

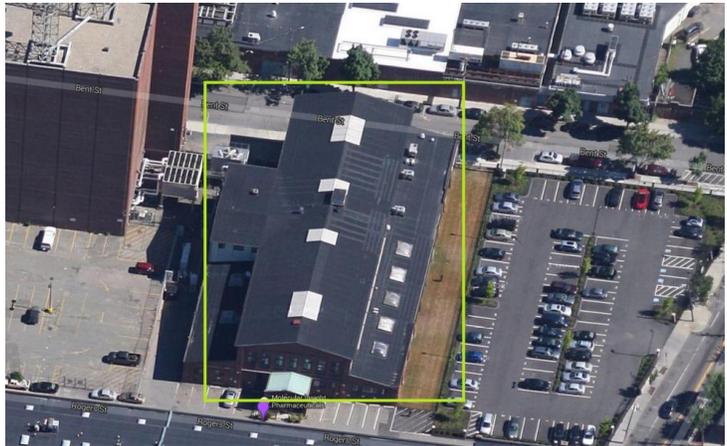
FAQ Regarding the Foundry Building 101 Rogers Street (Updated October 28, 2013)



What is the Foundry's history?

The Foundry Works Building was built in approximately 1895 as part of the George F. Blake Manufacturing Company in East Cambridge. The Blake and Knowles company was acquired in 1916 by the Worthington Pump and Machine Corporation. Worthington renamed the facility the "Blake and Knowles Works".

Since then, the Foundry building was retooled and redesigned over the years, playing roles as a motor freight station, a fastener factory making parts for carriages, an aircraft parts factory, and eventually a home to numerous Kendall Square startups in fields ranging from telephone systems to pharmaceuticals. Though the Foundry has historic interest it is not a listed property in the Historic Register.



What is the current status of the building?

The Foundry Building at 101 Rogers Street was acquired by the city as the result of a real estate development proposal from Alexandria Real Estate involving a number of parcels in an adjacent sector of the Kendall Square area. The City's acquisition of 101 Rogers Street included the stipulation that a minimum of 10,000 SF would be dedicated to community use. The property is currently vacant.

What is the square footage of the building?

The building consists of the lower parking level with approximately 4,000 SF of rentable area and 42 parking spaces. The first floor has approximately 23,000 SF of gross area and the second and third floors each have approximately 15,000 SF of gross area. A narrow open space to the east of the building is approximately 3,000 SF in area. The Rogers Street frontage includes the main entrance and 12 parking spaces. The total lot area is 37,500 SF. The parcel is abutted to the east by an open parking lot associated with the Worthington Place residential property to the south. The abutting parcel to the west contains a high rise, windowless structure that houses communications equipment.

What is the public process?

After acquiring the Foundry building, the City Council issued a Policy Order to the City Manager for an independent assessment of the property prior to making a decision regarding whether to retain or sell the Foundry. HMFH Architects were contracted for this purpose and presented their report at a public meeting in August 2013.

Additionally, in July 2013 the City Manager presented a cost benefit analysis of several scenarios, including but not limited to sale of the building, retention of the building for rehab and lease, and retention for use by nonprofit rental/community space.

Public tours of the building and a community meeting will be held on October 30th to expand the public dialogue and gather public comment on the potential uses for the Foundry. The discussion notes will be used to further inform the City Council.

Any sale, transfer, lease or rental, or exchange of any city-owned property or property rights or interest such as a public easement on private property would be subject to Municipal Ordinance Section 2.110.010, "Disposition of City Property." It would also be subject to requirements to solicit proposals as set forth in Massachusetts General Laws Chapter 30B, Section 16.

If the City decides to pursue a sale or long-term lease of the property would require additional public meetings and a vote by the City Council.

For more information, please contact: Lisa Hemmerle, Director of Economic Development, lhemmerle@cambridgema.gov 617.349.4616



For full report from HMFH including more floor plans, please visit the Foundry Building project page at: <http://www.cambridgema.gov/CDD/Projects/>