Appendix E: Kendall Square Urban Renewal Plan

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KENDALL SQUARE URBAN RENEWAL AREA
CAMBRIDGE REDEVELOPMENT AUTHORITY

URBAN RENEWAL PLAN

APRIL 1965

KENDALL SQUARE URBAN RENEWAL AREA

CAMBRIDGE REDEVELOPMENT AUTHORITY

URBAN RENEWAL PLAN

OCTOBER 1977

URBAN RENEWAL PLAN / PROJECT NO. MASS. R-107

Kendall Square Urban Renewal Area
Cambridge Redevelopment Authority
Cambridge, Massachusetts

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This document, prepared by the Cambridge Redevelopment Authority, sets forth a plan for urban renewal action in the so-called Kendall Square Area of Cambridge, in accordance with the terms of Section 26ZZ and other applicable provisions of Chapter 121 of the Massachusetts General Laws, and with the provisions of the U.S. Housing Act of 1949 as amended.

Section 101 : Boundaries of the Project Area

The project is situated in an area bounded generally by Main Street, the land or right-of-way now or formerly of the Boston and Albany (Grand Junction) Branch Railroad, Binney Street, and Third Street.

A description of the perimeter boundary of the project area is attached hereto as Exhibit A of the Urban Renewal Plan and is made a part hereof as if fully set forth herein.

The perimeter boundary of the project area is shown on Map 1 : Proposed Land Use Plan, which is attached hereto as Exhibit B of the Urban Renewal Plan and made a part hereof as if fully set forth herein.

As shown on Map 1 (Exhibit B), that portion of the project area which has not been conveyed to the United States of America (and which is bounded generally by Binney Street on the North, the Boston and Albany (Grand Junction) Branch Railroad on the West, Main Street on the South and discontinued Sixth Street and Broadway on the East) is hereinafter described as the "MXD District" or "MXD District portion"; and the remaining portion of the project area is hereinafter described as the "remainder of the project area".

Section 102 : Urban Renewal Plan Objectives

The Urban Renewal Plan objectives of the project are as follows:

(a) To secure the elimination and prevent the recurrence of blighted, deteriorated, deteriorating, or decadent conditions in the project area;

(b) To insure the replacement of such conditions by well-planned, well-designed improvements which provide for the most appropriate reuse of the land in conformity

with the general plan for the City of Cambridge as a whole and with definite local objectives, which objectives are:

(1) The provision of land uses which maximize job opportunities at a variety of skill levels, including blue-collar and non-professional white-collar employment for present and future Cambridge residents, upgrade Cambridge workers' skills and wages in a manner commensurate with the cost of living in Cambridge, and help stabilize the City's industrial base and minimize the loss of local jobs;

(2) The improvement of land use and traffic circulation;

(3) The improvement of public transportation, public utilities, and other public improvements;

(4) The improvement of truck access to and through the project area; and

(5) The provision of a decent, pleasant, and humane environment involving a mixture of those land uses needed to produce balanced development;

(c) To maximize the full socio-economic potential of the project area with the most appropriate land uses and densities, and consistent with the other objectives stated herein;

(d) To promote economic development which strengthens the City's tax base without unacceptably impacting upon the physical, social, and cultural environment;

(e) To establish the minimum necessary land use controls which promote development, yet protect the public interest;

(f) To establish a flexible set of controls which are adaptable to both current and future market conditions;

(g) To secure development in the shortest possible time period;

(h) To relate to development controls in the surrounding area;

(i) To help stabilize the existing surrounding neighborhoods, including East Cambridge;

(j) To help alleviate problems of vehicular movement through East Cambridge;

(k) To achieve harmonious visual and functional relationships with adjacent areas;

(l) To establish a sense of identity and place for Kendall Square;

(m) To encourage the development of Kendall Square as an activity center; and

(n) To capitalize on the location of rapid transit facilities.

Section 103 : Execution of the Urban Renewal Plan

The Cambridge Redevelopment Authority will undertake and carry out an urban renewal project within the perimeter boundary of the project area in accordance with the Urban Renewal Plan:

(a) After approval of the Urban Renewal Plan, and a Cooperation Agreement by and between the City of Cambridge and the Cambridge Redevelopment Authority, by the Cambridge City Council and the City Manager;

(b) After approval of the Urban Renewal Plan by the Massachusetts Department of Community Affairs;

(c) After execution of a Loan and Grant Contract by and between the Cambridge Redevelopment Authority and the United States of America; and

(d) After execution of a Cooperation Agreement by and between the City of Cambridge and the Cambridge Redevelopment Authority.

Section 104 : Proposed Urban Renewal Actions

Proposed urban renewal actions will be essentially land assembly, and clearance and redevelopment, and may include as essential, appropriate or necessary for the carrying out of urban renewal objectives, but not by way of limitation:

(a) The acquisition in whole or in part of land, buildings, structures and other improvements, appurtenances, rights-of-way, easements, and other rights and interests in real property within the project area;

(b) The management of acquired property;

(c) The relocation of families, individuals, and business concerns displaced by the project;

(d) The demolition and removal of existing structures and improvements, and the undertaking of site clearance;

(e) The making of project or site improvements;

(f) The making of right-of-way, street, and utility adjustments;

(g) The provision of public improvements and public facilities;

(h) The making of zoning adjustments; and

(i) The disposition of land for reuse and development in accordance with the land use provisions and building requirements set forth in the Urban Renewal Plan.

Section 105 : Land Acquisition

The Cambridge Redevelopment Authority will acquire by donation, purchase, eminent domain, or otherwise, in whole or in part, land, buildings, structures and other improvements, appurtenances, rights-of-way, easements, and other rights and interests in real property within the project area.

Section 106 : Relocation

The Cambridge Redevelopment Authority will assist families, individuals, and business concerns who occupy property in the urban renewal area and who are to be displaced by the project to find standard dwelling or business accommodations to meet their rehousing and business relocation needs, within their financial means, in reasonably convenient locations.

A relocation assistance program will be established for this purpose at the earliest practicable time. The basic objectives of the relocation assistance program will be:

(a) To provide such measures, facilities, and services as are necessary to determine the needs of displaced site occupants for relocation assistance; and

(b) To make information and assistance available to them in such a way as to minimize the hardships of displacement.

Assistance will include the making of such relocation payments as may be provided for under the provisions of Federal, State, or local laws and regulations.

The Cambridge Redevelopment Authority will administer the relocation assistance program. It will be the only agency responsible for the relocation of site occupants displaced from the project area.

There are some 10 families and individuals who occupy property which is to be cleared within the project area.

The method for the relocation of these persons now living in the project area, and the availability of and the means by which there will be provided dwelling units for such persons substantially equal in number to the number of dwelling units to be cleared from the project area are as follows:

(a) Method for Relocation:

Each dwelling unit vacancy found by or referred to the Authority will be inspected for the Authority by a trained housing inspector in order to determine (1) that it is decent, safe, and sanitary; (2) that it complies with the provisions of the Cambridge Housing Code; (3) that it contains adequate heating, lighting, cooking, and sanitary facilities; and (4) that it is structurally sound.

Only standard dwelling units reasonably accessible to the places of employment of displaced site occupants, and in areas not less desirable in regard to public utilities and commercial facilities than the project area, will be referred to families and individuals to be displaced from the project area.

The cost of any dwelling unit referred to a family or individual for rehousing purposes will, generally, not exceed (1) one-quarter of monthly income, in the case of dwelling units for rent, or (2) twice annual income, in the case of dwelling units for sale.

In order to make such referrals, the Authority will secure and maintain listings of all standard dwelling units for sale or rent in Cambridge and the Cambridge housing market area.

Preference will be accorded by the Cambridge Housing Authority to persons who appear to be eligible for (1) state-aided veterans' housing and housing for the elderly; and (2) federally-aided low-rent housing and housing for the elderly. Persons eligible to be accorded preference

will be admitted to public housing projects under "continued occupancy" income limits by the Cambridge Housing Authority.

(b) Availability of Dwelling Units:

Availability of private rental housing : records maintained by the Cambridge Redevelopment Authority indicate that 1131, 1083, 1105 and 1126 private dwelling units were available for rent in the City of Cambridge alone for each year during a recent four-year period.

Availability of private sales housing : records maintained by the Cambridge Redevelopment Authority indicate that 107, and 122 private dwelling units were available for sale in the City of Cambridge alone for each year during a recent two-year period.

Availability of public housing : records maintained by the Cambridge Housing Authority, as reported in December of 1964, indicate that 220 dwelling units in public housing developments become available on the average for occupancy each year.

Clearly, dwelling units for the relocation of persons now living in the project area substantially equal in number fo the number of units to be cleared are available, as are the means by which they can be provided through suitable methods, for the relocation of persons now living in the project area.

Section 107 : Land Clearance

The Cambridge Redevelopment Authority will:

(a) Demolish or cause to be demolished buildings, structures, or other improvements located on land acquired by it;

(b) Fill or cause to be filled the so-called Broad Canal;

(c) Back-fill or cause to be back-filled cellar holes; and

(d) Rough-grade or cause to be rough-graded cleared or filled land.

Section 108 : Public Improvements and Public Facilities

The Cambridge Redevelopment Authority will provide for or cause to be provided the abandonment, improvement, extension, reconstruction, construction, and installation of:

(a) Public buildings, facilities, and fall-out shelters;

(b) Public open spaces, plazas, parks, and landscaping;

(c) Public rights-of-way and other easements;

(d) Public streets, sidewalks and malls and other vehicular and pedestrian, public transit and transportation, and off-street parking facilities, appurtenances, and related improvements;

(e) Waterways ; and

(f) Public utilities such as water, sewer, drainage, police and fire protection and communication, traffic and parking sign and signal, and street lighting systems, devices, appurtenances, and related improvements, and all lines for such utilities shall be maintained, relocated, or otherwise placed underground.

Section 109 : Right-of-Way Adjustments

The City of Cambridge, upon request of the Cambridge Redevelopment Authority, will discontinue and abandon certain existing streets and vacate certain existing rights-of-way located within the project area, and will convey any and all rights, title and interest therein to the Authority.

Section 110 : Zoning Adjustments

The City of Cambridge, upon request of the Cambridge Redevelopment Authority:

(a) Will amend the boundaries of the existing zoning district within which the project area is located;

(b) Will grant certain special permits; and

(c) May authorize, except with respect to permitted uses, certain variances;

under the provisions of City of Cambridge, Massachusetts, Zoning Ordinance, ordained May 28, 1962, as amended to and including the date of approval by the Cambridge City Council of Revised Amendment No. 1 to the Urban Renewal Plan.

Section 111 : Land Disposition

The Cambridge Redevelopment Authority will:

(a) Dedicate certain land or rights, title, or interests therein, in whole or in part, for public use including rights-of-way and easements; and

(b) Sell or lease at its fair market value remaining land or rights, title, or interests therein, in whole or in part, for public or private reuse and development;

in accordance with the land use plan and the land use provisions and building requirements set forth in the Urban Renewal Plan.

Section 201 : Real Property Designated to be Acquired

Real property, including land, buildings, structures and other improvements, appurtenances, rights-of-way, easements, and other rights and interests, acquired or to be acquired, in whole or in part, by the Cambridge Redevelopment Authority shall be as shown on Map 2 : Property Map, which is attached hereto as Exhibit C of the Urban Renewal Plan and made a part hereof as if fully set forth herein; provided, however, that real property, now or formerly of:

(a) The Boston and Albany (Grand Junction) Branch Railroad;

(b) The Massachusetts Bay Transportation Authority;

(c) The Cambridge Industrial Track Management Corporation; or

(d) Any utility distribution system which is under private ownership or control;

will be acquired subject to such requisite approvals of the Interstate Commerce Commission, the Massachusetts Department of Public Utilities, or other public regulatory agencies, as may be required by law or regulation.

Section 202 : Real Property Designated to be Acquired Under Special Conditions

Some real property not now designated for acquisition, as shown on Map 2 : Property Map, which is attached hereto as Exhibit C of the Urban Renewal Plan, may be acquired in whole or in part, by the Cambridge Redevelopment Authority under special conditions. Such real property shall include, specifically, land, buildings, structures and other improvements, appurtenances, rights-of-way, easements, and other rights and interests, now or formerly of:

Cambridge Gas Company bounded, generally, by Third Street, Potter Street, Fifth Street, and Munroe Street;

provided, however, that such real property shall be acquired only upon mutual consent and agreement by and between the Cambridge Redevelopment Authority and the Cambridge Gas Company.

Section 301 : Right-of-Way Adjustments

The location of proposed rights-of-way and other easements, and right-of-way adjustments, shall be, at least tentatively, as shown on Map 1 : Proposed Land Use Plan, attached hereto as Exhibit B of the Urban Renewal Plan.

Section 302 : Street and Utility Adjustments

The location and nature of proposed streets and utilities, and street and utility adjustments, shall be such as to conform to the proposed rights-of-way and other easements shown, at least tentatively, on Map 1 : Proposed Land Use Plan, attached hereto as Exhibit B of the Urban Renewal Plan. All public and private utility lines within the project area shall be maintained, re-located, extended, reconstructed, constructed, installed, or otherwise placed underground.

Section 303 : Zoning Adjustments

The existing zoning district within which the MXD District of the project area is located shall be changed from "Industry B District" to the "Cambridge Center Mixed Use Development District" (or "Cambridge Center MXD District") zoning classification for the project area, as shown on Map 1 : Proposed Land Use Plan, attached hereto as Exhibit B of the Urban Renewal Plan. The zoning district for the remainder of the project area shall continue to be the "Industry B District".

These zoning changes shall be made by amendment upon the "Zoning Map", under the provisions of "Article I : Administration and Enforcement", set forth in the City of Cambridge, Massachusetts, Zoning Ordinance, ordained February 13, 1961, as amended to and including the date of approval by the Cambridge City Council of Revised Amendment No. 1 to the Urban Renewal Plan. Zoning changes shall be made as soon as practicable, prior to the time land is displaced of by the Authority for reuse and development.

Section 304 : Public or Special Purpose Uses

The location and nature of proposed public or special purpose uses, shall be as shown on Map 1 : Proposed Land Use Plan, attached hereto as Exhibit B of the Urban Renewal Plan, to be developed by:

Cambridge / R-107 / R-213 / 13-35.

(a) The Department of Transportation (DOT) for a Transportation Systems Center (TSC) in that portion of the project area, bounded, generally, by or abutting Broadway, Sixth Street, (a portion of which was discontinued as a public way on December 15, 1969), Binney Street, and Third Street, except for land now or formerly of Cambridge Gas Company;

(b) The Massachusetts Bay Transportation Authority (MBTA) for improved subway, rapid transit, bus transportation and terminal, passenger station and interchange, electric power, and appurtenant facilities and incidental or accessory services, tentatively, in that portion of the project area adjoining or related to the present subway station and tunnel located under Main Street.

The City of Cambridge, the Cambridge Redevelopment Authority, or other public or quasi-public agencies, may develop or cause to be developed, at any location or locations, such other public or special purpose uses, including but not limited to public parking facilities, pedestrian circulation systems, and open space for parks and plazas, as approved by the Cambridge Redevelopment Authority and as may be required to carry out the Urban Renewal Plan.

Open space shall mean a portion of a lot or other area of land associated with and adjacent to a building or group of buildings in relation to which it serves to provide light and air, or scenic, recreational, or similar purposes. Such space shall, in general, be available for entry and use by the occupants of the building(s) with which it is associated, and at times to the general public, but may include a limited proportion of space so located and treated as to enhance the amenity of development by providing landscaping features, screening or buffering for the occupants or neighbors or a general appearance of openness. Open space shall include parks, plazas, lawns, landscaped areas, decorative plantings, pedestrian ways listed herein, active and passive recreational areas, including playgrounds and swimming pools. Streets, parking lots, driveways, service roads, loading areas, and areas normally inaccessible to pedestrian circulation beneath pedestrian bridges, decks, or shopping bridges shall not be counted in determining required open space.

Section 305 : Other Land Uses

The remaining portions of the project area shall be developed for such other uses as are permitted under the provisions of Section 401 of the Urban Renewal Plan.

Section 401 : Permitted Uses on Land Designated to be Acquired

The uses permitted in the MXD District of the project area on land designated to be acquired by the Cambridge Redevelopment Authority shall be:

(1) Light Industry

a) Manufacturing: fabrication, assembly, finishing work (including packaging and bottling, but only as an accessory use) without limit as to category or product.

b) Wholesale business, only if affiliated with and accessory to another use or located on the same lot as other non-wholesale uses. Development on any lot in the MXD District shall not be devoted exclusively to wholesale uses.

c) Printing, binding, or related establishment.

d) Storage warehouse, cold storage plant, storage building, as an accessory use only and not exceeding 20,000 square feet, but not including storage or bailing of junk, scrap metal, rags, paper or other waste materials and not including outside storage of products or materials.

(2) Office Uses

a) Business or professional offices.

b) Bank, trust company or other financial institution.

c) Research and development office.

d) Research, experimental and testing laboratory.

e) Radio or television studio.

(3) Retail and Consumer Service Establishments

a) Store for retail sale of merchandise, but not a sales place for automobiles or trucks.

b) Eating and/or drinking establishment, whether or not liquor is sold or consumed, including restaurant, bar, lunchroom, cafeteria and food commissary.

c) Fast order food establishment only if it is not located in a separate structure, it does not exceed 3,000 square feet gross floor area, and there will be no more than 3 such establishments within the MXD District, and it is granted a Special Permit, as provided in the zoning ordinance of the City of Cambridge.

d) Consumer service establishment, including but not limited to hairdresser, barber shop, laundry or dry-cleaning pick-up establishment, self-service laundry, shoe repair or tailoring shop, or photography studio.

e) Rental agency for autos or other products, but not including taxi companies. Such agencies shall be operated entirely within a building and no major automobile repairs shall be made on the premises.

f) Automobile service station, provided that it is located within or attached to a parking garage or other structure as an accessory use, that no major repairs are made on the premises, and that all lubrication and repairs are carried out within the building.

(4) Residential Uses

a) Multi-family dwelling.

b) Hotel or motel.

(5) Entertainment and Recreational Uses

a) Indoor commercial entertainment establishments including but not limited to cinema, theater, concert hall, cabaret and night club.

b) Recreation facilities including bowling alley, indoor or outdoor tennis courts, public recreation building, health club, or skating rink. Such recreation facilities shall be allowed only if they are located in or attached to structures containing other principal uses.

c) Halls, auditoriums and similar spaces used for public gatherings.

d) Parks or playgrounds.

(6) Institutional Uses

a) Religicus purposes.

b) Educational purposes exempt by statute.

c) Library or museum as an accessory use only.

d) Governmental offices and facilities, including post office, fire station and police station.

e) Clinic licensed under Sec. 51, Ch. 111, General Laws but not a hospital licensed under said Chapter.

(7) Transportation, Communication and Utility Uses

a) Bus, subway or railroad passenger station.

b) Automobile parking lot or parking garage.

c) Distribution center, parcel delivery center or delivery warehouse as accessory uses only.

d) Telephone exchange, as an accessory use.

e) Radio or television transmission station.

f) Transformer station, substation, gas regulator station, or pumping station and related utility uses designed primarily to serve development within the District.

The location of these uses will be in accordance with the Zoning Ordinance changed as specified in Section 303 and with the objectives of the Urban Renewal Plan as specified in Section 102.

The uses permitted in the remainder of the project area, and the location of such uses, shall be as set forth in Section 304 hereof.

Section 402 : Dimensional Requirements

Dimensional requirements pertaining to floor area ratios, dwelling unit densities, and height limitations in the MXD District of the project area shall be as follows:

(a) The aggregate gross floor area (hereinafter referred to as "GFA" and defined in Appendix I of the Urban Renewal Plan attached hereto and made a part hereof as if fully set forth herein) of development in the MXD District shall not exceed 2,773,000 square feet. Aggregate GFA of development in the MXD District is at any time the sum of the GFA of all buildings (i) which are then located in the MXD District, (ii) which are being constructed or may be constructed in the MXD District pursuant to the effective building permits, and (iii) which, pursuant to then outstanding contracts (including options) with Cambridge Redevelopment Authority and so stated in certificates from the Authority to the Superintendent of Buildings may be constructed in the MXD District in the future.

In addition to the aggregate GFA limitation, the cumulative GFA for each of the use groups shall not exceed the respective amounts stated below, except as provided hereinafter. Cumulative GFA for a use group is at any time the sum of the GFA of all portions, occupied or to be occupied by uses within such use group, of all buildings (i) which are then located in the MXD District, (ii) which are being constructed or may be constructed in the MXD District pursuant to then effective building permits, and (iii) which, pursuant to then outstanding contracts (including options) with Cambridge Redevelopment Authority to the Superintendent of Buildings, may be constructed in the MXD District in the future.

Industrial uses permitted by Section 401(1) :
Cumulative GFA = 770,000 s.f.

Office uses permitted by Section 401(2) :
Cumulative GFA = 830,000 s.f.

Retail and consumer service uses permitted by Section 401(3) :
Cumulative GFA = 150,000 s.f.

Residential uses permitted by Section 401(4) :

a) Multi-family housing :
Cumulative GFA = 300,000 s.f.

b) Hotel/Motel : Cumulative GFA = 250,000 s.f.

Entertainment, recreational, institutional, transportation, communication and utility uses permitted by Sections 401(5), 401(6) and 401(7) and additional development of industrial,

office, retail, consumer service and hotel/motel uses exceeding the foregoing cumulative GFA limitations : Cumulative GFA = 473,000 s.f.

Any construction or change of use within the MXD District which would cause the foregoing aggregate or cumulative GFA limitations to be exceeded shall not be allowed.

The Superintendent of Buildings shall maintain a record of the Aggregate GFA within the MXD District and a record of cumulative GFA for each use group specified in Section 401. These records shall be adjusted, as appropriate, from time to time, including upon issuance revocation or expiration of a building permit or certificate of occupancy and upon receipt of a certificate from Cambridge Redevelopment Authority as to an outstanding contract (including option) for the construction of a building.

In determining cumulative GFA for a building containing uses in more than one use group, spaces to be utilized by users in more than one of the use groups, such as lobbies, interior courts, elevator shafts and basement storage areas shall be apportioned to each use group in proportion to the share of space that use group will occupy within the building.

(b) In addition to the aggregate and cumulative GFA limitations established herein, there shall also be a density limitation for each lot within the MXD District. The following floor area ratios (hereinafter referred to as "FAR" and defined in Appendix I) for each lot shall not be exceeded, except as provided hereinafter. The area of the lot to be counted in determining FAR shall include land dedicated by the owner or former owner of the lot as public open space under Section 403.

Industrial and Wholesale uses : FAR 4.0
Office uses : FAR 8.0
Retail and Consumer Services uses : FAR 5.0
Residential uses :
- Multi-family housing : FAR 4.0
- Hotel/Motel : FAR 6.0

Other uses : FAR 4.0

If development on a lot is to include activities in more than one of the use groups above, the maximum FAR for the lot shall be the FAR for the use group containing the

largest proportion of space on the lot.

(c) The maximum building height in the portion of the MXD District south of the southerly boundary of Broadway shall be 250 feet. The maximum building height in the portion of the MXD District north of the southerly boundary of Broadway shall be 80 feet. These requirements shall not apply to chimneys, water towers, air conditioning equipment, elevator bulkheads, skylights, ventilators and other necessary features appurtenant to buildings which are usually carried above roofs and are not used for human occupancy, nor to domes, towers or spires above buildings if such features are not used for human occupancy and occupy less than ten percent of the lot area, nor to wireless or broadcasting towers and other like un-enclosed structures which occupy less than ten percent of the lot area.

(d) The gross floor area ratio of any structure constructed or to be constructed within the remainder of the project area shall not exceed four (4.0) times the net area of any parcel of land, as bounded by other parcels or by public rights-of-way, which is designated by the Cambridge Redevelopment Authority to be used, developed or built upon as a unit under single ownership; provided, however, that neither arcades, nor the roof or uncovered and unbuilt open area on top of any platform, podium, plaza, construction deck or other similar structure shall be deemed to be a part of gross floor area for the purposes of this calculation.

Section 403 : Space-Use Allocations and Development Intensity

To the maximum feasible degree, the Cambridge Redevelopment Authority will dispose of project land in such a manner as to achieve the mixture and density of those land uses needed to produce balanced development in accordance with the objectives set forth in Section 102.

The Cambridge Redevelopment Authority will reserve at least 100,000 square feet of land in the MXD District for the development of open space for parks and plazas in accordance with the provisions of Section 304. Public open space shall be open space reserved for public use and enjoyment as guaranteed through one or more of the following:

(1) Retention by the Cambridge Redevelopment Authority;

(2) Dedication to and acceptance by the City of Cambridge or other public entity;

(3) Easements or deed restrictions over such land sufficient to ensure its perpetual reservation for public open space purposes;

(4) Dedication, by covenant or comparable legal instrument, to the community use of the residents, lessees and visitors to the MXD District for reasonable amounts of time on a regular basis;

(5) Lease agreements of 99 years or longer from the private developer or owner to the City or other public entity.

A table of the MXD District minimum open space requirements is attached hereto as Exhibit D of the Urban Renewal Plan and is made a part hereof as if fully set forth herein. The minimum amount of open space to be provided on each lot within the MXD District shall be as shown on Exhibit D, subject to the reduction provided hereinafter. When development on a lot includes uses in more than one of the use categories in Exhibit D, the requirement for each use category shall be calculated and totaled to determine a total requirement for the lot. Some or all of this required open space may be designated and also serve as public open space, if reserved by one of the methods specified above.

The minimum amount of open space required for a lot may be reduced if at least 20% of the total perimeter boundary of the lot abuts public open space reserved under this Section 403, and if at least one major pedestrian entrance to the principal building will abut and provide direct access to said open space.

The allowed percentage reduction of required open space shall be determined by dividing the length of the lot's common boundary on the public open space by the length of the total boundary of the public open space.

A table of the MXD District open space substitutions for constructing pedestrian ways is attached hereto as Exhibit E of the Urban Renewal Plan and is made a part hereof as if fully set forth herein. Pedestrian ways listed and defined below may be counted toward the lot open space requirement determined in this Section 403 in the proportions specified in Exhibit E. In calculating the open space

reduction in said Exhibit E, all of the area of the pedestrian way located within the lot boundary and one-half (1/2) the area of such ways over streets or service drives adjoining but outside the lot shall be counted.

The pedestrian ways listed in Exhibit E shall be designed to provide for public access and shall have the following meanings:

An open pedestrian bridge is a continuous open bridge having a minimum width of 6 feet and spanning a street, pedestrian way, access or service road or open space within a lot or between two adjacent lots.

A raised pedestrian deck is a continuous, open platform at least 20 feet in width which is at least 8 feet above the mean elevation of the lot and which extends over a street, pedestrian way, access or service road or open space within a lot or between two adjacent lots. It shall have direct pedestrian access from abutting buildings, shall provide seating facilities and shall be landscaped including one tree, of at least 3-1/2 inch caliper, per 500 square feet of pedestrian deck.

An enclosed pedestrian bridge is a continuous, enclosed space having a minimum width of 8 feet which spans a street, pedestrian way, access or service road or open space, making connections within a lot or between two adjacent lots. At least 50% of the surface area along its facades shall consist of transparent materials.

An elevated shopping bridge is a continuous, enclosed space which spans a street, pedestrian way, access or service road or open space, making connection within a lot or between two adjacent lots. Such a shopping bridge shall have a minimum width of 36 feet and a maximum width of 48 feet, with retail uses as allowed in Section 401(3) along one or both sides of a pedestrian circulation route with a minimum width of 12 feet. Such shopping bridge shall connect, at a minimum, at both ends to other internal or external pedestrian ways.

A shopping arcade is a continuous, covered, but not necessarily enclosed, space which extends along the front facade of a building facing a street or a pedestrian way within the MXD District, and having retail uses as permitted in Section 401(3) accessible from it. It shall have a minimum continuous width, unobstructed, except for building columns, of at least 12 feet, and also have a minimum continuous height of 12 feet. Such shopping arcade shall have access from the abutting street or pedestrian way, having its floor at the same level and continuous with the sidewalk or other abutting pedestrian way. It shall be open to the public at all hours.

An elevated shopping way is a continuous, enclosed space which extends along the front facade of a building facing a street or a pedestrian way and which has a minimum width of 12 feet. It shall be located on the second level of the building and have a minimum continuous height of 12 feet. It shall be open to the public for a minimum of 12 hours daily, on weekdays, and shall have fronting retail uses as permitted in Section 401(3).

A through-block arcade is a covered space which provides a connection through a building and connects streets, open spaces, pedestrian ways, or any combination of the above, and is directly accessible to the public. A through-block arcade shall have a minimum area of at least 2,000 square feet and a minimum width at any point of 20 feet. A through-block arcade shall have openings at the face of the building for entrances at least 12 feet in width and 10 feet high. At least 50% of its aggregate interior frontage shall be retail use. Vertical circulation elements, columns, pedestrian bridges and balconies are permitted obstructions provided they do not cover in the aggregate more than 15% of the floor area of the arcade.

The minimum height of any pedestrian way above the surface of a public way over which it is constructed shall be 14'-0".

Section 404 : Vehicular Access, Parking and Loading Requirements

(A) Buildings erected in the MXD District need not be located on lots which have frontage on a street. However, provisions for access to all buildings by emergency and service vehicles in lieu of public street access shall be made possible by the layout and design of driveways, interior service roads, or pedestrian and bicycle circulation corridors not normally open to vehicular traffic to the reasonable satisfaction of the City of Cambridge Fire Department, and the City of Cambridge Traffic Department.

(B) Off-street parking requirements for the MXD District shall be as follows:

(1) No on-grade, open parking areas shall be allowed in the MXD District except as provided for in Subsection (4) hereof.

(2) A table of the MXD District parking requirements is attached hereto as Exhibit F of the Urban Renewal Plan and is made a part hereof as if fully set forth herein. Each development shall provide enough parking spaces either on or off the lot within the MXD District to satisfy the requirements of Exhibit F. If a development

includes more than one category of use, then the number of spaces required for the development shall be the sum of the requirements for each category of use. Where the computation of required spaces results in a fractional number, only a fraction of one-half or more shall be counted as one.

(3) The parking requirements specified in Exhibit F may be satisfied in total or in part by a lease agreement between the developer and the City, other public entity, or private consortium for use of parking spaces in a public or pooled private parking facility located within the MXD District. The total number of parking spaces leased and constructed within the district for development on a lot shall be at least equivalent to the Exhibit F requirement.

(4) On-grade parking, not enclosed in a structure, may be constructed in the MXD District only under the following conditions:

On an interim basis in anticipation of later construction of structured parking provided that there is compliance with each of the following:

(a) The future parking structure will be constructed within the MXD District but it may be located either on or off of the lot;

(b) Construction of the future parking structure will commence within three years of the date of building permit application for development on the lot;

(c) Such future parking structure may be constructed and/or operated by the applicant or by any public or private entity;

(d) The future parking structure will contain sufficient spaces reserved for users of the lot to meet the parking requirements for the lot specified in Exhibit F; and

(e) Binding commitments shall exist to guarantee, to the reasonable satisfaction of the Superintendent of Buildings, that requirements (a) through (d) above shall be satisfied. Such commitments shall be made by negotiated lease agreement, deed restriction, covenant, performance bond, or comparable legal instrument.

On a permanent basis on the lot for visitor parking or for such other limited uses as the user of the lot deems appropriate, provided that no more than 10% of the spaces required by Exhibit F or 25 spaces, whichever is lesser, shall be allowed on-grade under this paragraph.

(C) It is the intent of this Section that sufficient off-street loading facilities be constructed within the MXD District to meet the needs of users located there.

A table of the MXD District off-street loading requirements is attached hereto as Exhibit G of the Urban Renewal Plan and is made a part hereof as if fully set forth herein. All buildings in the MXD District shall provide the number of bays required in Exhibit G unless they qualify for one or more of the exemptions below:

In buildings with uses in more than one use group under Section 301, the loading bay requirements for that use consuming the most gross floor area shall be first computed and required. Only 50% of the floor area of the other uses shall be counted in determining the additional loading requirements.

Where there are contractual arrangements for sharing loading and service facilities with other users in the MXD District for a period of ten years or more, a 50% reduction in the loading bay requirement shall be allowed. Such contractual agreement shall be guaranteed to the satisfaction of the Superintendent of Buildings by covenant, deed restriction, or comparable legal instrument.

(D) The parking and loading of vehicles within the remainder of the project area on land designated to be acquired shall be provided in accordance with the provisions of "Article VII : Off-Street Parking and Loading Requirements", as set forth in City of Cambridge, Massachusetts, Zoning Ordinance, ordained February 13, 1961, as amended to and including the date of approval by the Cambridge City Council of Revised Amendment No. 1 to the Urban Renewal Plan; provided however, that at least one (1) off-street parking space shall be provided per 1,000 square feet of gross floor area; and further provided, however, that the following minimum requirements for off-street parking spaces shall be applicable to:

(a) Public assembly : 1 space per 8 seats; and
(b) Storage : 1 space per 2,000 square feet of gross floor area.

In addition, open parking and loading areas must be laid out, constructed, paved, equipped, landscaped, and effectively screened to provide an attractive visual appearance. The number, location, and character of parking and loading spaces provided or to be provided must be approved and consented to in writing by the Cambridge Redevelopment Authority.

Section 405 : Vehicular Access and Discharge Areas

All buildings within the project area on land designated to be acquired shall be suitably provided with:

(a) Automobile passenger discharge areas;

(b) Automobile and truck service and delivery areas;

(c) Vehicular access points;

in such a way as not to impede general vehicular and pedestrian traffic flow in public streets and rights-of-way.

Section 406 : Arcaded Pedestrian Ways

Any public street or right-of-way within the project area may be provided with arcaded pedestrian ways, or may be covered with a platform, podium, plaza, construction deck, or other similar structure intended to separate the flow of rapid transit vehicles, busses, automobiles, and pedestrians, or to elevate buildings with sufficient clearance above the public street or right-of-way.

Section 407 : Building Construction

All buildings within the project area shall be constructed as "Type 1", fireproof, or "Type 2", semi-fireproof, in full conformity with the provisions of and as defined in the Cambridge Building Code, as amended to and including the date of approval by the Cambridge City Council of Revised Amendment No. 1 to the Urban Renewal Plan.

Section 408 : Signs and Advertising Devices

Signs within the project area, except for official, uniform traffic and parking signals and devices, shall be provided in accordance with development guidelines established pursuant to Section 502 of the Plan.

Section 409 : Storage

The open air storage of materials, equipment, or merchandise, other than the temporary parking of automobiles, shall not be permitted within the project area on any land designated to be acquired.

Section 410 : Exterior Lighting

Exterior lighting within the project area shall be provided in accordance with development guidelines established pursuant to Section 502 of the Plan.

Section 411 : Landscaping

All open areas within the project area on land disposed of by the Cambridge Redevelopment Authority must be suitably landscaped so as to provide a visually attractive environment in accordance with development guidelines established pursuant to Section 502 of the Plan.

Section 412 : Interim Uses

The Cambridge Redevelopment Authority may devote real property designated to be acquired, or acquired under special conditions, prior to the time such properties are needed for disposition for reuse and development in accordance with the provisions of the Urban Renewal Plan to temporary, interim uses for signs for project identification, relocation, parking, traffic circulation and public transportation, project or site improvements or building construction, storage, recreation, or landscaping in accordance with such provisions, requirements, standards, controls, and regulations as the Authority may deem essential, necessary, or appropriate to the carrying out of the objectives of the Urban Renewal Plan.

Section 413 : Permitted Uses on Land Designated to be Acquired Under Special Conditions

In the event that the real property described in Section 202 above is acquired by the Cambridge Redevelopment Authority, the land use provisions and building requirements which shall pertain thereto shall be those set forth in Chapter 4 of the Urban Renewal Plan.

Section 501 : General Design Principles

Proposals by redevelopers shall be designed to:

(1) Create an environment which will be lively and attractive and provide daily amenities and services for the use and enjoyment of the working population and Cambridge residents.

(2) Establish an active urban character for the area by the intensive utilization of land and by the mixing of compatible land uses, especially near the rapid transit station within the portion of the project area located south of the proposed right of way of Broadway.

(3) Promote the utilization of the portion of the project area located north of the proposed right of way of Broadway for light industrial uses consistent with the objectives of the Urban Renewal Plan.

(4) Achieve a proper integration of buildings and spaces within and outside the project area by carefully relating the scale and materials in new development both among project components and with respect to the scale and materials of surrounding development.

(5) Establish a focus through building form and open space which will serve to create development identity of sufficient positive impact.

(6) Preserve and enhance long and short range views, visual privacy, and sun orientation by the careful positioning of buildings and open space.

(7) Obtain a relationship between buildings, open space and public ways which provides increased protection to the pedestrian during unfavorable weather conditions.

(8) Link all project components with continuous and safe pedestrian circulation systems.

(9) Establish an orderly sequence and hierarchy of open spaces and pedestrian routes throughout the site.

(10) Provide maximum opportunity for safe and convenient pedestrian access to surrounding areas.

Section 502 : Development Guidelines and Design Review

The Cambridge Redevelopment Authority shall from time to time establish land disposition policies and procedures, design standards, and other development guidelines and evaluate the quality and appropriateness of development proposals with reference to the Plan objectives, land use provisions, building requirements, design principles, and other controls as set forth in this Plan, in the disposition documents, and development guidelines.

All development proposals and architectural plans will be subject to design review, comment, and approval by the Cambridge Redevelopment Authority prior to land disposition and prior to the commencement of construction. All construction work will be subject to inspection by the Authority in order to assure compliance with the approved development proposals and architectural plans.

The design review process will be conducted or caused to be conducted by the Authority.

Section 503 : Compliance with Plan and Development Guidelines

Redevelopment in the project area shall conform to the Plan objectives, land use provisions, building requirements, design principles, and other controls as set forth in the Urban Renewal Plan and to development guidelines established by the Authority.

Section 504 : Content of Development Proposals

A development proposal shall consist of text, maps and drawings that describe to the Authority how the parcels will be developed. The exact form, content and time schedule for each development proposal will be specified in development guidelines established by the Authority pursuant to Section 502 of the Plan.

Section 505 : Proposed Building and Architectural Plans

Proposed building and architectural plans and related materials including diagrams, scale models, perspective sketches, and photographs illustrating building design and arrangement, presented

uniformly on sheets of convenient size or on materials prepared where necessary to a suitable scale, and based upon the land development specifications set forth above, shall show, among other things:

(a) Detailed elevations and floor plans for all buildings, and dwelling unit types;

(b) The specific use of all non-residential floor space;

(c) The location and layout of all signs; and

(d) Outline specifications for building types, including construction and finish, together with actual samples of proposed exterior and interior building materials.

Notwithstanding lesser requirements in the provisions of any zoning or building ordinance or regulation now or hereafter in effect, the Cambridge Redevelopment Authority by use of the following controls in the form of restrictive covenants or conditions running with the land, or by other appropriate means, shall obligate and bind all developers, purchasers, and lessees of project land, and their successors in interest, lessees, sublessees, or assigns. Such obligations, together with suitable provisions for reasonable action in the event of default or noncompliance, shall be inserted in and made an effective part of all agreements, conveyances, and other instruments for the disposition of any rights, title, or interests, in whole or in part, in any land acquired or to be acquired within the project area by the Cambridge Redevelopment Authority.

Section 601 : Use and Improvement of Project Land

The use, development, and maintenance, of any part or parcel of land within the project area together with improvements thereon shall be undertaken and carried out only for the purposes and in the manner set forth in the general conditions, land use provisions, and building requirements of the Urban Renewal Plan and in full conformity with the provisions of any applicable development proposal and the terms and conditions under which such a development proposal may have been approved and consented to in writing by the Cambridge Redevelopment Authority.

Section 602 : Commencement and Completion of Improvements

The construction of improvements on any part or parcel of land within the project area shall be commenced, carried out, and completed within such periods of time as the Cambridge Redevelopment Authority may establish as reasonable and which it may have approved and consented to in writing as a part of any applicable development proposal.

Section 603 : Disposition of Project Land by Redeveloper

No disposition of any rights, title, or interests in any part of land within the project area by the developer thereof shall be made prior to the full completion of each and all of the improvements thereon as required by and in full conformity with the terms

and conditions of the Urban Renewal Plan, the approved development proposal, and the land disposition agreement which are applicable thereto, unless and until the Cambridge Redevelopment Authority shall have consented in writing to such disposition.

Section 604 : Non-Discrimination

At no time shall the acquisition, development, construction, installation, reconstruction, disposal or conveyance by sale or lease, management, or maintenance of any part or parcel of land within the project area or of improvements thereon, to or by any person, be denied, restricted, or abridged, nor his employment thereon, or his use, occupancy, or possession thereof preferred, discriminated against, segregated, or refused because of race, color, religious creed, national origin, sex, age, ancestry, or marital status.

All transactions affecting or respecting such activities shall be subject to the applicable provisions of Chapter 151-B of the Massachusetts General Laws as amended, and to all other applicable Federal, State and local laws, ordinances, and regulations guaranteeing civil rights, providing for equal opportunities in housing, employment, and education, and prohibiting discrimination or segregation because of race, color, religious creed, national origin, sex, age, ancestry, or marital status.

No covenant, agreement, contract, lease, conveyance, or other instrument shall be effected or executed by the Cambridge Redevelopment Authority, or its contractors, or by developers, purchasers, or lessees of any part or parcel of land within the project area, or their successors in interest, contractors, lessees, sub-lessees, or assigns, whereby the disposition of any rights, title, or interests, in whole or in part in such land shall be restricted because of race, color, religious creed, national origin, sex, age, ancestry, or marital status.

Every covenant, agreement, contract, lease, conveyance, or other instrument by which any part or parcel of land within the project area is disposed of or by which its improvement is provided for shall include an affirmative covenant which shall obligate and bind each developer, contractor, purchaser, lessee, grantee, or other party to such instrument, or any successors in interest, so that there shall be no discrimination because of race, color, religious creed, national origin, sex, age, ancestry, or marital status, in the sale, lease, or rental, or in the employment on, or in the use, occupancy, or possession of such land or of any improvements constructed or to be constructed thereon.

For the purposes of Section 604 of the Plan, the definition of the word "age" shall be in accordance with the provisions of Chapter 151-B of the Massachusetts General Laws as amended.

The Cambridge Redevelopment Authority shall take all steps necessary and appropriate to enforce such provisions and covenants, and shall not itself so discriminate.

CHAPTER 7 : RELATION OF PLAN TO DEFINITE LOCAL OBJECTIVES

Section 701 : Conformity to General Plan

The Urban Renewal Plan is based upon a local survey, and is in conformity with a comprehensive plan for the City of Cambridge as a whole. Proposed urban renewal actions and the renewal and redevelopment of the project area for predominantly nonresidential uses are necessary for the proper development of the community.

Section 702 : Relation to Definite Local Objectives

The Urban Renewal Plan for the project area, proposed urban renewal actions, and the renewal and redevelopment of the project area for predominantly nonresidential uses are related to definite local objectives as set forth in Section 102 by:

(a) Providing for such mixture and density of land uses as will produce a balanced development consistent with the Plan objectives, land use provisions, building requirements, design principles, and other controls, as set forth in the Urban Renewal Plan;

(b) Providing for the development of those light industrial uses which are consistent with the socio-economic and other objectives of the Plan;

(c) Providing for the discontinuance of local, short and narrow streets and private ways, and for the establishment of a rational and efficient street network which reduces congestion, improves traffic flow, including truck access to and through the project area, and otherwise conforms to the objectives, design principles, and other controls of the Plan;

(d) Providing for the redevelopment of Massachusetts Bay Transportation Authority (MBTA) facilities in such a way as to make them more convenient, attractive and efficient;

(e) Providing for the adjustment of utility service lines, making them more efficient and capable of providing better and more uninterrupted service; and

(f) Requiring new building development to contain appropriate allowances for open space, landscaping and vehicular parking and loading arrangements.

Section 801 : Interpretation

Interpretation of the objectives, general conditions, land use and building requirements, and other provisions of the Urban Renewal Plan by the Cambridge Redevelopment Authority shall be final and binding.

Section 802 : Modification

The Urban Renewal Plan may be modified at any time by the Cambridge Redevelopment Authority; provided, however, that if the general conditions, land use provisions, and building requirements, applicable to any part or parcel of land within the project area are modified after the disposition of any land within the project area affected thereby, the modification shall be consented to in writing by the purchaser or lessee, or by his successors or assigns, of the land affected by the proposed modification. Whenever proposed modifications of the Urban Renewal Plan will substantially or materially alter or change the Urban Renewal Plan, the proposed modifications shall be approved by the Cambridge City Council and the City Manager, and by the Massachusetts Department of Community Affairs.

Section 803 : Duration and Termination

The Urban Renewal Plan shall be maintained and in effect for a period of thirty (30) years from the date of the original approval of the Urban Renewal Plan by the Cambridge City Council and the City Manager, and by the Massachusetts Department of Community Affairs; provided, however, that the provisions of Section 604 shall remain in effect for a period of one hundred (100) years from the date of the original approval of the Urban Renewal Plan.

The project area is described as follows:

That certain tract of land, referred to as the Kendall Square Urban Renewal Area, situated in the City of Cambridge, County of Middlesex, Commonwealth of Massachusetts, and bounded generally as follows:

Beginning at a point, near the southwesterly corner of the tract herein described, which point is the intersection of the northerly sideline of Main Street with the westerly sideline of land or right-of-way now or formerly of the Boston and Albany (Grand Junction) Branch Railroad;

Thence, running northerly by various courses and distances along the westerly sideline of land or right-of-way now or formerly of the Boston and Albany (Grand Junction) Branch Railroad to a point which is the intersection of said line with the northerly sideline of Binney Street;

Thence, turning an angle and running easterly by various courses and distances along the northerly sideline of Binney Street to a point which is the intersection of said line with the easterly sideline of Third Street;

Thence, turning an angle and running southerly by various courses and distances along the easterly sideline of Third Street to a point which is the intersection of said line with the northerly sideline of the so-called Broad Canal;

Thence, continuing southerly across the so-called Broad Canal to a point which is the intersection of the southerly sideline of the so-called Broad Canal with the easterly sideline of Third Street;

Thence, continuing southerly by various courses and distances along the easterly sideline of Third Street to a point of curvature at Broadway;

Thence, running southeasterly on a curved line twenty-three (23) feet more or less along the northeasterly sideline of Broadway to a point of tangency located on the northeasterly sideline of Broadway fifteen (15) feet more or less from a point which is the intersection of the prolongation of the northeasterly sideline of Broadway with the prolongation of the easterly line of Third Street;

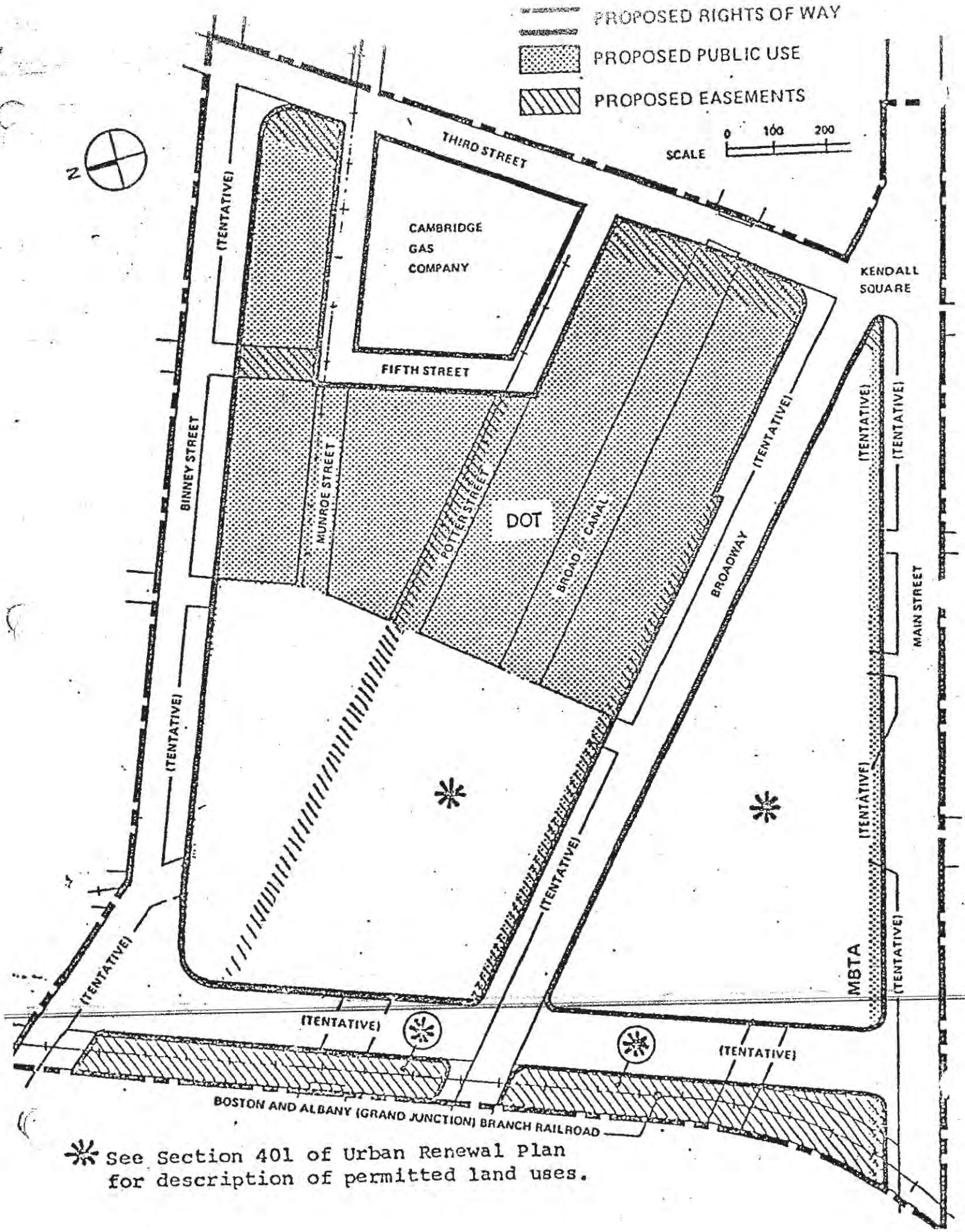
Thence, running southeasterly by various courses and distances along the northeasterly sideline of Broadway to a point which is the intersection of said line with the northerly sideline of Main Street;

Thence, turning an angle and running easterly by various courses and distances along the northerly sideline of Main Street to a point which is the intersection of said line with the westerly property line of land now or formerly of Cambridge Gas Company;

Thence, turning an angle and running southerly across Main Street along a line which is the prolongation of the westerly property line of land now or formerly of Cambridge Gas Company to a point which is the intersection of said line with the southerly sideline of Main Street;

Thence, turning an angle and running westerly by various courses and distances along the southerly sideline of Main Street to a point which is the intersection of said line with the westerly sideline of land or right-of-way now or formerly of the Boston and Albany (Grand Junction) Branch Railroad;

Thence, turning an angle and running northerly across Main Street to a point which is the intersection of the northerly sideline of Main Street with the westerly sideline of land now or formerly of the Boston and Albany (Grand Junction) Branch Railroad, which point is the place of beginning.



* See Section 401 of Urban Renewal Plan for description of permitted land uses.

EXHIBIT B: MAP 1: PROPOSED LAND USE PLAN

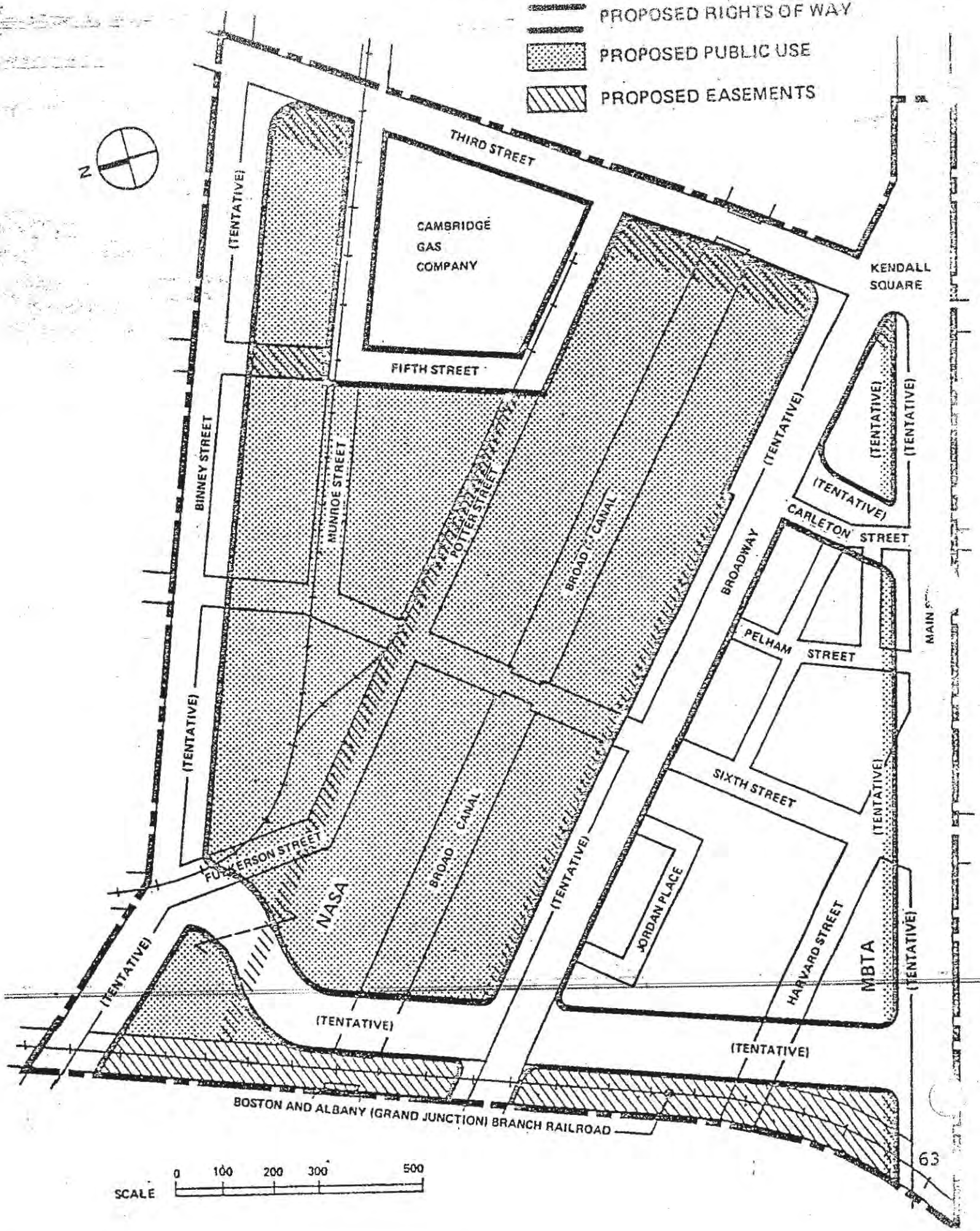


Exhibit D : MXD District Minimum Open Space Requirements

Use Group	Required Open Space (number of sq. ft. of open space required for each 100 sq. ft. of gross floor area in the use group)
Light Industrial and Wholesale Uses allowed by Section 401(1)	5
Office Uses allowed by Section 401(2)	8
Retail and Consumer Service Establishment Uses allowed by Section 401(3)	10
Residential Uses allowed by Section 401(4)	
Multi-family housing	15
Hotel or Motel	10
Other Uses allowed by Sections 401(5), 401(6) and 401(7)	8

Exhibit E : MXD District Open Space Substitutions for Constructing Pedestrian Ways

Pedestrian Way	For each lineal foot of pedestrian way provided, the following amounts of open space may be deducted from the lot's open space requirement
Open Pedestrian Bridge	30 sq. ft.
Raised Pedestrian Deck	50 sq. ft.
Enclosed Pedestrian Bridge	40 sq. ft.
Elevated Shopping Bridge	120 sq. ft.
Shopping Arcade	20 sq. ft.
Elevated Shopping Way	50 sq. ft.
Through-Block Arcade	40 sq. ft.

Exhibit F : MXD District Parking Requirements

Use	Minimum Number of Spaces
Light industrial uses allowed by Section 401(1)	1/1750 sq. ft.[1]
Office uses allowed by Section 401(2)	1/2000 sq. ft.
Retail and consumer establishments allowed by Section 401(3)	1/1000 sq. ft.
Residential uses allowed by Section 401(4)	
Multi-family residences	1/ dwelling unit
Hotels and motels	1/1.75 sleeping rooms
Public assembly use allowed by Section 401(3) b, c and Section 401(5)	
(restaurants, entertainment and recreation facilities)	1/15 seats or 1/300 sq. ft.[2]
Other uses allowed by Sections 401(6) and 401(7)	1/1800 sq. ft.

1. All space measurements are in terms of square feet of gross floor area.

2. For assembly space having no fixed seating.

Exhibit G : MXD District Off-Street Loading Requirements
(Number of bays required by gross floor area of use)

(1) Use	GROSS FLOOR AREA BY USE				
	Up to 25,000 sq.ft.	25,001-40,000 sq.ft.	40,001-100,000 sq.ft.	100,001-200,000 sq.ft.	Over 200,000 sq. ft. for each additional 150,000 sq.ft.
Light Industrial Uses allowed by Section 401(1)	1	2	2	3	1
Office uses allowed by Section 401(2)	0	1	1	2	1
Retail and consumer service establishments allowed by Section 401(3)	1	1	2	4	1
Residential uses allowed by Section 401(4)					
Multi-family residences	0	1	1	2	1
Hotels and Motels	1	1	1	2	1
Public assembly uses allowed by Section 401(3)b, 401(3)c, and Section 401(5) (restaurants, entertainment and recreation facilities)	0	1	1	2	1
Other uses allowed by Section 401(6) and 401(7)	0	0	1	2	1

APPENDIX I

Gross floor area or "GFA" is hereby defined as follows:

The sum, in square feet, of the gross horizontal areas of all of the floors of a building, as measured from the exterior faces of the exterior walls or center lines of walls separating two buildings, including: (a) roofed porches and balconies, whether enclosed or unenclosed, and unroofed porches and balconies above the second floor, (b) elevator shafts and stairwells on each floor, (c) attic space, whether finished or unfinished, except as hereinafter excluded, (d) interior balconies, mezzanines and penthouses and (e) basement and cellar areas not devoted exclusively to uses accessory to the operation of the building; but excluding: (a) areas used for parking garages, accessory parking, or off-street loading purposes, (b) basement and cellar areas devoted exclusively to uses accessory to the operation of the building, (c) open or lattice-enclosed exterior fire escapes, and unroofed porches and balconies no higher than the second floor, and (d) attic space and other areas for elevator machinery or mechanical equipment accessory to the building. In a building with more than two floors the area of each floor level of any interior courtyard, whether or not covered by a roof, which has a minimum dimension of less than forty feet in any direction shall be included unless twenty percent or more of the perimeter of such courtyard at each floor level measured consecutively is not enclosed.

Floor area ratio or "FAR" is defined as ratio of gross floor area of a structure to the total area of the lot.

December 22, 1970

AMENDMENT NO. 1
URBAN RENEWAL PLAN
PROJECT NO. MASS. R-107

Kendall Square Urban Renewal Area
Cambridge Redevelopment Authority
Cambridge . Massachusetts

WHEREAS, the Cambridge Redevelopment Authority desires to modify, as hereinafter set forth, certain provisions of the urban renewal plan known as the "Urban Renewal Plan, Kendall Square Urban Renewal Area, Project No. Mass. R-107", approved by the Cambridge Redevelopment Authority, on August 24, 1965, in order to reflect the closing of the National Aeronautics and Space Administration (NASA) Electronics Research Center prior to its completion in accordance with the approved Urban Renewal Plan, and the land disposition contract dated June 13, 1966, as amended, and related matters;

Now, therefore, said Plan is hereby modified as follows:

AMENDMENT NO. 2
URBAN RENEWAL PLAN
PROJECT NO. MASS R.-107

Kendall Square Urban Renewal Area
Cambridge, Redevelopment Authority
Cambridge, Massachusetts

Whereas, Cambridge Redevelopment Authority desires to modify, as hereinafter set forth, certain provisions of the urban renewal plan known as the "Urban Renewal Plan, Kendall Square Urban Renewal Area, Project No. Mass. R-107", as heretofore amended;

Now, therefore, said Plan is hereby further modified as follows:

Section 402(a) of the Plan is hereby amended by deleting the seventh paragraph thereof and by substituting in lieu thereof the following:

> "Entertainment, recreational, institutional, transportation, communication and utility uses permitted by Sections 401(5), 401(6) and 401(7) and additional development of industrial, office, retail, consumer service and hotel/motel uses exceeding the foregoing cumulative GFA limitations: Cumulative GFA=473,000 s.f. for buildings which are located or are being constructed or may be constructed at any location within the MXD District, plus an additional 500,000 s.f. for buildings which may be constructed within the MXD District north of Broadway."

Nothing herein shall affect or increase the maximum aggregate GFA stated in the first paragraph of said Section 402(a) of the Plan.

DATED: June 22, 1981

FINAL PUBLICATION NUMBER 2629.

CITY OF CAMBRIDGE

AMENDMENT NO. 3
URBAN RENEWAL PLAN
PROJECT NO. MASS R-107

Kendall Square Urban Renewal Area
Cambridge Redevelopment Authority
Cambridge, Massachusetts

Whereas, Cambridge Redevelopment Authority desires to modify, as hereinafter set forth, certain provisions of the urban renewal plan known as the "Urban Renewal Plan, Kendall Square Urban Renewal Area, Project No. Mass R-107", as heretofore amended:

Now, therefore, said Plan is hereby further modified as follows:

1. Section 401 (2) of the Plan is hereby amended by changing the reference therein and throughout the Plan from "Office Uses" to "Office Uses and Biotechnology Manufacturing Uses".

2. Section 401 (2) of the Plan is hereby amended by adding a new paragraph at the end thereof to read as follows:

"(f) Manufacturing of biotechnology and pharmaceutical products, including

(i) Fabrication, assembly, finishing work (including packaging and bottling, but only as an accessory use).

(ii) Wholesale business, only if affiliated with and accessory to another use or located on the same lot as other non-wholesale uses.

(iii) Storage warehouse, cold storage building, as an accessory use only."

3. Section 402 (a) of the Plan is hereby amended by deleting the fourth paragraph thereof and by substituting in lieu thereof the following:

"Office uses and biotechnology manufacturing uses permitted by Section 401 (2): "Cumulative GFA=830,000 s.f. for buildings which are located or are being constructed or may be constructed at any location within the MXD District, plus an additional 475,000 s.f. for buildings which may be constructed within the MXD District north of Broadway."

Nothing herein shall affect or increase the maximum aggregate GFA stated in the first paragraph of said Section 402 (a) of the Plan.

4. Section 402 (c) of the Plan is hereby amended by revising the reference in the fourth line from "80 feet" to "96 feet".

5. Section 803 of the Plan is hereby amended by revising the reference in the second line thereof from "thirty (30) years" to "forty-five (45) years".

In City Council September 13, 1993.

Adopted by a yea and nay vote:- Yeas 9; Nays 0; Absent 0.

Robert W. Healy, City Manager.

ATTEST:- D. Margaret Drury
City Clerk

C. C. 108

City of Cambridge

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

1. She is the duly qualified City Clerk of Cambridge, Massachusetts (hereinafter called the "Locality"), and the custodian of the records of the Locality, including the minutes and journal of the proceedings of the City Council (hereinafter called the "Governing Body"); and is duly authorized to execute this certificate.

2. Attached hereto is a true and correct copy of a resolution including the WHEREAS clauses, adopted at a meeting of the Governing Body held on the 13th day of Sept., 1993 (hereinafter called the "Resolution of the Governing Body").

3. Also attached hereto is a true and correct copy of Amendment No. 3 to the Urban Renewal Plan for the Kendall Square Urban Renewal Area, Project No. Mass. R-107, presented at the meeting, and approved by the Resolution of the Governing Body.

4. The Resolution of the Governing Body has been duly recorded in the minutes of the meeting and is now in full force and effect.

5. The meeting was duly convened and held in all respects in accordance with law and the bylaws of the Locality. To the extent required by law or the bylaws, due and proper notice of the meeting was given. A legal quorum of members of the Governing Body was present throughout the meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of the Resolution of the Governing Body. All other requirements and proceedings under law, the bylaws, or otherwise, incident to the proper adoption of the Resolution of the Governing Body, including any publication, if required by law, have been duly fulfilled, carried out, and otherwise observed.

6. The seal below constitutes the official seal of the Locality and was duly affixed by the undersigned at the time this certificate was signed.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this fifteenth day of September, 1993.

(SEAL)

D. Margaret Drury

D. Margaret Drury
City Clerk

LIB3 /31863.1

City of Cambridge

AMENDMENT NO. 3 TO URBAN RENEWAL PLAN
PROJECT NO. MASS. R-107

Kendall Square Urban Renewal Area
Cambridge Redevelopment Authority
Cambridge, Massachusetts

RESOLUTION OF CAMBRIDGE CITY COUNCIL
APPROVING AMENDMENT NO. 3 TO THE
KENDALL SQUARE URBAN RENEWAL PLAN
PROJECT NO. MASS. R-107

WHEREAS Cambridge Redevelopment Authority has undertaken and is carrying out an urban renewal plan in the City of Cambridge identified as the Kendall Square Urban Renewal Plan, Project No. Mass. R-107, with financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, and in accordance with an amended Urban Renewal Plan duly approved by the City Council and City Manager of the City of Cambridge; and

WHEREAS Cambridge Redevelopment Authority has proposed and submitted Amendment No. 3, dated June 11, _____, 1993, to the Urban Renewal Plan, and the Cambridge Planning Board has found that the Urban Renewal Plan, as amended by said Amendment No. 3, is based upon a local survey and conforms to a comprehensive plan for the locality as a whole; and

WHEREAS Cambridge Redevelopment Authority has applied for financial assistance under the Housing Act of 1949, as amended, and may enter into an amendatory contract or contracts with the

Department of Housing and Urban Development for additional financial assistance for the Project; and

WHEREAS the City Council and City Manager are cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, religion, sex, or national origin:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL:

1. That Amendment No. 3, dated June 11, 1993 to the Urban Renewal Plan for the Kendall Square Urban Renewal Project (Mass. R-107) is hereby approved; and a copy of said approved Amendment No. 3 is hereby ordered made a part of the records of this meeting.

2. That it is hereby found and determined that the objectives of the Urban Renewal Plan, as amended, cannot be achieved through rehabilitation of the Project area.

3. That it is hereby determined that the Urban Renewal Plan, as amended, for the Project area conforms to the general plan of the locality.

4. That it is hereby determined that the financial aid provided and to be provided pursuant to the contracts for Federal financial assistance pertaining to the Project is necessary to enable the Project to be undertaken in accordance with the Urban Renewal Plan, as amended, for the Project area.

5. That it is hereby found and determined that, in addition to other purposes, the undertaking of the Project will further promote the public welfare and the proper development of the community by providing, through the redevelopment of the Project area in accordance with the Urban Renewal Plan, as amended, a cohesive neighborhood environment compatible with the functions and needs of institutions furnishing Section 112 credits as local grants-in-aid for the Project.

6. That it is hereby found and determined that the Urban Renewal Plan, as amended, for the Project area will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the urban renewal of the area by private enterprise.

7. That it is hereby found and determined that the Urban Renewal Plan, as amended, for the Project area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan.

8. That, in order to implement and facilitate the effectuation of the Urban Renewal Plan, as amended, it is found and determined that certain official action must be taken by this Body with reference, among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public

ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public actions, and, accordingly, this Body hereby (a) pledges its cooperation in helping to carry out the Urban Renewal Plan, as amended; (b) requests the various officials, departments, boards, and agencies of the locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Urban Renewal Plan, as amended; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Urban Renewal Plan, as amended.

In City Council September 13, 1993

Adopted by a "yea" and "nay" vote
Yeas 9; Nays 0; Absent 0

A true copy:

City Clerk

ATTEST:

APPROVED AS TO FORM:

City Solicitor

APPROVED:

City Manager

(SEAL)

CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

AGENDA

SEPTEMBER 13, 1993

DATA	NOTES
31. Transmitting communication from Robert W. Healy, City Manager, relative to a report from the Planning Board regarding final approvals on the proposed Biogen expansion at Cambridge Center as follows:	
A. Report and recommendations on application by Biogen Realty Limited Partnership to undertake urban redevelopment project under Chapter 121A;	31a. PLANNING BOARD REPORT ACCEPTED ON A VOICE VOTE OF NINE MEMBERS 31b. ACCEPTANCE OF AMENDMENTS IN THE PLANNING BOARD'S REPORT ON THE ZONING PETITION ACCEPTED ON A VOICE VOTE OF NINE MEMBERS. 31c. ORDINANCE PASSED TO BE ORDAINED AS AMENDED ON A ROLL CALL VOTE OF 9 - 0 - 0.
B. Recommendations regarding amendments to Article 14.000 of the Zoning Ordinance as proposed by the Cambridge Redevelopment Authority.	31d. RESOLUTION APPROVING THE PLAN AMENDMENT TO KENDALL SQUARE ADOPTED ON A ROLL CALL VOTE of 9 - 0 - 0.
C. Resolution regarding Amendment #3 to the Kendall Square Urban Renewal Plan; and	31e. ORDER ADOPTED ADOPTING THE CITY COUNCIL REPORT APPROVING THE BIOGEN 121A APPLICATION ON A ROLL CALL VOTE OF 9 - 0 - 0.

CCH-101

Final publicabtion number 2750.

ORDINANCE NO. 1190

First publication in the Chronicle on August 7, 1997.

City of Cambridge

IN CITY COUNCIL

August 4, 1997

AMENDMENT NO. 4
URBAN RENEWAL PLAN
PROJECT NO. MASS. R-107

Kendall Square Urban Renewal Area
Cambridge Redevelopment Authority
Cambridge, Massachusetts

Whereas, Cambridge Redevelopment Authority desires to modify, as hereinafter set forth, certain provisions of the urban renewal plan known as the "Urban Renewal Plan, Kendall Square Urban Renewal Area, Project No. Mass. R-107", as heretofore amended:

Now, therefore, said Plan is hereby further modified as follows:

1. Section 402 (a) of the Plan is hereby amended by changing the reference in the third paragraph to read: "(b) Hotel/Motel: Cumulative GFA = 440,000 S.F."

In City Council September 8, 1997.
Passed to be ordained by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
ATTEST: -

D. Margaret Drury, City Clerk

Final Publication number 2749. First publication in the Chronicle on August 7, 1997.

City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Seven

AN ORDINANCE

In Amendment to the "Zoning Ordinances of the City of Cambridge."

Be it ordained by the City Council of the City of Cambridge as follows:

That the Zoning Ordinance of the City of Cambridge is hereby amended as follows:

Article 14.000 of the Zoning Ordinance of the City of Cambridge is hereby amended by changing the reference in Section 14.32.2 (4)(b) to Cumulative GFA (cumulative gross floor area) in the "Hotel/Motel" intensity of development classification from "250,000 square feet" to "440,000 square feet".

In City Council September 8, 1997.
Passed to be ordained by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
ATTEST:-

D. Margaret Drury, City Clerk

CAMBRIDGE REDEVELOPMENT AUTHORITY

AMENDMENT NO. 5
URBAN RENEWAL PLAN
PROJECT NO. MASS. R-107

Kendall Square Urban Renewal Area
Cambridge Redevelopment Authority
Cambridge, Massachusetts

Whereas, Cambridge Redevelopment Authority desires to modify, as hereinafter set forth, certain provisions of the urban renewal plan known as the "Urban Renewal Plan, Kendall Square Urban Renewal Area, Project No. Mass. R-107", as heretofore amended:

Now, therefore, said Plan is hereby further modified as follows:

1. Section 402 of the Plan is hereby amended by changing the reference in the first paragraph to read:

   "2,773,000 square feet plus 200,000 square feet that shall be limited to multi-family residential uses."; and

2. Section 402 (a) of the Plan is hereby amended by changing "300,000 square feet" to "200,000 square feet for buildings that may be constructed within that portion of the MXD District located between Main Street and Broadway".

Dated: July 11, 2001

August 8, 2001 / 2:00 P.M. / One Cambridge Center

Special Meeting
Cambridge Redevelopment Authority

EXCERPTS FROM THE MINUTES

A Special Meeting of the Cambridge Redevelopment Authority was held at 12:00 P.M., on July 11, 2001, at its headquarters, One Cambridge Center, Cambridge, Massachusetts, the time and place duly established for such a meeting.

ROLL CALL

The meeting was called to order
by the Chair, Jacqueline S. Sullivan, at 12:10 P.M.

The following members were present:

Jacqueline S. Sullivan, Chair,
Alan D. Bell, Vice Chair,
Karen Swaim Babin, Treasurer, and
Mark P. Rogers, Member.

The Chair declared a quorum present.

The other person at the meeting was:

Authority staff member,

Joseph F. Tulimieri, Secretary & Executive Director.

Kendall Square Urban Renewal Area / Parcel 3

On a motion by Mr. Bell, as seconded by Ms. Babin, it was voted to open the public hearing to present Amendment No. 5 to the Kendall Square Urban Renewal Plan and to take testimony thereon.

Mr. Tulimieri presented testimony describing the proposed Amendment No. 5 as increasing the aggregate gross floor area of the Kendall Square Urban Renewal Area by 200,000 square feet of residential use and by changing the "Multi-family housing" zoning classification from "300,000 square feet" to "200,000 square feet" in order to accommodate the development of residential uses on Parcel 3.

There being no further testimony, on a motion by Mr. Bell, as seconded by Ms. Babin, it was voted to close the public hearing.

The Authority discussed the proposed Amendment No. 5, made all of the requisite findings as described in the form of Resolution presented to the meeting and approved the submission of Amendment No. 5 to the Cambridge City Council, Cambridge Planning Board, and to the Department of Housing and Community Development (formerly the Executive Office of Communities and Development).

On a motion by Mr. Bell, as seconded by Ms. Babin, it was voted to adopt the following resolution:

RESOLUTION OF CAMBRIDGE REDEVELOPMENT AUTHORITY APPROVING AMENDMENT NO. 5 TO THE URBAN RENEWAL PLAN

WHEREAS there was presented to, reviewed and considered at this meeting of Cambridge Redevelopment Authority a copy of Amendment No. 5 to the Urban Renewal Plan for the Kendall Square Urban Renewal Project Area, Project No. Mass. R-107, (hereinafter referred to as Amendment No. 5); and

WHEREAS Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color or national origin under any program or activity receiving Federal financial assistance and Executive Order 11063 prohibits discrimination on the basis of race, color, creed or national origin in the sale, lease or other disposition of residential property (including land intended for residential uses) or in the use or occupancy thereof;

NOW, THEREFORE, BE IT RESOLVED BY CAMBRIDGE REDEVELOPMENT AUTHORITY:

1. That Amendment No. 5 is hereby in all respects approved, and the Executive Director is hereby directed to file a certified copy of Amendment No. 5 with the minutes of this meeting.

2. That it is hereby found and determined that the objectives of the Urban Renewal Plan as heretofore amended and as further amended by Amendment No. 5 cannot be achieved through more extensive rehabilitation of the Project Area.

3. That Cambridge Redevelopment Authority hereby determines that Amendment No. 5 is a minor plan change.

4. That Cambridge Redevelopment Authority hereby finds that the Plan, as amended by Amendment No. 5, conforms to the general plan for the development of the locality and community as a whole.

5. That it is hereby found that, in addition to other purposes, the Plan, as amended by Amendment No. 5, will afford maximum opportunity for privately financed urban renewal consistent with the sound needs of the community, will support the economic stability of the City of Cambridge, will provide employment opportunities, particularly for persons earning low and moderate income, and will promote the public welfare and the proper development of the area.

6. That Cambridge Redevelopment Authority make available a copy of Amendment No. 5 for public inspection at its offices located at One Cambridge Center, Fourth Floor, Cambridge, Massachusetts.

7. That the United States of America and the Secretary of Housing and Urban Development be, and they hereby are, assured of full compliance by Cambridge Redevelopment Authority with regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act. Of 1964 and applicable Executive Orders.

8. That Cambridge Redevelopment Authority submit Amendment No. 5 for review and approval by all requisite public authorities, as required by law.

CERTIFICATE OF RECORDING OFFICER

I, Joseph F. Tulimieri, Secretary and Executive Director, do hereby certify that the above vote is true and correct and shows in the official minutes of the Cambridge Redevelopment Authority.

(SEAL)

Joseph F. Tulimieri 8/8/01

Joseph F. Tulimieri
Secretary and Executive Director

CAMBRIDGE REDEVELOPMENT AUTHORITY

AMENDMENT NO. 6
URBAN RENEWAL PLAN
PROJECT NO. MASS R-107

Kendall Square Urban Renewal Area
Cambridge Redevelopment Authority
Cambridge, Massachusetts

WHEREAS, Cambridge Redevelopment Authority desires to modify, as hereinafter set forth, certain provisions of the urban renewal plan known as the "Urban Renewal Plan, Kendall Square Urban Renewal Area, Project No. Mass R-107," as heretofore amended:

NOW THEREFORE, said Plan is hereby further amended as follows:

1. Section 402(a) of the Plan is hereby amended by changing the clause "2,773,000 square feet plus 200,000 square feet that shall be limited to multi-family residential uses" as appearing in the first sentence of the first paragraph thereof, and substituting in place thereof: "2,802,100 square feet plus 200,000 square feet that shall be limited to multi-family residential uses,"; and

2. Section 402(a) of the Plan is hereby amended by deleting the fourth paragraph thereof, reading "Office uses permitted by Section 401(2) – Cumulative GFA = 1,205,000 s.f." and substituting in place thereof: "Office uses permitted by Section 401(2) – Cumulative GFA = 1,234,100 s.f."

3. Section 402(a) of the Plan is hereby amended by deleting the seventh paragraph thereof and substituting in lieu thereof the following:

> "Entertainment, recreational, institutional, transportation, communication and utility uses permitted by Sections 401(5), 401(6), and 401(7) and additional development of industrial, office, retail, consumer service and hotel/motel uses exceeding the foregoing cumulative GFA limitations. Cumulative GFA = 489,292 s.f. for buildings which are located or are being constructed or may be constructed at any location within the MXD District, plus an additional 483,708 s.f. for buildings which may be constructed within the MXD District north of Broadway."

Dated: April ___, 2004

Cambridge Redevelopment Authority

One Cambridge Center/Fourth Floor
Cambridge, Massachusetts 02142
617 492 6800
617 492 6804 (FAX)

CAMBRIDGE REDEVELOPMENT AUTHORITY

AMENDMENT NO. 8
URBAN RENEWAL PLAN
PROJECT NO. MASS R-107

Kendall Square Urban Renewal Area
Cambridge Redevelopment Authority
Cambridge, Massachusetts

WHEREAS, Cambridge Redevelopment Authority desires to modify, as hereinafter set forth, certain provisions of the urban renewal plan known as the "Urban Renewal Plan, Kendall Square Urban Renewal Area, Project No. Mass R-107," as heretofore amended:

NOW THEREFORE, said Plan is hereby further amended as follows:

1. Section 803 of the Plan is hereby further amended by changing the words, "forty five (45) years" to "fifty five (55) years".
2. Section 4.02 of the Plan is amended by increasing the allowed Gross Floor Area (GFA) to 3,073,000 and by increasing the Cumulative Office Uses and Biotechnology Manufacturing Uses category by 300,000 square feet.

Dated: March 17, 2010

MAR 16 2010

March 15, 2010

2010 MAR 15 A 10:19

Special Meeting
Cambridge Redevelopment Authority

CERTIFICATE OF CITY CLERK

I, D. Margaret Drury certify:

(1) That I am duly appointed, qualified City Clerk of the City of Cambridge, Massachusetts wherein the Cambridge Redevelopment Authority has been appointed;

(2) That notice of a Special Meeting of the members of the Cambridge Redevelopment Authority, as attached hereto, to be held at 12:00 P.M., on Wednesday, March 17, 2010, was filed with me;

(3) That said notice or copy thereof was at least forty-eight (48) hours (including Saturdays but not Sundays, or legal holidays) prior to the stated time of said meeting, publicly posted in my office on the principal official bulletin board of said City of Cambridge, Massachusetts; and

(4) That the posting of the notice, as attached hereto, was made pursuant to the provisions of Section 23B of Chapter 39 of the Massachusetts General Laws, as amended.

(SEAL)

D. Margaret Drury
D. Margaret Drury
City Clerk

March 15, 2010
Date

Attachment: Notice to City Clerk