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March 19, 2012

**Statement from Boston Properties:** *by Mike A. Cantalupa, Sr. VP Boston Properties*

At the City Council meeting on February 27, the City Manager transmitted our request regarding the modification of two existing open space covenants, and after some discussion, the City Council moved to table the matter to allow Boston Properties the opportunity to present our proposal at various community forums. Since February 27, we have met with the Kendall Square Association Board of Directors, the Kendall Square Advisory Committee (in connection with the Kendall Square Central Square Planning Study), and representatives of the local community groups, at a meeting organized by the East Cambridge Planning Team, which invited residents from the Area 4 and Harrington-Wellington neighborhoods. As result of these meetings and further discussions with community representatives, we have revised our original proposal as documented in our letter to the City Council dated March 16. A summary of these changes and the rationale behind them is set forth below:

- The originally proposed park site will be increased to include a total of approximately 50,000 square feet, and as part of our revised response, Boston Properties has agreed to contribute \$2 million for the design and construction of the park. This amount was based on input and cost estimates from the City of Cambridge Community Development Department.
- There were some questions raised about the long-term ownership of the proposed new park on Binney Street. In response to those questions, the Cambridge Redevelopment Authority has agreed to convey its interest in the property to the City of Cambridge.
- As a point of clarification, a substantial portion of the existing roof garden (approximately 25,000 square feet) will remain, and it is our belief that the proposed construction of a new public arcade presents an opportunity to enhance the ground floor access to the garden from Main Street.
- As part of our revised response, we have committed to develop an enhanced program of public events for the newly reconstructed Cambridge Center plaza. Examples of our current program that we hope to build upon are the Cambridge Center farmer's market and the summer concert series.
- An interesting suggestion that we received was to expand the roof garden onto the adjacent roof of Three Cambridge Center. We have in fact explored this option and determined that it is structurally infeasible, however, we acknowledge the desire to improve the public open space in the immediate area and have therefore agreed to contribute \$250,000 to the future redevelopment of Point Park, at the intersection of Main Street, Third Street and Broadway.
- Finally, we received numerous comments in support of a residential building at Cambridge Center. The proposed addition between Four and Five Cambridge Center has been purposely planned to allow the future construction of a residential building on Ames Street. Furthermore, we have agreed to present design plans for the residential building within one year after completion of the new addition for Google.