

The Cambridge City Council
July 26, 1995
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We are now eager to move forward with the design and construction of the project in order to satisfy Star Market's desire to have their store open for business as early as possible. As we have discussed with you, to accomplish this goal, it is necessary for the City Council to discontinue Blanche Street between Green and Franklin Streets, and to transfer title to MIT as contemplated in the approved Master Plan of University Park.

In order to give the City Council time to hear from the community and to consider this matter, representatives of MIT plan on submitting their request to the City Council on September 11th, through a communication to the City Manager, asking for a vote to fulfill the remaining piece of the Land Transfer Agreement. Over the next month, together with Star Market, we will continue our discussions and will hold a community meeting to provide information, answer questions, and gain additional feedback from the neighborhoods for the Star Market and the project. Actual design of the project will begin following these community discussions and the transfer of the remaining portion of Blanche Street. The project will be subject to Design Review by the Cambridge Planning Board, a process which we hope to commence this Fall.

We very much appreciate your interest in University Park and look forward to transforming this next major phase of the Park's master development plan into bricks and mortar and to create a beneficial and vibrant addition to the City fabric for the neighborhoods, Central Square, and all of Cambridge.

Respectfully submitted,



Gayle Friedland
Vice President and Managing Director

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FORESTCITY
DEVELOPMENT



July 26, 1995

The Cambridge City Council
City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Dear Honorable Councillors:

On behalf of Forest City, I am pleased to advise the City Council that the significant new phase of our University Park development described to you in recent weeks, is progressing. We hope to begin construction in Spring 1996 and to be completed by the Summer of 1997.

Over the past few months, we have had a number of meetings with several of our neighbors and community groups, including the Central Square Neighborhood Coalition, the Central Square Business Association, and the Area 4 Neighborhood Coalition. Our proposed development reflects the input from these community and business groups as well as comments from the Community Development Department. We believe the project, as proposed, is one which will be well received as supportive and beneficial to Central Square. The project will also contribute substantial benefits to Cambridge by generating more than \$1 million per year in new City taxes and creating approximately 300 Union construction jobs and 500 permanent jobs.

This development will include a new Star Market to help meet the neighborhoods' grocery needs. It will include additional retail shops which, including the Star Market, will total no more than 100,000 square feet of space. There will be no value-oriented department store.

One of the two buildings included in the project will include 25,000 square feet of the retail and 75,000 to 100,000 square feet of office space on Massachusetts Avenue at the Park entrance between Sidney, Blanche and Green Streets. We are honored that one of Cambridge's most distinguished accounting firms, Tofias, Fleishman & Shapiro, has committed to make this gateway building its new corporate home.

In addition, we are finalizing the arrangements for a first class hotel with restaurants, and an executive conference center. The Star Market, hotel, retail shops and a parking garage will be located in a combined complex on Sidney Street between Green, Franklin and Landsdowne Streets.

(cont'd)

Consent Communication #25

CM 357

Communication was received from
Forest city Development regarding
the construction of the new phase
of University Park.

In City Council, July 31, 1995

Referred to City
Mgmt. and Community
Development