

THE FOUNDRY DEMONSTRATION PROJECT - PROPOSAL

THE FOUNDRY is an adaptive reuse project to build a self-sustaining center for creativity and collaboration for the Cambridge community with a mix of arts, cultural, educational, fabrication and commercial activities.

Located at the intersection of the Kendall Square Innovation District and the East Cambridge neighborhood, the Foundry building will be designed and operated to provide space and programs for the visual and performing arts, entrepreneurship, technology and workforce education within its historic, industrial setting.¹

IMPLEMENTATION

To deliver a high quality community space that achieves the vision, the City of Cambridge (City) and the Cambridge Redevelopment Authority (CRA) are proposing to undertake the rehabilitation of the Foundry Building as a publicly funded capital project. The project is intended to be self-sustaining operationally, supported through rents paid by the building's tenants. Annual operational costs include utilities, cleaning, security, insurance, maintenance and repairs, as well as program management such as community outreach, daily activity coordination, special events scheduling and support, and cross collaboration initiatives. It is estimated that this strategy allows for sixty percent (60%) of the building's programmatic space to be reserved for dedicated community uses.

DESIGN AND BUILDING PROGRAM

The building will be repurposed with an array of flexible spaces that can accommodate anchor organizations artists, and community uses, as well as host shorter-term events and activities in shared spaces. Over time, the building's uses may adapt to meet evolving community demand. The City and the CRA are working together to establish a design and construction plan that will be suitable for a wide range of activities, create universally accessible, high quality spaces, and respect the historic form of the original structure.

DRAFT SPACE PLAN

Large Community Room	3,000 sf
Black Box Theatre	3,000 sf
Classrooms / Multi-Purpose Rooms	4,000 sf
Workshop	3,000 sf
Art Studios	3,000 sf
Kitchen / Café	1,000 sf
Gallery	1,000 sf
Non-Profit Office	5,000 sf
Market Rate Office	15,500 sf
Total	38,500 sf (net floor area)

OPERATIONS

The CRA will select a program management team (Operator) through a competitive process to operate and program the community space. The Operator will recruit non-profit tenants, visual and performance artists, educational program providers, and community events organizers to activate the building consistent with the Foundry's mission. The CRA and the City will utilize the Foundry Advisory Committee (FAC) to assist in crafting the programmatic scope of the community spaces, which will inform the selection of the Operator. The CRA and the FAC will remain active stewards of the building to assure the operations remain faithful to the mission and to adjust the management goals over time to reflect evolving community needs and interests.

¹ Proposed Operating Mission based on the 2015 Foundry Demonstration Project Plan