

55th ANNUAL REPORT 2011 of the Executive Director Cambridge Redevelopment Authority

KENDALL SQUARE AREA

The Authority continues to work with the City's Community Development Department and its Consultants to review and develop the Main Street Master Plan. The Authority's Executive Director was named to the Kendall Square Advisory Committee by the City Manager. Several meetings were held in 2011 to continue to develop a Master Plan to focus on proposed zoning, building massing and heights, open space planning, bicycle facilities, pedestrian crossings, vehicular traffic flow, parking, street trees, landscaping and lighting (LED and metal halide options).

Several new restaurants opened their doors in 2011 in Kendall Square. They include Champion's, Area IV Café, Meadhall, Abigail's, Redbones Rib Shack, Catalyst Restaurant, Firebrand Saints, Fuji, and Kiki Tapas. Kendall Square also welcomed a new retail gift shop, Xylem, on Third Street.

In 2011, Kendall Square remained the home for more than half of the selected top 25 employers by the City of Cambridge — MIT, Novartis, Vertex, Biogen Idec, Genzyme, the Federal Government, The Broad Institute, Akamai Technologies, Pfizer, Microsoft, Forrester Research, and Camp, Dresser & McKee — totaling close to 20,800 employees.

KENDALL SQUARE URBAN RENEWAL AREA

Authority staff met with the City Council's Economic Development Training and Employment Committee in March 2011 to provide a detailed overview of the KSURA. This Committee Report dated April 25, 2011 can be found at www.cambridgema.gov.

In June 2011, The Boston Globe wrote a featured article on the KSURA and the Cambridge Redevelopment Authority. The story entitled, "Making a High-Tech Mecca" gave a detailed overview of the KSURA and Kendall Square's "... transformation from an urban wasteland. . ." to "... one of the most sought after high-tech centers on the planet. . .".

KENDALL SQUARE URBAN RENEWAL AREA / PARCEL 2

The Authority invited Roger Boothe, Director of Urban Development for the City of Cambridge Community Development Department to participate in all design review sessions for Seventeen Cambridge Center, BiogenIdec expansion. Seventeen Cambridge Center is proposed as a 170,000 gsf, six-story (96 foot roof height and 116 feet penthouse height) leasable

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office building on Tract VIII of Parcel 2 adjoining Galileo Galilei Way and Binney Street. Tract VIII is the last remaining undeveloped site on Parcel 2 of the KSURA. Parking for this proposed office building will be provided in one or all of Cambridge Center's three garages.

KENDALL SQUARE URBAN RENEWAL AREA / PARCEL 3

In October 2011, the Design Development Phase Submission from Boston Properties for the expansion of the Broad Institute to 75 Ames Street with plans for a 250,000 gsf expansion to consist largely of laboratory space together with ground floor retail shops on Ames Street was reviewed and approved. The two buildings will be linked together at each of the buildings' six lower levels with useable meeting and lounge space intended to encourage staff interactions and intermingling. Parking will be provided at the adjacent West Garage.

The Broad Institute's request to conduct and to host an art exhibit in the lobby of Seven Cambridge Center was approved.

In October 2011, the installation of replacement awnings by Sebastian's at Seven Cambridge Center was reviewed and approved.

KENDALL SQUARE URBAN RENEWAL AREA / PARCEL 4

The Authority staff, Community Development Department urban designer, and Authority design consultants met with Microsoft representatives, Boston Properties, and its architect in December 2011 to review the Schematic Design Phase submission for a new glass box entry pavilion/ lobby on the East Elevation of One Cambridge Center. The proposal consisted of a two-story high glass-enclosed entry lobby where Microsoft visitors to One Cambridge Center will be encouraged to enter. The lobby will include two elevators on the north (Broadway) side of the

glass box which will take visitors to a second mezzanine level where they will then enter into the Microsoft offices. The wall of the lobby directly in front of the MBTA's Traction Power Substation will consist of a blank wall onto which moving images are projected or onto which are mounted multiple computer monitors. At night, the glass box will be internally lit and will glow. The reaction of Authority staff and consultants, as well as the Community Development Department representatives to the submission was enthusiastic as both an iconic entry to Microsoft's offices, but also as a new "gateway" icon or lit beacon for the entire Cambridge Center development project.

After staff and consultant review of window treatment, signage, awnings and elements visible from the street and building lobby, Meadhall Restaurant at Four Cambridge Center opened in April 2011 offering craft beverage selection and a bistro style menu.

In April 2011, a Modification of Operating and Easement Agreement with Boston Properties in order to accommodate proposed restaurant and the Charles C. Nowiszewski Plaza renovations at Cambridge Center was executed. The public easement connecting Broadway to the Plaza, Food Court and Main Street through the Marriott hotel was not impacted.

In May 2011, the Authority requested review and approval by the City of Cambridge Inspectional Services Department of amended zoning certificates for One, Two, and Four Cambridge Center. This request related to the construction and renovation of retail/lobby space at One Cambridge Center, as well as Champions at Two Cambridge Center, and Meadhall Restaurant at Four Cambridge Center, respectively.

In August 2011, the installation of roof top equipment to service kitchen and office space located at Five Cambridge Center was approved after staff review.

Champions at Two Cambridge Center hosted an open house on the occasion of its Grand Opening in August 2011.

In September 2011, retail core and shell of lobby renovations at One and Two Cambridge Center proposed by Boston Properties after staff and consultant reviews were approved.

Construction Design Phase submission by Boston Properties to completely renovate the Charles C. Nowiszewski Plaza at the Marriott to allow for more green and open space was approved. In addition, outdoor seating will be accommodated for both *Champions* and the proposed Chipotle restaurant at One and Two Cambridge Center, as well as the Food Court. All exterior signage, furniture and planters are subject to review and approval.

In the fall of 2011, the Entrepreneur Walk of Fame was created and consists of “paver stars” honoring individuals who have made a worldly impact in the area of entrepreneurial innovation. The very first six recipients of the new Entrepreneur Walk of Fame stars were:

- Thomas Edison
Founder of General Electric
- Bill Hewlett
Co-Founder and CEO of Hewlett-Packard
- David Packard
Co-Founder and CEO of Hewlett-Packard
- Bob Swanson
Co-Founder, CEO, & Chairman of Genentech
- Bill Gates
Co-Founder, Chairman, and former CEO of Microsoft
- Steve Jobs
Co-Founder Chairman, and former CEO of Apple

In October 2011, Boston Properties was requested to remove the “MBTA Sign/Kiosk”, located at the Main Street sidewalk, during construction at One Cambridge Center. The Authority further requested Boston Properties to submit a proposed replacement sign or other design element once a collaborative review by Boston Properties and the MBTA has occurred.

In November 2011, Boston Properties was granted approval for the sign and awning submission on behalf of Boston Private Bank & Trust for its newly configured entrance at One Cambridge Center. Submission of the final dimensions of the blade sign is pending.

In December 2011, the Inspectional Services Department published a Notice of Public Hearing regarding issuing a special permit to Chipotle Mexican Grill to be located at One Cambridge Center ground floor area. The special permit was issued and the construction commenced.

KENDALL SQUARE URBAN RENEWAL AREA / PARCELS 5 AND 7

In September 2011, the revised 25% submission for park improvements at the Innovation Boulevard Project which included plans, details and sections; right-of-way documents; engineer’s estimate; and a revised design schedule was submitted to Mass DOT. In general, the project will serve as the first phase of a linear open space that will run along the existing rail easement and will serve as a passive gathering space and a pedestrian corridor for the Kendall Square community. Proposed improvements include architectural landform and new plans with no design exceptions anticipated for the project.

KENDALL SQUARE URBAN RENEWAL AREA / PARCEL 7

The Authority with Boston Properties allowed the use of ‘Little Binney’ (lawn area at the corner of Galileo Galilei Way) by Prize4Life, a non-profit which sponsors an annual 5K road race to raise awareness and funds for individuals battling Lou Gehrig’s disease.

OTHER PROJECTS

Following several public meetings, in June 2011, Mass DOT posted documents at their site www.mass.gov/blog/transportation regarding the Grand Junction Transportation Study.

The City of Cambridge Ordinance Committee scheduled a public meeting in October 2011 to continue discussion on a zoning petition by the MIT Investment Management Co. to amend the zoning ordinance to include a planned unit development by rezoning approximately 28-acres in the Kendall Square area to a PUD-5 district.

The Authority met with Mass DOT officials to further discuss the current and future status of the Longfellow Bridge Gateway Project as a Mass DOT project.

In May 2011, the City of Cambridge adopted a policy order resolution indicating its commitment to supporting businesses in our community noting BiogenIdec's intent to keep its headquarters at Cambridge Center in the Kendall Square Urban Renewal Area.

The Kendall Square Association continues to be an asset to the surrounding business community. Working Group meetings are well attended and action plans continue to be developed. The KSA is represented at local, state, and federal events by the KSA Executive Director. KSA member organizations host monthly Third Thursdays for networking opportunities and to highlight non-profit organizations in Cambridge. The KSA unofficially launched its new website for Kendall Square www.kendallsq.org providing background information on Kendall Square, the KSA, what's happening ("Twitter"), and detailing local facts and businesses.

KENDALL SQUARE URBAN RENEWAL AREA PARCEL MAP

