

52nd ANNUAL REPORT 2008

of the Executive Director

Cambridge Redevelopment Authority

CAMBRIDGE CITY COUNCIL

At the request of the City Council, the Authority forwarded information relating to CRA land holdings in the KSURA, as well as information regarding plans for future development. CRA land holdings and plans for development to-date are as follows:

- Parcel 1, Land in the right-of-way (private) and public roadway improvements utilizing a federal \$750,000 appropriation administered by MassHighway;
- Parcel 2, Land available for 170,000 square feet biotechnology office to be developed by Biogen;
- Parcel 3, Land air rights for 200,000 square feet residential use to be developed by Boston Properties;
- Parcels 5 and 7, Land to be developed as open space by the CRA — federal approval in hand for \$1-million first phase of this undertaking and upon full development, ownership to be transferred to a form of land trust;
- Parcel 6, Land on the corner of Third and Binney for a three-unit residential use by a designated developer; and
- the “Gateway” project which includes 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.

The City of Cambridge enacted a policy order resolution that the City Council go on record dedicating a suitable site in the area of Kendall Square in honor of Cambridge’s past and present urban planners.

KENDALL SQUARE AREA

In October, an inaugural meeting was held at the Cambridge Center Marriott with close to 50 attendees representing the core of Kendall Square businesses. The topic of the meeting was to discuss a proposal to create an association for businesses in Kendall Square similar to local associations that presently exist in Cambridge (i.e., Harvard Square Business Association). It was mutually agreed that such an association would be beneficial to have in the area. Further meetings will be scheduled and participation from any organization with a presence in Kendall Square was welcomed. It was unanimously agreed that the mission for this association would be to improve, protect, and promote Kendall Square.

Representatives from the Authority attended an open house for Archstone Northpoint to celebrate the successful opening of the newest community in Cambridge.

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Governor Patrick signed a \$3-billion bill to fix bridges in the Commonwealth of Massachusetts and announced \$70-million state allocation to restore the Longfellow Bridge as part of his “Fix it First” policy to repair infrastructure more quickly.

KENDALL SQUARE URBAN RENEWAL AREA / PARCEL 3

The Authority provided testimony to the City of Cambridge Zoning Board in support of Boston Properties’ request to extend the Special Permit for one year regarding the proposed development of the Residences at Cambridge Center.

The Authority approved a request from Boston Properties to allow Google to install a roof top deck for its employees on the setback roof on the north side of the 5 Cambridge Center building along Ames Street.

The Authority, Boston Properties, and Sebastians executed a temporary license agreement to authorize Sebastians’ use of CRA land for the sole and exclusive purpose of the placement of tables, chairs and umbrellas to accommodate the operation of an outdoor dining facility. This temporary license shall continue until the dedication of the Licensed Premises to the City of Cambridge.

The Broad Institute, Boston Properties, and the Authority continued to work closely together to reach their goals for the Broad Museum which will ultimately be to offer a Museum that is inviting to the public from street level and into the lobby with enticing scientific and technological exhibits.

A \$400-million gift from the Eli and Edythe Broad Foundation to the Broad Institute to advance research at the Institute will help the goal of the Institute which brings together scientists and students. This joint research will continue to help allow the Broad Museum objectives to be accomplished.

KENDALL SQUARE URBAN RENEWAL AREA / PARCELS 5 & 7

Working with Carol R. Johnson Associates, the original open space plan for “Innovation Boulevard” was substantially modified to include the results of an extensive review by City Departments. A revised 25% design submission was prepared and title and survey work were authorized. A completed Right-of-Way plan, demonstrating control of the land is required by MassHighway prior to a public hearing. Meetings with MIT, Alexandria Real Estate, Dalkia (Now Viola), and NSTAR were scheduled.

KENDALL SQUARE URBAN RENEWAL AREA / PARCEL 6

Alexandria Real Estate Equities has proposed the development of a \$1-billion laboratory complex in East Cambridge. The proposed lab complex would eventually include six buildings and 1.5 million square feet on 16 acres. Alexandria has been communicating with the City of Cambridge, local residents and organizations regarding modifications to zoning regulations and restrictions and will continue those communications prior to any construction phase of this project. Alexandria Real Estate Equities currently owns 40 properties in Massachusetts totaling 4 million square feet with half of those properties located in Cambridge at Technology Square. Alexandria Real Estate Equities bought Technology Square from MIT in 2005 for \$600 million. The proposed development in East Cambridge would include environmentally friendly features and the completed project would possibly make it the largest lab development in the Northeast.

ADMINISTRATIVE ACTIONS

The Authority approved Third Party contract as follows:
James W. Flett Co., Property Management Contract #15, Bluestone Planning Group, Pipeline Management, Hunneman Co., Haley & Aldrich, Capitol Partners, Carol Johnson & Associates, DeAngelis Iron Works, and to extend terms rates for Albert Welch.

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

Chair - Jacqueline Sullivan

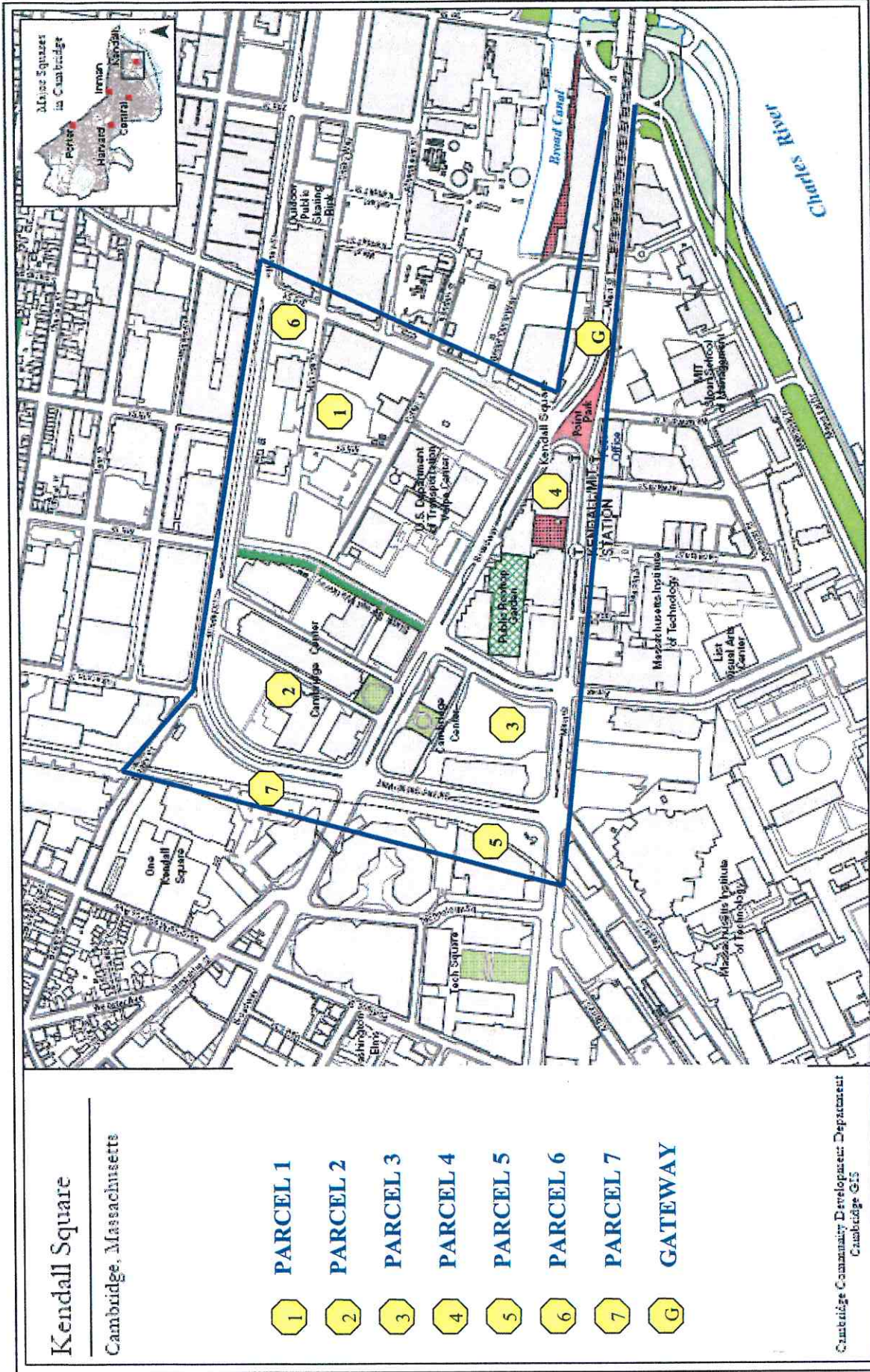
Vice Chair - Alan Bell

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 2007 was received..

KENDALL SQUARE URBAN RENEWAL AREA PARCEL MAP



Kendall Square

Cambridge, Massachusetts

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- G

- PARCEL 1
- PARCEL 2
- PARCEL 3
- PARCEL 4
- PARCEL 5
- PARCEL 6
- PARCEL 7
- GATEWAY

Cambridge Community Development Department
Cambridge GIS