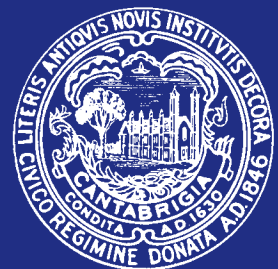


CAMBRIDGE REDEVELOPMENT AUTHORITY

56th Annual Report



February, 2013



Kendall Square c.2000

This has been a year of transition for the Cambridge Redevelopment Authority. In May new Board members were appointed and, with a full complement of members in several years, set to work immediately.

SIGNIFICANT ADMINISTRATIVE ACTIVITIES

ORGANIZATION

Four new Board members were appointed in spring 2012 and met as a fully constituted Board on May 21, 2012. The Board elected a chair and other officers and organized several committees – Legal, Finance and Transition:

CRA OFFICERS:

Chair – Kathleen Born

Vice-chair – Margaret Drury

Treasurer – Christopher Bator

Assistant Treasurer – Conrad Crawford

Assistant Secretary – Barry Zevin

AMENDMENT TO THE URBAN RENEWAL PLAN

On November 14, 2012 the Board voted to amend the Kendall Square Urban Renewal Plan to extend the Plan's termination date from August 30, 2010 to August 30, 2020 and to provide a one-time expansion of the maximum gross floor area of 300,000 sq. ft. to accommodate the expansion of the Broad Institute (Parcel 3). This was considered a Minor Amendment. The Massachusetts Department of Housing and Community Development agreed and approved the amendment in writing on December 24, 2012.

TRANSITION OF PERSONNEL

After a special board meeting on September 27, 2012 long-time executive director, Joe Tulimieri resigned. The remaining CRA staff also resigned. The City Manager asked Susan Glazer, Deputy Director for Community Development, to serve as acting executive director on an interim basis. With other city support staff she has continued to administer the operations and the work of the CRA while the Board determined next steps. Since she began, Ms. Glazer carried out the responsibilities of the executive director including analyzing CRA finances and investment strategies, reduced office expenses, and streamlining procedures.

HIRING OF A TRANSITION CONSULTANT

In September 2012 the Board hired Kathy Spiegelman to study the role and responsibilities of a new executive director and best practices of various model of redevelopment authorities. The work included interviews with a variety of a stakeholders, Cambridge government officials and redevelopment authority officials from other communities with particular focus on the independence of the authority. In December Ms. Spiegelman presented a report outline to the Board proposing that the Authority remain an independent agency and that the Board hire a professional short-term executive director to do a strategic plan.



Biogen Expansion (under construction)



Broad Expansion (under construction)



Hubway

KENDALL SQUARE URBAN RENEWAL AREA

COMPLETION OF MICROSOFT NEW ENTRANCE

Microsoft completed the expansion of its offices and the construction of a new entrance at One Cambridge Center (Parcel 1). The entrance lobby includes a large digital display board and signage. A new blade sign was also installed on Main Street.

NEW BUILDING FOR BIOGEN IDEC

As part of its consolidation of office and lab space as well as the return of its headquarters to Cambridge, Biogen Idec started construction of a 170,000 sq. ft. building at 17 Cambridge Center (Parcel 2). The first floor of the building will contain a fitness center and a 10,000 sq. ft. day care center.

BROAD EXPANSION – 75 AMES STREET

Construction continued for the 246,000 sq. ft. expansion of the Broad Institute research facility with 4,000 sq. ft of retail space on the ground floor. The Authority approved preliminary design plans and the Planning Board approved a Special Permit on April 12, 2011.

GOOGLE CONNECTOR

Google showed its commitment to staying in Cambridge by proposing a 42,000 sq. ft. expansion between 3, 4, and 5 Cambridge Center. A new ground floor arcade will be created with entrances to 3 and 5 Cambridge Center and a two-story connector between 4 and 5 Cambridge Center. The project will preserve approximately 25,000 sq. ft. of the 43,000 sq. ft. roof garden on top of the East (Marriott) garage which generated many comments from the community. CRA disposed of an approximately 50,000 sq. ft. parcel of open space to the city to replace the open space lost from the roof garden. Boston Properties contributed \$2 million to the city to design and construct a park on this parcel. The City Council voted on March 19, 2012 to accept this agreement.

DISPOSITION OF THE PLAZA TRACT

In August, CRA completed the transfer of the 14,372 sq. ft. plaza on the north side of Main Street near the T station to Boston Properties which renovated the area with more landscaping and sitting areas. The disposition price was \$514,805.

HUBWAY

CRA signed an agreement with Alta Bicycle Share, Inc., the company designated to operate the Boston regional bike share program, to allow the location of a bike rack facility on Main Street near the entrance to One Cambridge Center. Other Hubway bike racks in the vicinity are located at the intersection of Broadway and Third Street, Vassar and Main Streets, Cambridgeside Galleria, and One Kendall.

GATEWAY PROJECT

Land along Main Street was included in the first phase to a Gateway Project at the access to the Longfellow Bridge. The \$1.75 million earmark, secured by the Authority, was folded into the MassHighway \$260 million project to improve the Longfellow Bridge.

INNOVATION BOULEVARD

The Innovation Boulevard is a linear open space project along Galileo Way from Main Street northward to Broadway, paralleling the railroad tracks. (The CRA transferred the northern portion of the open space as replacement of open space lost to the development of the Google Connector.) A preliminary design was proposed and discussed at a public meeting in October 2012. The estimated cost was \$2.5 million. It was anticipated that a previously approved \$1 million federal grant would be used for this project; however, those funds were repurposed for part of the Gateway Project. This parcel, however, will be part of the discussion of the East Cambridge Open Space Study that the Community Development Department is beginning in 2013.



Google Connector



Google - New Entryway on Main



Microsoft Entryway - Main & Broadway (under construction)

