

Cambridge Redevelopment Authority

One Cambridge Center/Fourth Floor
Cambridge, Massachusetts 02142
617 492 6800
617 492 6804 (FAX)
www.cra42.com



December 3, 2003

Mr. Robert Healy
City Manager
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: City Council Order No. 26
Kendall Square Urban Renewal Area/ Parcel 7

Dear Mr. Healy:

In your letter, dated October 23, 2003, you requested Authority review and response of the attached City Council Order 26, dated October 20, 2003. After our meeting on October 30, 2003, this matter was reviewed with the Authority.

The tract of land in question is Parcel 7 in the Kendall Square Urban Renewal Area, consisting of approximately 49,500 square feet and irregularly shaped, as illustrated on the attached plan, dated November 2003.

The Authority has directed its consulting engineers to determine the specific location of several underground utilities on the site in order to determine the most feasible siting for a mixed-use residential and open space reuse. Further, the Authority has assigned the Bluestone Planning Group to assist in the preparation of and to review residential and open space design concepts upon submission to the Authority. It is our hope to achieve 60,000 square feet of housing or approximately 50 units with 30% (15 units) for low-income families, 30% (15 units) for moderate-income families and 40% (20 units) of market-rate housing.

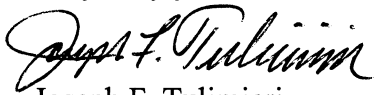
Authority staff has held initial meetings with a potential development team consisting of a community-based housing development corporation, a market-rate residential developer and a resource for implementing new technologies in housing production. This site -- when combined with Parcel 5, located between Broadway and Main Street -- will also accommodate a continuous linear park extending along the railroad tracks from Binney to Main Street, consistent with current City efforts of a "Rails-to-Trails" project and further efforts to enhance a linear park on Authority-owned land along the railroad tracks.

Mr. Robert Healy
December 3, 2003
Page 2 of 2

It should be noted that the housing component will require review and recommendation by the Affordable Housing Trust and Planning Board approval of a request by the Authority for alternative means of compliance with inclusionary zoning requirements (i.e., placing the affordable units on Parcel 7, since the property on Parcel 3 cannot physically accommodate the required affordable units).

We shall continue to keep your office and the City Council informed regarding the Authority's redevelopment efforts on Parcel 7 and Parcel 5.

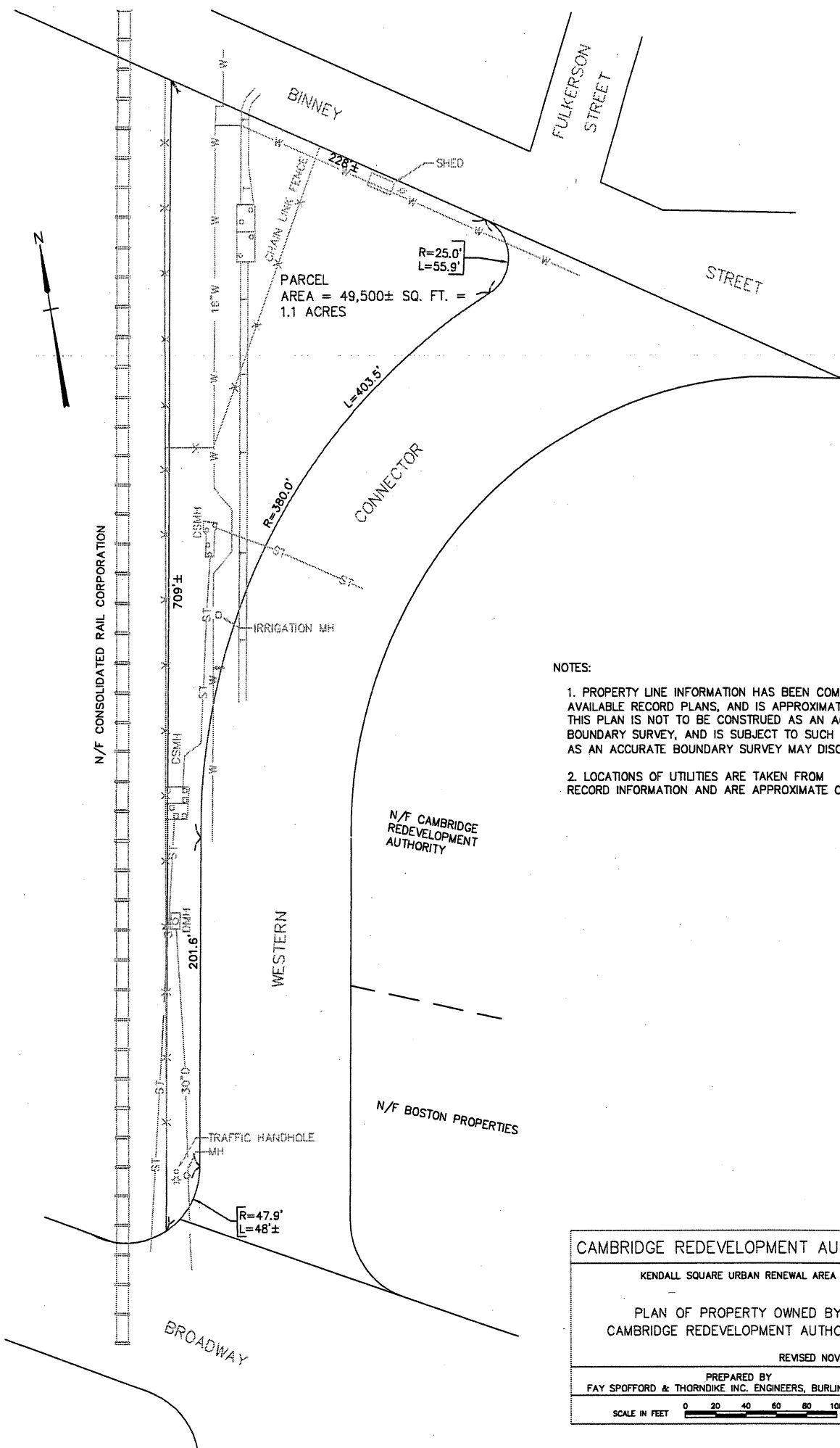
Very truly yours,



Joseph F. Tulimieri
Executive Director

Attachments:

cc: Authority Members (a)
Mr. Michael A. Cantalupa (a)
Ms. Beth Rubenstein (a)
Mr. Lawrence Bluestone (a)



NOTES:

1. PROPERTY LINE INFORMATION HAS BEEN COMPILED FROM AVAILABLE RECORD PLANS, AND IS APPROXIMATE ONLY. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY, AND IS SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.
2. LOCATIONS OF UTILITIES ARE TAKEN FROM RECORD INFORMATION AND ARE APPROXIMATE ONLY.

CAMBRIDGE REDEVELOPMENT AUTHORITY	
KENDALL SQUARE URBAN RENEWAL AREA	
PLAN OF PROPERTY OWNED BY CAMBRIDGE REDEVELOPMENT AUTHORITY	
REVISED NOVEMBER 2003	
PREPARED BY FAY SPOFFORD & THORNDIKE INC. ENGINEERS, BURLINGTON, MA.	
SCALE IN FEET	0 20 40 60 80 100



14.

CITY OF CAMBRIDGE • EXECUTIVE DEPARTMENT

Robert W. Healy, City Manager Richard C. Rossi, Deputy City Manager

795 Massachusetts Avenue, Cambridge, Massachusetts 02139

Voice: 617.349.4300 Fax: 617.349.4307 TTY: 617.349.4242 Web: www.cambridgema.gov

December 8, 2003

To the Honorable, the City Council:

Please find attached a response to Awaiting Report Item Number 03-117, regarding the status of land at the corner of Binney Street and Binney Street Extension and any other options for additional open space in eastern Cambridge, received from Executive Director of the Cambridge Redevelopment Authority Joseph Tulumieri.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

400S

Consent Agenda #14

Transmitting communication from
Robert W. Healy, City Manager,
relative to **Awaiting Report Item
Number 03-117**, regarding the status
of land at the corner of Binney Street
and Binney Street Extension.

In City Council December 8, 2003

PLACED ON FILE