HERE TONIGHT

RICHARD MCKINNON
THE MCKINNON COMPANY

STEVE KARP, JOHN TWOHIG AND SARAH LEMKE
NEW ENGLAND DEVELOPMENT

TIM SULLIVAN AND JESSICA CAAMANO
GOULSTON & STORRS

DAVID MANFREDI AND BRIAN ROESSLER
ELKUS MANFREDI ARCHITECTS
AGENDA

INTRODUCTION

CAMBRIDGE PLANNING AND DESIGN

CAMBRIDGESIDE REDEVELOPED

REVISED PETITION

PROJECT CONTRIBUTIONS AND ECONOMIC BENEFITS

THANK YOU
CAMBRIDGE RIVERFRONT
1980s
EAST CAMBRIDGE RIVERFRONT
LECHMER E
SALES

2019
CAMBRIDGESIDE

PLANNING AND DESIGN

GAVE LAND
TO THE CITY TO
CONSTRUCT CHARLES PARK
AND
COMPLETE CANAL PARK

PROVIDED FOR
A NEW PUBLIC STREET
AND
A PERMANENT PUBLIC
CONNECTION
BETWEEN CANAL PARK
AND CHARLES PARK

1978
EAST CAMBRIDGE
RIVERFRONT PLAN
2002
DCR MASTER PLAN
2011
CAMBRIDGE
RIVERFRONT PLAN
2019
ENVISION
CAMBRIDGE

GAVE LAND
TO THE CITY TO
CONSTRUCT CHARLES PARK
 AND
COMPLETE CANAL PARK

PROVIDED FOR
A NEW PUBLIC STREET
 AND
A PERMANENT PUBLIC
CONNECTION
BETWEEN CANAL PARK
 AND CHARLES PARK

ZONING PETITION PUD-8
PLANNING BOARD 09.24.19

NEW ENGLAND
DEVELOPMENT

ELKUS | MANFREDI
ARCHITECTS
URBAN PLANNING

1978

EAST CAMBRIDGE RIVERFRONT PLAN

- REQUIRE DEVELOPMENT IN THE AREA THAT PROVIDES EXPANDED **SHOPPING** FACILITIES, GENERAL **OFFICE** SPACE AND NEW **HOUSING**. STRESS **COMMERCIAL** USES.

- CREATE A STRONG AND INVITING **PEDESTRIAN ENVIRONMENT** AROUND THE CANAL.

- CREATE A FUNCTIONALLY **DIVERSE AND ACTIVE URBAN FOCUS** WITH THE CANAL RECLAMATION AND SURROUNDING DEVELOPMENT.

- ENCOURAGE DEVELOPMENT AROUND THE CANAL THAT IS **COLORFUL IN DETAILS** AND RICH IN **OPEN SPACE** AMENITIES.

- PRESERVE THE OLD MDC ... **BOATHOUSE**

  ALSO REFERENCED IN 2002 AND 2011 RIVERFRONT ACTIVATION PLANS
A MIX OF USES
1978 EAST CAMBRIDGE RIVERFRONT PLAN

“Require development in the area that provides expanded shopping facilities, general office space and new housing. Stress commercial uses.”

LAND BOULEVARD
FIRST STREET
AN INVITING PEDESTRIAN ENVIRONMENT

“Create a strong and inviting pedestrian environment ...”
A DIVERSE AND ACTIVE URBAN FOCUS
1978 EAST CAMBRIDGE RIVERFRONT PLAN
“Create a functionally diverse and active urban focus with the Canal reclamation and surrounding development.”

MAINTAIN THE RETAIL CORE, AND INTRODUCE OFFICE AND RESIDENTIAL USES INTO THE EXISTING RETAIL COMPLEX

BRING LOBBIES TO THE STREET TO CREATE CONTINUOUS PEDESTRIAN ACTIVITY TO SERVE THE COMMERCIAL USES

MAXIMIZE ACTIVITY BY REPLACING BLANK WALLS AND PARKING ALONG FIRST STREET WITH SMALL SHOPS AND RESTAURANTS
EXISTING FIRST STREET
AS SEEN FROM SEARS GARAGE RAMP
CONTINUOUS PEDESTRIAN ACTIVITY

MAKING ROOM TO WORK WITH CITY AGENCIES AND NEIGHBORS TO MAKE A BETTER STREET
AN IMPROVED PUBLIC REALM
1978 EAST CAMBRIDGE RIVERFRONT PLAN
“Encourage development around the Canal that is colorful in details and rich in open space amenities.”

MAXIMIZE ACTIVITY BY REPLACING BLANK WALLS ON FIRST STREET AND THORNDIKE WAY WITH SHOPS, RESTAURANTS, OFFICE AND LIVING SPACES IN BUILDINGS DESIGNED FOR PEOPLE, NOT PRODUCTS.
RIVERFRONT ACTIVATION PLANS

2002

DCR MASTER PLAN FOR THE CHARLES RIVER

• CREATE MORE OPPORTUNITIES FOR BASIN USERS TO GET DOWN TO THE SHORE AND HAVE CLOSE CONTACT WITH THE WATER

• EXPAND PUBLIC ACCESS TO THE WATER AND PUBLICIZE PUBLIC-ACCESS PROGRAMS

2011

CAMBRIDGE RIVERFRONT PLAN

• IMPROVE THE FLOW OF PEDESTRIANS TO AND ALONG THE RIVER, ESPECIALLY WITH MORE TREES, IMPROVED SIDEWALKS, LIGHTING AND FURNISHINGS

• SUPPORT ACTIVITIES, BOTH REGULAR AND SPECIAL ONES... THAT BRING PEOPLE TO THE RIVER
SUPPORT LOCAL ARTS AND ACTIVITIES

ENGAGE THE PUBLIC WITH
IMPROVED OPEN SPACE
HARDSCAPE PROGRAMMING

THE NEXT GENERATION OF PUBLIC SPACE

ZONING PETITION PUD-8
PLANNING BOARD 09.24.19
BRING PEOPLE TO THE RIVER

NEW PLANTING, LIGHTING, FURNISHINGS AND A BETTER BOARDWALK

EXISTING BOARDWALK

LIGHTING (EXAMPLE)

BRIDGE ART (EXAMPLE)

EXISTING BRIDGE

LIGHTING, ART AND ACTIVITY UNDER LAND BOULEVARD

TREES
SIDEWALKS
LIGHTING
FURNISHINGS

ZONING PETITION PUD-8
PLANNING BOARD 09.24.19

NEW ENGLAND
DEVELOPMENT

ELKUS | MANFREDI
ARCHITECTS
ACTIVITY ON THE WATER

- DCR STABLES AND BOATHOUSE
- THOMAS GRAVES LANDING
- CANAL PARK
- ONE CANAL PARK
- FOOD COURT
- TO BOSTON
- LECHMERE
- BOATHOUSE
- LANDING
- PARK
- TO CAMBRIDGE
- BIKE AND PEDESTRIAN SAFETY AT BOATHOUSE PARK
- EXPAND PUBLIC ACCESS TO THE WATER

ZONING PETITION PUD-8
PLANNING BOARD 09.24.19
NEW ENGLAND DEVELOPMENT
ELKUS MANFREDI ARCHITECTS
CAMBRIDGE, MASSACH USETTS
REHABILITATE THE BOATHOUSE

EXISTING BOATHOUSE

AN EXAMPLE OF A BOATHOUSE ROWING CENTER

1978 EAST CAMBRIDGE RIVERFRONT PLAN
2002 DCR MASTER PLAN
2011 CAMBRIDGE RIVERFRONT PLAN

boathouse

LAND

BOULEVARD

PARK

LANDING

THOMAS GRAVES LANDING

to boston

to cambridgeside

REHABILITATE THE BOATHOUSE

ZONING PETITION PUD-8
PLANNING BOARD 09.24.19

NEW ENGLAND DEVELOPMENT
ENVISION CAMBRIDGE | PLANNING

• MAINTAIN THE CHARACTER OF THE URBAN FABRIC OF HISTORIC NEIGHBORHOODS, BY ENCOURAGING GROWTH NEAR
  • PUBLIC TRANSIT
    • KENDALL RED LINE
    • LECHMERE GREEN LINE
  • EMPLOYMENT CORRIDORS
    • KENDALL SQUARE
  • SHOPPING DISTRICTS
    • CAMBRIDGESIDE
  • OTHER COMMUNITY AMENITIES
    • CHARLES RIVER WATERFRONT

• ENCOURAGE SIGNIFICANT COMMERCIAL DEVELOPMENT TO ABSORB CURRENT DEMAND AND SUPPORT THE PROPERTY TAX BASE.

• INCREASE OVERALL HOUSING PRODUCTION.
ENVISION CAMBRIDGE | COMMUNITY

• PROTECT AND ENHANCE OPPORTUNITIES TO PRODUCE ART AND ENJOY THE CITY’S SHARED CULTURE, AND ENSURE THAT ARTISTS HAVE SPACE IN CAMBRIDGE TO WORK, MEET, PRODUCE, PERFORM AND DISPLAY THEIR WORK.

• ENCOURAGE FORMAL AND INFORMAL PARTICIPATION IN COMMUNITY LIFE THROUGH DIRECT PROGRAMMING AND SUPPORT FOR COMMUNITY GROUPS.

• PROVIDE PROGRAMS AND SERVICES THAT MEET THE NEEDS OF SENIORS AND PEOPLE WITH DISABILITIES.

• ENSURE THAT LOCAL BUSINESSES OF DIFFERENT TYPES, SIZES, AND GROWTH STAGES ARE ABLE TO START, GROW, AND REMAIN IN CAMBRIDGE, AND INCENTIVIZE THE CREATION AND PRESERVATION OF AFFORDABLE COMMERCIAL SPACE.

• ENCOURAGE ACTIVE STREET LIFE IN CAMBRIDGE’S RETAIL DISTRICTS.
## REDEVELOPMENT | MACY’S

**AREA GSF**

<table>
<thead>
<tr>
<th>PARCEL</th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>NET NEW</th>
</tr>
</thead>
<tbody>
<tr>
<td>MACY’S</td>
<td>125,000</td>
<td>355,000</td>
<td>230,000</td>
</tr>
</tbody>
</table>

**ENCourage GROWTH NEAR TRANSIT EMPLOYMENT SHOPPING AMENITIES**

---

**CAMBRIDGE, MASSACHUSETTS**

**ZONING PETITION PUD-8**

**PLANNING BOARD 09.24.19**

**NEW ENGLAND DEVELOPMENT**

**ELKUS MANFREDI ARCHITECTS**
INVITING PEDESTRIAN ENVIRONMENT WITH A DIVERSE AND ACTIVE URBAN FOCUS

REDEVELOPMENT | BEST BUY

AREA GSF

<table>
<thead>
<tr>
<th>PARCEL</th>
<th>EXISTING</th>
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<tr>
<td>Macy's</td>
<td>125,000</td>
<td>355,000</td>
<td>230,000</td>
</tr>
<tr>
<td>Best Buy</td>
<td>113,000</td>
<td>335,000</td>
<td>222,000</td>
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</tbody>
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ZONING PETITION PUD-8
PLANNING BOARD 09.24.19

NEW ENGLAND DEVELOPMENT

MACY'S
125,000
355,000
230,000

BEST BUY
113,000
335,000
222,000
REDEVELOPMENT | UPPER GARAGE

AREA GSF

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<tr>
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<td>113,000</td>
<td>335,000</td>
<td>222,000</td>
</tr>
<tr>
<td>UP GARAGE</td>
<td>273,000</td>
<td>310,000</td>
<td>37,000</td>
</tr>
</tbody>
</table>

175,000 GSF NEW HOUSING

ZONING PETITION PUD-8
PLANNING BOARD 09.24.19

NEW ENGLAND DEVELOPMENT

ELKUS | MANFREDI ARCHITECTS
REDEVELOPMENT | SEARS

AN ACTIVE GROUND FLOOR AND IMPROVED ACCESS TO THE MALL

AREA GSF

<table>
<thead>
<tr>
<th>PARCEL</th>
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<th>PROPOSED</th>
<th>NET NEW</th>
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<tr>
<td>Best Buy</td>
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<td>335,000</td>
<td>222,000</td>
</tr>
<tr>
<td>Up Garage</td>
<td>273,000</td>
<td>310,000</td>
<td>37,000</td>
</tr>
<tr>
<td>Sears</td>
<td>124,000</td>
<td>210,000</td>
<td>86,000</td>
</tr>
<tr>
<td>Residential</td>
<td>175,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td>400,000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

ZONING PETITION PUD-8
PLANNING BOARD 09.24.19

NEW ENGLAND DEVELOPMENT
REVISED PETITION AND CHANGES

FILED
JULY 2019
# Petition Highlights and Changes

## Zoning Concept

<table>
<thead>
<tr>
<th>Maximum Building Height</th>
<th>Base height of 85’; with a maximum height up to 100’</th>
<th>Base height of 85’, with a maximum height up to 155’</th>
<th>13.104.3 and Building Height Map (Map 13.101)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Net New Gross Floor Area</td>
<td>625,000 square feet</td>
<td>575,000 square feet</td>
<td>13.104.1(b)</td>
</tr>
<tr>
<td>Required Residential Development</td>
<td>20% of Net New Gross Floor Area</td>
<td>30% of Net New Gross Floor Area</td>
<td>13.104.1(d)</td>
</tr>
<tr>
<td>Affordable Housing</td>
<td>At least 20% of Total Dwelling Unit Net Floor Area devoted to Inclusionary Housing</td>
<td>Fifty percent (50%) of total Dwelling Unit Net Floor Area shall be affordable (i.e., 25% subject to Inclusionary Housing requirements and 25% as Middle Income Units (as defined in Section 13.104.1(d)(1)(i)))</td>
<td>13.104.1(d)(2) and 13.104.1(d)(3)</td>
</tr>
<tr>
<td>Green-Sized Dwelling Units</td>
<td>No requirement</td>
<td>The required residential development shall include Family-Sized Dwelling Units, and to the extent legally permissible, all such units shall be affordable (30% as Inclusionary Housing and 50% as Middle Income Units)</td>
<td>13.104.1(d)(4)</td>
</tr>
<tr>
<td>Delivery of Residential Component</td>
<td>No trigger included</td>
<td>Development of the residential component shall have commenced prior to or simultaneously with the earlier to occur of issuance of a final certificate of occupancy for more than 125,000 square feet of non-residential Net New Gross Floor Area or (b) issuance of a building permit for the second new building within the PUD-D District.</td>
<td>13.104.1(d)(1)</td>
</tr>
<tr>
<td>Building Line Setback</td>
<td>No requirement</td>
<td>New buildings on First Street shall provide a 10-foot setback.</td>
<td>13.107.5(c)(1)</td>
</tr>
<tr>
<td>Building Height Stepback</td>
<td>No requirement</td>
<td>New or renovated buildings that exceed 85’ in height shall provide (a) a 10-foot stepback of the building façade at an elevation of approximately 65’ in height and (b) a 10-foot stepback of the building façade at an elevation of approximately 135’ in height (if applicable)</td>
<td>13.107.5(c)(1)(1) and 13.107.5(c)(1)(2)</td>
</tr>
<tr>
<td>No requirement</td>
<td>New or renovated buildings that do not exceed 85’ in height are encouraged to provide distinct horizontal articulation at a datum of approximately 65’ through means other than a stepback</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Spacing</td>
<td>No requirement</td>
<td>New buildings shall be designed to preserve for the benefit of the East Cambridge neighborhood.</td>
<td>13.107.5(c)(3)</td>
</tr>
<tr>
<td>Roofline Mechanical Stepback</td>
<td>No requirement</td>
<td>New or renovated buildings shall provide a 15-foot stepback of the rooftop mechanical penthouses.</td>
<td>13.107.5(c)(1)(3)</td>
</tr>
<tr>
<td>Design Review</td>
<td>No requirement</td>
<td>The Planning Board may incorporate additional criteria and guidelines for future design review in its approval of a Final Development Plan.</td>
<td>13.102.11</td>
</tr>
<tr>
<td>Active Uses</td>
<td>Required on the ground floor of buildings immediately fronting on First Street</td>
<td>Required on the ground floor of Buildings Fronting on First Street, CambridgeSide Place and Lechmere Canal</td>
<td>13.107.1</td>
</tr>
<tr>
<td>Utilities</td>
<td>No requirement</td>
<td>An applicant shall submit a narrative describing how each proposed building site at the time of development will be adequately served by water, sewer, gas, and electric infrastructure capacity or describing appropriate infrastructure capacity improvements that will be implemented to accommodate the buildings(s)</td>
<td>13.102.3(s)</td>
</tr>
<tr>
<td>Letter of Commitment</td>
<td>No requirement</td>
<td>The Letter of Commitment (to be finalized with the City Council) is incorporated into zoning by reference.</td>
<td>13.107.6</td>
</tr>
<tr>
<td>Noise and Light Mitigation Measures</td>
<td>No requirement</td>
<td>Specific noise and light mitigation strategies shall be implemented in connection with laboratory use to reduce the number and size of rooftop mechanical equipment and any additional light produced by lab use.</td>
<td>13.107.2 and 13.107.1</td>
</tr>
<tr>
<td>Public Access and Atrium Space</td>
<td>No requirement</td>
<td>Criteria to maintain existing ground level pedestrian connections between Charles Park and Lechmere Canal Park.</td>
<td>13.102.4(c)</td>
</tr>
<tr>
<td>Greenhouse Gas Emissions Analysis</td>
<td>No requirement</td>
<td>An applicant shall conduct a greenhouse gas emissions analysis for any development and implement energy efficiency mitigation to achieve the percentage of CO2 emissions reduction suggested in such analysis.</td>
<td>13.107.4(c)</td>
</tr>
<tr>
<td>Net Zero Plan</td>
<td>No requirement</td>
<td>An applicant shall submit a narrative describing how the Project will evaluate the ability to meet the goals included in the City’s Net Zero Action Plan, including the potential incorporation of enhanced commissioning for newly constructed or renovated office and lab buildings.</td>
<td>13.102.3(g)</td>
</tr>
<tr>
<td>Minimum Parking</td>
<td>Minimum parking ratios provided</td>
<td>The Planning Board may specify a minimum parking requirement in its approval of a Final Development Plan.</td>
<td>13.106.3</td>
</tr>
<tr>
<td>Conflict with Other Zoning Provisions or City Regulations</td>
<td>Section 13.100 governs in the event of such a conflict</td>
<td>Language deleted</td>
<td>13.102.10</td>
</tr>
</tbody>
</table>
LESS COMMERCIAL AND MORE HOUSING

• **DECREASE COMMERCIAL**
  - DOWN 100K -20%
  - FROM 500K TO 400K

• **INCREASE HOUSING**
  - UP 40%
  - FROM 125K TO 175K

• **MAINTAIN GROUND LEVEL RETAIL AND RETAIL IN THE MALL**
INCREASING HOUSING
LOW & MIDDLE INCOME & FAMILY UNITS

50% LOW / MIDDLE INCOME HOUSING
FROM 20+ UNITS TO 80+ UNITS

- 25% HOUSING UP TO 80% AMI (INCLUSIONARY HOUSING)
- 25% HOUSING AT 80-120% AMI (MIDDLE INCOME HOUSING)
- ALL FAMILY UNITS (3 BEDROOMS) WILL BE INCLUSIONARY OR MIDDLE INCOME

RESIDENTIAL TO COMMENCE PRIOR TO THE EARLIER OF:
CERTIFICATE OF OCCUPANCY FOR MORE THAN 325,000 GSF OF NON-RESIDENTIAL NET NEW GFA
OR
ISSUANCE OF A BUILDING PERMIT FOR THE SECOND NEW BUILDING

CAMBRIDGE, MASSACHUSETTS
ZONING PETITION PUD-8
PLANNING BOARD 09.24.19
NEW ENGLAND DEVELOPMENT ELKUS | MANFREDI ARCHITECTS
LIMIT MAXIMUM BUILDING HEIGHT

- Reduce maximum height from 185' to 155'.

ZONING PETITION PUD-8
PLANNING BOARD 09.24.19

NEW ENGLAND DEVELOPMENT
DESIGN GUIDELINES AND PRINCIPLES

SETBACK
NEW BUILDINGS
TO PROVIDE MORE
SIDEWALK ACTIVITY

ACKNOWLEDGE THE
PREVAILING HEIGHTS
OF NEIGHBORING BUILDINGS
THROUGH
MATERIAL CHANGE
AND
STEPBACKS
ON FIRST STREET,
CAMBRIDGESIDE PLACE,
AND LAND BOULEVARD

USE
MATERIALS
THAT COMPLEMENT THE
HISTORIC INDUSTRIAL FABRIC
OF THE NEIGHBORHOOD
<table>
<thead>
<tr>
<th>QUESTIONS AND COMMENTS</th>
<th>RESPONSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>• CALCULATION OF EXISTING GFA</td>
<td>• ABOVE-GROUND GARAGE IS INCLUDED</td>
</tr>
<tr>
<td>• FAMILY-SIZED AFFORDABLE UNITS</td>
<td>• WE WILL COMPLY WITH ZONING AND WILL INCLUDE MORE IF THE PLAN PERMITS</td>
</tr>
<tr>
<td>• MIX OF LOW/MODERATE INCOME UNITS AND MIDDLE INCOME UNITS</td>
<td>• 50/50 SPLIT; OPEN TO DISCUSSION</td>
</tr>
<tr>
<td>• STANDARDS OF ELIGIBILITY OF MIDDLE-INCOME UNITS</td>
<td>• AGREE</td>
</tr>
<tr>
<td>• PHASING THRESHOLD</td>
<td>• AGREE</td>
</tr>
<tr>
<td>• INCENTIVE ZONING</td>
<td>• AGREE; AS REQUIRED BY UNDERLYING ZONING</td>
</tr>
<tr>
<td>• LOCATION OF PARTICULAR USES</td>
<td>• THE FINAL DEVELOPMENT PROGRAM WILL BE SUBJECT TO SPECIAL PERMIT REVIEW BY THE PLANNING BOARD</td>
</tr>
<tr>
<td>QUESTIONS AND COMMENTS</td>
<td>RESPONSE</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>• DISTINCTION BETWEEN RESIDENTIAL AND NON-RESIDENTIAL HEIGHTS</td>
<td>• HEIGHT HAS BEEN REDUCED WITHOUT CONSIDERATION OF USE</td>
</tr>
<tr>
<td>• GUIDELINES FOR EVALUATION OF INCREASED HEIGHT WITHIN THE 85' HEIGHT ZONE</td>
<td>• CLARIFYING LANGUAGE CAN BE INCLUDED TO LIMIT THE CENTRAL MALL ATRIUM TO ITS EXISTING HEIGHT</td>
</tr>
<tr>
<td>• PARKING</td>
<td>• AGREE. PARKING PERMIT AND RATIOS CONSISTENT WITH PHASED DEVELOPMENT.</td>
</tr>
<tr>
<td>• URBAN DESIGN</td>
<td>• AGREE. WE WILL WORK WITH CDD TO INCORPORATE THE URBAN DESIGN COMMENTS.</td>
</tr>
<tr>
<td>• ENVIRONMENTAL IMPACT REVIEW</td>
<td>• AGREE</td>
</tr>
<tr>
<td>• COMMITMENT LETTER</td>
<td>• AGREE</td>
</tr>
</tbody>
</table>
CONTRIBUTIONS AND BENEFITS

ZONING PETITION PUD-8
PLANNING BOARD 09.24.19
NEW ENGLAND DEVELOPMENT

ELKUS MANFREDI ARCHITECTS
PUBLIC CONTRIBUTIONS

COMMITMENT LETTER

• DCR BOATHOUSE
  RESTORE, PROVIDE PUBLIC DOCK AND LANDSCAPE

• CANAL PARK IMPROVEMENTS
  INCLUDING PATHWAYS ALONG CANAL, UNDER
  LAND BOULEVARD AND TO THE BOATHOUSE

• COMMUNITY MEETING SPACE
  UP TO 40 PEOPLE, TO INCLUDE AREA
  FOR DISPLAYS OF CAMBRIDGE HISTORY

• COMMUNITY GATHERING SPACE
  EVENTS AND PROGRAMMING, INCLUDING
  POTENTIAL WINTER GARDENS AND
  A SEASONAL FARMER’S MARKET

• ADVISORY COMMITTEE
  PROGRAMMING OF OPEN SPACE AND LOCAL RETAIL SPACES

• $500,000 TO TREE FUND

• $1,000,000 TO EAST CAMBRIDGE SCHOLARSHIP FUND

• $500,000 TO CAMBRIDGE ARTS INITIATIVE
PUBLIC CONTRIBUTIONS

COMMITMENT LETTER

• 50% LOW/MIDDLE INCOME HOUSING
• LOCAL AND NON-PROFIT OFFICE SPACE
• DAYCARE 2,500 SF AT A REDUCED RATE
• LOCAL RETAIL SPACE AT A REDUCED RATE/TERM
• FIRST STREET PROMENADE
  PEDESTRIAN-ONLY BETWEEN CAMBRIDGESIDE PLACE
  AND THORNDIKE WAY ON SUNDAY AFTERNOONS
  BETWEEN MEMORIAL DAY AND LABOR DAY,
  WITH PROGRAMMING AND ACTIVITIES
• ARTS
  WORK WITH THE LEMELSON-MIT PROGRAM TO PROMOTE
  AND HOST “STEAM” EVENTS AT CAMBRIDGESIDE
• CHARLES RIVER PROGRAM
  DEVELOP A CURRICULUM-BASED PROGRAM WITH
  CAMBRIDGE PUBLIC SCHOOLS TO PROVIDE THE
  OPPORTUNITY FOR EVERY 3RD GRADE STUDENT
  TO EXPERIENCE THE CHARLES RIVER
• SNOW EMERGENCY PARKING
REAL ESTATE TAXES AND FEES
• OVER $4,000,000 A YEAR CURRENTLY
• ESTIMATED AT FULL BUILD-OUT TO BE MORE THAN $7,000,000 PER YEAR
• ALMOST $45,000,000 OVER THE LAST TEN YEARS
• RESULTING IN AN ADDITIONAL $30,000,000 IN INCREMENTAL TAX REVENUE FOR THE TEN YEARS FOLLOWING COMPLETION OF CONSTRUCTION
• ADDITIONAL MUNICIPAL REVENUE IN BUILDING PERMIT AND OTHER FEES

NON-PROFITS AND CHARITIES
• APPROXIMATELY $100,000 PER YEAR, ON AVERAGE, FOR THE LAST TWO YEARS, WHICH WILL CONTINUE UPON COMPLETION OF THE NEW PROJECT

ECONOMIC BENEFITS

FROM $4MM TO $7MM

FROM $45MM TO $75MM

$30 MILLION OVER 10 YEARS UPON COMPLETION

75%
ECONOMIC BENEFITS

JOBS

• OVER 5,000 CONSTRUCTION JOBS OVER THE NEXT 8 TO 10 YEARS

• OVER 3,300 PERMANENT JOBS AT VARYING INCOME AND SKILL LEVELS

• MAINTAIN MORE THAN 1,200 EXISTING JOBS THROUGHOUT THE CONSTRUCTION OF THE REDEVELOPMENT PROJECT
CONCLUSION

• A GATHERING PLACE FOR OVER 6 MILLION GUESTS EVERY YEAR

• A DEVELOPMENT ROOTED IN THE CITY’S DESIGN AND PLANNING GOALS

• A ZONING FRAMEWORK TO CREATE A VIBRANT RETAIL, RESTAURANT, ENTERTAINMENT AND LIVING AREA WITH THE LATEST URBAN DESIGN

• OFFERING OVER $60 MILLION IN PUBLIC BENEFITS

• ECONOMIC BENEFITS TO THE CITY AND THE COMMUNITY, INCLUDING MILLIONS IN REVENUE AND THOUSANDS OF NEW JOBS

• 30 YEARS AS A NEIGHBOR, CONTRIBUTING MILLIONS OF DOLLARS TO COMMUNITY ORGANIZATIONS AND EVENTS
THANK YOU