

February 8, 2021

By Email

Mr Michael Owu
Managing Director
Real Estate
MIT Investment Management Company
1 Broadway 9th floor suite 200
Cambridge ,MA 02142

Re: Volpe development Proposal

Dear Mr Owu ,

We have received your letter of February 2 2021 in which you acknowledge the concerns we have raised regarding the impact of your plan on the residents of 303 Third Street.

We are deeply disappointed in your response which appears to adhere to your current plan that does significant damage to our property and to the entire neighborhood. While we appreciate your invitation to meet with your design team shortly we are concerned that in spite of your re-assurance that you desire genuine input to your project design you have already filed for a special permit from the Planning Board. This leaves little room for appropriate adjustments in your plan and leaves little confidence in the seriousness of your offer. Such adjustments we believe are in both our and the larger Kendall and MIT community's interest.

We believe there are solutions to the problems that your current plan presents and we wish to describe them here so that you can give our proposals serious consideration and avoid further conflict in terms of open space, community facilities and traffic.

Open Space

You have committed to providing 3.5 acres of publicly usable open space in your project. We ask that you concentrate two of those acres in an unencumbered open space between Broadway Third Street and Potter Street. Such an open space would address the open space needs of not only the nine-to ten thousand new people that you will place on the site but the existing 48,000 who now live and work in Kendall plus an additional 10,000 people associated with projects that both you and others have under development in the vicinity of Kendall Square. Without such a flexible open space this large concentration of residential and working population will be seriously underserved. As we see during these pandemic times it should be understood how important unencumbered open space is. You can accomplish this by incorporating the Floor area of the R1 building into the other residential buildings. In doing this you would honor the City Council's decision to offer you buildings of greater height, similar to one already being developed nearby by Boston Properties. Your remaining commitment of 1.5 acres can be effectively used to connect the open space network along the sixth street way to your future buildings and to Binney Street developments and the East Cambridge neighborhoods. We would be happy to support any modifications in current zoning to have you accomplish this objective.

Community Facilities

We strongly recommend that you either relocate the Community Center building to a site at Building R3 that you have now designated as an entertainment venue thus freeing another ten

thousand square feet of public open space or contribute the sum you had designated to a publicly operated full scale year round indoor community recreation facility that would be located at another site closer to the three neighborhoods and schools that are adjacent to the Kendall Square area. Your funds together with others would produce a superior response to the neighborhoods' recreation and community needs than the one you have proposed and would save you the responsibility of operating a facility that is furthest from the neighborhoods in greatest need.

The relocation of the community center and the reconfiguration of the three residential buildings that you have proposed to place along Potter Street would accomplish other improvements to your plan. The current plan unfortunately guarantees that the commercial buildings along Broadway at 250 feet will place the residential buildings in the current plan in shadow for large parts of the year. Furthermore, the relocation of the community center would allow a much more effective, safe and attractive transition to the GSA Maya Lin public way.

Traffic

The traffic plan that your current plan presents is on its face full of serious conflicts and unacceptable conditions. You propose to use private ways not intended for major service traffic, which you share with Third Square, to handle the bulk of your commercial, residential parking and service traffic. Your plan juxtaposes delivery and service functions in direct conflict with the operation of similar services that exist at the building entrances at 303 Third Street. Your plan also will create serious conflicts with proposed pedestrian paths to the new Volpe Building and will over burden the existing capacity of the Potter Street and the Third Street intersection. Your plan invites serious conflicts and accidents for which you must find alternatives before serious damage is done. Unfortunately a comprehensive circulation plan for the entire Volpe site that was more balanced when you undertook the development of the the new Volpe GSA Building. was not available to help insure a safer solution. You should now explore the possibility of utilizing the Volpe street and drive way that dead ends at Potter street to relieve what will be a very unsatisfactory situation between our properties. You should also balance access by providing portals to your garage facilities from both Binney and Broadway, the principal routes that Volpe traffic will take to get to your garages and service ways.

We hope you will be willing to consider our concerns and suggestions. The current plan is not only onerous to the 700 residents of Third Square but to the thousands of people who will live and work in our neighborhood. We stand ready to discuss with your design team ways in which we can help you improve your plan.

Thank you for your consideration of our concerns

Professor Jack Dennis
Martha Good way
Professor Al Oppenheim
Roger Roach
O.Robert Simha
Martin Tang

The Residents of 303 Third Street, Third Square

Cambridge Planning Board
Cambridge City Council
Cambridge Redevelopment Authority
Community Development Department
East Cambridge Planning Team

Kendall Square Association