

53rd ANNUAL REPORT 2009 of the Executive Director Cambridge Redevelopment Authority

KENDALL SQUARE AREA

In late 2008, the concept of a Kendall Square Association was suggested by a group of like-minded people in Kendall Square who saw an opportunity to improve Kendall Square through the collaboration of the organizations based in Kendall Square. In February 2009, individuals representing approximately 80 organizations with a presence in Kendall Square met and formed the Kendall Square Association to help promote, protect, and improve Kendall Square. The KSA has formed several working committees to address issues relating to development, transportation, retail and restaurant operations, and housing in the Kendall Square area. Additionally, the KSA's marketing and networking committees coordinate efforts to host informative events for KSA members throughout the year. Authority Executive Director, Joseph F. Tulimieri, was elected to the Board of Directors and as Treasurer.



The Urban Ring project continues to be listed on the "Illustrative Projects" list on the Regional Transportation Plan for the Commonwealth of Massachusetts. A request for federal matching funds is expected to be filed. The Authority remains concerned regarding the proposed route for the Urban Ring project. The City of Cambridge continues to monitor status for the Urban Ring project.

KENDALL SQUARE URBAN RENEWAL AREA

In August 2009, the Authority's Board voted on a motion to extend the KSURA termination date to August 2020 with the Department of Housing and Urban Development and the Department of Energy and Environmental Affairs approving said extension.

Boston Properties with Authority approval coordinated efforts to host an annual Farmer's Market in the Kendall Square Urban Renewal Area along Main Street to attract both Cambridge Center tenants and the Kendall Square neighborhood.

The Authority requested and did receive reimbursement from NSTAR for the installation of approximately 71 linear feet of ornamental iron fencing at Thomas J. Murphy Park.

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**KENDALL SQUARE URBAN RENEWAL
AREA / PARCEL 2**

The Authority entered into a Land Disposition Contract with Boston Properties to dispose of 169,895 square feet of land in Parcel 2 of the Kendall Square Urban Renewal Plan. Boston Properties intends to develop the land with an office/lab building. Appropriate legal documents were executed including a Land Disposition Contract, a Deed, an Operating and Easement Agreement, an Escrow Agreement, and an Easement Agreement.

In June 2009, the Authority approved a request from Boston Properties on behalf of BiogenIdec to install two new 20 ton condenser fan units on the roof of Ten Cambridge Center. The installation took place on the north side of the building and the units are not seen from the street or sidewalks below.

Boston Properties notified the Authority of Biogen's plans to perform maintenance work at Fourteen Cambridge Center. The work involved modifications to and maintenance of the wall of the raised planter bed that runs along the side of the building on Binney Street.

**KENDALL SQUARE URBAN RENEWAL
AREA / PARCEL 3**

Review and discussion between the Authority, Boston Properties and the Broad Institute continued regarding the best options for the ground floor retail space at Seven Cambridge Center. The Authority recommended to Broad personnel that the addition of an outside professional museum/exhibit design firm to fully showcase Broad's efforts and to more fully make proposed exhibits attractive, inviting, and appealing to the broader general public would be beneficial.

**KENDALL SQUARE URBAN RENEWAL
AREA / PARCEL 4**

In December 2009, Minuteman/Ambit Press signed a 5 year lease extension with Boston Properties for its ground floor retail office location at Five Cambridge Center.

In May 2009, the Authority approved Boston Properties' request to host the Gawad Kalinga - Global Summit Fiesta on the plaza. Gawad Kalinga translated in English means "to give care". The Fiesta was held to create a sense of collaboration among public and private sectors to bring awareness and hope to the eradication of poverty in the Philippines and other developing countries.

Boston Properties with Authority approval continues to host interactive events for Cambridge Center tenants including Earth Day Awareness, Transportation Fairs, and Concerts on the Plaza.

**KENDALL SQUARE URBAN RENEWAL
AREA / PARCEL 5**

The Authority received an executed Consent to Easement from The Charles Stark Draper Laboratories to allow for the planning and development of the Grand Junction Rail Trail/ Innovation Boulevard project to proceed. A similar consent was requested from MIT Real Estate, LLC.

OTHER PROJECTS

In January 2009, Alexandria petitioned the City of Cambridge to amend the zoning map and ordinance in the East Cambridge neighborhood along Binney Street. These changes would permit larger scale development along the Binney Street corridor and create an area of continuous open space, as well as to allow for greater heights in some areas of revised Planned Unit Developments. In February 2009, the City Council approved Alexandria's request to rezone 15.7 acres within the East Cambridge

neighborhood to accommodate their lab project. Alexandria's lab project would be built in phases over approximately 10 years.

As part of its restoration of One Broadway, a significant "Gateway" building, the first phase of the "Gateway" project commenced with MIT designing and constructing ground level open space and infrastructure improvements totaling \$1-million. The Authority began discussions with MassHighway to determine the amount of state funds which have been authorized for this project. The Authority identified \$2.5-million in improvements utilizing state funds. In July 2009, the Authority received notification from the Executive Office of Transportation indicating that the Allocation of FY 2009 Transportation, Community and System Preservation funds is \$889,200 for this project.

ADMINISTRATIVE ACTIONS

At the Annual Meeting, Mr. Bell, Chair of the Nominating Committee, presented a slate of officers, as follows:

Chair - Jacqueline Sullivan
Vice Chair - Alan Bell
Treasurer - Mark Rogers

The nominations were approved and the Secretary was directed to cast one vote for the slate, as presented.

At the Annual Meeting, the Annual Report of the Executive Director for 2008 was received.

KENDALL SQUARE URBAN RENEWAL AREA PARCEL MAP

