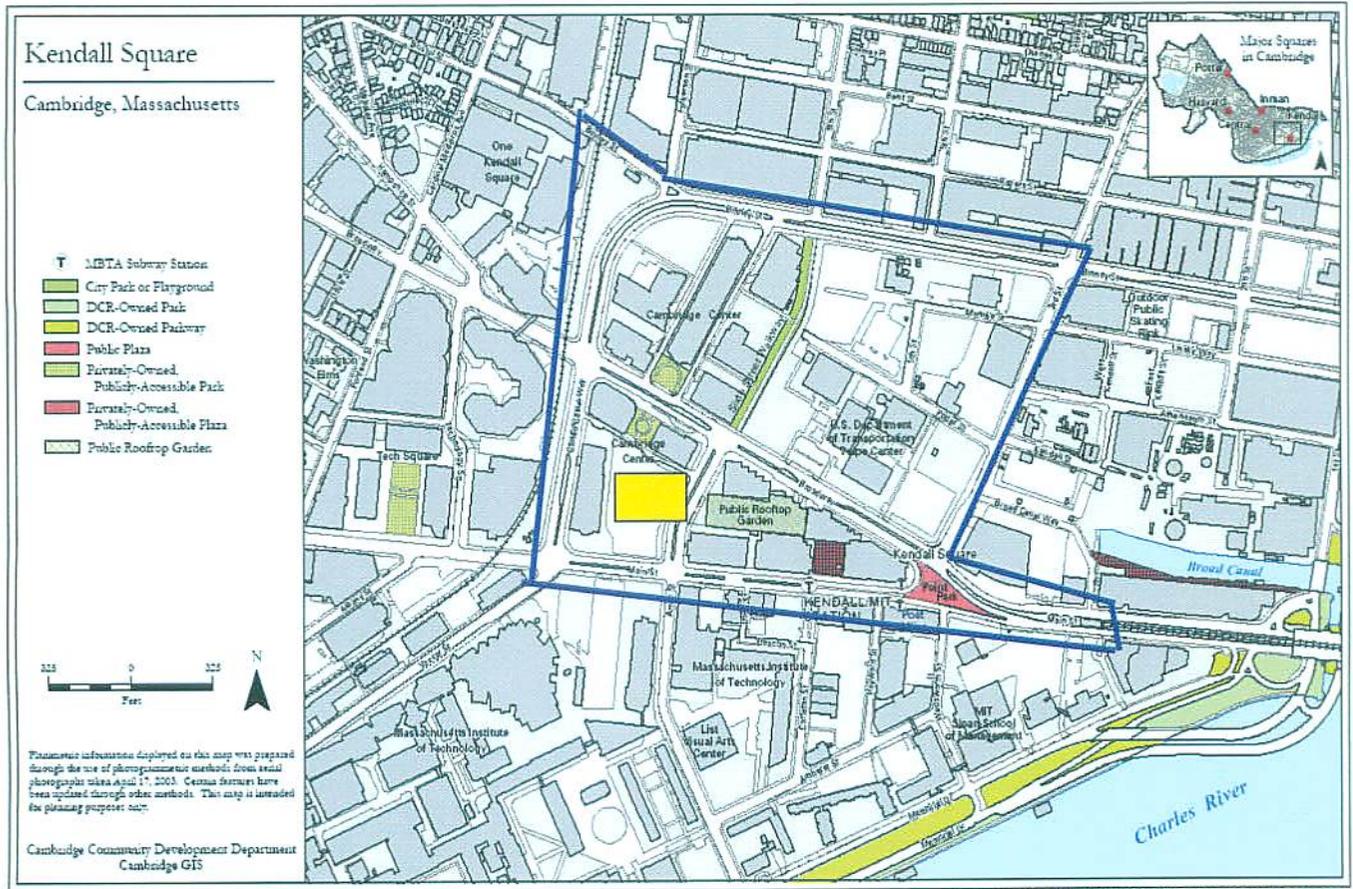
Kendall Square Urban Renewal Area / Parcel 2

The land is designated for development of biotechnology office use by Biogen. Design Development Phase plans have been submitted and approved by the Authority. Just recently, Biogen was concentrating on a potential sale of the company and the scheduled commencement of this development has been delayed. We anticipate an early-2009 start.



Kendall Square Urban Renewal Area / Parcel 3

This land and air rights is designated for development of a residential use by Boston Properties and its announced residential equity partner, AvalonBay Communities, Inc. Design Development Phase plans have been submitted and approved by the Authority. Due to current residential market conditions it has been decided to postpone construction until the second quarter of 2009.



Kendall Square Urban Renewal Area / Parcels 5 and 7 / Galileo Galilei

The "Innovation Boulevard" open space project as envisioned by the Cambridge Redevelopment Authority is a linear open space development on Authority-owned land that stretches from the intersection of Main and Galileo Galilei Way paralleling the railroad tracks down to Fulkerson Street. The project's vision is to create a dynamic public space, which symbolizes the creative energy that has made this area of Cambridge a world famous center of education, research and cutting edge scientific business innovation. The CRA is working with all corporate neighbors, MIT, and local community representatives to create an open space program that will serve both the area's students, workers, entrepreneurs and most importantly the Cambridge citizenry.

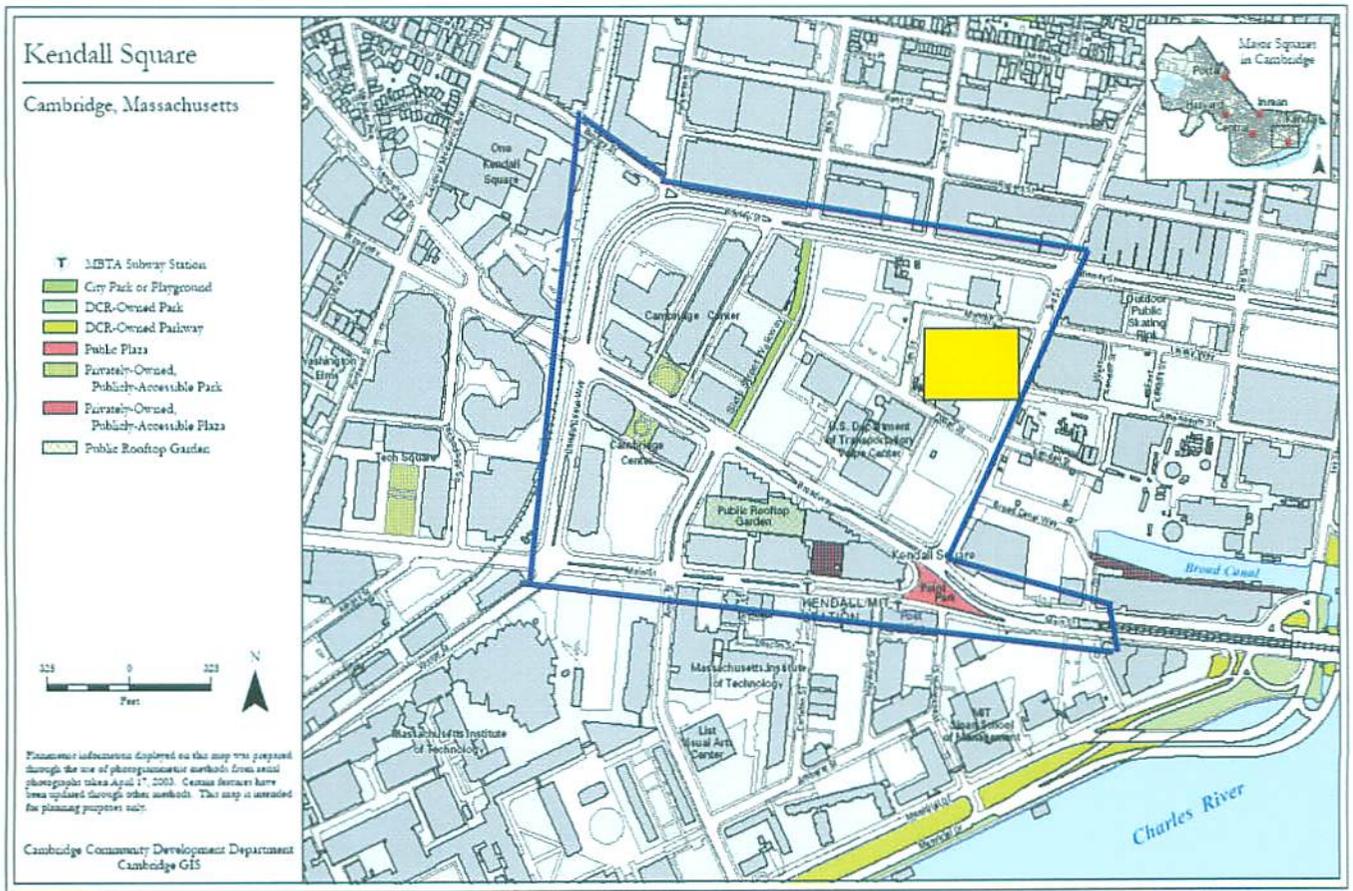
The CRA has met with: Draper Labs, the Whitehead Institute, BiogenIdec, Amgen, MIT, Boston Properties, Beal Companies, Novartis, the City's Traffic Department, Community Development Department, Public Works Department, City Engineer, and the City Manager's Office, as well as local community representatives over the past year and half to discuss what park program elements are most appropriate and most needed. Various ideas include: provide a full range of passive recreational use; integrate art and history into the landscape to create a sense of place; and design a landmark quality open space that will identify the area as world famous center of past, present and future innovation. All potential stakeholders have indicated that they want this park space to attract a vast range of use and add vitality to this part of Cambridge which has been recreating itself over the past one hundred years. The CRA looks forward to meeting with its neighbors and refining the open space program.

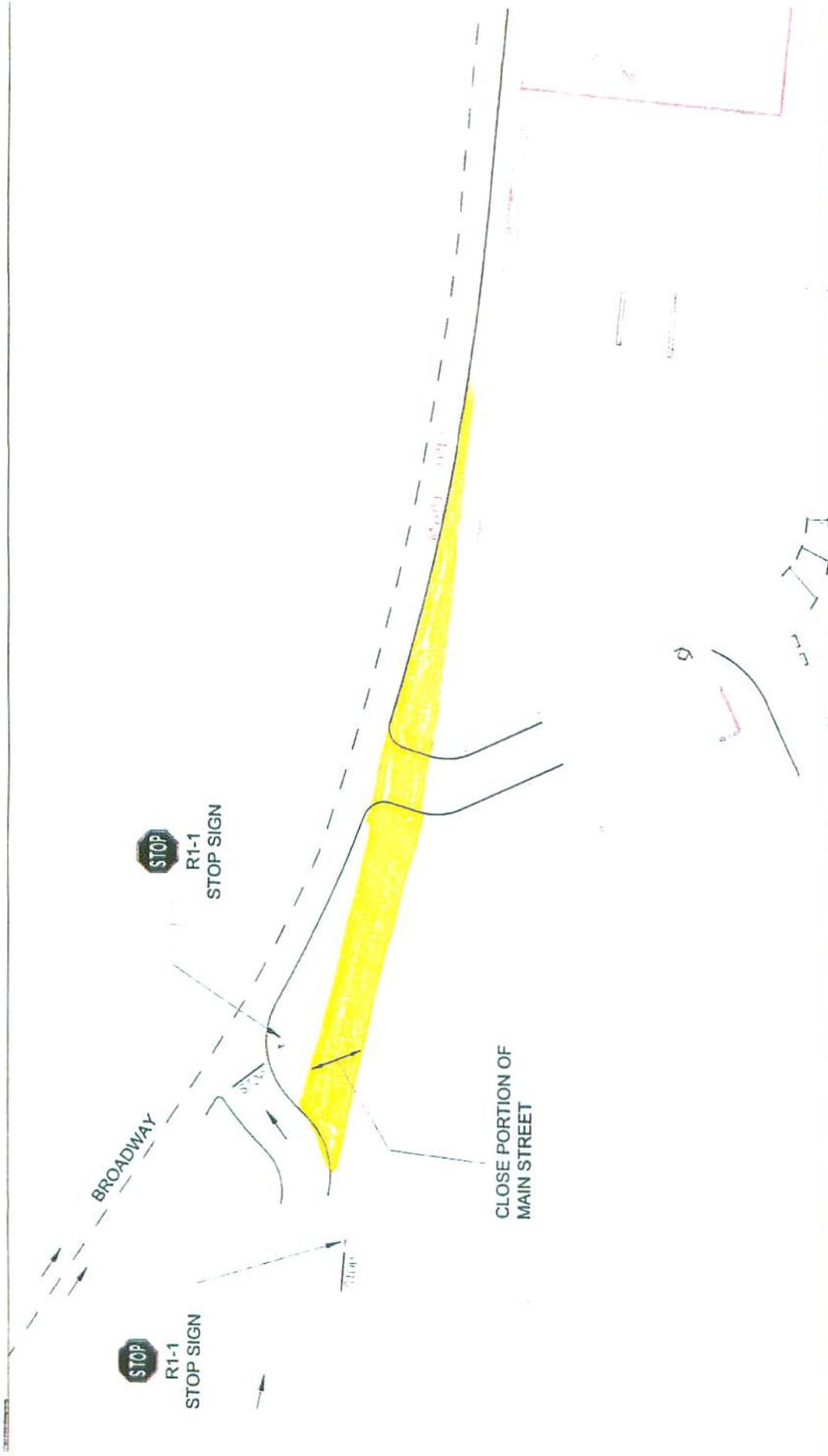
Presently, the overall project is estimated to require several years to build and will be completed through three to five separate construction contracts. The current construction cost estimate for the entire project is approximately \$7,000,000 to \$8,000,000, with each phase of construction ranging from \$1,500,000 to \$2,500,000. In addition to the \$1-million Federal funds already approved, the CRA is currently pursuing a number of additional funding sources.

The CRA has proposed that the best place to initiate this phased project is to redesign the open space at the intersection of Main Street and Galileo Galilei Way. The site is an unused lot area formerly used by StrideRite Corporation. The CRA's design team wants to reestablish the openness and public nature of the site and provide a visually powerful landscape that advocates for a comprehensive street intersection design as well as creates a "gateway" at one end of the proposed linear open space. Currently the design team, Carol R. Johnson Associates, is preparing Design Development documents and after review with all appropriate City Departments and the community hopes to have MassHighway schedule the requisite public hearing.

Kendall Square Urban Renewal Area / Parcel 1

Upon completion of the Extell residential project in the Summer of 2008, MassHighway, using \$750,000 funds secured from Transportation Appropriations, will be undertaking roadway and sidewalk improvements on Potter, Fifth, Munroe, and Third Streets. Potter and Fifth are private rights-of-way with the Volpe Center, Extell, and the Authority having rights to the midline of these roadways. A permanent easement will be generated by which the City will be granted general public (vehicular, bicycle and pedestrian) access and egress with no maintenance responsibilities on the private right-of-way assumed by the City. MassHighway will be scheduling a Public Hearing within the next few weeks and construction completion will occur with the opening of the housing in August.





Massachusetts Institute of Technology
 Sloan School
 Cambridge, Massachusetts

Conceptual Improvements
 Realignment Main to Broadway

