

**51st ANNUAL REPORT 2007**  
*of the Executive Director*  
**Cambridge Redevelopment Authority**

**WELLINGTON-HARRINGTON  
 NEIGHBORHOOD RENEWAL**

A confirmatory deed for Tract 34F-2, a tract of land in the Urban Renewal Area, was approved. Also, the Authority supported the efforts of the developer of 1000 Cambridge Street to reactivate a banking facility at that location.

The Authority supported the request by Archemix to the Board of Zoning Appeals to install a sign above 20'. The Authority concluded the placement, scale and appearance of the sign would complement the area.

The Authority supported the request by Sebastian's at 7 Cambridge Center to the Cambridge Licensing Board to locate outside seating at that location.

**CAMBRIDGE CITY COUNCIL**

The Planning Board determined that there is no need to amend the Zoning Ordinance to add LEED certification requirements for projects of 25,000 square feet or larger based on further review by the City Solicitor, who found there would be a conflict with the State Building Code. The opinion was based on the fact that the majority of items on the LEED new construction checklist are items that are regulated by the State Building Code and cannot be regulated through the Zoning Ordinance.

The MIT Sloan School of Management was granted, with conditions, a special permit for a new 6-story, 209,000 square foot building with offices, classrooms, and supporting dining study and building service space with an approximately 425-space underground parking garage under the new building.

**KENDALL SQUARE URBAN  
 RENEWAL AREA**

Chapter 91 Landlocked Tidelands legislation is being considered which would provide the Department of Environmental Protection with the statutory authority to exempt landlocked tidelands from Chapter 91 licensing process. The Supreme Judicial Court extended a stay from September to November in order to allow the Massachusetts House and Senate Conference Committee additional time to make a final decision on the bill. The effect of the pending legislation is preventing the full development of 200,000 square feet of new residential use in the KSURA with 15% of these units being affordable housing. The construction of 170,000 square foot office building on Parcel 2 is also affected.

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The Planning Board determined that the Gross Floor Area of a Performing Arts Center in the PUD-3 District shall include only publicly accessible above grade, circulation, performance, and amenity spaces as measured from the interior face of the walls.

The Authority allowed the use of banners on Authority owned poles in the KSURA for the Genome Trail associated with the Cambridge Science Festival. The City is working with the MIT Museum as they develop a permanent Genome Trail.

Following discussions with CEMUSA, it was determined that CEMUSA received authorization from the City through a license agreement to install and maintain two bus shelters at 3 Cambridge Center.

The Authority supported the efforts of The Dance Complex in Central Square on behalf of its application for a state Cultural Facilities grant to help renovate and make fully accessible the former Odd Fellows Hall in Central Square.

The Authority continues to monitor and give input regarding the Urban Ring project. The Executive Office of Transportation (EOT) is recommending a route that would greatly impact the long-term goals the Authority has relating to the Open Space and Gateway Projects. The Authority has expressed its concerns via written correspondence to the EOT and will continue to monitor and respond accordingly.

The Authority reviewed the 25% design plans prepared by MassHighway for the restoration of the Longfellow Bridge. The Boston-side of the Bridge has received a good deal of attention with the Charles Street Station modernization and a full range of ground level pedestrian and vehicular improvements. The Authority assembled a group of abutters and major tenants to review a concept plan for the Cambridge-side of the Bridge which was prepared by Authority's consultant, Carol R. Johnson Associates. The Authority is looking to identify public and private funding services and will be working with MassHighway staff to see if the scope of work for the Bridge could be expanded. The Authority met with Congressman Capuano's new District Director, Jon Lenicheck, seeking approval of

a \$2-million Transportation Appropriation. Funds will also be requested from private landowners and the City. The Authority has discussed this with the Historical Commission, Community Development Department, and the Department of Public Works. Additional meetings will be scheduled with Traffic and Parking and the City Manager.

## **KENDALL SQUARE URBAN RENEWAL AREA / PARCEL 1**

At the request of the Volpe Center, the Authority approved the location of the temporary playground and directed the area be restored to its original condition after this use.

The Authority approved the processing, through MassHighway, of the Transportation Appropriation earmarked funds in the amount of \$750,000 for the reconstruction of portions of Potter, Munroe, and the former Fifth Streets. Working with Congressman Capuano and Senator Kennedy, we were successful in getting Congress to approve a \$750,000 Transportation Appropriation earmark. This "earmark" is administered by MassHighway and the project must be included in the Massachusetts Transportations Plan (i.e., the "TIP"). In order to have this project advertised by the end of the calendar year, this project must be included as a Commonwealth priority project. Then, after transmitting a Project Need Form (PNF) and Project Initiation Form (PIF), the project will be assigned a PROJIS number. The 25% design plans prepared by Fay, Spofford & Thorndike, although ready for submission, cannot be sent to MassHighway until this number is assigned.

## **KENDALL SQUARE URBAN RENEWAL AREA / PARCEL 2**

The Authority convened a Design Advisory Group (DAG) meeting to discuss a proposal by BiogenIdec for a new 170,000 square foot, six story research lab and office facility at 17 Cambridge Center known as Biogen Building No. 9 to be joined with Biogen Building No. 8 with upper floors 2 through 6. A



rectangular outdoor landscaped courtyard between the two buildings will be created once the two buildings are joined and will open to the west onto Binney Street. A steam line easement area will be paved with an outdoor walkway to allow access by steam utility personnel in the event of needed repair. BiogenIdec will submit Construction Documents Phase Submission to the Authority for its review and approval

### **KENDALL SQUARE URBAN RENEWAL AREA / PARCEL 3**

The Residence Inn received approval from the Authority to change the 13 banners on the exterior of Six Cambridge Center to reflect different wording but maintaining the current size, location, and color of the banners. Following approval by the Authority, lobby renovations and exterior window treatments were completed at Six Cambridge Center.

The “Residences at Cambridge Center”, a 200,000 square foot residential development requires reviews by the Planning Board (i.e., Large Project Review) and the Authority. It has been approved by the Planning Board and the limited changes in the project, received Community Development Department staff review and approval. Community Development Department staff determined that additional Planning Board review of the modifications was not required since the changes were minor. The Authority received the Design Development Phase submission, dated March 30, 2007, requesting Authority approval. Authority staff and urban design consultant reviewed narrative submission, dated March 30, 2007.

The Authority approved, conditionally, the Design Development Phase submission for the Residences at Cambridge Center as the submission largely conforms to the Schematic Design Phase previously approved by the Authority. The Authority will continue to review and consult with Boston Properties prior to approval of the Construction Phase Submission for the project.

Following the Authority’s approval of the consent letter amending the Supplementary Land Disposition Contract and Deed between Boston Properties and the Authority as it relates to Amendment No. 13 for Parcels 3 and 4, the Authority approved the addition of Avalon Bay Communities, Inc. as an equity partner for the development of the Residences at Cambridge Center.

As required by a 2004 Amendment to the Development Agreement for Parcels 3 and 4 by and between the Authority and Boston Properties, the Authority received an additional residential development deposit in the amount of \$100,000 from Boston Properties.

Ongoing discussions regarding public access to the Broad Institute Museum will continue between the Authority, Boston Properties, and the Broad Institute. The Broad continues with its attempt to entice public invitation with its hosting a play, “Einstein’s Dreams” and involvement in the Cambridge Science Festival to include the Human Genome Trail. The Broad is also offering a high school program, sponsored by the Barr Foundation. The Broad is offering classes at the “Museum” involving groups of 25-30 students and Saturday morning programs at the “Museum” involving 25 students, as well as a summer mentoring program involving 5 students. The present floor space dedicated to “Museum” use for public involvement seems to be not more than a six foot strip along the windows and the “Cinnamon Roll” display at the entrance. The Authority repeats its discontent with the current offerings as a “Museum”. In an effort to entice the inclusion of the public view, ongoing discussions will continue with the Authority, Boston Properties, and the Broad Institute.

The Authority reviewed and requested modifications to the signage lighting plan for Seven Cambridge Center submitted by Boston Properties for the Broad Institute.

The Authority approved the signage for Sebastians at Seven Cambridge Center.

The headquarters for Akamai Technologies, Inc has been located at Eight Cambridge Center since 2002. Headquarters will continue at Eight Cambridge Center and at Four Cambridge Center Expansion space is being negotiated with Boston Properties.

### **KENDALL SQUARE URBAN RENEWAL AREA / PARCEL 4**

The Rooftop Garden at Two Cambridge Center caught the attention of NewsCenter 5 in a report regarding reducing carbon emissions. As reported by Channel 5, green roofs hold onto valuable water, plus a greener urban area saves energy. The mixed-use development at Cambridge Center continues to help promote clean air solutions.

### **KENDALL SQUARE URBAN RENEWAL AREA / PARCELS 5 & 7**

After a major presentation with the key abutters to the open space proposed to be developed along the railroad right-of-way, a series of follow-up meetings were held and/or scheduled. Among those meetings were:

- A review session was held with Ms. Susan Whitehead (current Chair of the Whitehead Institute Board of Directors and an MIT Trustee);
- A meeting with Mr. Robert Beal (new owner of One Kendall Square) and his architect, Mr. Howard Elkus, project architect;
- A review with the new owner of Technology Square, Alexandria Real Estate principal Mr. Thomas Andrews and Asset Manager, Joseph Maguire;
- Future review sessions are planned with MIT; Biomed which recently acquired the former Lyme property on Binney Street; Draper Lab; and Boston Properties.

Consideration by the Authority was given regarding the total number of units to be constructed and the per unit disposition price for Third Street Lofts. The Authority will not be in a position to know the total number of units until a zoning variance petition is submitted with the Authority as co-petitioner to the Board of Zoning Appeals and approved. The Authority has a minimum land disposition price, established by Hunneman Appraisal & Consulting Company. Hunneman Appraisal recommends a per unit disposition price of \$44,000. The Authority retains a copy of the appraisal report on file in support of the Board's action approving this price. A related activity is the removal/relocation of an existing storm drain line which bisects the land parcel.

### **ADMINISTRATIVE ACTIONS**

At its Annual Meeting, Mr. Bell, Chair of the Nominating Committee, presented a slate of officers, as follows:

Chair - Jacqueline Sullivan  
Vice Chair - Alan Bell  
Treasurer - Mark Rogers

The nominations were approved and the Secretary was directed to cast one vote for the slate, as presented.

Also, at the Annual Meeting, the Annual Report of the Executive Director for 2006 was received.