



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

SUSAN B. SCHLESINGER
Assistant City Manager for
Community Development

BETH RUBENSTEIN
Deputy Director for
Community Development

TO: Robert Healy, City Manager
FROM: Beth Rubenstein, Acting Assistant City Manager for Community Development
DATE: October 21, 1998
RE: Council Order #130, Report on Development Projects

In response to the above referenced order, I have attached information about the following developments:

- University Park
- ComEnergy Site
- Grace Site
- MXD
- Cambridgeside Galleria

For each development, we have included square feet of proposed or existing development, floor area ratio, height limits, number of parking spaces, public open space provided, number of affordable and market rate housing units expected, number of residences, and expected tax contribution.

Unless otherwise noted, proposed figures reflect incremental increases for projects now under construction or in permit process. In the case of the W. R. Grace site, proposed figures derive from the Planning Board zoning proposal now before the City Council.

UNIVERSITY PARK

	Existing Currently occupied, except as noted.	Proposed Forest City development through Phase IV proposal.
Gross Floor Area	902,000 (incl. 233,000 housing)	1,172,000 (incl. 472,000 housing)
FAR	2.3 average	no change
Height Limit (feet)	40 - 205 (varies by zone)	no change
Parking Spaces	1,767	1,309
Public Beneficial Open Space	none	60,000 SF
Affordable Units	110	40
Market Rate Units	115	392
Taxes (using FY 98 Rates)	\$1,602,458 (property taxes for occupied buildings as of July 1, 1997, a total of 529,000 SF)	\$6,415,239

COMENERGY SITE

	Existing	Proposed Based on PUD proposal. Does not include power station.
Gross Floor Area	3,480	1,276,000 (incl. 100,000 Housing)
FAR	3.0	no change
Height Limit (Feet)	120	230 with special permit
Parking Spaces	865	2,335
Public Beneficial Open Space	none	69,747 SF
Affordable Units	0	16 (estimate based on 107 proposed units)
Market Rate Units	0	91
Taxes (Using FY 98 Rates)	\$314,268	\$6,713,540

W. R. GRACE SITE

	Existing Currently occupied.	Proposed Based on zoning proposal by Planning Board for W. R. Grace and Alewife Land Co. property south of Whittemore Ave.
Gross Floor Area	380,385	402,355
FAR	2.0	0.65
Height Limit (Feet)	85	55 to 70
Parking Spaces	340 ¹	660
Public Beneficial Open Space	none	none
Affordable Units	0	0
Market Rate Units	0	0
Taxes (Using FY 98 Rates)	\$884,015	\$1,793,395

I. Includes parking only for 1 Alewife Center; does not include pre-existing parking.

MXD DISTRICT

	Existing Currently occupied.	Proposed CRA development in MXD district, including buildings under construction & Biogen building under design.
Gross Floor Area	1,756,225	564,000
FAR	2.65 average	no change
Height Limit (Feet)	96 to 250 varies	no change
Parking Spaces	2,073	1,427
Public Beneficial Open Space	250,000 SF	no change
Affordable Units	0	0
Market Rate Units	0	0
Taxes (Using FY 98 Rates)	\$7,200,111	\$2,578,456

CAMBRIDGESIDE GALLERIA

	Existing Currently ccupied.	Proposed¹
Gross Floor Area	468,052	no change
FAR	2.0	no change
Height Limit (Feet)	75	no change
Parking Spaces	2,538	no change
Public Beneficial Open Space	Developers required to provide part of the land for Charles Park and to help pay for the park's upkeep.	no change
Affordable Units	0	no change
Market Rate Units	0	no change
Taxes (Using FY 98 Rates)	\$4,080,189	no change

1. Developer received special permit, which included housing on Land Boulevard site, but has no current plans to proceed.



CITY OF CAMBRIDGE
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EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

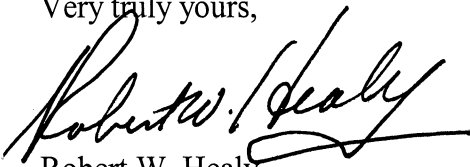
RICHARD C. ROSSI
Deputy City Manager

November 9, 1998

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 20, regarding report on information concerning proposed development to the University Park, ComEnergy, W.R. Grace, MXD and Cambridgeside Galleria sites, received from Acting Assistant City Manager for Community Development Beth Rubenstein.

Very truly yours,


Robert W. Healy
City Manager

RWH/mec
Attachment

Consent Agenda #1

7095

Relative to AW Item #20, regarding
a report on information concerning
proposed development to the University
Park, ComEnergy, W.R.Grace, MXD and
Cambridgeside Galleria sites.

In City Council November 9, 1998

Placed on File.