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**Letter from ECPT to CRA Regarding 174 Binney St (Parcel 6)**

1 message

**Charles Hinds** <chuckhinds@msn.com>

Mon, Jun 13, 2022 at 3:17 PM

To: Tom Evans &lt;tevans@cambridgeredevelopment.org&gt;, "planning@cambridgeredevelopment.org" &lt;planning@cambridgeredevelopment.org&gt;

Cc: "mowu@mitimco.mit.edu" &lt;mowu@mitimco.mit.edu&gt;, Sarah Eusden Gallop &lt;seg@mit.edu&gt;, "sjoseph@cambridgema.gov" &lt;sjoseph@cambridgema.gov&gt;

Dear Tom and Swaathi,

Attached is communication from the East Cambridge Planning Team to the Cambridge Redevelopment Authority regarding [174 Binney Street](#), CRA Parcel 6. Please forward this letter to your respective organizations. Thanks.

Very truly yours,

Chuck Hinds

President

East Cambridge Planning Team

Mobile: 617-407-0574

*A neighborhood organization serving East Cambridge since 1965.*

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**3 attachments** **Letter from ECPT to the CRA regarding 174 Binney St (Parcel 6) .pdf**  
141K **Attachment 1 - 2021-10-08 174 Binney Street MIT Letter of Interest.pdf**  
464K **Attachment 2- Proposal for Third and Binney Pocket Park.pdf**  
136K



*A Neighborhood Organization for the Betterment of East Cambridge*

June 13, 2022

Cambridge Redevelopment Authority  
255 Main Street, 8th Floor  
Cambridge, MA 02142

**RE: 174 Binney St (Parcel 6)**

Dear Board Chair Born; Vice Chair Crawford; Members Bator, Zevin, and Drury; and Executive Director Evans:

At the East Cambridge Planning Team (ECPT) meeting on June 8, 2022, members of the East Cambridge Open Space Trust (ECOST) presented a conceptual design for a pocket park at the corner of Third and Binney Streets. The pocket park concept was spurred when both the ECPT and ECOST became aware of MIT's interest in acquiring the property owned by the Cambridge Redevelopment Authority (CRA) located at 174 Binney Street, also known as CRA Parcel 6, situated at the corner of Third and Binney Streets (see attachment 1).

Three different scenarios were presented at the meeting: scenario 1, where Parcel 6 remains as is currently; scenario 2, where Volpe building R4 is moved to Third Street and the space between buildings C4 and R4 increased; and scenario 3, where building R4 is moved closer to C4, creating a larger space at the corner of Third and Binney (see attachment 2).

After the presentation, ECPT discussed the options and voted unanimously and enthusiastically to support scenario 3, a larger park area at the corner of Third and Binney. Some of the reasoning included:

- Inviting to Public. Having the park between buildings C4 and R4 will not be as inviting to the general public and feel more private, as many spaces sandwiched between buildings do.
- Exposure to Sunlight. A park between buildings C4 and R4 will have significantly less sunlight exposure from being wedged between two tall buildings.
- Traffic Considerations. As it exists now, the intersection of Third and Binney has a high rate of vehicular accidents. Having building R4 at the corner will exacerbate this problem by restricting visibility for turning vehicles, which increases risk to other vehicles, bicycles, and pedestrians.

We urge the CRA to ensure that a sale would include a stipulation that MIT's existing commitment for this small open space within their existing Volpe property be consolidated with parcel 6, as shown in scenario 3, to make for a more generous and useful open space that can serve the present and future population of this area and can contribute to a necklace of open space serving the heaviest concentration of people living and working in East Cambridge. Thanks for your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read "C. T. Hinds".

Charles T. Hinds  
President, ECPT



Attachments: MITIMCo Letter of Interest to acquire 174 Binney St (Parcel 6) dated October 8, 2021.  
Proposal for a Pocket Park at the Corner of Third and Binney

CC: Michael Owu, Managing Director, MIT Investment Management Company  
Sarah Gallop, Co-Director, MIT Office of Government and Community Relations  
Cambridge Planning Board  
Cambridge City Council



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October 8, 2021

Cambridge Redevelopment Authority  
255 Main Street, 8<sup>th</sup> Floor  
Cambridge, Massachusetts 02142  
Attn: Mr. Thomas Evans, Executive Director

Re: 174 Binney Street, Cambridge, Massachusetts

Dear Tom:

I am writing on behalf of the Massachusetts Institute of Technology (MIT) to formally express MIT's interest in acquiring the property owned by the Cambridge Redevelopment Authority (CRA) located at 174 Binney Street in Cambridge (the "Property").

As you know, MIT is currently under contract with the United States to redevelop the existing Volpe National Transportation Systems Center located adjacent to the Property. Under the terms of the contract, MIT is obligated to construct a new state-of-the art, secure and consolidated building on behalf of the federal government to replace the existing Volpe National Transportation Systems Center (the "US DOT Volpe Exchange Project"). Upon the completion of the US DOT Volpe Exchange Project, MIT will acquire an approximately 10-acre portion of the federal parcel and develop eight buildings, including four commercial buildings and four residential buildings, together with an improved infrastructure, streetscape and open space network (the "MIT Volpe Redevelopment").

The City of Cambridge Planning Board recently approved the MIT Volpe Redevelopment by issuing a Planned Unit Development Special Permit (the "Special Permit"). The MIT Volpe Redevelopment does not currently include any plans for the development of the Property, and it is not required for either legal compliance or infrastructure purposes.

If MIT is fortunate enough to acquire the Property, MIT intends to develop the Property to include a small stand-alone building or, if such a building is not possible, an open space area. Such development would require a minor amendment to the existing Special Permit.

MIT strongly believes that the development of the Property will play a key role in the continued renewal and economic growth of Kendall Square by replacing the vacant lot currently located on the Property with an improvement that will build on the CRA's good work and further activate the streetscape on the corner of Third Street and Binney Street. In this way, the development will support the CRA's mission of improving the quality of life for residents, businesses, employees, and visitors. It is in this context that we are requesting the opportunity to acquire the Property.



Cambridge Redevelopment Authority  
October 8, 2021  
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I look forward to working with the CRA on this matter. Please feel free to contact me should you require any further information regarding the proposed project. Thank you for your consideration.

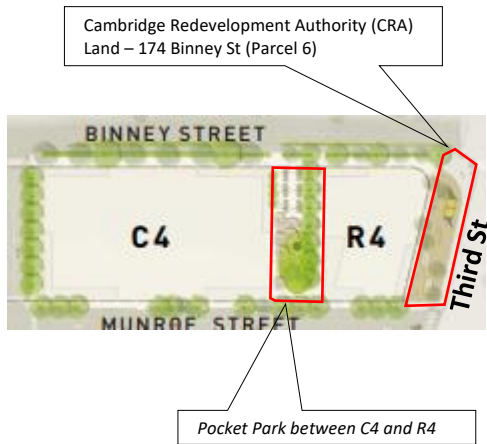
Sincerely,



Benjamin C. Lavery

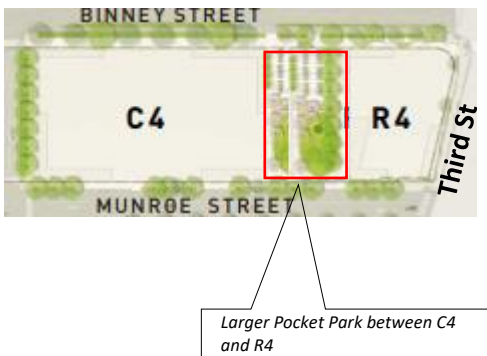
Cc: M. Owu, File

# Proposal for Pocket Park at Third and Binney



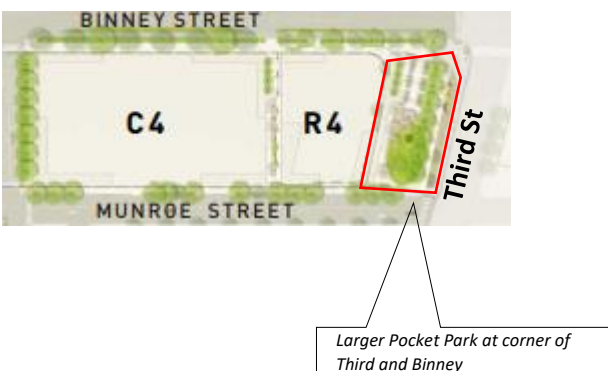
## Scenario 1

Cambridge Redevelopment Authority keeps ownership of 174 Binney Parcel. Pocket park is placed between C4 and R4.



## Senecio 2

MIT purchases land from CRA. R4 moved to Third St edge. Large pocket park is created between C4 and R4



## Scenario 3

Large pocket Park between C4 and R4 is moved to Third and Binney.