



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

Date: December 3, 2013

Subject: Ames Street Land Disposition

Recommendation: The Planning Board supports the proposed disposition.

To the Honorable, the City Council,

The Planning Board recommends that the land disposition proceed in accordance with the terms outlined in the City Manager's November 18, 2013 report, the attached Request for Proposals and the winning proposal submitted by Boston Properties Limited Partnership.

The Board finds that the report adequately and correctly summarizes all of the considerations with regard to the land disposition. The proposal has many significant benefits to the City, including the addition of new housing to Kendall Square and the activation of the streetscape with ground-floor retail and small open spaces on Ames Street. The financial arrangements will also benefit the City, as the report indicates that the price offered for the Property is within the range of the City's independent appraisals, that the buyer will also assume responsibility for public roadway improvements associated with the project, and that the project will generate ongoing tax revenue for the City. The report also indicates some potential drawbacks of the proposed project, such as shadow impacts, which will be assessed by the Planning Board as part of its project review requirements.

Taking into account all considerations with regard to this disposition, the Planning Board finds that it is an appropriate action to be taken by the City.

Respectfully submitted for the Planning Board,

Hugh Russell, Chair.