



# City of Cambridge

## Executive Department

**LOUIS A. DePASQUALE**  
City Manager

**LISA C. PETERSON**  
Deputy City Manager

June 12, 2017

To the Honorable, the City Council:

In response to Awaiting Report Item Number 17-4, regarding current or potential future public-private partnerships that could deliver an operational Foundry that consists of significant community space for the community, I am pleased to report that the City of Cambridge (City) and the Cambridge Redevelopment Authority (CRA) are continuing to collaborate and work closely with the broader community, various City departments, the Foundry Advisory Committee, and other stakeholders, to redevelop the Foundry building at 101 Rogers St. In 2017, the City and CRA began to explore a revised strategy to redevelop the building in a way that better meets the vision and expectations that resulted from an extensive community process.

The latest approach recognizes the challenges faced with the initial process of retaining a private developer to make required capital improvements in a manner that could measurably achieve the building vision, while also ensure a high level of community and public use.

The City and CRA are now proposing to invest approximately \$25 million in public funding to make necessary capital improvements to the building. This publicly funded capital project will be designed to accommodate a mix of programming and uses that are identified as community needs including arts, cultural, educational, fabrication, and commercial activities. The City and the CRA are currently working to establish a design and construction process that will result in a building suitable for a wide range of activities, with universally accessible, high quality spaces, while respecting the historic form of the original structure.

The Foundry will have a mix of non-profit, public, and for-profit uses that all contribute to the life of the building and leverage the investment, energy, and activity already happening in the area. Through this strategy, the building will be financially self-sustaining, with building operational and programming costs paid for by the mix of building tenants. Building operating costs are estimated to be over \$1 million per year including building maintenance; community programming and events; and recruitment of potential tenants.

It is estimated that approximately 60% of the building's programmatic space will be dedicated for community and public uses, and 40% of the office space will be leased at rents at or close to market. The estimated 30,000 sf (gross floor area) of space that will be dedicated to public and community uses in the

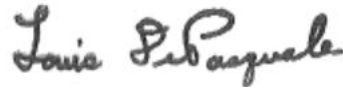


Foundry is comparable in size to other community facilities throughout the City. The CRA will select a program management team, through a competitive process, to operate and program the community spaces in a manner consistent with the Foundry's redevelopment strategy. The Foundry Advisory Committee continues to play an important role in this process.

The City and the CRA are currently engaging the community to discuss the proposed mix of uses, project funding, and the overall redevelopment strategy. Several forums will be held over the next several weeks to receive feedback from the public. This broad outreach began with a community meeting on May 30<sup>th</sup>, attended by approximately 60 people; the presentation given by the CRA at the meeting is attached for your reference. I invite members of the City Council to participate in that process. We also expect in future weeks to request an appropriation for capital funding, as well as approval of a revised Foundry Building Demonstration Project Plan.

I am very confident that, through the extensive collaboration, input from residents, and discussions with stakeholders, and with your assistance and support, we are moving closer to achieving the vision for the Foundry building, and creating a truly special place for the entire community.

Very truly yours,

A handwritten signature in black ink that reads "Louis DePasquale". The signature is written in a cursive style with a large initial "L".

Louis A. DePasquale  
City Manager

LAD/mec  
Attachment(s)