

**303 Third Street
Cambridge, MA 02142**

August 30, 2017

Steve Marsh, Managing Director, Real Estate
Massachusetts Institute of Technology Investment Management Company
238 Main Street Suite 200
Cambridge MA 02142

Dear Steve,

We write to follow up on our letter of June 18 regarding open space and related issues for development of the site now occupied by the U.S. DOT's Volpe Center, which MITIMCo plans to develop for commercial and residential use.

As abutters and as Cambridge residents we would like to see 2.5 or more acres of contiguous public open space within this development located at Broadway and Third Street and extending north to Potter Street.

This location would of course benefit those of us who live immediately across from the Volpe parcel. Even more broadly, however, as you know from our walks around the site, it is clear that welcoming public open space at Broadway and Third Street would only add to the development's overall appeal. This location offers maximum sunlight and sky views, transit access, proximity to neighborhoods, links with existing Broad Canal recreation and retail offerings, as well as many other direct public benefits. Already humming, the location will be ideal for fully civic, highly pleasing activation. Further, it offers the chance to develop usable public open space early in the development process, a tangible community dividend.

As you know, the East Cambridge Planning Team, a neighborhood-based review and advocacy group for more than forty years has voted support of our preference to locate substantial public open space at the Broadway and Third Street location.

At this point we ask that MITIMCo designate a single plan establishing 2.5 or more acres of public open space at Broadway and Third Street, as well as building locations and street configurations that will be incorporated directly into the zoning. This is standard in Cambridge; as, for example, with the recent Alexandria zoning petition. We are concerned that having multiple options or "scenarios" leaves too much uncertainty. Having a preferred site plan in the zoning will clarify what people can expect to see, and substantially reduce the uncertainty.

We are also concerned about long-term maintenance of the community space/rec center, whether freestanding or part of a residential building, and would like to see an endowment that will ensure the rec center's continued vitality.

In addition, we think that proposed density should come with significant investment in the Grand Junction, including resolution of right-of-way issues as well as planning studies and transportation impact assessments, so that people will have reliable and inviting ways to get in and out of Kendall Square.

Finally, because new commercial development will create increased demand for housing, we support the MIT grad students' petition for additional student housing to be built off site but within 1.5 miles of Volpe, as a way to reduce pressure on the Kendall Square market and the adjacent neighborhoods.

We know that MITIMCo shares our goal of ensuring a remarkable and resilient development on the Volpe parcel. We believe including a site plan with open space at Broadway and Third Street in the zoning, endowing the rec center, investing in Grand Junction, and providing housing per the grad student petition will greatly improve prospects for everyone's future use and enjoyment of this vital parcel.

With best regards,

303 Third Street condo owners:

Rosemary Booth and Jerry O'Leary
Jack Dennis
Tim Fallon and Robert Fallon
David Litster
Al Oppenheim
Bjorn Poonen
Roger Roach
O. Robert Simha
Jane Stabile and Larry Stabile
Martin Tang

cc:

Cambridge City Council: Mayor E. Denise Simmons; Vice Mayor Marc C. McGovern; Councilors Dennis J. Carlone, Leland Cheung, Jan Devereux, Craig A. Kelley, David P. Maher, Nadim A. Mazen, Timothy J. Toomey

Cambridge Planning Board: Chair H. Theodore Cohen; Vice Chair Catherine Preston Connolly; Members Louis J. Bacci, Jr., Steven A. Cohen, Mary T. Flynn, Hugh Russell, Tom Sieniewicz

Representative Mike Connolly, (D) 26th Middlesex District

Robert B. Millard, Chairman, Massachusetts Institute of Technology (MIT)
L. Raphael Reif, President of MIT
Israel Ruiz, Executive Vice President and Treasurer of MIT
Prof. Krishna Rajagopal, Chair, MIT Faculty
Prof. Stephen C. Graves, Chair, MIT Faculty Committee on Campus Planning (CoCP)
Sarah A. Goodman, President, MIT Graduate Student Council (GSC)

Kathleen L. Born, Chair, Cambridge Redevelopment Authority (CRA)

Chuck Hinds, President, East Cambridge Planning Team (ECPT)

Nancy Ryan, President, Cambridge Residents Alliance (CResA)

MIT Grad Student Apartments Now (GSAN)