

Regular Board Meeting
Cambridge Redevelopment Authority

Wednesday, May 15, 2019, 5:30pm
Robert Healy Public Safety Center / Cambridge Police Station / Community Room
125 Sixth Street, Cambridge, MA

Approved Meeting Minutes

Before the regular Board Meeting, a Design Review Committee meeting was held. The first discussion was about the Residence Inn signage at 120 Broadway. After this, signage for Link Kendall at 255 Main Street was discussed. No votes are taken at Design Review Committee meetings.

Call

After the Design Review Committee meeting ended, Chair Kathleen Born called the regular CRA Board meeting to order at 5:45 p.m. The meeting was recorded by the CRA. Other Board members present were Vice Chair Margaret Drury, Treasurer Christopher Bator, Assistant Treasurer Conrad Crawford, and Assistant Secretary Barry Zevin. Executive Director Tom Evans and CRA staff members, Ellen Shore, Alex Levering, and Erica Schwarz were also in attendance.

Public Comment

Heather Hoffman hoped that a decision regarding MIT's request for a curb cut on Binney Street would not add to the tree destruction that this location has already experienced. She noted that the plaque which was dedicated in November is now hanging in 88 Ames Street. She thanked Boston Properties for putting parks along Ames Street. She commended the CRA for the work being done for the community with regards to the Margaret Fuller House and 93-99 Bishop Allen Drive. She emphasized that the record archiving work being done is a useful endeavor as records of public bodies include important history. She said that she would reserve her comments on the open space discussion later in the meeting.

No other people wished to comment.

The motion to close the public comment section of the meeting carried unanimously.

Minutes

1. Motion: To accept the minutes of the Regular Meeting of the CRA Board on April 10, 2019

There were no comments.

The motion to accept the minutes and place them on file carried unanimously.

Communications

2. April 5, 2019 Letter from Elizabeth Van Buren regarding 93-99 Bishop Allen Drive

There were no comments.

The letter will be placed on file.

3. May 8, 2019 Notice from MITIMCo regarding proposed curb cut on Binney Street adjacent to the Sixth Street Walkway

Ms. Born noted that Sarah Gallop and Arne Abramson from MIT were present to answer questions and provide information. Ms. Born explained that the CRA has been asked to provide comments as an abutter. A handout was distributed. This is a letter from MIT as part of the City process. Although this topic is not on the agenda, Ms. Born said it was appropriate to discuss a response from the CRA Board.

Mr. Evans said that CRA is an immediate abutter to the parcel as the owner of the Sixth Street Walkway. This corridor was recently rejuvenated with Boston Properties (BXP). The CRA has had a major interest in the design of Binney Street because of the cycle track boulevard design that was put forth along Binney, Broadway and Galileo. This is called the Alta Design internally as they had been the designer of up to the 25% construction drawings. CRA staff met with MITIMCo in the winter about various points of connection between this property and the Sixth Street Walkway. This letter is part of the more formal process. He suggested that the MIT representatives speak about the traffic and access needs of the Volpe project. Mr. Evans is asking for Board feedback to provide the requested response to MIT.

Ms. Gallop said that, at this time, MIT is just advancing the northern section of the “Volpe” project which is where the new Volpe headquarters will be constructed. MIT will gain control of the ten acres to the south once the Volpe transportation building is complete and transferred to the federal government. Currently, MIT is working with the GSA on their design process and preparing the site for the new headquarters. All the workers will be aggregated in this new headquarters and the old headquarters will come down eventually. She said that the federal government is able to exert its rights as it sees fit but has discussed the issue of curb cuts with the City Manager and staff and has chosen to go through the City’s curb cut process. The current curb cut that is further down the street does not meet the GSA’s site needs regarding safety, access, circulation, and traffic. The location being proposed closer to the Sixth Street Walkway does meet their criteria. She emphasized that MIT is acting as an agent, without the authority to make decisions. MIT brought all the CRA concerns mentioned in last year’s meeting to the GSA resulting in a 10-foot movement of the curb cut towards Fifth Street and away from the Sixth Street Walkway. She said that this curb cut issue has been brought to the community, namely 303 Third Street tenants and the East Cambridge Planning Team. The curb cut requires the removal of two street trees but five more would be added down Binney Street. Ms. Hoffman’s suggestions for removing and reusing the trees have been heard. Mr. Abramson said that the government had specific criteria for the outside design. They required two separate entries into the parcel. They have a 75-foot security perimeter around the building. The entries will be staffed and have controlled access. The existing Volpe campus has 570 surface parking spot. The new building will have 300 spots in a below-grade garage, and 18 surface spots on Binney Street, north of the building, which will serve visitors and drop-off use for the onsite childcare facility. For safety, the visitor parking and drop-off are kept separate from the loading dock and garage entrance. The eastern edge of the site is open space, which will include a large-scale Maya Lin art piece to be installed north-south along Fifth Street. Ms. Gallop added that in response to feedback at the community meetings, MIT was given permission to ask VHB for a study of the curb cut and the adjoining streets. The report showed that there would not be any queuing onto Binney Street. Mr. Abramson said that the only two entries into the building are on Binney Street and on Fifth Street. Mr. Abramson said that the two vehicular entries are on Potter Street and Binney Street.

Mr. Crawford said that there is a need to increase the tree canopy and that this can be an example of what can be done elsewhere. In response to Mr. Crawford, Mr. Abramson said that VHB did not include a risk evaluation of vehicular behavior presented by the proposed curb cut for potential conflicts between bicyclists and people. He did not believe there was a risk as the proposed cut is 25 feet from the crosswalk which is even further from the walkway. Using existing parking counts, the peak hour flow projection was low. He emphasized that the report showed no queuing. As for construction staging, Mr. Abramson said that there will be an increase in trucks during this time along Binney, which is a truck route. Ms. Gallop said MIT is meeting with 303 Third Street residents about construction mitigation.

In response to Mr. Zevin, Mr. Evans discussed the Alta Streetscape plan. The intersection of the Sixth Street walkway with Binney Street is in transition. Additional vehicle crossing points across the six-foot wide cycle track are concerning. The project is currently in an implementation stage, with the stretch from Sixth Street around to

Broadway being installed in 2020-2021 per BXP's obligations for their commercial development. It is anticipated that the MITIMCo project will continue the implementation along Binney Street through Third Street. The Alta plan did not envision a curb cut on this section of Binney. The plan envisioned Fifth Street becoming a street. Mr. Evans spoke about removing medians and strategically placing islands to prevent hazardous driving situations. He added that another issue has come up with the Metropolitan Pipe development and the Fulkerson-Binney intersection. Mr. Zevin stated a disappointment regarding the urban design near the Sixth Street and Binney intersection. In response to Mr. Zevin, Mr. Abramson said that Potter Street will stop at the walkway and serve the GSA building. Eliminating vehicles on Fifth Street will be attempted. As plans for the ten acres develop, MIT will address how Potter Street can service the southern portion. Mr. Evans said that staff is looking at possibly making a pedestrian crossway off Potter, within GSA protocol, so it's not a dead end for pedestrians.

Mr. Bator hoped that the art installation won't distract drivers. Mr. Evans noted that once the pedestrian way along Fifth Street is created, there will be an interim condition that removes the current median crossing on Fifth Street. Ms. Born said that having the service on the north side of the GSA building is good news since it provides a healthy setback for the building but unfortunately that is a paved service corridor. She appreciates the need for a set amount of permeable material between the property line and the paving. Mr. Evans said that the CRA asked for the paving of the loading areas to be as far off the drip line of the trees as possible. Mr. Abramson said that the 22-foot landscaped area from the property line east towards Fifth Street protects the roots of the trees along Loughrey Way. Mr. Evans added that those trees sit within the CRA property line so that adds another foot or two of buffer. Mr. Abramson said that the area would be landscaped primarily with ground cover. The government requires a fence in front of the loading dock. The plan is to reuse the existing footings to minimize the impacts to the trees and the shrubs currently there. There will be a new mesh fence on top of the current footings with a climbing vine which will grow into the security fence. Mr. Abramson said that the government permitted the use of vines rather than slats on the mesh fence. The planting area will be on the Volpe side of the fence to ensure a 75-foot requirement for the perimeter for the building. Mr. Evans said that this will need to be coordinated as some of the shrubs might be removed to increase sightlines. Mr. Zevin noted that the proposed plantings will prevent the security guards from noticing anything happening on the walkway. Mr. Abramson said that the steel cable is being removed.

Ms. Born said that the CRA is protective of the Sixth Street Walkway. She said that she has seen some site plans for Volpe showing buildings right up against the walkway for the area between Potter and Broadway. She asked for an agreement that this 22-foot border would be the worst case condition for the rest of the walkway. Ms. Gallop reiterated that MIT is acting as an agent and does not have flexibility to discuss things until it takes control. Ms. Gallop said that MIT is not thinking about the other ten acres at this time so she cannot commit to anything. Mr. Evans said that CRA staff had requested that a setback be included in the zoning and it was not. Ms. Born said that the CRA will not be happy if it's less than 22 feet, especially since it was stated that this amount was good for the trees and the trees continue to Broadway. Ms. Drury and Mr. Crawford stated that they agreed with Ms. Born's remarks.

Mr. Evans is uncertain regarding the abutter response deadline. The action hasn't been filed yet but he will concur with the City. The notice came from MIT proactively.

Reports, Motions, and Discussion Items

4. Report: Design Review Committee Signage Review

Motion: To approve the building signage for the Marriott Residence Inn at 120 Broadway

Ms. Born said that two signage proposals came before the Design Review Committee meeting that occurred before tonight's staff meeting. The Marriott Residence Inn proposal was sent back for further revisions. Their signage consultant was happy to do that. In response to Mr. Evans, Ms. Born said that this could come before the Board if there were no surprises. Mr. Zevin said that the requested changes were limited. Mr. Evans will send the Marriott's updated proposal to the Design Review Committee to determine whether it needs more discussion or can go directly to the Board.

Motion: To approve the Link - Kendall Signage for 255 Main Street

Ms. Born said that the Design Review Committee recommends approval of this proposal. Faisal Abid, property manager for Third Sector New England (TSNE) introduced himself. He spoke about TSNE and how they got involved with the space. Since the soft launch in March, TSNE has been the operator of the Link Kendall space. An official launch is set for June 5 and everyone is invited. The goal is to get as much signage as possible before that event. Mr. Abid said that there have been difficulties directing people to the building. Mr. Evans said that staff is excited about the space and that interest from the nonprofit community is building. Per Scholas is the first tenant operator and has been running two classes. Mr. Abid's presentation contained the logo, the color scheme, and proposed locations.

A motion to approve the Link - Kendall Signage for 255 Main Street carried unanimously.

5. Update: Boston Properties Temporary Construction Screening and Wayfinding for 325 Main Street – MXD Phase Two Commercial Development

Laura Sesody, from Boston Properties (BXP), said that the screening showed two points of activity - the roof garden and Kendall Plaza. There will be four openings placed along the barricade to allowing viewing of the construction. The plan is to use signs on the overhead canopies for most of the wayfinding. The left-hand side is near the old connector space and the right hand side is near the Kendall Plaza. There is also additional signage at different decision points along Main Street. A separate discussion with the Coop is planned to help people find their way to the Coop location on Broadway, especially during graduation. In response to Mr. Evans, Ms. Sesody said that a booth on the plaza is possible except during the farmers market when space is already constrained. Other ideas are being discussed. The activities on the plaza will be highlighted on a banner over the plaza. In response to Mr. Zevin's request, there will be some panels with factual and statistical information about the project. BXP is talking with the Community Art Center and other groups for artwork over the head house. Ms. Sesody said the signage would be a tight vinyl installation. The words 'Kendall Square' are on the side of the roof that overhangs the walkway. The walkway also has lights. There will be no barrier in front of Clover. Mike O'Hearn, from BXP, said that the Clover blade sign proposal is on hold. Bailey and Sage closed. Clover is the only business impacted. Legal Seafoods is far enough away. There was a discussion about changing the green roof sign so that the words "Kendall/T" were in red for the Red Line. Mr. Zevin said that the Cambridge side shuttle stops have been relocated and lack signage. Mr. Evans said that construction screening is not covered in the CRA signage policy but he asked that a review occur next year. Ms. Sesody said that information about the architect, the developer, and the contractor can be put on the panels next to the viewing windows.

6. Update: Foundry Redevelopment Demonstration Project

Ms. Schwarz said that Third Sector New England (TSNE) and Artisan's Asylum are both contractors for the Foundry who will be providing advice on design and building operations. Mr. Abid, from TSNE, was introduced earlier in the meeting with regards to the Link Kendall space. Ms. Schwarz also introduced James McClurkin from Artisan's Asylum. These organizations have complementary skills and have already given valuable feedback that has been passed on to the City and Cambridge Seven. The schematic designs are scheduled to be completed by May 31 and then the City will get more detailed cost estimates. CRA staff is having more regular meetings with the City. Mr. Evans said that staff is outlining the sequence of hearings and public meetings which may occur in the fall, with the designs possibly coming to the CRA Board before that. The Foundry Advisory Committee (FAC) has one open seat now and will have a second open seat when Deborah Ruhe leaves. There were over 40 responses to fill the positions. The City Manager has a process to review these. Ms. Schwarz is part of the review committee. Lemelson-MIT and the Foundry Consortium have done extensive outreach, including a survey, to solicit feedback on the programming and usage of the Foundry. They are compiling the data and a summary is expected soon. They are making good progress on the creation of a nonprofit. The by-laws are almost complete. They are also conducting outreach for potential board members. They are close to sending documents to the federal government to create the nonprofit organization. In response to Ms. Born, Ms. Schwarz said that the FAC will continue to be the eyes and ears reporting back to CRA and the City. The nonprofit will have its own independent board. Ms. Schwarz noted that a description of the parties and the roles need to be written down to ensure an understanding. Mr. Evans said that the FAC is a public body. The Consortium Board is the fiscal management of the Consortium and not a public body. There is an interaction between the FAC and the Consortium Board. The Consortium Board will need to hold an annual meeting and submit an annual financial

statement. In response to Mr. Bator, Ms. Schwarz said that the opening date is now the summer of 2021. Mr. Bator wants the Board to be notified of any single large lag in the project. Mr. Evans replied that the structural work on the building and the soil conditions are more complicated than originally thought.

7. Update: 88 Ames – Proto Residential

Motion: Authorizing the Executive Director to issue a Certificate of Completion for 88 Ames Street, subject to a final site walk-through and the completion of remaining public realm Improvements

Ms. Levering said that the Board packet contains a letter from Boston Properties which includes the Certificate of Completion (Exhibit B.) For all building projects in the Mixed-use District (MXD), the CRA is responsible for signing such certificates. The certification is contingent on a few remaining punch list items noted in Exhibit A. This list was coordinated with CDD and relates to landscaping and hardscaping items that were weather dependent. June 14 is the promised date for these items to be completed as per the agreement. The approval depends on these items and a walkthrough of the building with the Board, scheduled for May 20 at noon.

Mr. Evans said that the last page reports on the square footage. In the new MXD zoning, the CRA, rather than ISD, is responsible for reporting on the MXD square footage. There is also a second chart that reports on the square footage for the Ames Street District.

8. Update: 135 Broadway – Phase Two Residential Development

George Needs, from Boston Properties, brought an updated version of his presentation. A program decision for full condo versus a condo/rental split will be made in July/August. Christian Lemon, from Lemon Brooke, was present to talk about the public realm of the project, of which Broadway Park is a key element. Mr. Lemon said that tonight's presentation also reflects feedback from discussions with CRA staff regarding the integration of the Alta design along Broadway, connecting the two parks, as well as comments from last month's CRA Board meeting. The updated presentation includes pictures on the current thinking for the building design which Stantec representatives can explain in more detail. Mr. Needs emphasized that it is still early in the process and refinements were likely.

Mr. Lemon spoke about the evolution of Broadway Park. He showed the previous design, which had a more flexible program than what was in the master plan and related to the two entrances of the residential building. Since then, the building has evolved to having one entry. Combining that with the pedestrian circulation patterns, a new shape for the park was designed. He spoke about the street design and aspects to consider such as the two bus stops, Bluebike parking, the current interim but useful mid-block connection between the parks, and a taxi-car queue for the hotel. He noted that it was important to connect Broadway Park and Danny Lewin Park. According to feedback from the CRA open space survey, having a visible set-back park was desirable. The current park design is a bit more plaza but it is still a park. There is a hardscaped area, but it has a fair amount of trees and a flat lawn area. There are multiple community tables which are scattered as well as various other seating options. There is a dog park between the building and the Sixth Street walkway with tables and seating. There is a drive aisle which allows spaces for drop offs or food trucks. There is a subtle slope inward to capture rainwater. He showed ideas of possible materials, plaza programming, art installations and lighting.

From curb to curb, Broadway Park is 122 feet wide, about $\frac{3}{4}$ of an acre. Ms. Drury said that she expects a fair amount of families and suggested not hiding the children's structures and to consider more children's activities. There will be 80 affordable units. There was a discussion of the number of children in the building, especially if there are condos. Mr. Lemon showed a scale comparison of Broadway Park's size against other parks. Mr. Zevin said that the roof top on top of the garage is another open space area to consider for building residents' use.

In response to Ms. Born, Mr. Lemon said that there was never a vehicular connection between the East and West Drives. There was a discussion regarding the size of the drop off areas. Mr. Tilford noted that there were areas on both the East Drive and West Drive for drop-offs. Mr. Zevin said that this design was very good. In response to Mr. Zevin, Mr. Lemon said that the need for bus stops in front of building on Broadway is still being evaluated against the need for other streetscape items. Mr. Zevin noted that the KSMTF report mentioned priority bus lanes which are absent in this design. Mr. Bator requested that deterring skateboarders from this park is important. Mr. Crawford emphasized the use of the garage roof for gardens and private open spaces rather than car storage. In

response to Ms. Hoffman, Mr. Lemon said that there are flowers although the garden space is limited. There was a discussion about planting flowers in the swaths of green along Broadway, although the result of the transportation discussion will affect this decision.

Eric Wyant, from Stantec, spoke about the design of the residential tower. After evaluating issues with the initial plan for intersecting the tower with the parking garage, the current thinking is to tear down the first third of the parking garage and rebuild the garage as part of the tower. He said that this solved a number of issues. It makes it easier to deal with the structural grid, the width of the garage can increase, and the bike parking can be on the ground floor for direct access. Rebuilding the garage also allows the elevator core to be better positioned, providing a bit more lobby space. There is a breakdown of the symmetry of front door to be less corporate in appearance. As mentioned, the condo and rental lobbies are combined. There is still a rental mail room and condo mailroom but the lounge space is combined. Regarding the exterior, it is no longer planned to be a totally glass tower but still glass will still be used on the short ends and corners. He spoke about the façade and bay windows giving the building a more residential character. As part of the master plan, a lower scale element steps down to Binney Street but that is not shown in the renderings. There are balconies on the north side. The more affordable units will be both condo and rentals.

Mr. Zevin said that the Proto bike cage is empty so a more realistic number of bike parking spaces is needed. Mr. Evans is working with the City about the high-density bike parking requirement. Mr. Evans said that there was no bike sharing when the requirement was first implemented. Mr. Zevin loved the bay windows and balconies but the façade was not at all right. The single entrance makes a lot of sense.

In response to Mr. Crawford, Mr. Wyant said that the dashed blue line indicates the shape of the residential tower. The use of the roof top for open space will be addressed once the rental/condo decision is made.

9. Update: Margaret Fuller Neighborhood House Letter Agreement and Line of Credit

Ms. Schwarz said that at the last Board meeting, it was noted that the letter agreement that the CRA has with the Margaret Fuller House (MFH) should align with the loan agreement so that if the MFH decided to step away from the CRA partnership and go in another direction, MFH would be responsible for up to \$50,000 of soft costs. The loan agreement was edited to read that the line of credit goes up to \$250,000 but it is clear that only \$200,000 can be drawn down for operating expenses. Final legal paperwork is occurring and this loan could close in few days. At that point, MFH will draw down some of this money.

The deadline for the Designer RFQ is May 28 and 16 firms are likely to respond. Selection will be done with MFH and CRA staff. The MFH held a set of community meetings early on to keep the community involved and aware of the process. Another set is scheduled for the end of May and early June to introduce the CRA to the neighborhood. There is an announcement of the meetings in the Board packet.

In response to Mr. Bator, Michael Tilford, MFH Board member, said that MFH is very enthused. Feedback has been positive. Mr. Evans said that the City has been informed that the process is moving forward and they are also supportive. Mr. Tilford also announced the upcoming Sweet Soul Evening fundraiser at the end of June.

At this time, Mr. Evans realized that a motion needed to be taken on the Proto (88 Ames Street) agenda item #7.

The motion authorizing the Executive Director to issue a Certificate of Completion for 88 Ames Street, subject to a final site walk-through and the completion of remaining public realm Improvements carried unanimously.

The meeting continued with agenda item #10.

10. Report: Cambridge Trust Wealth Management Annual Investment Report

Portfolio Manager Eric Jussaume and Relationship Manager Erin Cooper from Cambridge Trust Wealth Management (CTWM) were in attendance. Ms. Cooper distributed extra copies of the report. Mr. Jussaume said that the CRA portfolio continues to be very strong and well ahead of the benchmarks since inception and year-to-

date. The portfolio is a large growth cap portfolio with an ESG (environment, social and corporate governance) overlay. There was a lot of market volatility in Q4 2018, so the market was down in 2018 but that has been reversed in 2019. He spoke about the state of the market, anticipated activity, and rates of return. Referring to a slide in his presentation, he said that ISI Research indicates that the market is in step 5 of the market / economic cycle. The CRA portfolio has a shorter duration with respect to bonds because of the near future liquidity needs.

With respect to the Foundry portfolio, Mr. Jussaume said that there is a high cash balance since a withdrawal is anticipated. The cash is in a money market earning 2.5%. The asset allocation is 30% equity and 70% in cash and fixed income, which is in line with the investment policy. The year-to-date numbers showed a 6.03% rate of return. Going back to the inception date of October 31, 2017, the rate of return net of fee is 4.84% for a conservative profile. He added that the portfolio is very diversified. For the first four months of 2019, the CRA's stocks are performing better than the index. Per design, most of the portfolio comes due within the next three years. The KSTEP account is very similar to the Foundry account with respect to the ratio of equities to fixed income, the particular equities, and the strong returns. In response to Mr. Bator, all stocks and bonds go through proprietary ESG screening. In response to Mr. Crawford, Cambridge Trust looks for companies with a clean footprint, including climate. The portfolio does not have a concentration on utilities. Investments that are prone to increased flooding and wildfires do not pass the ESG screening. To eliminate any conflict of interest situation, Mr. Evans suggested eliminating REITs or companies that are within the KSURP from the portfolio.

Mr. Evans said that both the Foundry and KSTEP accounts have a requirement to spend the original amount of money invested. The distribution for any gains hasn't been decided. Mr. Jussaume said that knowing the future spending plan is helpful for investing purposes. He added that these portfolios were set up with a short duration in mind. Mr. Bator emphasized the CRA's initial commitment of funds. Mr. Jussaume said that the portfolio is very liquid and access to cash could be made available within two days. A plan to withdraw funds from the Foundry account to pay Lemelson-MIT, Artisan Asylum and TSNE Foundry invoices was discussed. Ms. Shore also suggested that \$2 million in cash in the Foundry account could be reinvested at this time. Mr. Evans added that there are no immediate plans for the cash in the KSTEP account so that could be reinvested as well. Mr. Bator emphasized that the CRA is committed to the initial funds set aside for the Foundry and the KSTEP projects. The CRA Board has not made a policy decision for using any profits on those funds.

11. Report: Amendment to CRA Investment Policy

Motion: Approving the amendment to the CRA Investment Policy directing the Treasurer and Executive Director to utilize Environmental, Social, and Governance (ESG) screening for CRA long-term Investment Accounts

Mr. Evans explained that at the end of 2017, a board motion had been approved that directed the treasurer and executive director to pursue ESG investments. However, the wording was never written into the CRA investment policy. Morgan Stanley flagged the discrepancy as they use Massachusetts General Laws and the CRA policy to align investing of CRA funds. The policy document needs to be officially updated. There is also an edit to the chapter number that references the list of legal investments.

The motion approving the amendment to the CRA Investment Policy directing the Treasurer and Executive Director to utilize Environmental, Social, and Governance (ESG) screening for CRA long-term Investment Accounts carried unanimously.

12. Update: CRA Records Management Project

Motion: To amend the professional service contract with King Information Systems for additional archival services

Mr. Evans emphasized that this archival work is only the first phase of a very long process. Many of the less active files in the office were moved to the Somerville storage facility. These historical files, along with the dozens of boxes already in Somerville, have been categorized in more detail and cataloged in an Access database. The multitude of plans have also been organized and entered into the database. The CRA has provided and helped various groups access its historical files.

The motion was made to extend the professional service contract with King Information Systems for six months with an additional \$10,000 of archival services.

A roll call was taken.

**Mr. Zevin – yes
Mr. Crawford – yes
Ms. Born – yes
Ms. Drury – yes
Mr. Bator - yes**

The motion carried unanimously.

13. Staff and Financial Report including Design Review Memorandum from Charles Redmon

Mr. Evans said that many items in the staff report have been discussed in tonight's meeting. There has been a lot of interest in the open project planner position. The Link Kendall capital improvements are almost done. On the calendar is the schematic design of the Foundry, the 135 Broadway tower design review, and an update on the workforce development data that City Council is currently reviewing. The CRA has reviewed and approved, with conditions, the development documents for 325 Main Street. Chuck Redmon's review notes are attached. Most of the issues with the tower have been resolved so the design review for the tower can move forward so that Boston Properties can purchase glass and metal. The design review process will split as there is still work concerning the public realm elements such as the staircase design, the podium, the roof deck, etc. Boston Properties also wants to re-waterproof the entire roof garden so CRA staff will be closely reviewing the entire programmatic aspect of the roof top while also focusing on pedestrian circulation and public connection points.

In response to Ms. Born, Mr. Evans said staff would like to extend Chuck Redmon's contract to help with the construction document process for the tower. The CRA has on-call landscape contractors.

Mr. Evans said that Transport Kendall's report is about to go to print and there is also a new website. He hopes to push some of the ideas on bus transit and the importance of the Grand Junction. The KSA is helping with a media political push for funding. Staff continues to explore ideas to activate Galaxy Park. There was a successful week-long art gallery at Galaxy Park. More colorful plantings are being researched. Staff and Boston Properties are discussing a design solution for the ventilation structure interruption in the bike path. Mr. Zevin noted that the fountain looks fantastic since the artist Joe Davis recently cleaned it. Lastly, Mr. Evans said that a budget update will be postponed since the result of the Executive Session will have major impacts on it.

At 8:47 pm, all CRA business had been concluded.

Ms. Born said that the Board will now move to Executive Session. A vote is not needed as the last executive session never adjourned. This is a continuation of that session. At that end, the CRA meeting will be adjourned. Then a meeting of the OPEB trustees will be called.