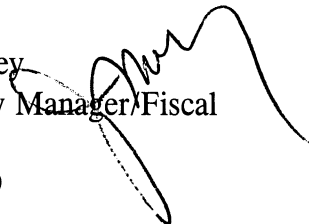


TO: Robert W. Healy
City Manager

FROM: James Maloney
Assistant City Manager/Fiscal



DATE: July 20, 1999

SUBJECT: Awaiting Report #99-104

Attached please find preliminary estimates of property tax revenues to be generated by proposed development projects in the eastern section of the City. In reviewing these estimates there are several points to keep in mind, First, some of the projects remain in the proposal stage and have yet to receive final approval. Second, the tax dollar estimates could rise or fall depending upon tax rates in effect when projects come on the tax rolls. Third, it should be noted that the City will not receive the full revenue impact from some of these projects for several years to come. Most building projects have at least an 18 month construction time line, and depending upon completion date, may take an additional two years before the building is fully taxed. Finally, Research Park, the largest of these projects has a multi year development plan that will likely see build out, full occupancy, and thus tax growth spread out over the next decade.

New Construction Estimates, Eastern Half of the City

Development	Use	Size		Estimated Value	FY99 tax rate	TAXES
East Cambridge						
Tech Square	office & ancillary retail	599,000	SqFt	119,800,000	\$ 27.50	\$ 3,294,500
Biogen	R&D	200,000	SqFt	20,000,000		\$ 440,000
Amgen	R&D	285,000	SqFt	78,375,000	\$ 27.50	\$ 2,155,313
286 Third St - Beal	office	130,000	SqFt	24,050,000	\$ 27.50	\$ 661,375
Land Blvd	hotel	240	Rms	26,880,000	\$ 27.50	\$ 739,200
7 Cambridge Ctr	office & ancillary retail	175,000	SqFt	35,000,000	\$ 27.50	\$ 962,500
Msgr Obrien Hwy	Hampton Inn	114	Rms	7,410,000	\$ 27.50	\$ 203,775
Research Park	office, ret, res, hotel	1,400,000	SqFt	301,000,000	\$ 26.00	\$ 7,826,000
210 Broadway	office	70,000	SqFt	10,500,000	\$ 27.50	\$ 288,750
North Pt Housing	housing & some retail	780	Unts	93,600,000	\$ 11.05	\$ 1,034,280
				716,615,000		\$ 17,605,693



CITY OF CAMBRIDGE
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EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

July 26, 1999

To The Honorable, The City Council:

In response to Awaiting Report Item Number 99-104, regarding a report on preliminary estimates of property tax revenues expected to be generated by proposed development projects in the eastern section of the City, please find attached a report submitted by James Maloney, Finance Director.

Very truly yours,

Robert W. Healy
City Manager

RWH/dls
Attachments

Consent Agenda #22

160F(A)
Relative to AW Rpt. #99-104
regarding a report on
preliminary estimates of
property tax revenues expected
to be generated by proposed
development projects in the
eastern section of the City.

In City Council July 26, 1999

REFERRED TO ROUND
TABLE IN SEPTEMBER OR
OCTOBER ON MOTION OF
COUNCILLOR TOOMEY