

FORESTCITY

DEVELOPMENT

December 11, 1996

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

RE: Council Order #40, November 18, 1996

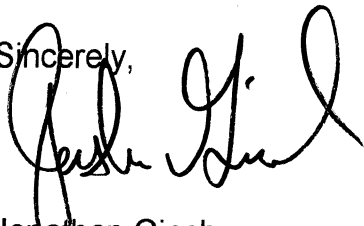
Dear Mr. Manager:

Please find the attached written response from Forest City Development to the questions posed by Council Order #40 from November 18, 1996.

The City Clerk's Office instructed me to forward these answers to you for the Consent Agenda. Please let me know if you wish the document to be submitted in a different form, or as a consent communication.

Thank you.

Sincerely,



Jonathan Ginsberg
Director of Government and Community Relations

Phase II - University Park at MIT

1. Will there be free parking at University Park?

Providing a neighborhood supermarket and minimizing the cost of parking for the grocery shopper has been a major goal for Forest City Development. As a result of public input at community meetings hosted by Forest City in February, May, August, and December of 1996 Forest City has agreed to subsidize the price of parking for supermarket customers to a level generally comparable to the Cambridge-side Galleria Mall. The lease with Star Market provides that Star Market customers can park for one hour in the garage at an initial rate of \$1.25 with a minimum purchase pursuant to a Star Market validation program. Star Market will determine the exact terms of its validation program prior to the market opening. In addition to this parking validation program, other incentives may be offered by Star Market to encourage patrons to shop in their supermarket. To make it convenient and time saving, Star market patrons will pay for their parking directly at the checkout as part of paying for their groceries.

Forest City has agreed with the City to implement traffic mitigation methods to reduce vehicular trip generation for University Park. Free parking in University Park is not only financially infeasible but would also encourage greater traffic to the area and would be contrary to the general intent of this agreement. Our goal will continue to be to balance our traffic mitigation commitments with the needs of University Park businesses, residents, and neighbors.

2. What are the most recent traffic counts at University Park?

Based on the approximately 750-1000 employees currently working at University Park and the traffic mitigation programs already in place, Forest City believes that current traffic generation from University Park at this time is less than the original estimates. The current low employee densities are largely a result of the biotech uses at University Park. Such uses create work environments that contain large laboratory equipment and a number of employees working staggered shifts.

As part of the University Park at MIT Master Plan and zoning, Forest City has committed to implement a comprehensive traffic mitigation program. This commitment is in harmony with the City of Cambridge's goal to reduce single occupant vehicle use through implementation and ongoing operation and management of a variety of measures:

- 1) Installation of bicycle racks throughout University Park and parking garages.
- 2) Sale of MBTA passes on site (currently 10% of tenant employees at University Park purchase a monthly T-Pass).

- 3) Operation of a free shuttle bus service for University Park employees to and from the Central Square T stop.
- 4) Membership in the Charles River Transportation Management Association.
- 5) Encouragement of flexible work schedules for tenant employees.
- 6) Continued advocacy for additional regional mass transit improvements such as the Urban Ring.

Pursuant to the Traffic Mitigation Agreement among Forest City, MIT and the City of Cambridge, Forest City has agreed to make traffic counts following procedures outlined in the Traffic Mitigation Agreement. These traffic counts will be undertaken and then reported to the Cambridge Community Development Department "after the first 500,000 square feet of non-residential buildings are occupied." The completion and occupancy of Phase II will meet this threshold and the first official traffic counts will be conducted in cooperation with the City at that point.

3. What will Phase II of University Park look like?

Attached are renderings of the buildings comprising Phase II of University Park.

The University Park Design Guidelines provides a framework which insures that all buildings at University Park meet the overall planning and urban design objectives of the City.

The Phase II prominent architectural features have been designed to enhance the Park's pedestrian scale and to blend with prominent existing Cambridge buildings. The arches at the base of 350 Massachusetts Avenue compliment the architecture of Lafayette Fire Station. The "tower" at the corner of the Hotel emulates that of the City Hall and other Cambridge landmarks. In addition folding doors at the Hotel restaurant will bring vibrancy and the feel of a sidewalk cafe along Sidney Street.

The Design Review Guidelines require all buildings in University Park to comply with very specific guidelines described in the CRDD zoning. Forest City submits the building plans at each of five stages of development to the Planning Board for design review. Forest City has complied with this process with respect to the Phase II buildout and has presented the project to the Planning Board at four public meetings on June 4, October 19, November 12 and December 3, 1996. The Planning Board has issued the final Certificate of Compliance for Phase II.

In addition, Forest City hosted three community meetings at which visual representations of Phase II were displayed and discussed and input from the neighborhoods was received. A fourth community meeting is slated for December 12, 1996.

4. How will Phase II affect the economic viability of Central Square?

Phase II of University Park will enhance the economic viability of Central Square. The addition of a 210 room hotel, office space, Cambridge Trust Bank, a Star Market and other retail space will compliment the existing uses in Central Square and act as a draw for additional customers to shop in "Downtown Cambridge".

The retail portion of Phase II will contain less than 100,000 square feet (about half of which will be devoted to Star Market) and will add to the retail critical mass and compliment to the mixed existing retail uses in Central Square. The Phase II office space, hotel, and garage will add visitors and an estimated 500 new employees providing a new customer base for the Central Square retail and restaurants. When Phase II is completed, University Park will include a total of 225 housing units and over 650,000 square feet of non-residential space.

Forest City is a member of the Central Square Business Association and an active member of the Public Relations Committee. Forest City and the CSBA have committed to create new marketing materials for the restaurants, goods, and services available in Central Square. These materials will be distributed to office tenants and employees in existing and future University Park buildings. Forest City is also participating in discussions surrounding a formation of a Business Improvement District in Central Square.

5. What are the commitments of Forest City to diversified employment for Cambridge residents?

All leases signed in University Park require the tenant to cooperate with the Cambridge Office of Workforce Development. The office of Workforce Development and Forest City recently hosted a breakfast at which University Park tenants were briefed on the job placement services offered by the City of Cambridge. Forest City will supplement this effort by hosting job fairs and open houses as the retail space, and hotel openings approach.

University Park is also an important generator of construction and employment. Phase II is projected to create approximately 400 construction jobs. As part of the Phase II construction contract, Forest City has required a general contractor statement of commitment and a plan for Cambridge resident hiring. Forest City recently developed an apprenticeship training program with the International Brotherhood of Electrical Workers and also used its leverage, as a private developer, to place five Cambridge residents in an apprentice training program. We will also work toward a similar agreement with the Carpenters Local 40.

Several companies in University Park are actively working with the Cambridge Employment Office. Forest City plans future breakfast meetings and briefings for the tenants of University Park to make them aware of the services made available by the City and DET. It is our goal to support the City of Cambridge's policy of local

employment opportunities, and to make Cambridge jobs accessible to Cambridge residents.

6. Has MIT committed in writing to right of ways or easements necessary for the Cambridgeport Roadway Improvement Plan?

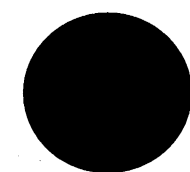
Forest City, MIT and the City of Cambridge have entered into a binding agreement by which Forest City, MIT and the City agree to cooperate with one another in implementing the Roadway Improvement Plan. Pursuant to the Agreement the City is responsible for completing the roadway improvements, MIT is obligated to provide rights of way of its land necessary for such improvements and Forest City is required to make certain roadway and infrastructure improvements within the boundaries of University Park. Both MIT and we are supportive of the Roadway Improvement Plan and will continue to meet the commitments made.

Forest City has completed the major portion of its work required by the Roadway Plan including the widening of Sidney Street, adding over 200 new street trees and 30 new street lights, and providing a new utility infrastructure. Forest City and MIT look forward to supporting the common goal of moving the plan to final fruition in the months ahead.

7. What is the timetable for completion of Phase II of the housing plan?

Forest City and Homeowners Rehab Inc. (HRI) have entered into an agreement reviewed by the City under which HRI is the exclusive developer of Phase II of the Brookline Street Housing. It is HRI's goal to develop Phase II as soon as they can assemble the debt and equity financing sources necessary for demonstrating the economic feasibility of the remaining units.

Forest City is proud of our completion of 225 units of housing, 117 designated for low and moderate income residents. With the completion of these 117 units, one half of the low and moderate income units developed in Cambridge in the 1990's are here in University Park. These numbers include the recent opening by HRI of the Auburn Court Housing on Brookline Street, as Phase I of Brookline Street Housing.



UNIVERSITY PARK at MIT
A Project of Forest City Development

350 Massachusetts Avenue
and University Park Hotel



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19.

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

December 16, 1996

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 19, regarding questions concerning the curb cut application for University Park, received from Jonathan Ginsberg, Director of Government and Community Relations for Forest City Development.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
attachment

Consent Agenda #19

H-195

Regarding questions concerning the
curbcut application for University
Park.

In City Council December 16, 1996

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