

Appendix A: March 17, 2014 Policy Order Resolution O-16

CITY COUNCIL

Policy Order Resolution

O-16
IN CITY COUNCIL

March 17, 2014

VICE MAYOR BENZAN
COUNCILLOR MAZEN
COUNCILLOR CARLONE
COUNCILLOR TOOMEY

WHEREAS: The Foundry Building at 101 Rogers Street was acquired by the city as the result of a real estate development proposal from Alexandria Real Estate in 2012; in public forums since that time, there has been overwhelming community support for the Foundry to be reestablished as a multi-purpose community center; now therefore be it

ORDERED: The City Manager be and hereby is requested to appropriate up to \$6 million and move forward in facilitating the necessary initial capital improvements to the Foundry Building; and be it further

ORDERED: The City Manager be and hereby is requested to engage residents and stakeholders in a community process to further establish the development objectives, building programming, governance and management strategies, and monetization strategies consistent with City Council goals for the Foundry building; and be it further

ORDERED: The City Manager be and hereby is requested to determine the legal and regulatory process necessary to collaborate with the Cambridge Redevelopment Authority (CRA), companies in the private and public sector, and/or local universities, and/or donors that are willing to partner with the City to achieve the desired development objectives in a manner most cost effective to the City and that ensures the City will retain a high degree of flexibility and control over the ultimate outcome before any additional future investment is made; and be it further

ORDERED: The City Manager be and hereby is requested to report back to the City Council on the best manner in which to implement and fund the future community use of the Foundry Building, and continue to provide periodic updates on the community process, anticipated schedule, funding, building programming, and status of the capital improvements to the Foundry Building.

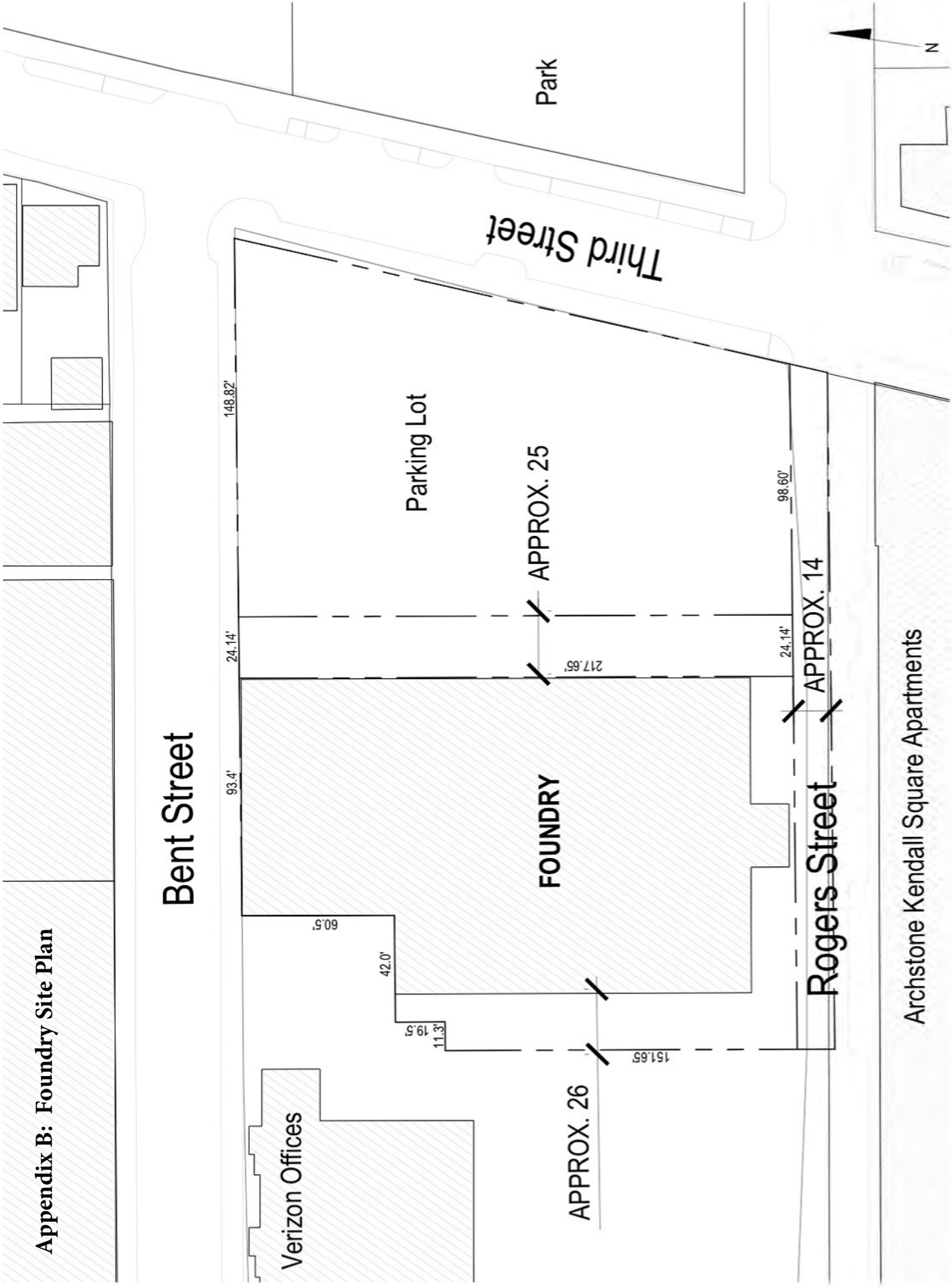
In City Council March 17, 2014
Adopted by the affirmative vote of nine members.
Attest:- Donna P. Lopez, City Clerk

A true copy;

ATTEST:-

Donna P. Lopez, City Clerk

Appendix B: Foundry Site Plan



Bent Street

Third Street

Parking Lot

FOUNDRY

APPROX. 25

APPROX. 14

Rogers Street

APPROX. 26

Verizon Offices

Archstone Kendall Square Apartments

Note: The property boundary is referenced from the City's GIS and recorded deed.

FOUNDRY SITE PLAN

Appendix C: April 12, 2014 City and CRA Letter of Agreement

Cambridge Redevelopment Authority

One Cambridge Center/Fourth Floor
Cambridge, Massachusetts 02142
617 492-6801
617 492-6804 (FAX)



April 14, 2014

Richard C. Rossi, City Manager
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Letter of Agreement between the City of Cambridge and the Cambridge Redevelopment Authority Regarding the Foundry Building

Dear Mr. Rossi:

This Letter of Agreement (“Letter”) is written to reflect the terms and conditions pursuant to which the City of Cambridge (the “City”) and the Cambridge Redevelopment Authority (the “CRA”) intend to reach agreement on several matters concerning the development of the Foundry Building (the “Property”) as a Demonstration Project (the “Project”) under M.G.L. c. 121B § 46(f). The City and the CRA (collectively, the “Parties”) each acknowledge that this Letter is a non-binding agreement, is in no way intended to be a complete or definitive statement of all the terms and conditions of the proposed transaction and that the negotiation and execution of documentation satisfactory to the Parties will be required. This Letter sets forth a process under which collaboration will be accomplished.

1. The Project

The City owns the Property, a currently vacant former industrial and office building, which is located at 101 Rogers Street, Cambridge, Massachusetts. The City acquired the Property in connection with a zoning amendment sought by Alexandria Real Estate in 2009. Since that time, the City has held public forums in which there has been discussion about the potential redevelopment of the Property into a multi-purpose community center, particularly for community uses in the areas of science, technology, engineering, arts, and math (“STEAM”).

The Cambridge City Council adopted on March 17, 2014 a Policy Order Resolution requesting that the City Manager appropriate up to \$6 million to facilitate certain necessary capital improvements to the Property, and determine the legal and regulatory processes necessary to collaborate with the Cambridge Redevelopment Authority.

Based on the discussions that have taken place in the context of community outreach about the possible uses of the Property, the Property may be rehabilitated to facilitate a broad-range of shared-use activities, particularly education programs focused on STEAM, visual and performing art space, workforce development opportunities, and affordable incubator space for emerging companies. The rehabilitation would optimally use design standards for environmental sustainability and universal accessibility, and would seek to highlight the original architectural features of the buildings while providing energy and spatial efficiency improvements.

April 14, 2014

2. Roles of the Parties

The Parties agree to explore options and possibilities for collaboration. The City Manager's Foundry Building Report to the City Council outlined some possible scenarios. The CRA will dedicate staff and expertise, conduct financial analyses, and participate in planning and outreach efforts.

So that the Parties may achieve the desired development objectives in the most cost-effective manner and consistent with the City Council's March 17 Policy Order Resolution, the Parties shall explore establishing partnerships that may involve companies in the private and public sector, and/or local universities, and/or individual donors,. The City would retain a high degree of flexibility and control over the ultimate outcome throughout the collaboration and planning process.

3. Pre-Conditions to this Letter

The scope of the collaborative process set forth in this Letter is subject to further negotiation and the execution of a more detailed agreement. The Project shall be subject to the completion of the necessary environmental permitting work and the execution of this Letter shall in no event alter the review of alternatives that is a necessary part of the permitting required for the Project, including, without limitation, the requirements of the NEPA and the MEPA.

4. Public Support; Further Cooperation

The CRA agrees to actively and publicly support the Project and to cooperate with the City actively and in good faith.

I enclose a copy of this Letter for your review. Should the terms meet with your approval, I ask that you execute and return that copy to me at your convenience. Thank you. I look forward to a mutually satisfactory transaction.

Sincerely,

Cambridge Redevelopment Authority

Thomas L. Evans
Executive Director

AGREED AND ASSENTED TO:

Richard C. Rossi, City Manager

City of Cambridge

Policy Order Resolution

O-3
IN CITY COUNCIL
May 4, 2015

MAYOR MAHER

ORDERED: Pursuant to Section 2.110.010(G) of the Cambridge Municipal Code, the City Council hereby orders that the City shall utilize a diminished process for the proposed disposition of a long-term lease interest in 101 Rogers Street (also known as 117 Rogers Street, Cambridge) (the "Foundry") to the Cambridge Redevelopment Authority (the "CRA") for the purpose of developing the Foundry consistent with the CRA's Demonstration Project Plan and Lease Term Sheet as set forth in Richard C. Rossi's January 26, 2015 letter to the City Council. The disposition process required by Section 2.110.010 shall be diminished so that the two property appraisals required by Section 2.110.010(B)(7) and the traffic and parking studies required by Section 2.110.010(B)(6) shall not be required prior to disposition.

In City Council May 4, 2015
Adopted by a yeas and nays vote:-
Yeas 8; Nays 0; Absent 1; Present 0.
Attest:- Donna P. Lopez, City Clerk

A true copy;

ATTEST:-

Donna P. Lopez,

City Clerk

View Roll Call Votes from May 4, 2015

Policy Order Resolution

O-4
IN CITY COUNCIL
May 4, 2015

MAYOR MAHER

WHEREAS: The City of Cambridge (the "City") is the owner of a building and parcel of land at 101 Rogers Street (also known as 117 Rogers Street, Cambridge) (the "Foundry") which was acquired by the City as the result of a real estate development proposal from Alexandria Real Estate in 2012; in public forums since that time, there has been overwhelming support for the Foundry to be reestablished as a multi-purpose community center; and

WHEREAS: Cambridge Zoning Ordinance Section 13.59.10 describes the minimum requirements pertaining to the development of the Foundry specifically, including a preference for its use for municipal or community uses, that at least 10,000 square feet of it shall be devoted to educational, cultural or institutional uses, and that development at an FAR of 3.0 shall be permitted; and

WHEREAS: The Cambridge Redevelopment Authority (the "CRA") has partnered with the City to investigate and develop strategies for the use of the Foundry consistent with the goals established by the City Council, including education programs focused on STEAM, visual and performing art space, workforce development opportunities and affordable incubator space for emerging companies; and

WHEREAS: The City has determined the legal and regulatory processes necessary to collaborate with the CRA to achieve the desired development strategies that ensures that the City will retain a high degree of flexibility and control over the Foundry; and

WHEREAS: The City finds that CRA possesses tools that are particularly well-suited for developing a project such as this, as well as the capacity for ongoing collaboration with the City and the community stakeholders to manage the use of the Foundry into the future; and

WHEREAS: Through a robust community engagement process with residents and stakeholders in the community, the City and the CRA have identified development objectives, parameters for building programming, governance and management strategies and monetization strategies consistent with City Council goals for the Foundry building; and

WHEREAS: As a result of that process, the CRA's Board has established a Demonstration Project Plan for the Foundry that is consistent with the goals established for the Foundry by the City Council; and

WHEREAS: The City Council has determined that the disposition of the Foundry would not derogate from the public interest or the public purposes for which the City Council has identified for the Foundry; now therefore be it

ORDERED: That the City Council, pursuant to Section 2.110.010 of the Cambridge Municipal Code, hereby authorizes the City Manager on behalf of the City to dispose of a long-term leasehold interest in the Foundry to the CRA in such form and manner, and at such time, as the City Manager reasonably determines is necessary or advisable.

In City Council May 4, 2015
Adopted by a ye and nay vote:-
Yeas 8; Nays 0; Absent 1; Present 0.
Attest:- Donna P. Lopez, City Clerk

A true copy;

ATTEST:-

Donna P. Lopez,

City Clerk

View Roll Call Votes from May 4, 2015

Policy Order Resolution

O-5
IN CITY COUNCIL
May 4, 2015

MAYOR MAHER

WHEREAS: The City of Cambridge (the "City") is the owner of a building and parcel of land at 101 Rogers Street (also known as 117 Rogers Street, Cambridge) (the "Foundry"); and

WHEREAS: The Cambridge Redevelopment Authority (the "CRA") and the City have agreed to partner in a process for the redevelopment and ongoing management of the Foundry; and

WHEREAS: Staff from the City and the CRA have worked collaboratively on developing a Demonstration Project Plan which is intended to govern the CRA's redevelopment and ongoing management of the Foundry subject to any agreements by and between the City, including but not limited to any lease agreement; and

WHEREAS: The CRA adopted the Demonstration Project Plan on December 17, 2014, attached as Exhibit "A"; and

WHEREAS: In order for the CRA to redevelop and manage the Foundry the City must approve the Demonstration Project Plan for the Foundry; now therefore be it

ORDERED: That the City Council, approves the Demonstration Project Plan dated December 17 2014.

In City Council May 4, 2015
Adopted by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1; Present 0.
Attest:- Donna P. Lopez, City Clerk

A true copy;

ATTEST:-

Donna P. Lopez,

City Clerk

View Roll Call Votes from May 4, 2015