

Board Packet of Supporting Materials

Meeting of May 18, 2016

- i. Agenda
 - 1. Draft Minutes of the Regular Meeting of the Board on April 13, 2016
 - 2. Letter from DHCD approving KSURP Amendment #10
 - 3. Correspondence from City Manager reappointing Conrad Crawford to CRA Board
 - 4a. Design Committee Report on Massing Development Program
 - 5a. Memo regarding Point Park Design Concepts
 - 5b. Point Park Schematic Design Presentation
 - 6. Foundry RFP Submission Memo
 - 7. Third and Binney Temporary Public Space Improvements
 - 8. Monthly Staff Report to the Board
 - 9. Monthly Financial Update

NOTICE OF MEETING

Pursuant to the Massachusetts Open Meeting Law, M.G.L. c. 30A, §§ 18-25, notice is hereby given of a meeting of the Cambridge Redevelopment Authority (CRA) to take place as follows:

Regular Board Meeting
Wednesday, May 18, 2016 at 5:30 PM
Cambridge Police Department
First Floor Community Room
125 Sixth Street
Cambridge, Massachusetts 02142

MEETING AGENDA

The following is a proposed agenda containing the items the Chair of the CRA reasonably anticipates will be discussed at the meeting:

Call

Public Comment

Minutes

1. Motion: *To accept the minutes of the Regular Meeting of the Board on April 13, 2016 **

Communications

2. Letter from Department of Housing and Community Development regarding the Approval of the Kendall Square Urban Renewal Plan Amendment #10 *
3. Correspondence from City Manager Rich Rossi regarding the reappointment of Conrad Crawford *

Reports, Motions and Discussion Items:

4. Update MXD Infill Development Concept Plan: (Mr. Evans and Mr. Tilford)
 - a. Report of Design Committee Meeting: Massing Development Program *
 - b. Presentation: Sustainability Strategies
5. Update: Point Park Reconstruction (Mr. Zogg and Mr. O'Hearn)
 - a. Report of Design Committee Meeting: Design Concepts *
 - b. Presentation: Schematic Design for Improvements *

Motion: To approve the conceptual design for reconstruction of portions of Point Park consistent with the Point Park Maintenance Agreement between the CRA and Boston Properties: Parcel Four of the KSURP

6. Report: Foundry RFP Completed Submissions (Mr. Madden) *
7. Report: Third and Binney Temporary Public Space Improvements (Mr. Zogg) *

Motion: To approve the conceptual design for phased improvements to Parcel Six of the KSURP to accommodate public seating and pilot food truck program.

8. Report: Monthly Staff Report to the Board (Mr. Evans) *
9. Report: Monthly Financial Update (Mr. Evans) *

Other Business

At 8:30 PM, the Board will convene in executive session for the purpose of discussing a proposed amendment to the Development Agreement for Parcels Three and Four, consistent with the Letter of Intent regarding the Ames Street Residential Project. Conducting the discussion in open meeting may have a detrimental effect on the negotiating position of the CRA with the developer.

If the Board has concluded all of the business set forth on the regular agenda by the starting time of the executive session, the Board will not reconvene in open session thereafter.

Adjournment

(*) Supporting material to be posted at: www.cambridgeredevelopment.org/next-meeting/

Upcoming Meetings:

- CRA Regular Meeting – June 15, 2016 - 5:30 PM
- CRA Regular Meeting – July 20, 2016 - 5:30 PM

The Cambridge Redevelopment Authority is a “local public body” for the purpose of the Open Meeting Law pursuant to M. G. L. c. 30A, § 18. M. G. L. c. 30A, § 20, provides, in relevant part:

(b) Except in an emergency, in addition to any notice otherwise required by law, a public body shall post notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays. In an emergency, a public body shall post notice as soon as reasonably possible prior to such meeting. Notice shall be printed in a legible, easily understandable format and shall contain the date, time and place of such meeting and a listing of topics that the chair reasonably anticipates will be discussed at the meeting.

(c) For meetings of a local public body, notice shall be filed with the municipal clerk and posted in a manner conspicuously visible to the public at all hours in or on the municipal building in which the clerk's office is located.

Regular Meeting
Cambridge Redevelopment Authority

Wednesday, April 13, 2016, 5:30pm
Robert Healy Public Safety Center / Cambridge Police Station
125 Sixth Street
Community Room

DRAFT - REGULAR MEETING MINUTES

Call

CRA Chair Kathleen Born called the regular meeting to order at 5:36 p.m. Other Board members present were Vice Chair Margaret Drury, Treasurer Christopher Bator, Assistant Treasurer Conrad Crawford, and Assistant Secretary Barry Zevin. Ms. Born also introduced CRA staff members – Executive Director Tom Evans, Office Manager Ellen Shore, and Project Manager Jason Zogg.

The meeting is being recorded by the CRA Office Manager and another attendee.

Public Comment

Ms. Heather Hoffman said that she is pleased with the list of Forward Fund grantee projects. She stated that she disliked any of the colors proposed for the Kendall logo for the Marriott signage. She encouraged everyone to attend the Cambridge Science Festival.

Mr. Stephen Kaiser flagged two issues. He stated that there are controversies within Cambridge with respect to modern architect and requested that the CRA facilitate a discussion with a panel and the public. He also asked the CRA to take the initiative to work with MIT, Volpe, and an innovative company to brainstorm solutions to the MBTA operational problems.

Mr. Evans stated that, although it's not posted yet, an urban design subcommittee meeting is being scheduled for Wednesday, April 27, at 4pm, to look at the initial massing concepts for the expansion of Kendall Center.

No other people asked to comment.

A motion to close the public comment portion of the meeting was moved, seconded and unanimously approved.

Minutes

1. Motion: *To accept the minutes of the Regular Meeting of the Board on March 16, 2016*

There were no edits or comments.

The motion to accept the minutes and place them on file was moved, seconded and unanimously approved.

Communications

2. Correspondence from Roselli, Clark & Associates regarding OPEB Trust Funds

Mr. Evans stated that as staff was working towards a motion to enter into an OPEB Trust Fund under MGL Chapter 32B s.20, as stated in the auditor's management letter, Ms. Drury recognized that authorities were not specifically mentioned in the law. CRA accounting consultant and legal counsel confirmed this. As mentioned in the memo from Chad Clark, the non-inclusion of authorities in the law was a State administrative oversight, which is expected to be cleared up by the end of the summer. Mr. Evans stated that staff would wait until legislation is passed. While other authorities have set up such a fund, it is not allowed. OPEB stands for "other post-employment benefits" and refers to the benefits, other than pensions, that a state or local government employee receives as part of his or her package of retirement benefits. The CRA has a dozen of these ex-employees.

The memo will be placed on file.

3. Correspondence with City Manager regarding Reappointment of Conrad Crawford to the CRA Board

Mr. Evans sent this letter to the City Manager in February. The City Manager has sent a letter of recommendation to City Council. It is being referred to the Government Operations committee. This puts Mr. Crawford in a holdover situation until they meet, which might occur in a few weeks.

The memo will be placed on file.

Reports, Motions and Discussion Items

4. Report: Forward Fund Selection Committee Recommendations

Motion: To authorize staff to enter into grant agreements with the organizations recommended by the Forward Fund Selection Committee

Mr. Zogg explained that the CRA is now in the second year of the Forward Fund (FF). The Selection committee read through all the proposals and then met for half a day. The Board packet contains the recommended list of grantees and a description of each of the projects. Four are capital grants, totaling \$38,000 - Magazine Beach Public Boat Dock (Cambridgeport Neighborhood Association), East End House Kitchen Renovation (East End House), MBTA Single Stream Recycling Kiosks (MassRecycle), High Density Bike Parking (Kendall Square EcoDistrict). Four are planning and design grants, totaling \$20,000 - Cambridge Community Center Building Modernization (Cambridge Community Center), HomePort Gateway Kiosk (Community Art Center), Russell Pathway Jerry's Pond Public Info Kiosk (Jerry's Point Action Committee), Community Sign Engagement (The Port Café.) All but one of the recommended grantees (the Cambridge Community Center) were present at the meeting and explained their project to the Board.

The motion to authorize staff to enter into grant agreements with the organizations recommended by the Forward Fund Selection Committee was seconded and unanimously approved.

Mr. Zogg will arrange to get the contracts signed.

5. Report: Marriott Signage Program

Motion: To approve the window and banner signage program for the Marriott Hotel Building – 50 Broadway, Kendall Square Urban Renewal Area

Mr. Michael O’Hearn from Boston Properties (BP) referred to the presentation showing a picture of the current banners and flags that are on Broadway near the Marriott valet stand. These need to change to relate to the rebranding of Cambridge Center to Kendall Center. The packet also included a picture of the proposed banners and flags. Marriott General Manager Mr. Alan Smith added that the seven horizontal banners, each within a glass enclosure, will alternate starting with the Marriott banner resulting in four Marriott banners and three Kendall Square banners. The five hanging flags will also alternate, resulting in three Marriott flags and two Kendall Square flags.

Mr. O’Hearn also spoke of the new signage on the plaza side of the Marriott. Above the doorway, the words “Walkway to Broadway” will indicate the right-of-way to Broadway and the new Kendall symbol will be added. BP favors the grey color.

The Board welcomed the Walkway to Broadway signage. A discussion occurred regarding the color options. Mr. Zevin would opt for grey but wondered why an orange color to match the big KSq on the plaza wasn’t a choice in the presentation. Ms. Drury didn’t care what color was chosen but stated that the color should be consistent with the coming wayfinding kiosks. Mr. Evans stated that the kiosk color hasn’t been finalized. The Board decided to let staff decide the color.

Mr. Zevin asked BP to provide more signage indicating the accessible path for the Marriott’s Broadway entrance since the location of the second automatic door is not obvious.

The motion to approve the window and banner signage program for the Marriott Hotel Building on 50 Broadway, Kendall Square Urban Renewal Area, was seconded and unanimously approved.

6. Update: Kendall Center Public Space Programming

Ms. Jaclyn Goldstein of Boston Properties (BP) spoke about the programming on its public spaces. Working with other organizations, the Kendall Plaza will have Berkeley concerts, a Community Arts Center teen event, a Farmer’s Market, HubWeek, and Multicultural Arts Center concerts. On the rooftop, there will be free fitness classes, food education clinics, and teen activities. Some new programs to Kendall will bring public art to the plaza.

With regards to branding and place-making, Ms. Goldstein emphasized the popularity of the recently installed orange KSq sculpture and noted the coming Walkway to Broadway directional signage. BP is promoting these activities with various communication methods such as social media, a new Kendall Center website, windmasters around the KC complex, the programming banner on Kendall Plaza, and communication channels through the Kendall Square Association.

Mr. Evans noted that the enhanced programming on the roof top garden is an element of the Ames Street letter agreement. A similar operational agreement regarding programming on the plaza also exists with BP.

7. Report: 88 Ames Street Construction Design Review

Mr. Evans explained that Mr. Chuck Redmon's memo relates to his review of the documents. Mr. Zevin has also reviewed the documents. The next step is a staff signoff on the construction documents, which will be done with some conditions. The main issue from a public review perspective is the two-way cycle track design. The City's desire for left and right turn lanes creates a tighter spot than the original one lane design. In response to Ms. Born, Mr. Evans said that the CRA ceded jurisdiction to the City. Although not finalized, he believes that the plan is to take that design to the river assuming MIT incorporates the design. With the future Kendall Center expansion on the north parcel, a segregated bike path on the 6th Street connector would carry the design from Binney to the river. Mr. Evans noted that the Soofa benches haven't been turned on to collect traffic data for bike usage on the connector. Mr. Zevin noted that the working drawings show an alignment to the existing 6th Street connector so curb and street painting will need to be redone when the new 6th Street cycle track is completed.

Mr. Zevin also shares Mr. Redmon's concerns regarding the conflict of the drop-off area and the bike path. Mr. Evans explained that because the City doesn't have a drop-off sign designation, a loading zone request will need to be submitted for approval. The City will be looking into the curb-space user issues (i.e., Uber, FedEx deliveries, etc.) in high density residential areas. In response to Ms. Born, Mr. Evans noted that the area of pedestrian crossing would be marked as such. There was a discussion of other ideas. Mr. Evans said that VHB, the CRA, BP, and the City will need to make a decision and he hopes to come back to the Board with the streetscape design.

Ms. Born mentioned the ground breaking event at 88 Ames Street on Thursday, April 14, at 9:30am. Mr. O'Hearn asked attendees to convene at 90 Broadway.

The motion to place the report on file was unanimously approved.

8. Report: Third and Binney Food Truck Request for Proposals (Mr. Zogg)

Motion: To authorize staff to enter into seasonal license agreements with the selected panel of mobile food vendors for 2016 on Parcel 6 of the Kendall Square Urban Renewal Area.

Mr. Zogg explained that when Newport Construction completes work on Main Street sometime in May, they'll be removing their staging equipment from the Third and Binney site. Mr. Evans added that Newport Construction is under agreement to do site improvements before they leave. Mr. Zogg is investigating ways to activate the small space temporarily until the Volpe site is redeveloped, which could be several years from now. A Hubway is being considered. There are constraints with the site including no electricity, no water, and the inability to dig into the soil. An RFP was distributed resulting in twenty-five interested vendors. After reviewing the results, a different entrée truck/dessert truck pairing could be on the site each weekday. The food trucks would be parked on the site and not on the street. The proposals were evaluated on the fee offered, the days and hours available, the menu prices, the nutritional value and uniqueness of the food offered. A conscious effort was made not to compete with the existing brick and

mortar restaurants. The lunch hour of 11am to 2 pm was a mandatory requirement. Mr. Zogg distributed the list of his recommended finalists. Since no one has been contacted as of yet, it's not certain that these vendors are still available.

Mr. Evans added that one of the goals of this project is to forecast the future use of the corner as it will most likely be a residential building with ground floor brick-and-mortar retail. The CRA has explored many retail ideas for the site, all of which required a tremendous subsidy to exist in the space. The food truck proposals averaged about \$50/day, some were higher which contrasted to the vendor machine idea which needed \$200,000 to run. The financials haven't been run but the hope would be that the revenue could contribute to funding a Hubway. Ms. Born stated that neighborhood residents are complaining about the derelict state of the corner. She added that Ms. Hoffman had mentioned that food trucks had existed on the site years ago.

Comments were taken from the audience. Mr. Steve Kurland from EVOO restaurant, voiced his concern about the negative effects that food trucks will have on his business. He suggested that a \$50/day fee essentially robs the restaurants that have steep rental costs. The restaurants have helped to build the area. Mr. Zogg said that the CRA is focused on place-making and increasing foot traffic by temporarily creating a new park space and establishing that as a destination. The timeframe for the food trucks is June through September. In discussions with Abigail's, it was stated that there is a different clientele for the food trucks than the existing restaurants.

Tony Liang from Fuji restaurant, thanked Mr. Zogg for his work, and stated that he realizes that something needs to be done with the eyesore condition of the site and that it is not easy to please everyone. He invested in the area with a twenty year lease and doesn't want others without that same investment to reap the benefits. He feels that creating a park with just tables and chairs would easily activate the space. He added that some food trucks might not be aesthetically pleasing and might generate noise and carbon monoxide fumes if they are constantly running. Varying the food trucks on a daily basis would make it more difficult for the existing businesses.

Ms. Born said that civic responsibility is the most important goal of the project. Mr. Evans emphasized that the area will not remain a park and that the current idea is to set the stage for a most likely retail corridor future of Third Street. He added that the CRA is not subsidizing the food trucks. Mr. Hawkinson suggested giving the trucks a try for a season to see what happens. Mr. Matt Cameron, from Fuji, added that the food trucks could have a problematic effect on future restaurants coming into the area. Losing a percentage of lunch business for four months could have a detrimental effect to the financial health of existing restaurants. The competing nature of the food truck finalists' menus was discussed. Other areas with food trucks and nearby restaurants were discussed. The price points of the menus were discussed. Mr. Bator does not want to hurt those who have made significant investments in Kendall Square but without actual data it is hard to know the effect. The population in the area could be sufficient to support both. Ms. Born stated that eating at a food truck caters to a different clientele than a sit-down restaurant. Ms. Blair Li, from Fuji, said that those going to the restaurant might change their mind and go to a food truck but that situation wouldn't happen in reverse. Mr. Bator suggested having only dessert trucks. Ms. Drury compared the concerns to the situation when Cambridge restaurants went nonsmoking but the restaurants continued to be okay. Mr. Kurland said that his bar was hurt but nonsmoking became common law which equaled the playing field. Food trucks are not on an equal playing field. Mr. Crawford said that the density of the area is growing but understands the stated anxiety. There was a discussion regarding the possibility of one or two dessert trucks. Mr. Evans clarified that there aren't two classes of clientele but

rather any person may patronize either type of eatery depending on the day. He added that developers often choose restaurants for their retail space in Kendall Square because there seems to be a demand. He could obtain data that supports that. In response to Mr. Bator, Mr. Evans said that the dessert food trucks could be rolled out immediately. The goal would be to start something in June so a decision in May would only give staff two weeks. Mr. Zogg stated that the food trucks have other opportunities that could jeopardize using them if a selection decision is delayed. Mr. Evans would like to tell Newport how to proceed within the next few weeks. Mr. Zevin would like vendors who sell things other than food. Ms. Born said that the students in the area are a large clientele that would not be going to brick-and-mortar restaurants. A seating-only area without food trucks and joint maintenance with the restaurants was discussed. Ms. Born added that Relish was hired to explore other ideas but all their ideas were very expensive. Mr. Zogg stated that the design hasn't been completed but expects there to be about 4-5 picnic tables. Mr. Zevin noted that the site has no water, electricity or drainage. Mr. Hawkinson suggested that the issue of money be removed from the decision, especially since the CRA is not a poor entity. He also added that only a particular constituency is present tonight which does not include the interests of the residents and regular attendees who might have expectations based on what the CRA said it would do.

Mr. Bator stressed that the people who have spoken tonight have invested in a long-term commitment to the area. This project's goal is to make the area nicer in the short term, not to make revenue. Given the timing issue, Mr. Evans suggested pursuing the dessert option to take advantage of the season while researching the economic viability on the other options for next year. In response to Ms. Shore, the restaurant representatives said that it would be less of a problem to have the same entrée food truck than having a different one every day. Ms. Drury thought this was a good compromise. Mr. Evans said that only one vendor, who was a direct competitor, was available every day. Ms. Drury suggested a varying dessert truck every day and the same entrée truck for a few days a week.

Mr. Evans emphasized that the CRA is following public procurement laws for the food truck selection. There was an open and closed RFP. The selection can only be from the list of submittals that completed the process by the deadline.

In response to Mr. Bator, Mr. Evans said that the most direct compete bakery is Tatte which has just been acquired. Au Bon Pain needs to relocate due to the construction. The Fuji and EVOO managers were grateful to the Board and are available to discuss ways that they could help with the site.

Mr. Bator emphasized that the fragility of the restaurants is an unknown. The CRA has some obligation to support those who have made significant investment in the area. Mr. Zevin stated that the diesel fumes could be an issue. Mr. Evans said that landlords of the nearby buildings, Alexandria and Equity, were fully supportive of having food trucks. Mr. Hawkinson stated that obtaining data for future decisions might not be easily attainable. There was a discussion about having a rotation of only dessert trucks versus adding one entrée truck.

The motion authorizing staff to enter into seasonal license agreements, with one entrée truck that is not a direct compete with the existing restaurants, in combination with a rotation of dessert trucks, for 2016 on Parcel 6 of the Kendall Square Urban Renewal Area was seconded and unanimously approved.

9. Report: Monthly Staff Report to the Board

Mr. Evans stated that the reappointment recommendation of Mr. Crawford was previously discussed. The segregation of duties and bank account reconciliations were discussed with the Treasurer. We need a contractor for the new park. Mr. Evans stated that for jobs over \$35,000, there are two options – a public bid process or, with the Board’s approval, an RFP process. Since this is a learning process for staff and the scope might increase with the Third & Binney park, Mr. Evans recommends that the CRA do the RFP process with a time and materials labor cost where the scope can change. A vote by the Board would be required to allow this RFP.

In the forward calendar, Boston Properties will present their massing plan to the Board in about two weeks. The State’s decision on the Kendall Square Urban Renewal Plan should be known within the month. With the Boston Redevelopment Authority asking the State for 22 urban renewal plan extensions, the State is being more cautious.

Landscape work on the Grand Junction Park is moving along. Staff decided to add one drip irrigation line to save time watering the new trees. The Foundry RFPs are expected in two weeks. The Kendall Square Ecodistrict bike plan was discussed and the first report on the energy usage study was presented to the stakeholder group earlier today. Staff is working with Boston Properties on the interim solution for Point Park while the City is planning something else for the park.

The motion authorizing staff to issue an RFP for a Landscape maintenance service was unanimously approved.

10. Report: Quarterly Financial Update

The first quarter report shows that the personnel and office expenditures are a quarter of the budget. Little has been spent on property management to date as there hasn’t been much snow. An adjustment in the budget might be requested for the Foundry money as it might be a transfer of money from one bank account to another. The developer’s RFP will influence the decision. Property insurance will need to be adjusted with the new park use. There is also an increase in GIC medical insurance as of July 1. Mr. Crawford suggested that the staff investigate whether the CRA is covered under the State’s recreational use statute.

11. Report: Annual Investment Portfolio Update (Mr. Evans) *

Mr. Evans stated that according to the CRA investment policy, this is the annual report of the CRA investments. With the approval of the treasurers to move funds from a recently matured CD into Morgan Stanley, about half of the CRA holdings are now with Morgan Stanley. The investment strategy remains conservative even with the recent move to a 10% equity holding. Mr. Zevin noted that a tobacco company is on the list. Mr. Evans explained that these are in the list of state approved equities but that a decision can be made to omit ones if so desired. The CDs and corporate bonds are fully insured by FDIC. These mature at different times to provide accessible cash flow if needed. One-, two-, three- and four-year terms are being used. A move to longer terms with higher interest rates can be made once the need for CRA liquidity is better known. The last pages in the packet are reports directly from Morgan Stanley and show the market value of the various assets and liquidity of the laddered CDs. The line graph depicts the CRA financial position with information known today and presumes that laddered CDs are not reinvested when they mature. The red line shows the small amount of known income. The blips are from the Ames Street housing per the letter agreement with Boston Properties. With the blue expense line being higher than income, the CRA continue to operate with money from savings, even with the blips from Ames Street. The large blue blip is the \$2 million for the

Foundry. Mr. Evans summarized that without the Boston Properties development, the CRA's lifespan past 2024 is not tenable at the current "burn rate."

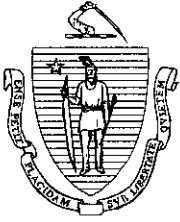
Mr. Bator stated that if this were the expected holdings scenario for the future, the CRA would be working differently. However, development funds are expected and thus will allow the CRA to operate with more flexibility.

12. Update: Draft KSURP Implementation Plan (Mr. Evans)

Mr. Evans explained that this documents what the CRA plans to do in the next five to ten years. These came from ideas in the K2 plan, the community outreach process, the EIR mitigation, etc. There are five topic areas – transportation, open space, sustainability, housing/neighborhood development, and economic development. Mr. Evans asked the Board for feedback on adding things, removing things, and vetting it with the public for more dialogue. The format is a barred time line graph. It is a work plan for Kendall Square. Ms. Born would like to show this to the City Council or administration. Mr. Evans explained that many of the items are not sole CRA projects but do involve the CRA in some way. Mr. Zevin suggested listing the partners involved. The Board liked the general format. Ms. Born would like to have a public meeting using this document as a model. Mr. Evans would like to involve the public before going to the City Council. He added that some of information will also pivot on what is learned from Boston Properties in the next couple of months.

Adjournment

A motion to adjourn the regular Board meeting was made, seconded and approved. The meeting adjourned at 9:35 p.m.



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Deval L. Patrick, Governor ◆ Aaron Gornstein, Undersecretary

APR 26 2016

Mr. Thomas L. Evans
Executive Director
Cambridge Redevelopment Authority
255 Main Street, Fourth Floor
Cambridge, MA 02142

RE: Kendall Square Urban Renewal Plan: Amendment #10 - Approved

Dear Mr. Evans:

The Department of Housing & Community Development (the Department) has reviewed the Cambridge Redevelopment Authority's March 24, 2016 request for Amendment #10 to the Kendall Square Urban Renewal Plan (KSURP). The proposed amendment would revise the urban renewal plan so that it incorporates more housing and retail and includes affordable housing and incubator space. It also extends the term of KSURP until October 7, 2030.

The Department has determined that the proposed Amendment #10 to the KSURP is a Major Plan Change. The documentation submitted in support of the amendment complies with 760 CMR 12.03, "Plan Changes." The Department approves the requested Major Plan Change as submitted.

Please contact Laura L. Schaefer, Office of Sustainable Communities, at (671) 573-1445 or Laura.Schaefer@state.ma.us if you have any questions or need assistance.

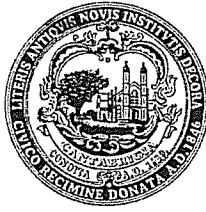
Sincerely,

A handwritten signature in cursive script that reads "Chrystal Kornegay".

Chrystal Kornegay
Undersecretary

City of Cambridge

Richard C. Rossi • City Manager



Executive Department

Lisa C. Peterson • Deputy City Manager

May 4, 2016

Conrad Crawford
119 Spring Street
Cambridge, MA 02141

Dear Conrad:

I am pleased to inform you that I have reappointed you as a member of the Cambridge Redevelopment Authority Board effective May 4, 2016 for a term of five years to expire on May 3, 2021.

Please contact the City Clerk's Office at 617-349-4260 at your earliest convenience to make arrangements to be sworn-in as a reappointed member of this Board.

Again, I would like to thank you for your willingness to service the City in this capacity.

Very truly yours,

A handwritten signature in cursive script that reads "Richard C. Rossi".

Richard C. Rossi
City Manager

RCR/mec

Cc: Thomas L. Evans, CRA Executive Director
Donna Lopez, City Clerk



City of Cambridge

IN CITY COUNCIL

May 2, 2016

*GOVERNMENT OPERATIONS, RULES &
CLAIMS COMMITTEE MEMBERS*

Councillor David P. Maher, Chair

Councillor Leland Cheung

Councillor Nadeem A. Mazon

Vice Mayor McGovern

Councillor Timothy J. Toomey, Jr.

The Government Operations, Rules and Claims Committee held a public hearing on Friday, April 29, 2016 beginning at 10:32 AM in the Sullivan Chamber.

The purpose of the hearing was to discuss the recommendation of the City Manager regarding the reappointment of Conrad Crawford to the Cambridge Redevelopment Authority.

Present at the hearing were Councillor Maher, Chair of the Committee, Vice Mayor McGovern, Councillor Toomey, Councillor Devereux, Richard Rossi, City Manager, Tom Evans, Executive Director, CRA, Kathy Born, Chair of CRA, Margaret Drury Vice-Chair of CRA, Conrad Crawford and City Clerk Donna P. Lopez.

Also present were John Hawkinson, 84 Mass. Avenue

Councillor Maher convened the hearing and explained the purpose. He stated that the meeting was being privately recorded. This is one of two appointments that the City Manager makes and requires City Council confirmation. This matter appeared on the City Manager's Agenda on April 11, 2016

(ATTACHMENT A). In the City Council Rules a new process was created where the appointments to the CHA and the CRA would be referred to a committee for a hearing.

City Manager Rossi stated that CHA and CRA appointments require City Council confirmation and this is the process that was developed a year ago. He stated that CRA Board has done excellent work and has fostered great relationships with residents, businesses and the City Staff. He spoke about the continuing nature for the CRA Board. He did not seek other applicants because he was going to reappoint Mr.

Crawford to continue the continuity of the CRA Board. He stated that Mr. Crawford has been a member of the CRA Board since 2012. He works hard for transparency and has a master's degree from Tufts.

Mr. Rossi commented that Mr. Crawford has developed good working relationships and he is pleased to announce Mr. Crawford reappointment to the CRA Board.

Councillor Toomey stated that he enthusiastically endorses the reappointment of Mr. Crawford. He stated Mr. Crawford lives close to Grand Junction path. He has contributed much to the City and is an asset to both the CRA and City. He will vote for the reappointment of Mr. Crawford to the CRA.

Vice Mayor McGovern stated that he will vote to reappoint Mr. Crawford. He spoke about the process.

Mr. Rossi stated that he would bring any appointment before the City Council that requires confirmation.

He noted that there is one member to the CRA Board who is a state appointment that the City Council does not need to confirm. He stated that he has no concerns about the reappointment of Mr. Crawford.

He supported Mr. Crawford. Mr. Rossi stated that this process is a good process. He stated when

appointments need to be confirmed he lets the applicant know this. He stated that there was a concern about the contact between the CRA board members and the communities groups.

Councillor Devereux stated that it was nice to meet Mr. Crawford. She wanted to keep the continuity for the CRA.

Councillor Maher stated that today's hearing allows us to pause and look at the CRA today and where it was previously. He stated that gratitude is owed by the City Council to the CRA board members and Mr. Evans. They are committed to transparency and including community input. Today there is public confidence in the CRA. He stated his belief that there is an expanded role for the CRA where they can provide assistance to the City Council and residents going forward. Mr. Rossi agreed. The City views the CRA as city partners. Councillor Maher stated that the CRA is independent and this gives the CRA credibility. He hopes that thru the Envision Cambridge process confidence is built.

Councillor Toomey stated that the CRA members are participants in the East Cambridge Planning Team meetings.

At this time Councillor Toomey moved that the appointment of Mr. Crawford be approved and forwarded to the full City Council with a favorable recommendation for confirmation. The motion carried.

Councillor Maher thanked all present for their attendance.

The hearing was adjourned at 10:47 AM on motion of Councillor Toomey.

For the Committee,
Councillor David P. Maher, Chair,
Government Operations, Rules and Claims Committee

Design Review Committee Meeting

Wednesday, April 27, 2016

Robert Healy Public Safety Center / Cambridge Police Station
125 Sixth Street
Community Room

DRAFT - MEETING MINUTES

MXD INFILL DEVELOPMENT CONCEPT PLAN – LAND USE AND MASSINGS

This is the second part of the meeting and began at 5:19 p.m.

Ms. Shore and Mr. Hawkinson recorded the meeting.

Present at the meeting: The Design Review Committee consisting of CRA Chair Ms. Kathleen Born and CRA Governor's Appointee Mr. Barry Zevin. Also present were CRA Vice Chair Margaret Drury, CRA Assistant Treasurer Conrad Crawford, CRA Executive Director Tom Evans, CRA Project Manager Jason Zogg, CRA Office Manager Ellen Shore and CRA Urban Design Consultant Chuck Redmon. Representatives from the City of Cambridge were Stuart Dash, Director of Community Planning, Gary Chan, Neighborhood Planner, and Iram Farooq, Assistant City Manager for Community Development. Mike O'Hearn from Boston Properties, Alexandra Lee from KSA and Sarah Gallop from MIT were also present.

There was a presentation by Sasaki (attached), design consultant for Boston Properties, followed by questions from the CRA and City representatives, and then opened to public comments.

Mr. Evans explained that the Infill Development Concept Plan (Concept Plan) is the mechanism of permitting within the MXD rezoning. Yesterday, the CRA received the final approval for the urban renewal plan amendment from the State's Department of Housing and Community Development. This is the final approval of the overarching regulations for land use in the area. The MXD zoning and the plan amendment approved sequentially by the CRA, the City, and the State required the approval of a Concept Plan. As elements of the Concept Plan are developed, they will be brought forward for review. The Board saw initial open space concepts which have also been posted on the coUrbanize site, and presented to the East Cambridge Planning Team (ECPT). This informs the discussion on the north parcel. Mr. Evans noted that the initial designs that were presented in the MEPA documents have evolved from the MXD zoning regulations built off the K2 plan after discussions with City Council as well as from changing market conditions for BP. The urban design reflects that evolution particularly with increased housing, innovation space, and exemptions for retail.

Mike Cantalupa of Boston Properties (BP) introduced his team. BP has a current state of thinking on building massings and programming, which is somewhat different than the last time. The "spider" building in the center of the north garage was quite large and difficult to build. Once the innovation requirement space grew, it was decided to change the form of the

commercial building on the north garage. Another element that changed the design was the requirement to deliver affordable housing for home ownership. Market conditions have also changed since the expected tenant has changed.

Victor Visgaitis of Sasaki continued the discussion. This presentation is not about design or architecture. Referencing the map in the presentation, the discussion is focused on the MXD district (in red) which is smaller than KSURP area (in blue). He showed a picture of the massing as of October 2015 with the EIR and a chart showing the distribution of commercial, innovation space, housing, and affordable housing. At the end of December 2015, some requirements had evolved; particularly an increase in innovation space requirements, increased inclusionary housing, middle-income housing, and home ownership requirements. Thus the size of the project has increased to cover these requirements and allowances. He showed an updated chart with the new distribution. He showed a picture from the K2 Final Report in 2013 and from the ECPT Kendall Square Planning Study in 2012. With the change in requirements discussed with City, BP needed to reconsider the plan. BP is testing various massing configurations. The plan includes centralizing the housing and pushing it back from the street, redeveloping the open space as true year-round accessible open space, and putting the innovation space in 1CC which has its own entrance and faces the park, and not modifying the building along the plaza. They are still analyzing roof top open space activation on the top of residential on the North Garage. Mr. Cantalupa added that BP also has the opportunity to go higher with the residential building.

In response to Mr. Zevin, Mr. Visgaitis explained that in the new plan, the parking is below grade of the commercial space without adding new height. In response to Mr. Evans, Mr. Visgaitis explained that there is an opportunity to add more space for retail on Binney and on Broadway as well as the base of the residential buildings.

Mr. Zevin noted that the previous incarnation had residential at the corner which puts eyes on Broadway and at the park across the street at low levels. He believes that the lack of that in the new plan is a loss. Mr. Visgaitis agreed that the lower two levels will need to be carefully considered but the other levels are above the surrounding buildings.

Mr. Zevin is also concerned about fan noise. Ms. Drury asked at what height did the residential use begin.

In response to Ms. Drury, Mr. Visgaitis stated that the residential level starts at 70 feet.

Mr. Crawford suggested increasing options for entry into the residential buildings. He also asked for BP to create connections between streets to provide view corridors so it's not so isolating and also breaks up the blocks.

Ms. Drury stated that the plan looks hopeful.

Mr. Visgaitis talked about the three approaches. One approach has the residential building closer to Binney. Approach A has a view corridor to the Volpe site. In response to Mr. Crawford, the Porkchop Park would be viewable in the residential building's upper levels.

Mr. Crawford requested as much texture and design as possible to add variation and interest.

Ms. Born likes the residential building being tucked inside rather than on the corner. She added that the proximity to the Ames Street provides a connection. She also feels that there will be

more room for ground retail at 11CC than if it was up against the garage. She liked the winter garden as well as a true outdoor space. She would like to see a building façade that hides the fact that the residential is on top of a parking garage. She also encouraged BP to diminish the podium look and strive for creative curb appeal in the building design. Ms. Born noted the Board's delight with the level of architectural detail on the Ames Street project.

Mr. Zevin suggested having retail turn the corner and face the park to help activate it.

There was a discussion regarding the garage capacity and entering/exiting traffic. The capacity of the existing garage is 1136. The requirement is .4 spaces per housing unit. The garage underneath the commercial buildings will be at the allowed ratio. The residential has a counter cyclical requirement and BP feels they have significant capacity so a minimal addition of parking spaces would be needed to meet the residential demand. There are existing curb cuts so no street interruptions would be needed.

In response to Mr. Zogg, it is too early to know what ideas would work for the roof top open spaces since the exact location and size is unknown but it will be unique programming from the existing roof top space. Mr. Zogg urged BP to design alleys that are interesting and feel welcoming. He added that balconies are important features to utilize. He hopes that the architecture would be the first in Cambridge to reach the level of Archdaily excellence.

Mr. Crawford suggested providing a residential feel as one walks into one's building.

In response to Mr. Redmon first question, BP will need to look at the circulation plan for pedestrian, loading, and vehicular to decide if one of the roads could be converted to a walkway since the center garage is being converted to support housing. In response to his second question, a future lease could allow for the ground floor of 10CC to be retail facing Broadway and the park.

Tom Stohlman emphasized that the two residential buildings need to connect to the ground at the parks in some way. This opportunity presents itself by removing ten to twenty feet of the garage. The roof top garden would effectively make ground floor open space for residents. He suggested looking for innovative ways to engage residents at different levels to the available greenspace.

Mr. Zevin asked about a possibility of carving out the parking garage so that the building can come down to the ground along the east-west alleys to get more habitable space. He believes that Kendall Square can only handle so much retail.

Mr. Kaiser thinks the new building massing, separate from the building uses, are an improvement over the EIR version. He likes that the high-rise is set back from the plaza which is less objectionable than putting it on top of MIT coop site. He likes the concentration of the high-rise on top of the garage and towards the middle of the block. The purple building on the corner should still be lowered. He suggested avoiding the use of mass glass boxes. He is opposed to any parking since that just adds to traffic.

Ms. Hoffman appreciated that there is no building on top of the coop so that the garden does not get hemmed in by large surrounding buildings. In addition, the ground floor garden on Broadway is great so urged BP not to remove it.

Mr. Zogg referenced 90 Broadway (4CC) as an interesting building with offset terraces which takes a straight glass box and turns it into a more interesting façade and also provides more balconies.

Ms. Hoffman noted that the noise in the area might deter residents from using balconies. More buildings will increase the noise level. Mr. Visgaitis noted that the building on Binney Street would come down which has the oldest mechanical system.

In response to Ms. Born, Mr. Visgaitis said that things can be done so that office space could be switched to lab space. This could happen on the Binney Street side since there's room to raise the ceiling heights. She stated that it's good to keep flexibility for the future economy.

Mr. Evans explained that the changes do conform to the urban renewal plan so no amendment would be needed. A project update to the state is required for the transportation program (KSTEP), which would also explain the new program, and include a traffic analysis stating that there would be no effect on previous conclusions. Changes to open space on Broadway or Binney Street would require going back to the City Council since there is a covenant on both sides of the garage.

With respect to phasing, BP needs the tenant situation to mature but the new plan could provide housing sooner.

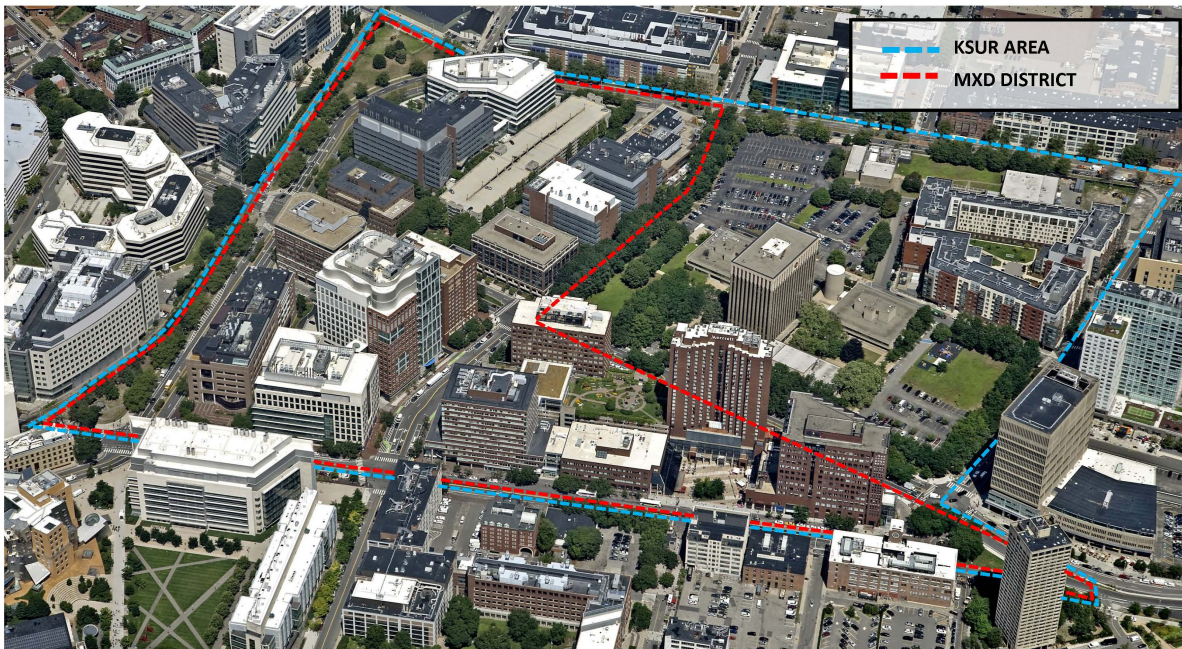
There is still work to be done with the City of Cambridge (City) to map out the process for Concept Plan review. BP will be packaging chapters of the Concept Plan to come before the Board. Ms. Born hopes that a joint review can occur with the City. Mr. Farooq agreed. Mr. Evans stated that other forums with the community would also occur in a less formal setting. Ms. Farooq stated that as part of the special permit application, the Planning Board requires community outreach and a report on the issues and responses.

Mr. Evans stated that other presentations will be coming regarding circulation, parking, and sustainability.

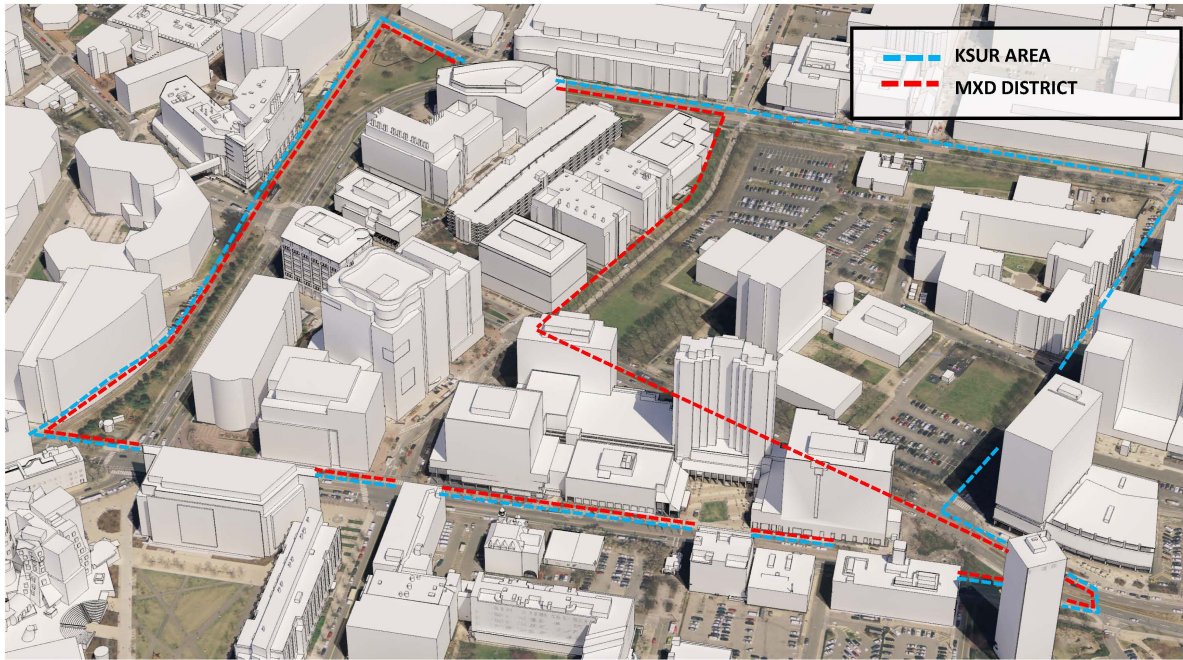
The meeting adjourned at 6:36.



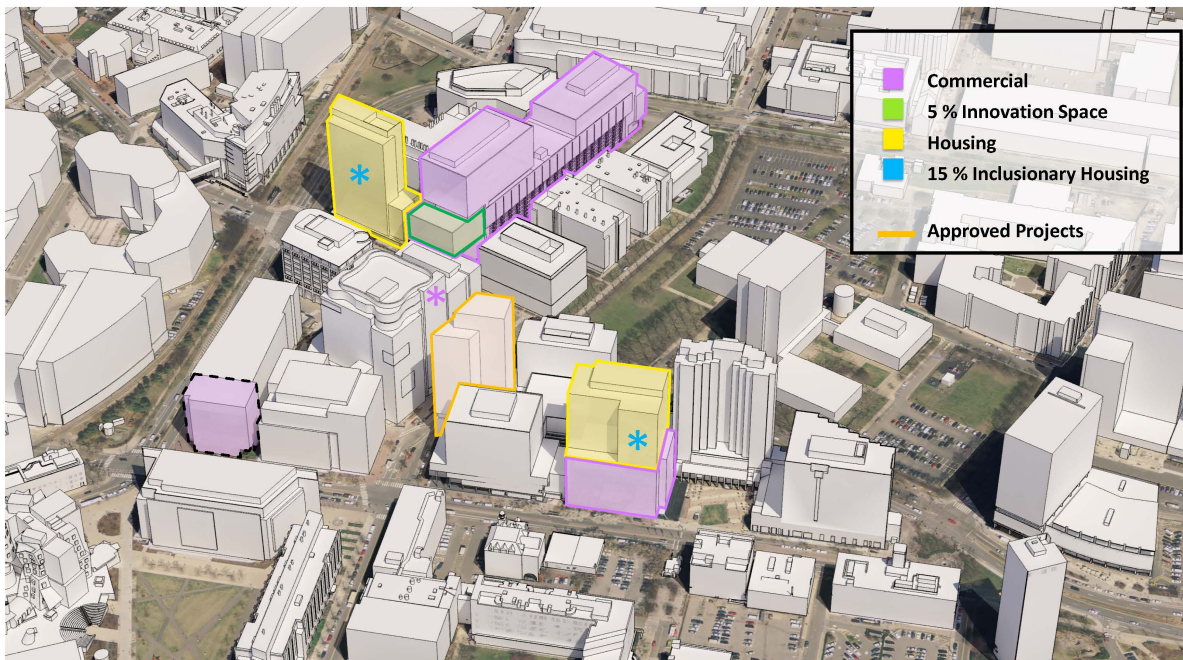
EXISTING SITE CONDITIONS 2015



EXISTING SITE CONDITIONS



EIR KSURP PROGRAM Oct 15, 2015



EIR KSURP PROGRAM Oct 15, 2015

Approved program (Single Environmental Impact Report) Oct 15 2015



- Commercial
- 5% Innovation Space
- Housing
- 15 % Inclusionary Housing

Additional Requirements

- 5% of Commercial = Innovation Space
- Ground floor retail along street frontages
- 15% of Housing = Inclusionary
- Housing paced with Commercial

Exemptions from GFA

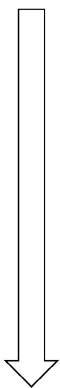
- Retail < 10,000 SF
- 50 % Innovation space
- Middle Income Housing Units
- Residential Balconies

PROGRAM ADAPTATION - ARTICLE 14 REQUIREMENTS Dec 21, 2015

Approved program (Single Environmental Impact Report) Oct 15 2015



- Commercial
- 5% Innovation Space
- Housing
- 15 % Inclusionary Housing



Additional Requirements

- 20% of Commercial = Innovation Space
- Ground floor retail along street frontages
- 20% of Housing = Inclusionary
- 5% of Housing = Middle Income
- 5% of Housing = 3 BDRM
- Housing paced with Commercial

Exemptions from GFA

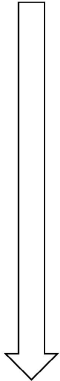
- Retail < 10,000 SF
- Up to 20% Innovation space
- Middle Income Housing Units
- Residential Balconies

PROGRAM ADAPTATION - ARTICLE 14 REQUIREMENTS Dec 21, 2015

Approved program (Single Environmental Impact Report) Oct 15 2015



- Commercial
- 5% Innovation Space
- Housing
- 15 % Inclusionary Housing



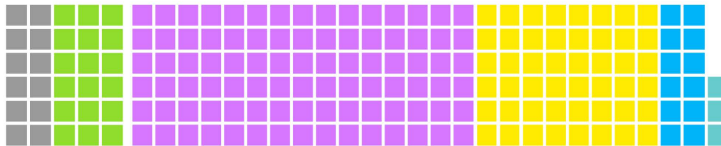
Additional Requirements

- 20% of Commercial = Innovation Space
- Ground floor retail along street frontages
- 20% of Housing = Inclusionary
- 5% of Housing = Middle Income
- 5% of Housing = 3 BDRM
- Housing paced with Commercial

Exemptions from GFA

- Retail < 10,000 SF
- Up to 20% Innovation space
- Middle Income Housing Units
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Article 14 Dec 21 2015

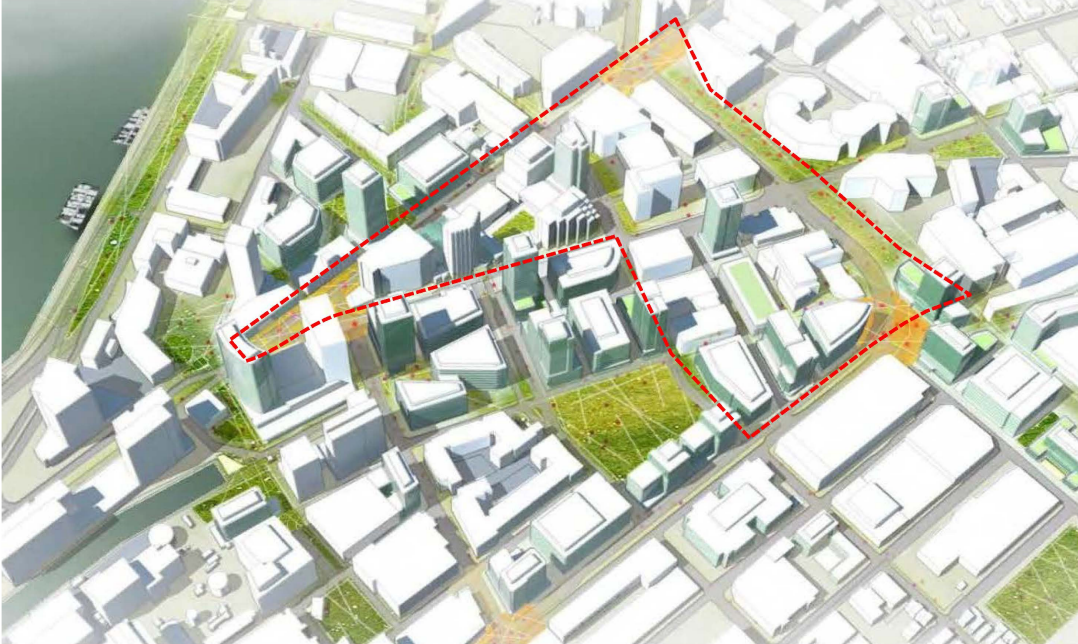


- Commercial
- *20 % Innovation Space
- Housing
- 20% Inclusionary Housing
- *5% Middle Income
- *Exempt from GFA

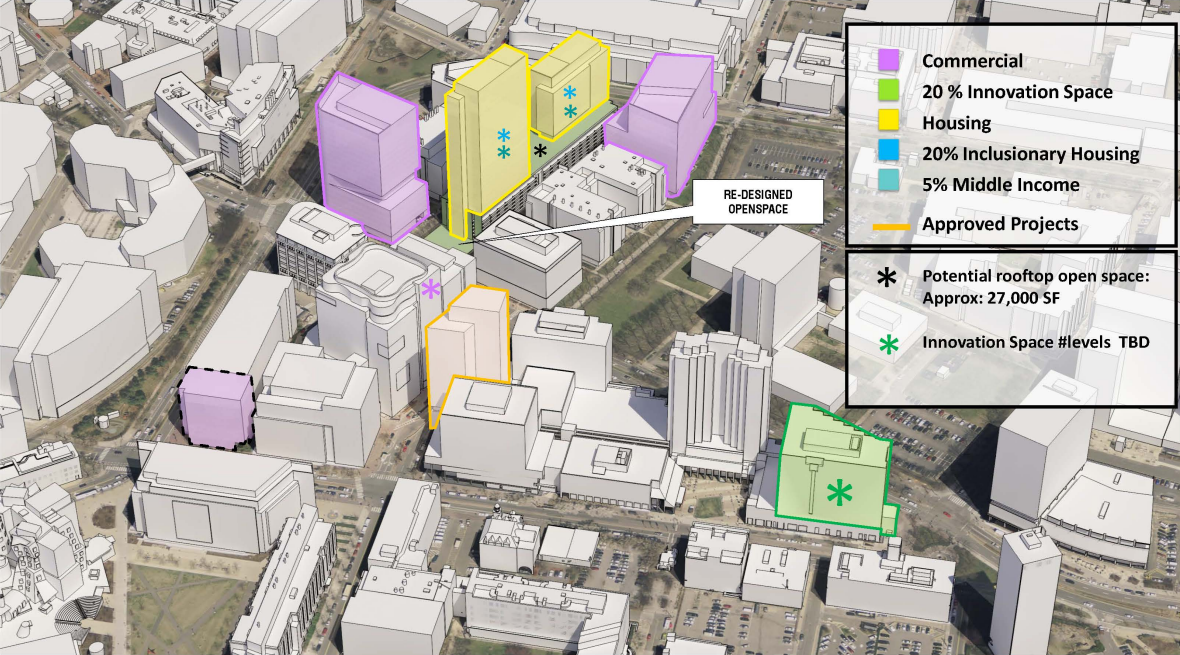
PRIOR STUDIES *Image from K2 Final Report - 2013



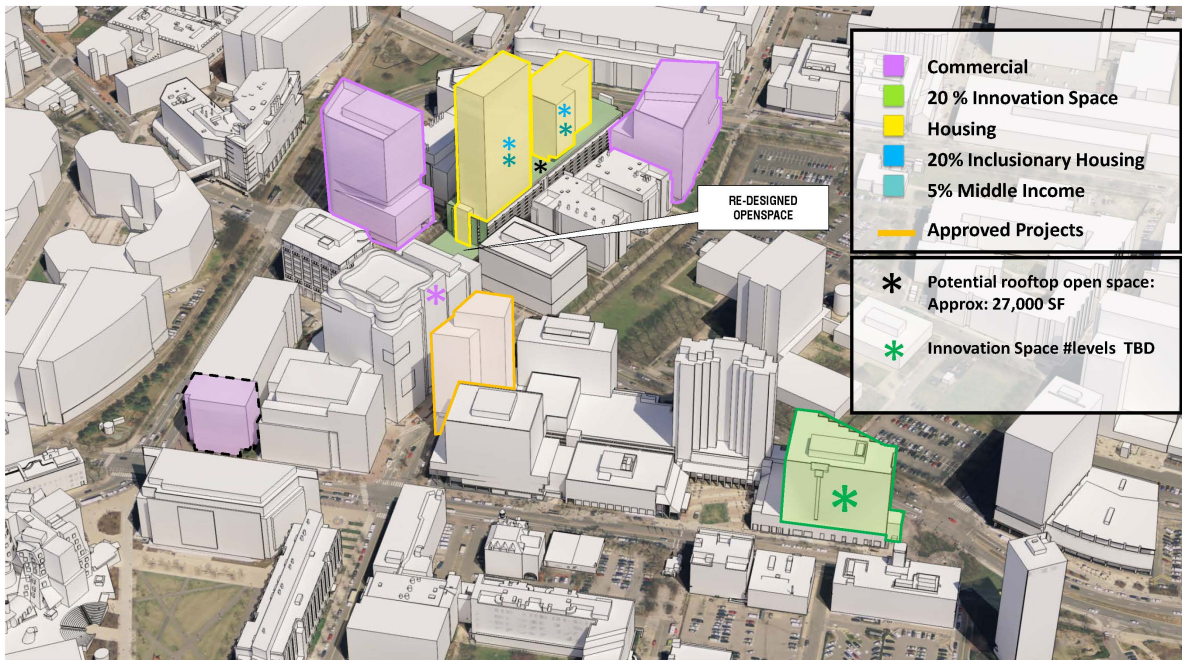
PRIOR STUDIES *Image from ECPT Kendall Square Planning Study- 2012



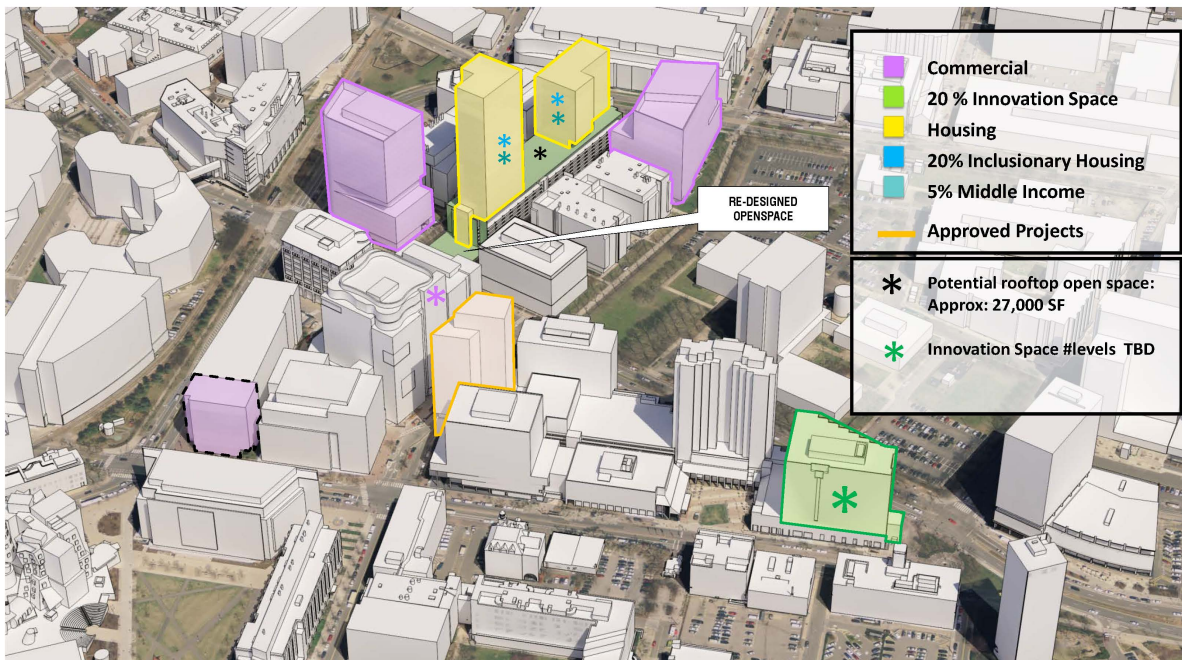
ADAPTATIONS TO ARTICLE 14 – APPROACH A.



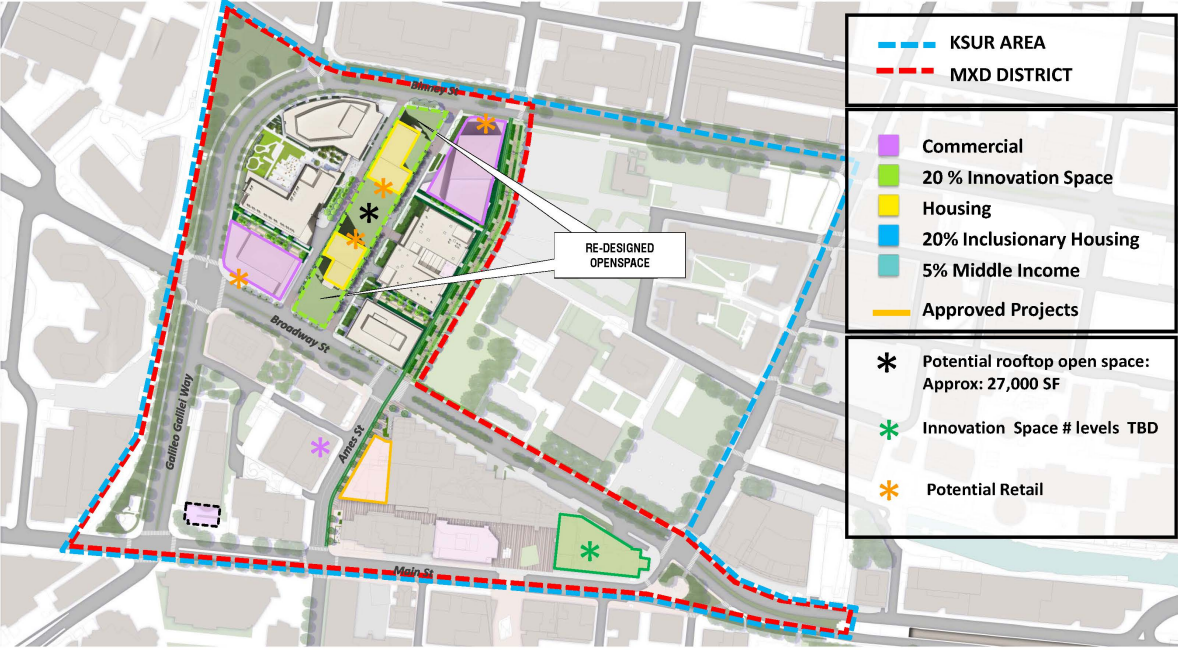
ADAPTATIONS TO ARTICLE 14 – APPROACH B.



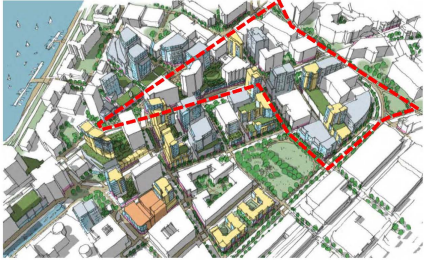
ADAPTATIONS TO ARTICLE 14 – APPROACH C.



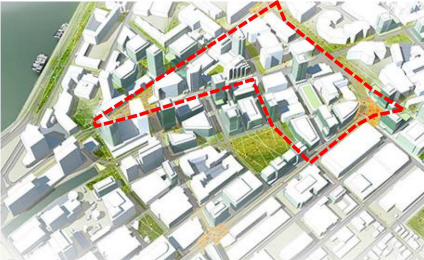
KENDALL SQUARE OPEN SPACE – APPROACH C.



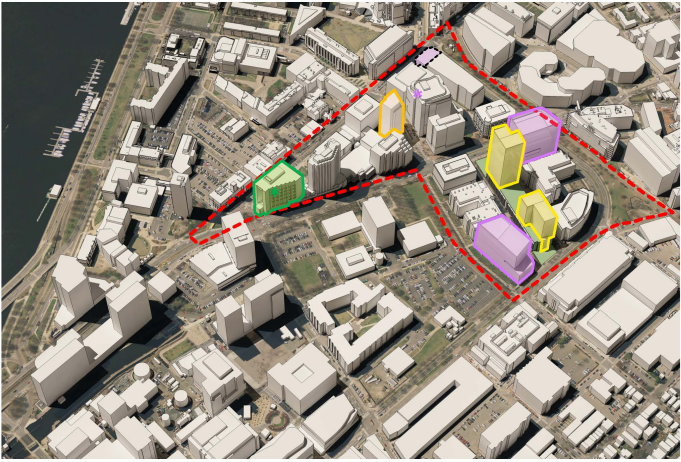
STUDY COMPARISONS



*Image from K2 Final Report - 2013



*Image from Kendall Square "Smart Blocks" - 2012



*Approach C. April 2016



From: Jason Zogg

To: CRA Board

Date: 5/16/2016

MEMO: Point Park Restoration and Renovations Plan

CONTEXT

HISTORY

- Point Park is a jointly owned park space comprised of two unusually shaped parcels owned by Boston Properties (BP) and the CRA. The CRA's land ownership includes a portion of Main St. and an area which is part of MIT's Sloan School landscaping.
- In September 1987, the CRA and BP signed an agreement for BP to maintain the Point Park improvements made by the CRA. BP and the CRA split electricity costs for the park, while BP pays for the insurance. As part of the agreement, BP is responsible for restoration of the park as originally designed. Neither party can make an improvement without the approval of the other party.
- The artwork owned by the CRA was in part funded by a federal NEA grant which comes with certain long responsibilities of ownership and restrictions on changes and modifications to the artwork and its context especially when the artist or artists are still alive.
- A July 21st, 2014 easement agreement between Boston Properties and the City of Cambridge allowed the City to shift the geometry of the former Broadway bus turnaround roadway to add the ability for vehicles to cross from 3rd Street directly to Main St. westbound for the first time in decades.

EXISTING CONDITIONS

Point Park is a literal crossroads, a gateway into Cambridge, a bustling meeting place of Kendall Square with a visual connection to Boston. The location represents an important place of connection and transition between the Red Line, Main Street, and MIT to 3rd Street, East Cambridge, Volpe and Broadway. It is the junction between the two major retail corridors in the district – Main St. and 3rd St. It has long view corridors in multiple directions including to the Longfellow Bridge, Downtown Boston, 3rd Street, Main and Broadway. The current park is well populated on weekdays and experiences high pedestrian flows. The major focal point of the park is the *Galaxy* sculpture and fountain.

The physical condition of the park has been deteriorating for a number of years. The hardscape has come to the end of its useful life after 30 years of New England winters. Many physical issues need to be addressed immediately:

- Large swaths of hardscape are missing and have been patched using a variety of materials. These areas often do not match the original material and sometimes are not level. Adjacent construction on Main Street has made the situation more challenged. Cracked granite gives a poor image to the space.
- Silver paint is chipping away from the metal benches.
- Galvanized steel on the moon globes is discoloring and deteriorating.
- The smaller yew bushes have grown scraggly.
- In-ground up-lighting for the Honey Locust trees has been non-functioning for many years.
- The steam on the galaxy sculpture was disconnected by Veolia years ago after One Broadway ended steam service.
- The inner ring of water mist has not been functioning for some time.

DESIGN PROCESS

DESIGN ASSUMPTIONS

In CRA's conversations with the community, we heard that two of Point Park's greatest assets are its trees and the Galaxy artwork and fountain. The preservation and enhancement of these two assets set the basic design parameters for Point Park.

- 1) The shady tree canopy, which provides a critical sense of enclosure and entices visitors to sit on benches that are shaded on sunny days. It is among the shadiest tree canopies of any park in Kendall Square. This is especially evident now with fewer shade-providing trees on the adjacent Main Street.
- 2) Galaxy: The artwork and fountain was created by a collaboration with Otto Pene, Joe Davis and Joan Brigham through the MIT Center for Advanced Visual Studies. East artist focused on a different aspect of the complete work. Children and families stop and interact with it, and it is associated in the minds of many people in the Boston-Cambridge community with Kendall Square. Because the original Point Park was designed with the Galaxy in mind, there was no direct down lighting in the park because it would wash out the artwork, therefore in order to preserve the celestial atmosphere, the renovation will not add any additional down lighting.

DESIGN PROCESS BACKGROUND

Point Park has been the subject of a series of CRA, Boston Properties (BP), City of Cambridge Community Development Department (CDD) and Department of Public Works (DPW) design processes.

- In March 2012, in connection to BP's approval for Google expansion project, BP contributed \$250,000 to the City of Cambridge (City) for the design and construction of public improvements to Point Park.
- An outgrowth of the Kendall Square – Central Square (K2C2) planning process of 2012-2013, DPW began to redesign the Main Street streetscape and prepare to completely reconstruct the street from the Ames St. intersection to Point Park. Designs were finalized in 2013-2014, construction began in late 2014 and will be completed in summer 2016.
- In 2014 BP had contracted with CBA Landscape Architecture to draw up plans to restore the park to its original condition. BP was asked to hold off until the Main Street streetscape project is finished since it was challenging for pedestrians to move through the area if Point Park was also under construction.
- In 2015 the City held a Kendall Square Open Space Design Competition – which included Point Park, Binney Street Park, Triangle Park and Rogers Street Park. This design competition asked landscape architecture teams from around the country to imagine a system of open spaces in Kendall Square. At the end of that design competition the winning team, Burk Associates, produced a Kendall Square Open Space Framework Plan.
- Stoss Landscape Urbanism was selected by the City through a competitive selection process in Fall 2015 to work on three of the Kendall parks. Point Park became part of Stoss's contractual scope of work only through concept and schematic design, whereas the other parks, Binney St. and Triangle Park, Stoss is contracted to develop construction drawings. Stoss began working with CDD in March 2016. CRA Staff in coordination with BP have been coordinating with CDD Staff and Stoss on their work.
- Both landscape architecture teams (CBA and Stoss) as well as staff from BP and CRA met at Point Park for a site visit with Joe Davis the artist about this project. (Joe has been in frequent communications with CRA staff regarding care of the sculpture, and had hired him to take the tarnish off during summer 2015.)

MAY 2016 BP/CRA CONCEPT DESIGN BY CBA LANDSCAPE ARCHITECTURE

- The initial creative consultation with the Stoss design team was presented to CRA Board's Design Review Subcommittee on 4/27/2016. The Board found many of the basic principles of their work compelling and enriched the overall design process. (See attached)
- With a goal of completion by the end of October in mind, CBA Landscape Architecture working in collaboration with BP and CRA staff prepared a concept plan for a series of improvements which can be constructed during late summer and early fall 2016. Many of the elements of this were inspired by what was presented to the CRA Board in April.
- The scope of work identified for completion in Fall 2016 is as follows:
 - New hardscape – custom glass embedded poured-in-place concrete with radiating granite bands and granite edging at curb line (percentage of glass and color can be customized)
 - Eliminate small shrubs (Yew bushes) but keep larger Honey Locust trees
 - New seasonal garden on the north side of the park with winter color plantings
 - New sidewalk on south side of lawn
 - Bike racks
 - Power outlets in the trees
 - New irrigation control cabinet
 - KSA wayfinding kiosk
 - New custom benches
 - Movable furniture in plaza area
 - New trash receptacles
 - Bollards (proposed solar powered, bolted to surface)

CONTRA-FLOW CYCLE TRACK

In April 2016, CDD and DPW asked to construct a raised contra-flow cycle track along the western edge of the park. This would allow cyclists traveling on Main Street eastbound toward Boston to more easily access 3rd street without biking through Point Park, which is a common problem today given the large volume of pedestrians.

In the past several weeks staff at DPW, CDD, CRA, and BP have collaboratively investigated the engineering challenges to make it happen. Our preliminary findings show that this would involve moving the granite curb that DPW had placed last fall, potentially taking down between one or two trees on the edge of the park and trimming back some of the granite vent structure for the underground Galaxy control room. DPW engineers are working on a more detailed design during the month of May 2016.

CBA has taken into account the potential for this contra-flow cycle track into their design work.

GALAXY RESTORATION WORK

In collaboration with the artist Joe Davis, some potential restoration work has been identified for the Galaxy. CRA staff working with Cambridge Arts Council Staff will explore submitting an NEA grant for some of this restoration work. The next funding deadline for the NEA *Art Works Grant* is 7/14/2016. Potential restoration work includes:

- Consider refabricating the moon globes in polished stainless steel, which is something Joe Davis had originally intended, and would rectify the deteriorating condition of the current globes.
- Consider installing an efficient electric steam generator of some kind to replace the loss of Veolia steam service
- Test new light bulbs for the moon globes that would replicate the effect originally intended, but use more energy efficient longer lasting technology
- Get the second ring of water mist working again as originally intended

- Newer more energy efficient and longer lasting lighting technologies do not create the same effect on the pavement when placed in the moon globes presenting a unique challenge in finding the correct bulb product.

FUTURE IMPROVEMENTS

The CRA and BP are actively considering a series of future improvements beyond 2016, although a specific timeline has not been determined. Some of these improvements need considerably more time for thorough design, stakeholder outreach, coordination with adjacent landowners, detailed engineering as well as additional funding. Any further improvements to Point Park would benefit from coordination with MIT's developments across the street to the south. Some medium-long term ideas include:

- Major modifications to the grass lawn at the eastern end of the park – including the idea of raising it and/or adding plantings to create a sense of enclosure, encourage greater use and orient the lawn toward the Galaxy.
- Studying the intersection geometry of “little” Main and “big” Main including a possible raised crosswalk or roadway
- Adding public art or interactive infrastructure elements across the park

Design Review Committee Meeting

Wednesday, April 27, 2016

Robert Healy Public Safety Center / Cambridge Police Station
125 Sixth Street
Community Room

DRAFT - MEETING MINUTES

POINT PARK REVITALIZATION SCHEMATIC DESIGN

The meeting began at 4:08 p.m. in the Robert Healy Public Safety Center.

Ms. Shore and Mr. Hawkinson recorded the meeting.

Present at the meeting: The Design Review Committee consisting of CRA Chair Ms. Kathleen Born and CRA Governor's Appointee Mr. Barry Zevin. Also present were CRA Vice Chair Margaret Drury, CRA Assistant Treasurer Conrad Crawford, CRA Executive Director Tom Evans, CRA Project Manager Jason Zogg, CRA Office Manager Ellen Shore and CRA Urban Design Consultant Chuck Redmon. Representatives from the City of Cambridge were Stuart Dash, Director of Community Planning, Gary Chan, Neighborhood Planner, and Iram Farooq, Assistant City Manager for Community Development. Mike O'Hearn from Boston Properties, Alexandra Lee from KSA and Sarah Gallop from MIT were also present.

There was a presentation by the consultant (attached), followed by questions from the CRA and City representatives, and then opened to public comments.

Mr. Zogg explained that the park is jointly owned between Boston Properties (BP) and the CRA. The CRA owns the artwork in the middle of the park. In the late 1980s, the CRA signed an agreement with BP to operate and maintain the park. The park was inaugurated in 1988. The artwork was funded by a federal endowment which comes with lifelong ownership responsibilities. The physical condition of the park has been deteriorating over the years for various reasons. The park is still a crossroads and a gateway into Cambridge. It is an important intersection and meeting place. It is well populated during the week, especially during rush hour. Two of the park's key assets are the shade trees canopy and the Galaxy artwork, which is a popular Kendall Square icon.

In March 2012, in relation to BP's construction of the Google connector project, Boston Properties was asked to contribute \$250,000 to the City of Cambridge toward improvements to Point Park. In 2014, BP drew up plans but was asked to hold off until the Main Street project was finished. In 2015, the City had a Kendall Square Open Space Design Competition and then a designer selection process, which brought Stoss in to the design of Point Park. In addition to a longer term plan for the park, Stoss will consult with the City and the CRA to incorporate short-to-medium term ideas that would address the immediate problems of the park. The CRA and BP could take the construction drawings this summer and start making improvements in the fall or early next year.

Mr. Chris Reed from Stoss, made the presentation. Stoss is a landscape architecture firm hired by the City of Cambridge to design three parks within the Kendall Square area – Binney Park, Triangle Park and Point Park. Mr. Reed spoke about the park's conditions. Time and age has played a toll on the park. The fountain doesn't function as it once did. While the trees are gorgeous, the shrubs unfortunately divide the park and there is no visible presence that a lawn exists. The seating and paving are deteriorating. When looking at a redesign, the artwork and the use of the space were considered as were changing the type of paving and the use of perimeter seating. The park should be more social and playful and occupy the full space. It should accommodate a better flow of pedestrians which takes the new crossings into account. The fountain defines the site but the ends are gateways or markers of the space.

The redesign would separate the park into four sections – the fountain, the plaza, a lawn and garden plantings. Starting with the lawn, he suggested a tilted lawn with various angles, creating a prow at the eastern edge. The hedges would be removed and suggested introducing hammocks. As for the garden, he suggested various plants with winter color as an important feature. On the plaza, he showed seating arrangements that honored the circular feel of the sculpture but allowed for better traffic flow. Wood material would be used to provide a warmer feel. Movable seating could be used if necessary. Some seating has backs to it while some do not. He mentioned ways to enhance the fountain lighting and use paving materials that reflect light. At the end of the plaza, he suggested using bollards oriented to keep traffic out of the space but allow pedestrians to see oncoming traffic. He showed examples of how an urban rhythm could be technically introduced to the park with interactive bollards, lights in the garden and the wall along the raised lawn that would all reflect train movement.

Mr. Zevin liked the association with the subway. He was happy to see the fountain remain. Committing to the maintenance and janitorial issues is a concern, especially for the delicate materials. He asked about the steepness of the berms.

Mr. Reed said that the slopes are no more than 2-to-1 or 3-to-1 but there would be an accessible pathway to the top. The highest slope is 2.5 or 3.5 to 1.

Mr. Zevin suggested taking the circular wall and pulling it out.

Mr. Reed mentioned that too much would negatively affect the trees.

The interactive wall edge would have a guard rail.

Ms. Drury asked about the height of the prow. Mr. Reed said that it would be 4 to 5 feet.

Mr. Zevin mentioned that drivers need to see around the wall as well. Mr. Reed has been discussing this issue with the transportation department.

Mr. Evans said that raising the crosswalk or the intersection is being discussed when "big" Main connects to "little" Main which would help get better compliance with the stop sign.

Mr. Crawford mentioned the safety of getting from these parks to any adjacent park. Mr. Reed noted circulation studies and the possible need for a sidewalk along the lawn wall. Mr. Reed continued that the Point Park space is tight and he'd like to make the lawn area as big as possible. There are other options to walk safely around the park without going out of one's way.

Mr. Chuck Redmon asked about sculpting a path outside the park across Main Street for entry into the Sloan area. Mr. Evans stated that the CRA owns the land across the street and has provided MIT some easement arrangement so we would have to coordinate with MIT.

In response to Ms. Born, Mike O'Hearn said that Boston Properties is obligated to maintain the park. Because of that, BP is very interested in the any design decision. Mr. Evans added that through an 80-page document from 1988 BP has the right to disapprove any improvements based on the fact that they need to maintain it.

Mr. Zevin asked if Veolia would bring steam back to the park. Mr. Evans explained that one needs to be a Veolia customer for them to deliver steam and this park would not consume enough steam for that to happen. MIT has its own steam plant. Reducing redundancy has been discussed via a Veolia connection on the CRA side of Main Street, and if that were to happen, the CRA might be able to tap into that. In response to Mr. Evans, Mr. O'Hearn said that it would cost about \$100,000 to install steam and even more to run the pipe. There was a discussion about the technical issues of bringing mist to the site. Steve Anderson would be the person to talk to about the Greenway's use of mist.

Mr. Zogg asked the committee about their thoughts regarding the hardscape choices: pavers versus poured-in-place materials. In other words, is it okay to use brick? Mr. Reed explained the granite rings in the orbits would be restored. Anything that was an infill brick would be replaced. The Board liked the poured option. Mr. Zevin asked if there were any City guidelines. Mr. Evans said that the DPW did raise an issue about the City right of way so a confirmation would be needed. Ms. Born welcomes moving away from brick and terracotta and doing something different. She loves the idea of technical visual effects. In response to Mr. Evans, Mr. Reed said that the benches would be custom but he'd work with the in-house shops of one of the manufacturers to pick a closely related line. Ms. Born likes the geometry of the circle and how the other sections relate to the circulation of the area. Born is worried about the elevated grassy area where there's no sidewalk. Ms. Lee agreed that a park next to a road is concerning. Mr. Reed said that he is cognizant of that issue.

Mr. Kaiser referred to the design of Post Office Square Park where everything is faced inward or building a boundary wall. He added that the existing Point Park is too sterile with too much metal. He suggested replacing all the spheres with something more playful. He suggested adding a statue of the Marx brothers. Mr. Redmon suggested ten different statues of famous people sitting on the benches.

Ms. Farooq wondered if modifying the Main Street alignment to goes past the park would create an appeal for people to speed. She added that the topics arising now are beneficial to the long term planning for the park. She disagreed with Mr. Kaiser's thought about bordering the park as this park has evolved to be part of the urban fabric and should be open and inviting.

Ms. Lillian Hsu likes integrating the galaxy into an updated space. Mr. Reed said that the prow area would be accessible. She requested that the plaza hardscape area be built to allow for street performances. She also mentioned that the multiple colors paths are being installed at another park.

Tom Stohlman said that connections from the park and the sidewalk are important features that should be considered. He is skeptical of the prow for getting good views. He would prefer raising the edges and protecting the park from the rushing noisy traffic. He suggested using the landscaping to be the fence.

Ms. Heather Hoffman stated that people will be living across the street so noise and light effects should be considerate of the future residents.

Mr. Kaiser said that some thought needs to be given to the bicycle-pedestrian conflict in the area. He also would like to see a sit-down area for people to play chess.

Ms. Born likes an innovative and futuristic look for a Kendall Square park as it should reflect the area.

Ms. Drury is worried about the berms and cutouts of the lawn as she feels that they won't get used.

The discussion on Point Park was closed at 5:13pm.

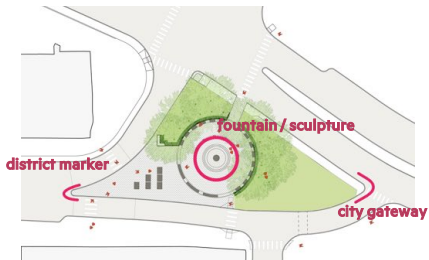
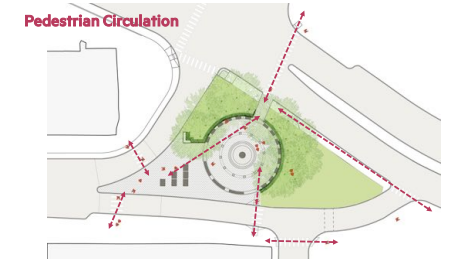
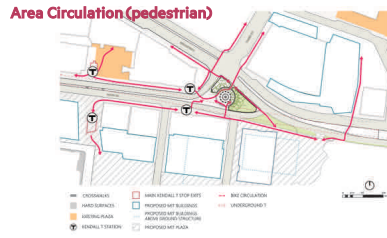


DESCRIPTION

- 1. The design of the plaza is based on the existing site conditions and the surrounding urban context.
- 2. The design aims to create a vibrant public space that encourages pedestrian circulation and social interaction.
- 3. The design includes a central fountain and sculpture, as well as a large lawn area for recreation.
- 4. The design also includes a series of walkways and benches to provide a comfortable and accessible environment for all users.

LEGEND

- EXISTING WALKWAY
- PROPOSED WALKWAY
- EXISTING GREEN SPACE
- PROPOSED GREEN SPACE
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE

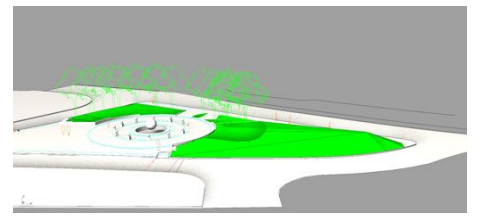


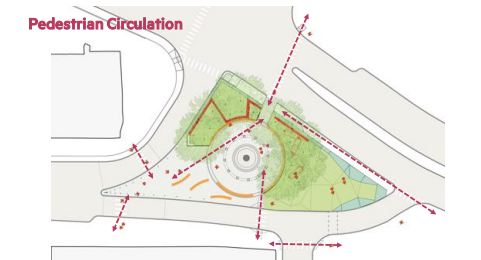
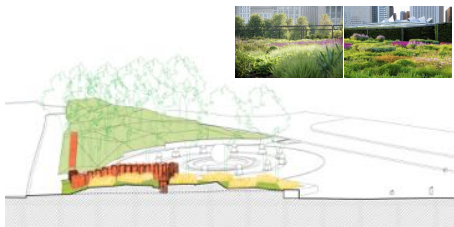
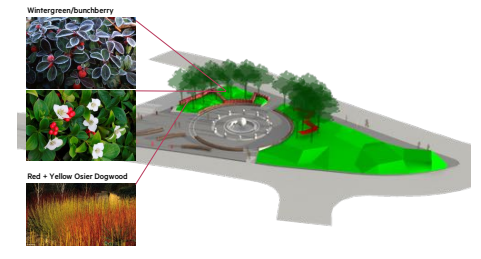
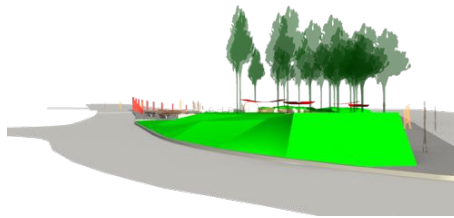
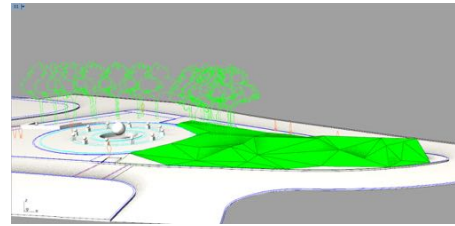
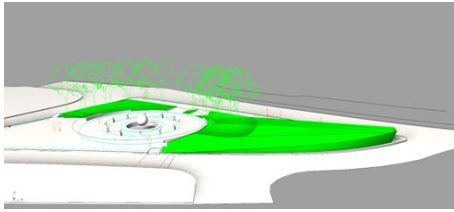
plaza

fountain

garden

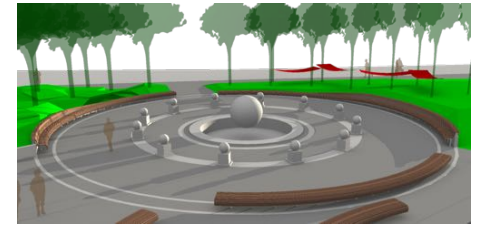
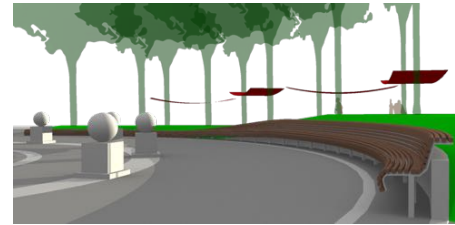
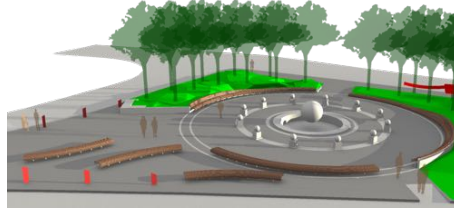
lawn







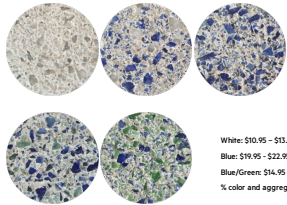
Permanent Seating



Movable Seating

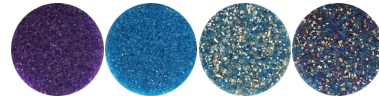


Paving: Wasau Recycled Glass Pavers



White: \$10.95 - \$11.35 per sq ft
 Blue: \$19.95 - \$22.95 per sq ft
 Blue/Green: \$14.95 - \$18.20 per sq ft
 % color and aggregate can be customized

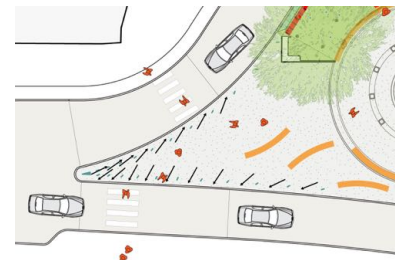
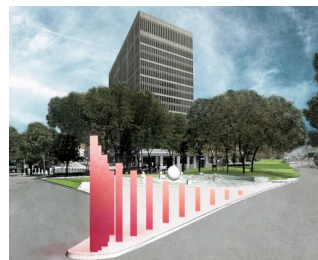
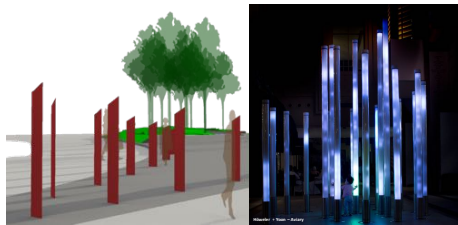
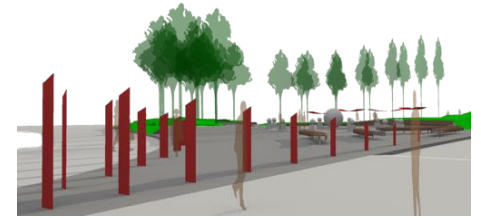
Paving: Sureset Resin-bound Glass

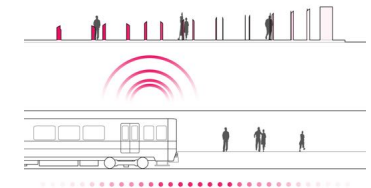
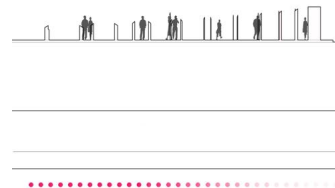
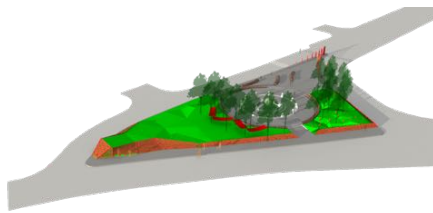
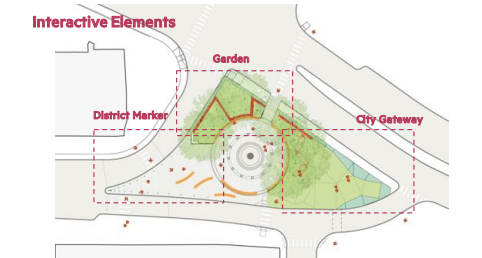
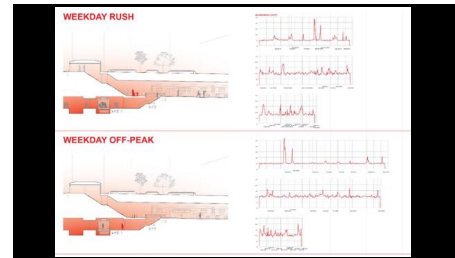
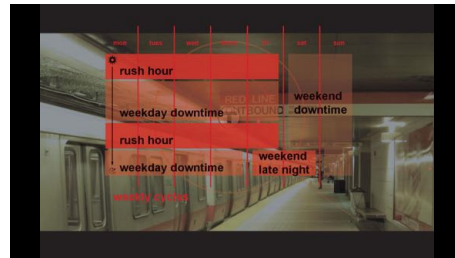
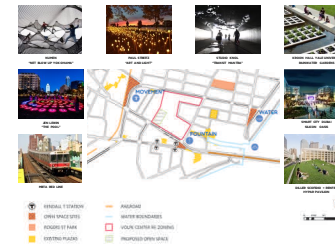
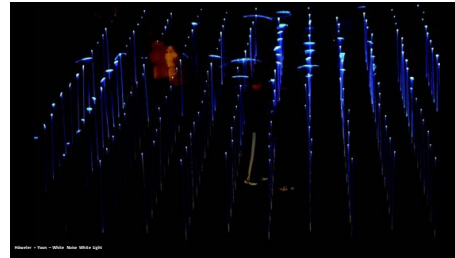
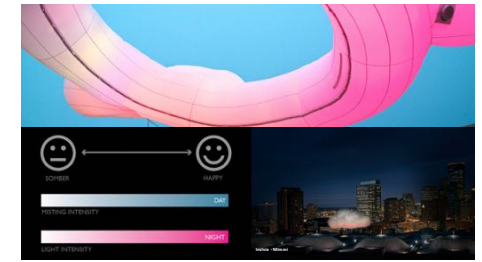


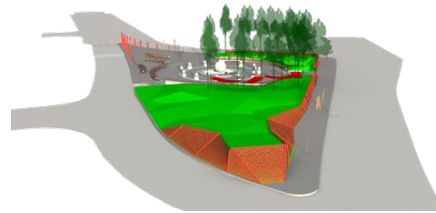
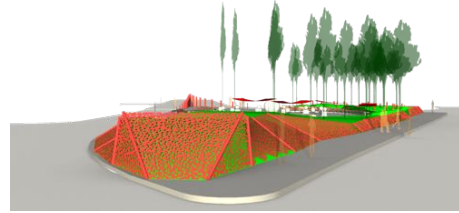
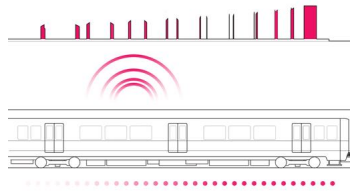
Paving: Filter Pave

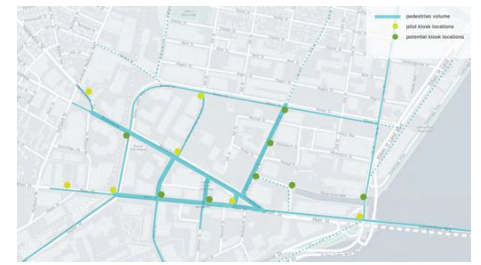
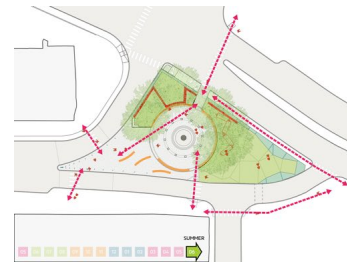
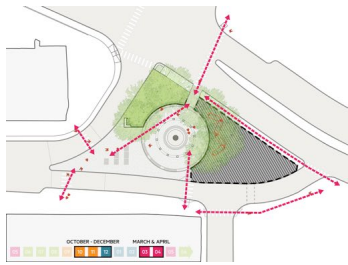
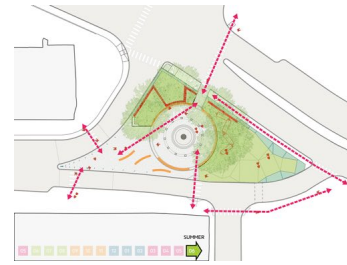
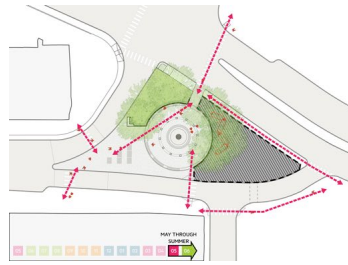
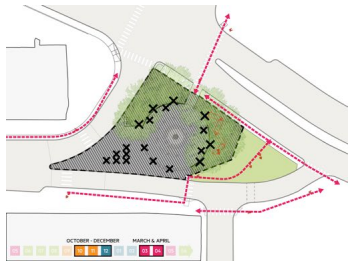


\$12 - \$15 per sq ft
 Colors somewhat customizable

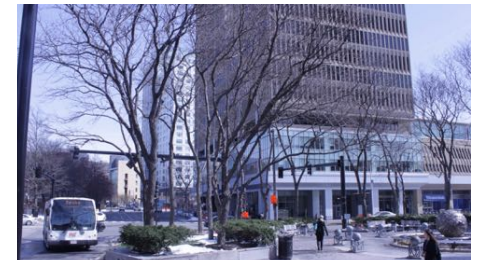
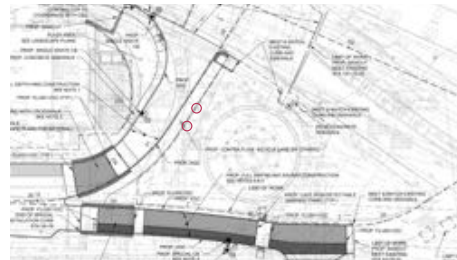
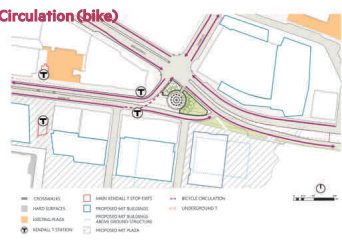








Area Circulation (bike)



GALAXY | POINT PARK



CBA | Landscape Architects LLC

24 THORNDIKE STREET | CAMBRIDGE MA 02141
phone 617.945.9760 | www.cbaland.com | cba@cbaland.com

landscape architecture
urban design
master planning







Fidelity
INVESTMENTS

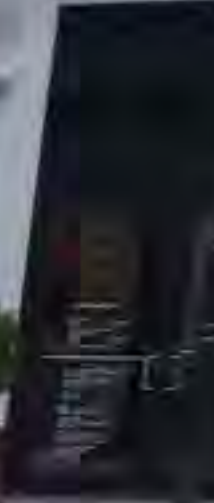
Fide
INVESTMENTS

Fidelity





Bank of America





IRON DOME™





F
R-20

COOP





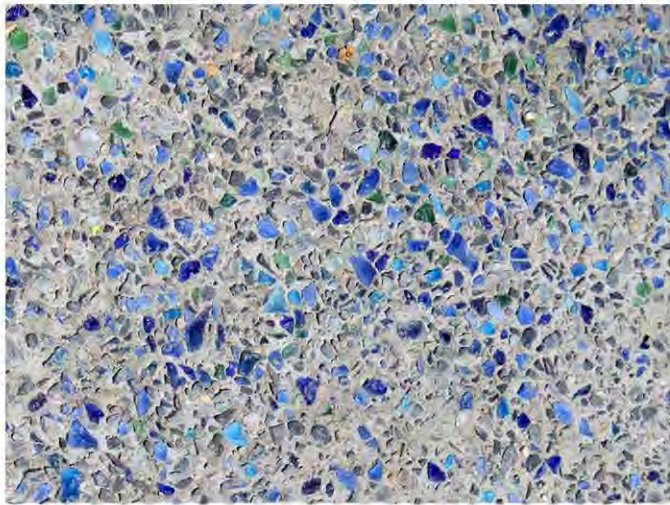
meadhall



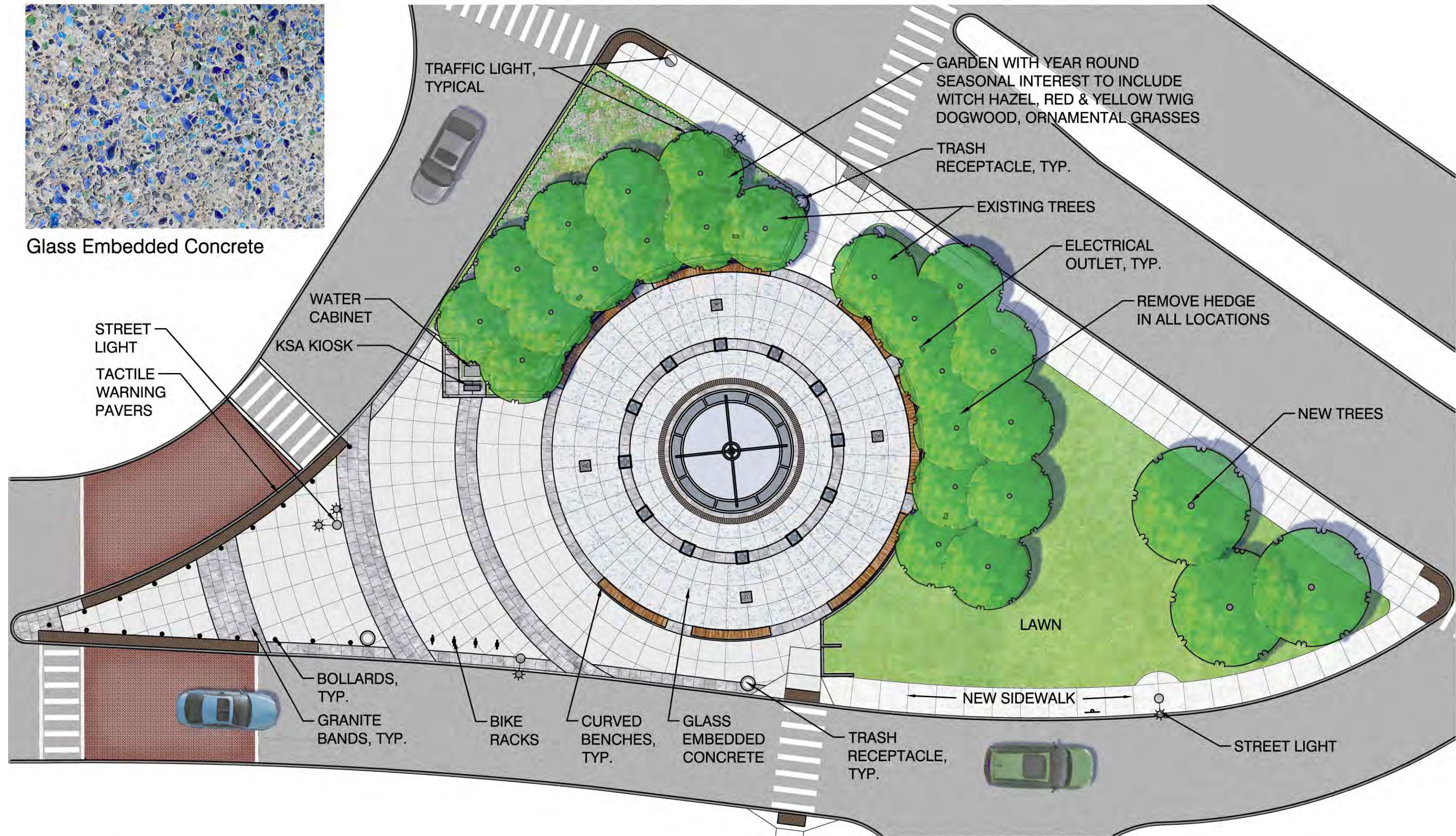
COFFEE

meadhall





Glass Embedded Concrete

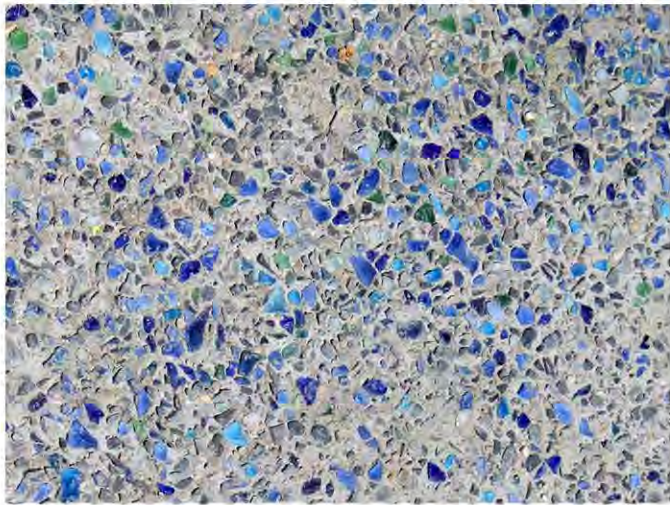


GALAXY PARK | PAVING BANDS OPTION A

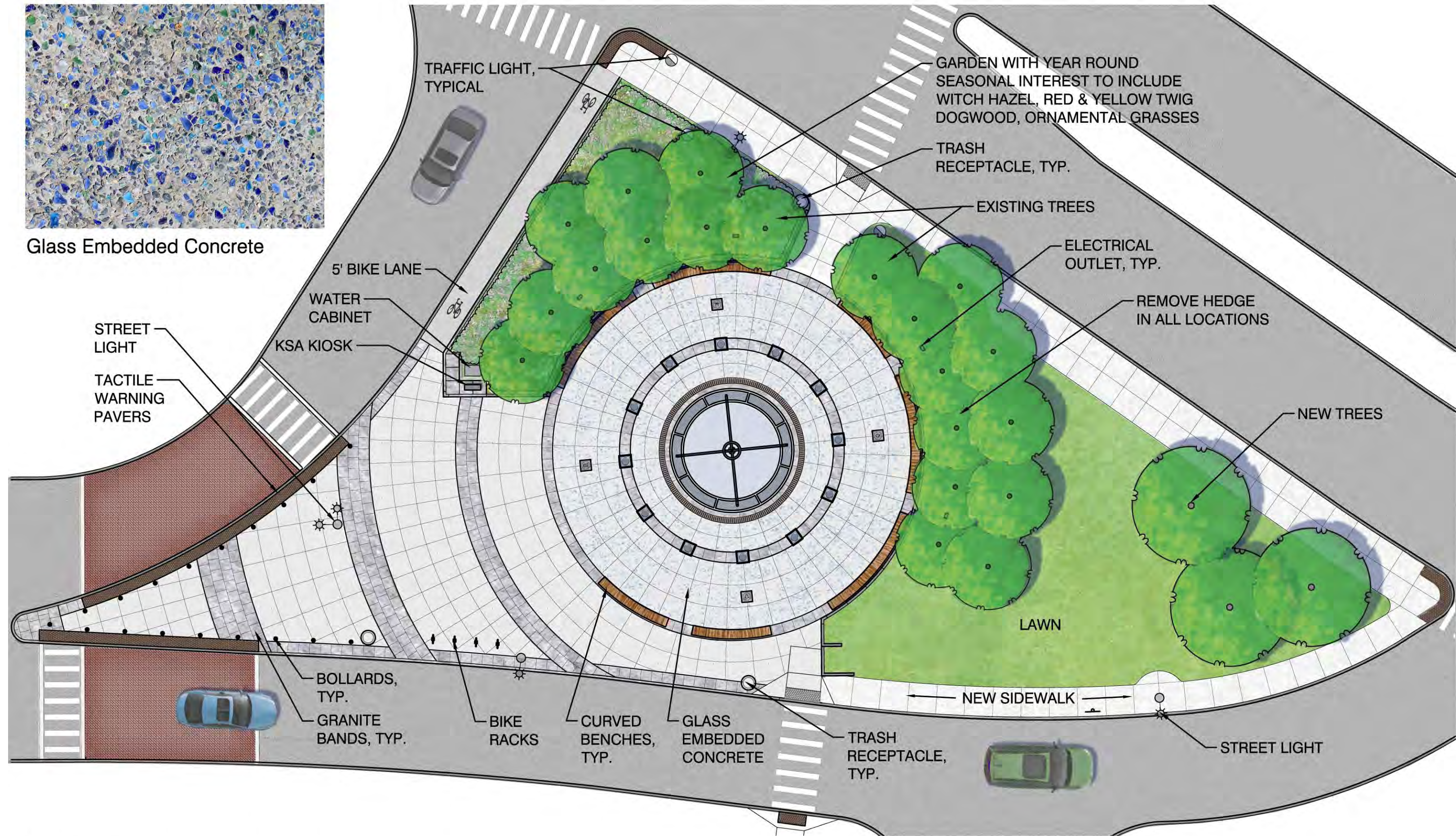
BOSTON PROPERTIES

SCALE: 1/16" = 1'-0"

CBA LANDSCAPE ARCHITECTS



Glass Embedded Concrete



TRAFFIC LIGHT, TYPICAL

GARDEN WITH YEAR ROUND SEASONAL INTEREST TO INCLUDE WITCH HAZEL, RED & YELLOW TWIG DOGWOOD, ORNAMENTAL GRASSES

TRASH RECEPTACLE, TYP.

EXISTING TREES

ELECTRICAL OUTLET, TYP.

REMOVE HEDGE IN ALL LOCATIONS

NEW TREES

LAWN

NEW SIDEWALK

STREET LIGHT

STREET LIGHT

TACTILE WARNING PAVERS

5' BIKE LANE

WATER CABINET

KSA KIOSK

BOLLARDS, TYP.

GRANITE BANDS, TYP.

BIKE RACKS

CURVED BENCHES, TYP.

GLASS EMBEDDED CONCRETE

TRASH RECEPTACLE, TYP.



Movable Furniture

TRAFFIC LIGHT, TYPICAL

GARDEN WITH YEAR ROUND SEASONAL INTEREST TO INCLUDE WITCH HAZEL, RED & YELLOW TWIG DOGWOOD, ORNAMENTAL GRASSES

TRASH RECEPTACLE, TYP.

EXISTING TREES

ELECTRICAL OUTLET, TYP.

REMOVE HEDGE IN ALL LOCATIONS

NEW TREES

5' BIKE LANE

WATER CABINET

KSA KIOSK

STREET LIGHT

TACTILE WARNING PAVERS

MOVABLE FURNITURE

LAWN

NEW SIDEWALK

BOLLARDS, TYP.

GRANITE BANDS, TYP.

BIKE RACKS

CURVED BENCHES, TYP.

GLASS EMBEDDED CONCRETE

TRASH RECEPTACLE, TYP.

STREET LIGHT

GALAXY PARK | PAVING BANDS OPTION B

BOSTON PROPERTIES

SCALE: 1/16" = 1'-0"

CBA LANDSCAPE ARCHITECTS

ROUGH AND READY CURVED BENCH

Manufacturer: Streetlife

Backrest (optional): R&R Royal Back, 16" ht.

Arm Rests (optional): Stainless Steel









PARK CENTRE CHAIR
 Manufacturer: Landscape Forms
 Size: 21" x 19" x 33" (d x w x h)
 Weight:
 Stackable: yes
 Available with or without arms

PARK CENTRE TABLE
 Manufacturer: Landscape Forms
 Size: 24" - 30" round, 28" square, 30"H
 Weight:
 Stackable: no



WINDMARK OTTOMAN
 Manufacturer: Landscape Forms
 Size: 23" x 17" x 16" (d x w x h)
 Weight:
 Stackable: no

WINDMARK CHAIR
 Size: 19" x 22" x 31" (d x w x h)
 Weight:
 Stackable: no
 Available with or without arms



PARK CENTRE LOUNGE
 Manufacturer: Landscape Forms
 Size: 30" x 20" x 17" (d x w x h)
 Weight:
 Stackable: yes
 Available with or without arms

PARK CENTRE OTTOMAN
 Manufacturer: Landscape Forms
 Size: 19" x 20" x 17" (d x w x h)
 Weight:
 Stackable: yes



MORRISON STOOL
 Manufacturer: Landscape Forms
 Size: 16" x 16" x 28" (d x w x h)
 Weight:
 Stackable: no



MONCEAU LOW ARMCHAIR
 Manufacturer: Fermob Outdoor Lounge
 Size:
 Weight:
 Stackable: yes

MONCEAU LOW TABLE / FOOTREST
 Manufacturer: Fermob Outdoor Lounge
 Size:
 Weight:
 Stackable: yes



BISTRO CHAIR
 Manufacturer: Fermob Outdoor Lounge
 Size: 42cm x 38 x 82 (d x w x h)
 16.5" x 15" x 32"
 Weight: 4kg or 8.8 pounds
 Foldable

BISTRO TABLE
 Manufacturer: Fermob Outdoor Lounge
 Size: 71cm (diameter) or about 28"
 Weight:
 Foldable



MONCEAU ARMCHAIR
 Manufacturer: Fermob Outdoor Lounge
 Size: 63.5 cm x 52cm x 85cm (d x w x h)
 Weight: 5.3 kg or 11.6 pounds
 Stackable: yes



XPRESSO CHAIR
 Manufacturer: Connection
 Size: 19" x 23" x 33" (d x w x h)
 Weight: 5.2 kg or 11.5 pounds
 Stackable: yes—with trolley, can stack 45;
 without trolley, can stack up to 10.

*check XPRESSO.three version for a more robust, water-proof option





HOT MESH CAFE TABLE

Manufacturer: Bludot
Size: 30" W x 29.3" H
Weight:
Stackable: no



AA STOOL

Manufacturer: Ishinomaki laboratory
Size: W328xD422 (330 for each separated stool)xH560
Weight:
Stackable: yes

A set is composed of two stools, which can be integrated together into one unit. It can be separated into individual stools as required; for visitors use or for within small spaces. Stacking and lining up the stools lets the seat to gradually become wider, yet it remains as compact as it can possibly be.

-Torafu Architects



SPARK CHAIR

Manufacturer: Knoll
Size: 22" x 20.5" x 31" (d x w x h)
Weight:
Stackable: yes; 6 units high on the floor and 10 units high on the Spark Dolly



Specification

Page 1 of 2
20141114

SP-010/SP-012 Way Finding Bollard

360° visibility 1000ft / Narrow beam output

Type :

Project :

Quantity:

Note :



Reliable, economical and energy-saving, Meteor provides an efficient solution for marking pathways, dividing pedestrian and vehicular traffic in settings ranging from university campuses to urban streetscapes.

General

Housing: Extruded aluminum

Finish: Black, Bronze, Platinum silver

Lens: One-piece 0.45" Thickness Glass

Optics: Optimized and Internal Fluted Glass

Mounting: Embedded, Surface mounted(please refer to installation guide)

Operational

Average Sunlight Exposure: 4 Hours(sunny) to 8 hours(overcast or rainy)

Average Operation Time: Minimum 12 hours

Solar Deprivation Limit: 5 days*

Switch: Light sensitive auto on/off

On/Off Level: 30 lux / 60 lux

Storage Temperature: -40° F to 176° F

Operation Temperature: -13° F to 131° F

*To maintain function, unit requires 4 hours (sunny) to 8 hours (overcast/rainy) of UV exposure. Extra charge will be stored for next day use. Fully charged, the unit can last 5 rainy days.

Solar LED Specification

Solar Panel: Crystalline silicon

Lifespan of Solar Panel: 20 yrs

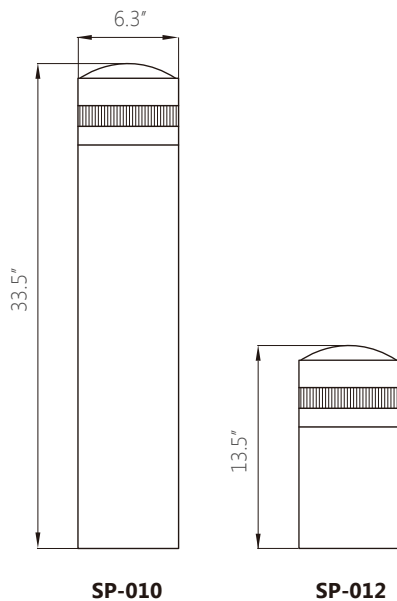
LED Brand: CREE XP

Available LED colors: White(5700K), Neutral White(4000K), Warm White(3000K)

Power Storage: Panasonic industrial battery pack(Lifespan: 4-6 years)

Warranty

3 year limited warranty. See www.meteor-lighting.com for details.



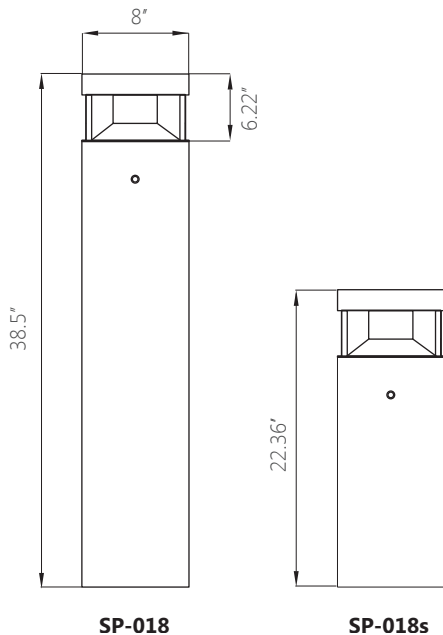


Specification

Page 1 of 2
20140916



The revolutionary solar bollards incorporate advanced microcontroller and motion sensor for functional cost saving illumination. Ideal applications include university campuses, airports, museums, and public spaces as it provides security while accentuating landscapes.



SP-018/SP-018s Smart Illuminating Bollard

Motion Sensor / No Wiring

Type : _____
 Project : _____
 Quantity: _____
 Note : _____

General

- Housing:** Low copper aluminum
- Finish:** Black, Bronze, Platinum silver
- Mounting:** Embedded, Surface mounted
- Anchorage:** Anchor base with stainless steel anti-theft screws(please refer to installation guide).

Operational

- Average Sunlight Exposure:** 2~3 Hours(sunny) to 5~8 hours(overcast or rainy) to Maintain Function*
- Average Operation Time:** Minimum 12 hours (extra stored power will carry over to next day)
- Solar Deprivation Limit:** 5 days*
- Switch:** Auto photo sensor
- On/Off Level:** 1.5 / 3 footcandle
- Temperature Range:** -40° F to 176° F
- Distribution:** 30°, 135°

*To maintain function, unit requires 3~4 hours (sunny) to 5~8 hours (overcast/rainy) of UV exposure. Extra charge will be stored for next day use. Fully charged, the unit can last 3-4 rainy days.

Solar LED Specification

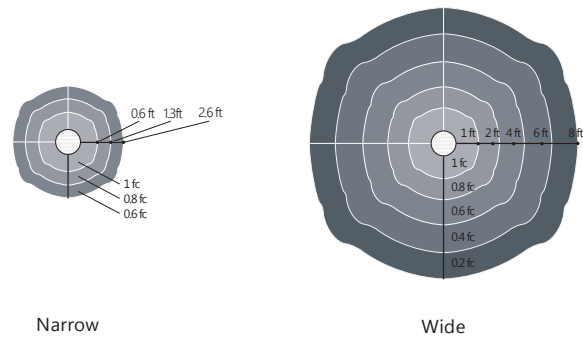
- Solar Panel:** Crystalline silicon
- Lifespan of Solar Panel:** 20 yrs
- LED Brand:** CREE XP
- Available LED colors:** White(5700K), Neutral White(4000K), Warm White(3000K)
- Power Storage:** Panasonic industrial battery pack(Lifespan: 4-6 years)

Warranty

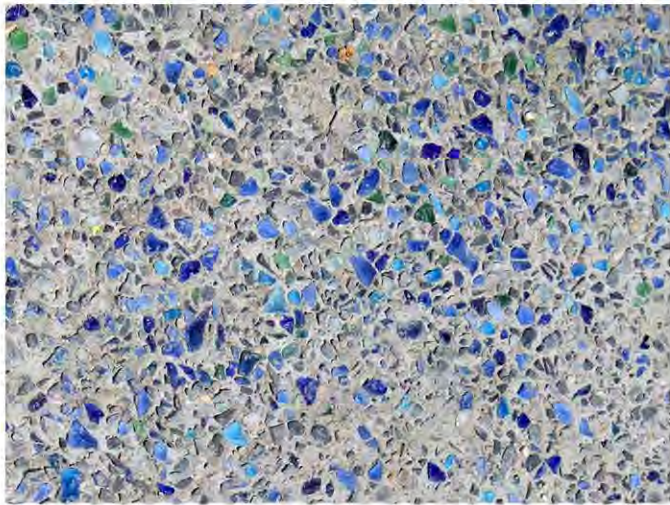
3 year limited warranty. See www.meteor-lighting.com for details.



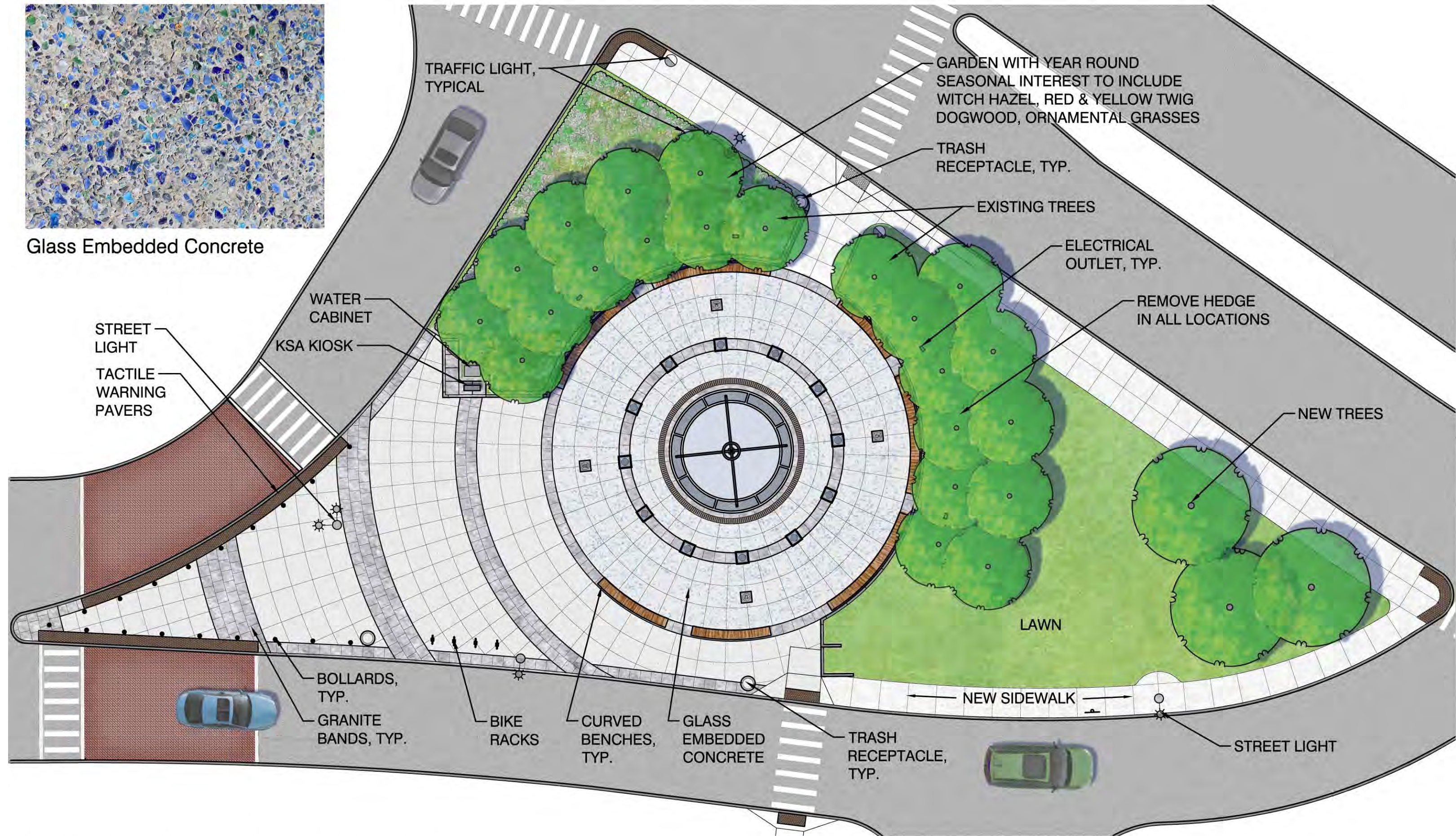
Distribution







Glass Embedded Concrete

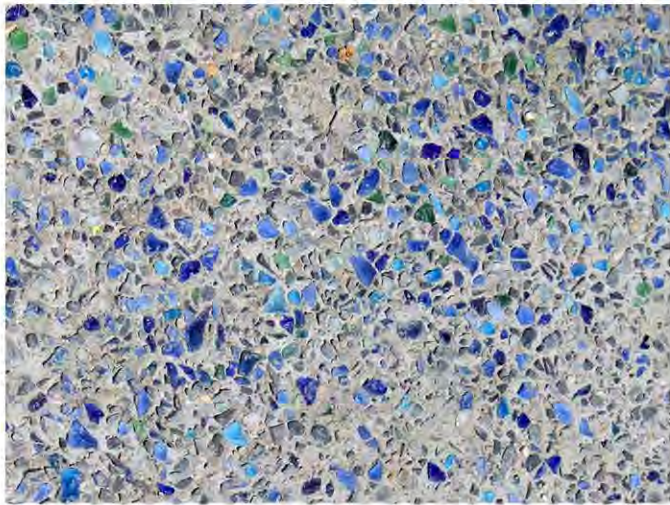


GALAXY PARK | PAVING BANDS OPTION A

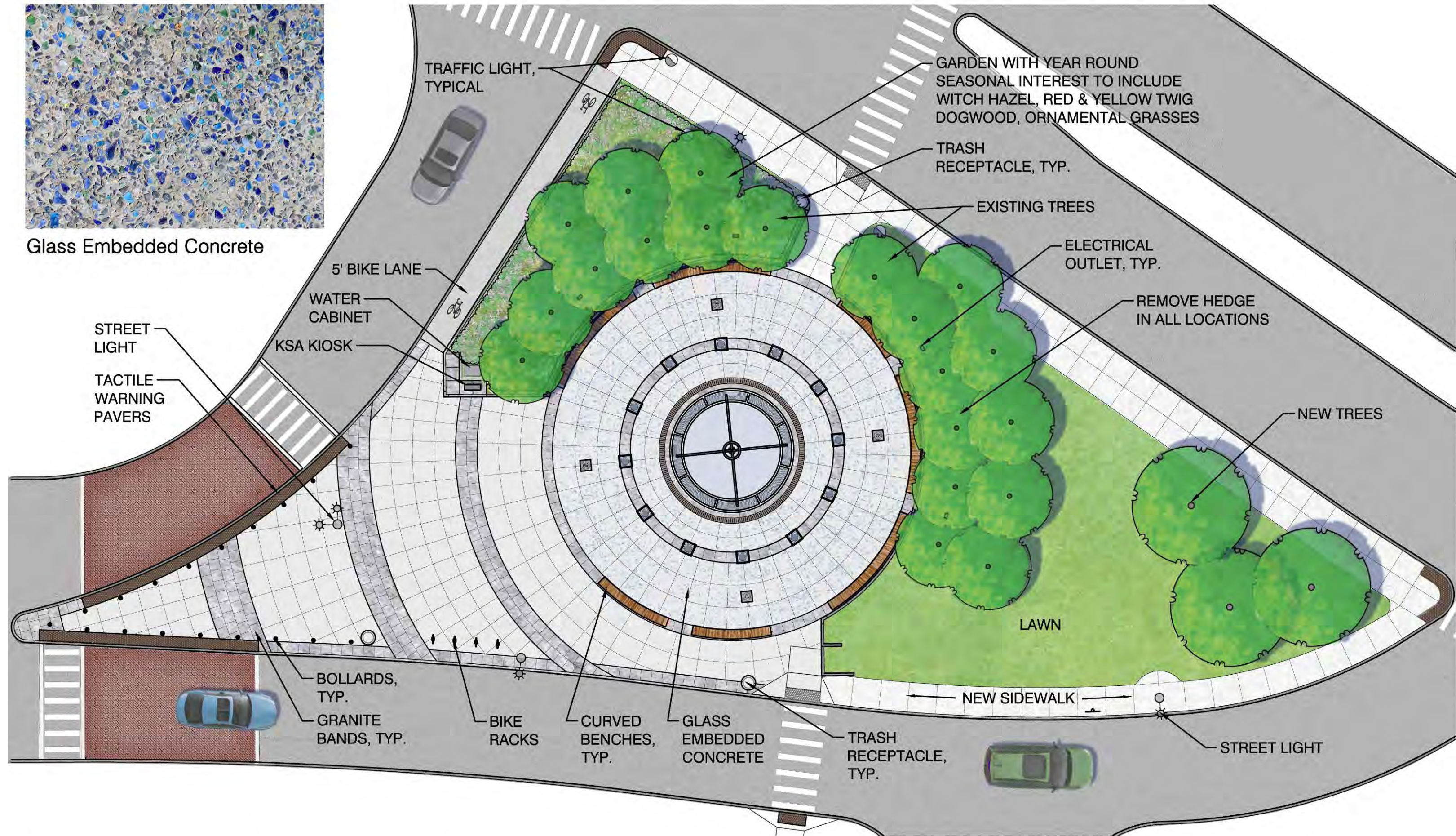
BOSTON PROPERTIES

SCALE: 1/16" = 1'-0"

CBA LANDSCAPE ARCHITECTS



Glass Embedded Concrete



TRAFFIC LIGHT, TYPICAL

GARDEN WITH YEAR ROUND SEASONAL INTEREST TO INCLUDE WITCH HAZEL, RED & YELLOW TWIG DOGWOOD, ORNAMENTAL GRASSES

TRASH RECEPTACLE, TYP.

EXISTING TREES

ELECTRICAL OUTLET, TYP.

REMOVE HEDGE IN ALL LOCATIONS

NEW TREES

LAWN

NEW SIDEWALK

STREET LIGHT

STREET LIGHT

TACTILE WARNING PAVERS

5' BIKE LANE

WATER CABINET

KSA KIOSK

BOLLARDS, TYP.

GRANITE BANDS, TYP.

BIKE RACKS

CURVED BENCHES, TYP.

GLASS EMBEDDED CONCRETE

TRASH RECEPTACLE, TYP.



Movable Furniture

TRAFFIC LIGHT, TYPICAL

GARDEN WITH YEAR ROUND SEASONAL INTEREST TO INCLUDE WITCH HAZEL, RED & YELLOW TWIG DOGWOOD, ORNAMENTAL GRASSES

TRASH RECEPTACLE, TYP.

EXISTING TREES

ELECTRICAL OUTLET, TYP.

REMOVE HEDGE IN ALL LOCATIONS

NEW TREES

5' BIKE LANE

WATER CABINET

KSA KIOSK

STREET LIGHT

TACTILE WARNING PAVERS

MOVABLE FURNITURE

LAWN

NEW SIDEWALK

BOLLARDS, TYP.

GRANITE BANDS, TYP.

BIKE RACKS

CURVED BENCHES, TYP.

GLASS EMBEDDED CONCRETE

TRASH RECEPTACLE, TYP.

STREET LIGHT

MEMORANDUM

From: Kathryn Madden
To: Tom Evans
Date: May 16, 2016
Subject: Foundry RFP Submission Certification and Next Steps

I have certified that the CRA has received a complete Submission from CIC/Graffito SP (with Hacin + Associates), including both the Non-Financial and Financial portions. There were no other submittals.

Foley Hoag and I have finalized the Foundry Evaluation Manual, which organizes the phases of review of the submission. The process is summarized below:

1. Publicly open the Non-Financial Portion of the submission and post on CRA website (done).
2. Distribute the Non-Financial Portion to the Technical Review Team, the Foundry Advisory Committee, and the Evaluation Committee (done).
3. Technical Review Team and Foundry Advisory Committee review and provide feedback on Non-Financial Portion to the Evaluation Committee.
4. Evaluation Committee meets to discuss and score the Non-Financial Portion of the submission.
5. Distribute the Financial Portion to the Technical Review Team, the Foundry Advisory Committee, and the Evaluation Committee.
6. Evaluation Committee meets to discuss and score the Financial Portion of the submission.
7. Public presentation of Proposal followed by Evaluation Team interview.
8. CRA Board considers recommendation of the Evaluation Committee.

All evaluations will follow the matrix provided in the RFP. The exact schedule for the review process including the public presentation is still being developed, but the goal is to have a proposal for consideration by the CRA Board to consider in July. The team and committee membership is listed below.

Technical Review Team

Jeremy Meisinger, Foley Hoag

Jeffrey Mullan, Foley Hoag

Shuprotim Bhaumik, HR&A

Kyle Vangel, HR&A

Chuck Redmon, Cambridge Seven

Staff: Kathryn Madden, Carlos Peralta, Taha Jennings

Foundry Advisory Committee (FAC)

1. Folakemi Alalade
2. Miriam Bucheli
3. Deoborah Ruhe
4. Jamie Sabino
5. Jason Slavick
6. Mark Tang
7. Richard Thal

Staff: Kathryn Madden, Carlos Peralta, Taha Jennings

Evaluation Committee

1. Tom Evans, Executive Director, CRA
2. Jason Zogg, Program Manager CRA
3. Lisa Peterson, Deputy City Manager, City of Cambridge
4. Louis DePasquale, Assistant City Manager, Fiscal Affairs, City of Cambridge
5. Lisa Hemmele, Director of Economic Development, City of Cambridge
6. Amy Witts, City Purchasing Agent, City of Cambridge
7. Bob Reardon, Director of Assessing, City of Cambridge

Staff: Kathryn Madden, Carlos Peralta, Taha Jennings

Review and comments from the City's legal team, zoning compliance, and other departments is also expected as part of the advisory process.



From: CRA Staff

To: CRA Board

Date: 5/16/2016

MEMO: 3rd & Binney Temporary Civic Space Plan

CONTEXT

HISTORY

- A 40' x 150' parcel at the southwest corner of 3rd & Binney Streets was acquired in the 1960s by the CRA in anticipation of making 3rd Street much wider in the future, which never happened.
- The site was used as a construction staging site for many projects in Kendall Square over the years.
- Newport Construction, the contractor for the Main Street streetscape reconstruction project of 2014-2016, signed a license agreement with the CRA that obligates them to make improvements to the site when they vacate.
- The site is anticipated to become part of a larger Volpe redevelopment project in the future and is likely to be integrated with ground floor retail space in a future building based on Cambridge zoning requirements.

EXISTING CONDITIONS

Existing conditions for the 3rd & Binney site today include:

- Full sun nearly all day long in the summer
- High pedestrian and bike traffic
- Three large residential buildings adjacent to the site, with a residential neighborhood to the north starting one block away
- Many significant commercial office buildings within a 10 minute walking distance
- The federal government has a fence running along the back side of the property with a dark green color screen shielding the view of their maintenance yard
- One above ground wooden electric utility pole remains nearby
- Four street lights occupy the perimeter of the property, providing some ambient light

DESIGN PROCESS

DESIGN ASSUMPTIONS

- No electricity service on site (no Eversource account)
- Restrictions exist on excavation into soil more than 3 feet due to an environmental concern documented as RTN 3-26562
- No municipal water service to the site
- The CRA owned fence on site will be taken down
- Newport will complete hardscape improvements; CRA would coordinate the remainder of the improvements. Some CRA improvements could be cost-shared with other parties

PLANNING BACKGROUND

- **2014:** CRA hired local consultant Relish to develop concepts for temporary use of the site, previously presented to CRA Board in December 2014. None of the concepts developed were considered financially feasible or the consultant determined the concepts would not have enough demand to be supportable by

the community at that time. The only concept that was determined to be potentially self-sufficient was providing a space for food trucks that would pay a daily fee. Other concepts deemed economically unsupportable included a farmers market, makers market, community tool sharing, and vending machine market. Simultaneously, the construction contractor using the site asked for an extension through 2016 for use of the site as a construction staging area.

- **Late Summer 2015:** CRA staff placed a poster on site and received dozens of ideas from the public via text message on CRA's coUrbanize website.
- **March 2016:** CRA staff convened a design charrette with local Kendall Square architecture and engineering consultants such as Jacobs and LDA as well as staff from KSA. KSA staff in attendance helped input the design into CAD.
- **April 2016:** Board member Barry Zevin inventoried all of the CRA's reusable granite stockpile and helped to further refine the CAD drawings. CRA staff began approaching several adjacent land owners about participating in a cost-sharing arrangement for a Hubway station on-site. While everyone showed interest, formal agreements have not yet been pursued.
- **April/May 2016:** CRA staff created an accurate 3D-SketchUp model (images attached) and a cost estimate for the site furnishings

FOOD TRUCKS

In Spring 2016, CRA issued an RFP for food trucks to occupy this site from June through October 2016. The food truck RFP results were discussed at the April 2016 CRA Board meeting. In May 2016, contracts were signed with one dessert food truck that changes each day of the week (M-F) and one entrée food truck that will stay the same throughout the food truck season. All food trucks are required to be present for lunch hours. Food trucks have been given the option to stay late for dinner hours or come early for breakfast hours, although none have expressed interest in that option yet.

MAY 2016 CONCEPT DESIGN

The concept design developed by CRA staff includes the following features:

First Phase:

- Hardscape area with either asphalt or compacted stone dust
- Extending the sidewalk width with asphalt by 2-3 additional feet in some areas
- Food truck parking area for two vehicles
- Garden area with tall grasses and stones/boulders (using CRA granite pieces)
- Tall sunflowers along the back wall
- Bike corral / bike rack
- KSA Library

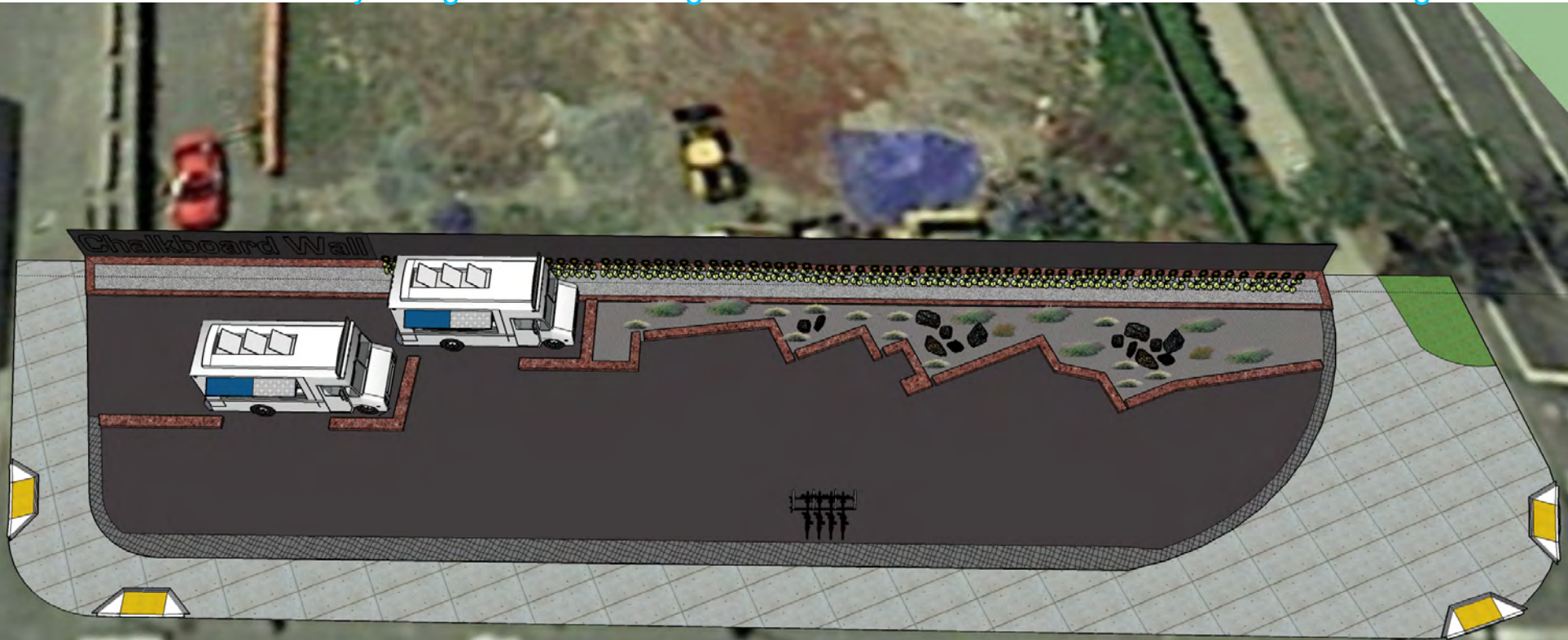
Optional Future Improvements:

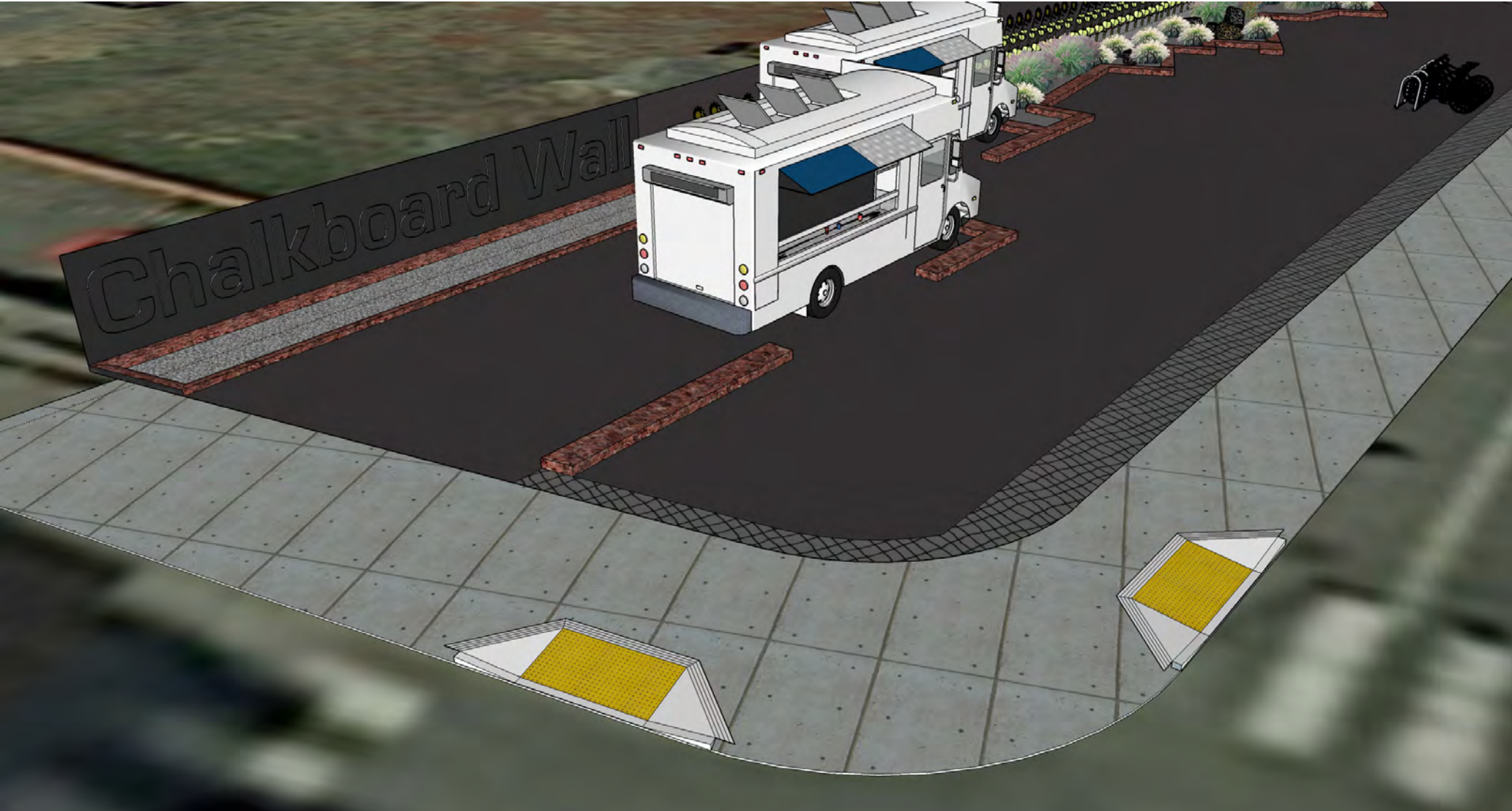
- Large planters with colorful plantings and/or trees
- Hubway Station
- Individual and group seating options (tables, comfortable chairs, stand-up tables)
- Artwork along the back wall
- Artwork on the hardscape (if asphalt)
- Electricity service
- String light system
- BigBelly trash and recycling compactor

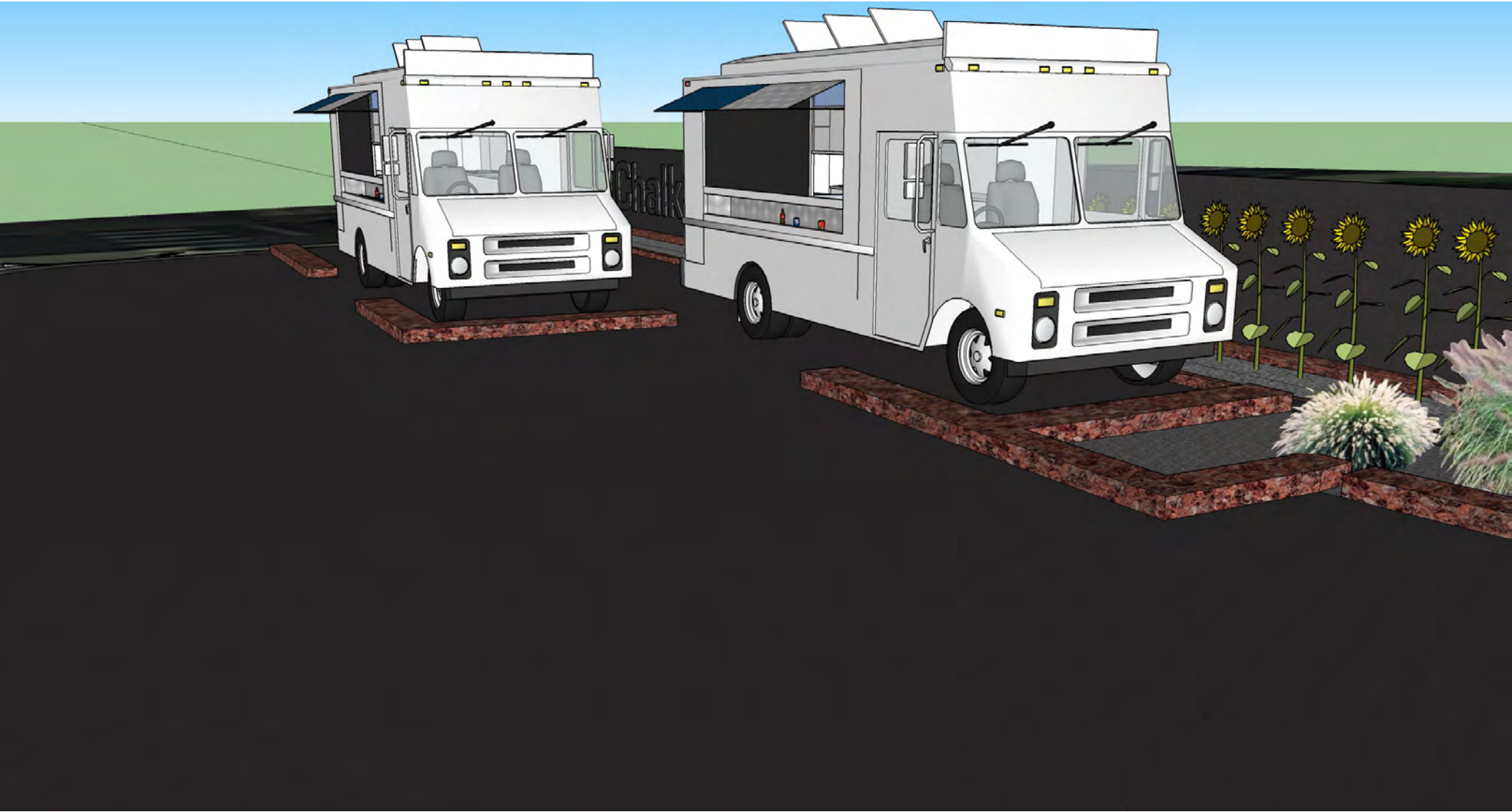
Discussions with Newport Construction are ongoing and an estimated schedule will be provided at the CRA Board meeting.

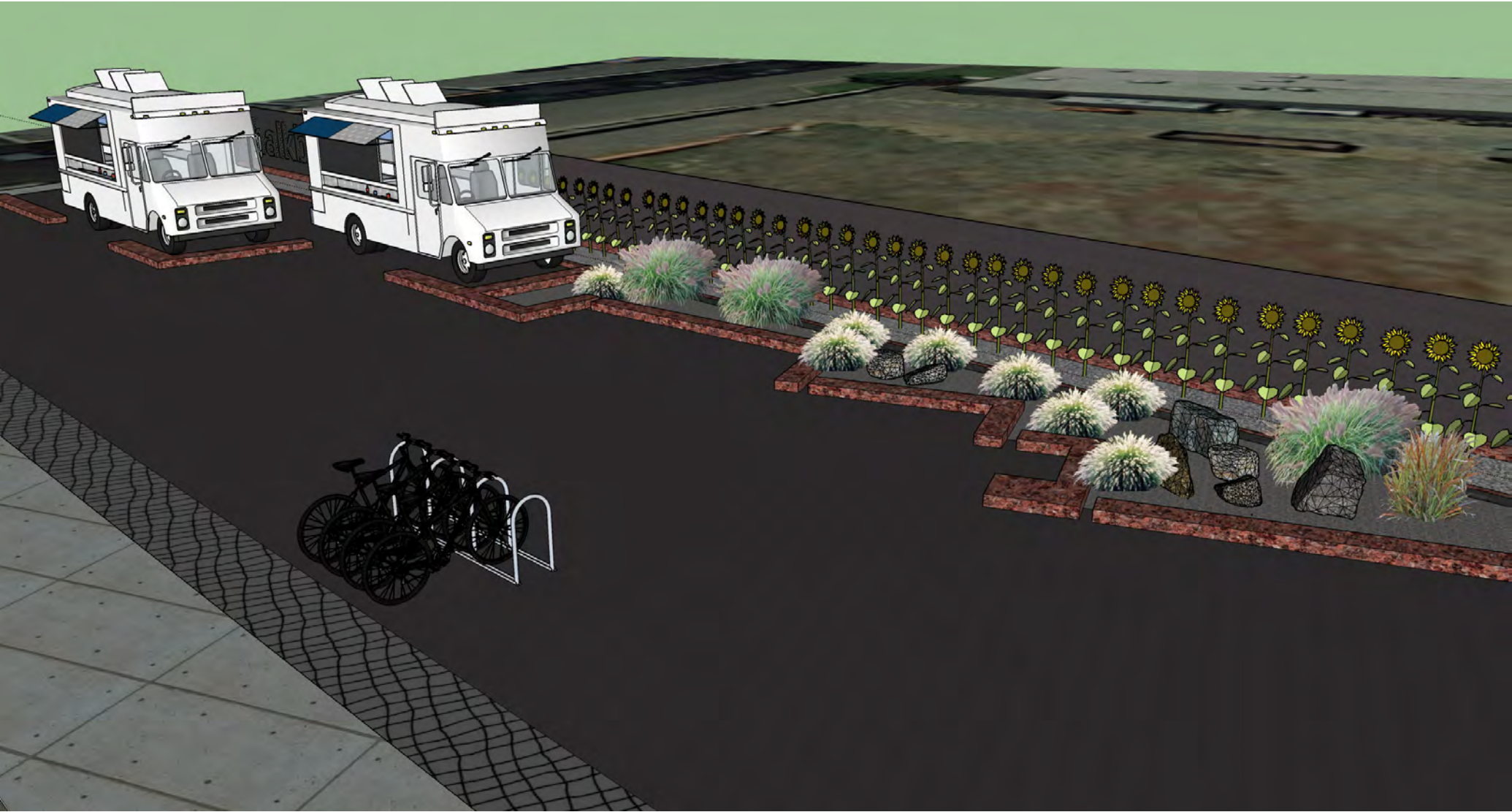
Version A

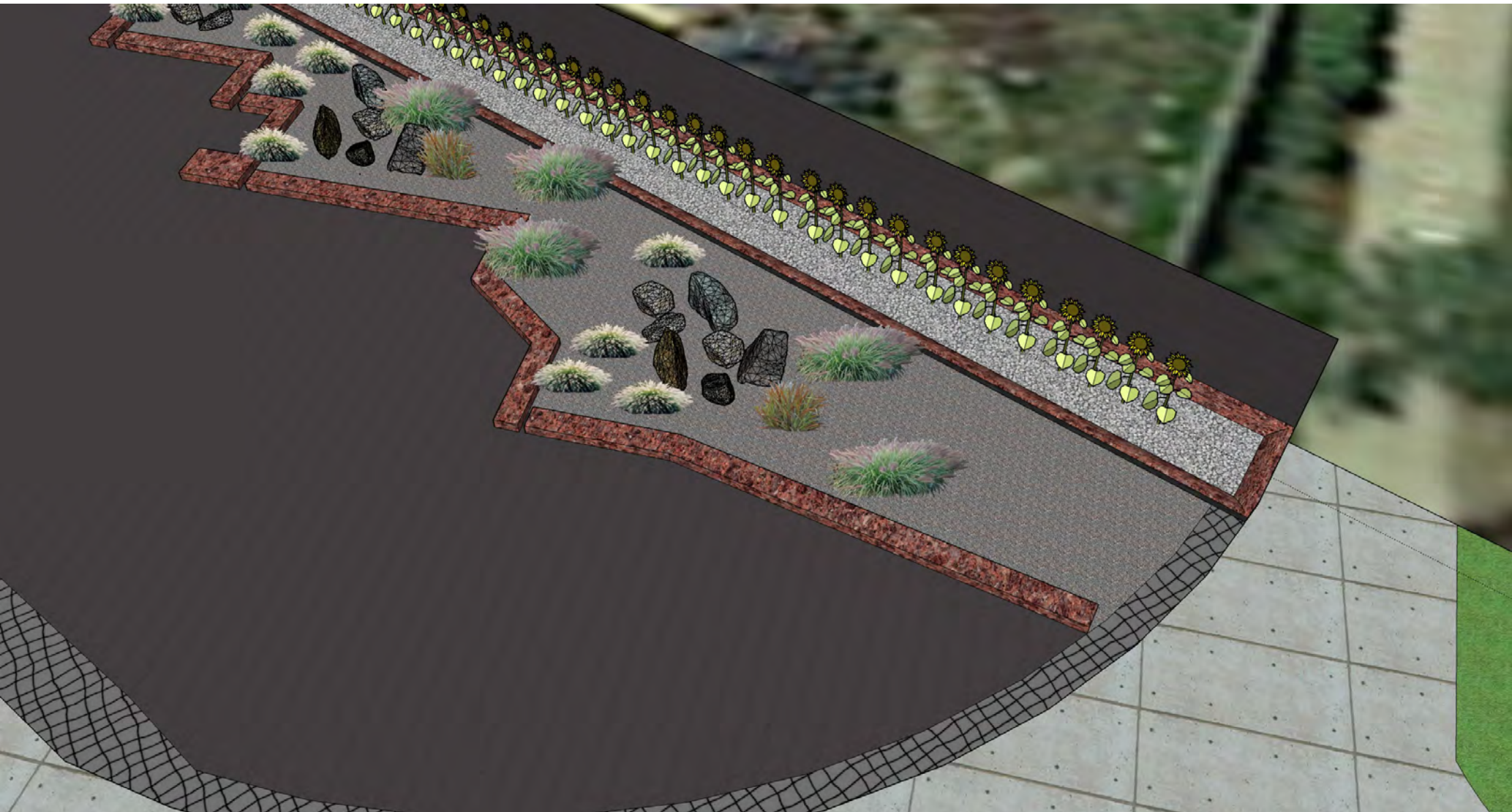
This version shows just hardscape and minimal landscaping improvements. Hardscape could be either asphalt or compacted stone dust. Red granite already owned by the CRA would be used on its side to line the edges of the space and delineate food truck parking. Small stone fill would be used in the garden area at the back of the site. Sunflowers could add color and verticality along the fence. Tall grasses add movement and visual interest in the garden area.

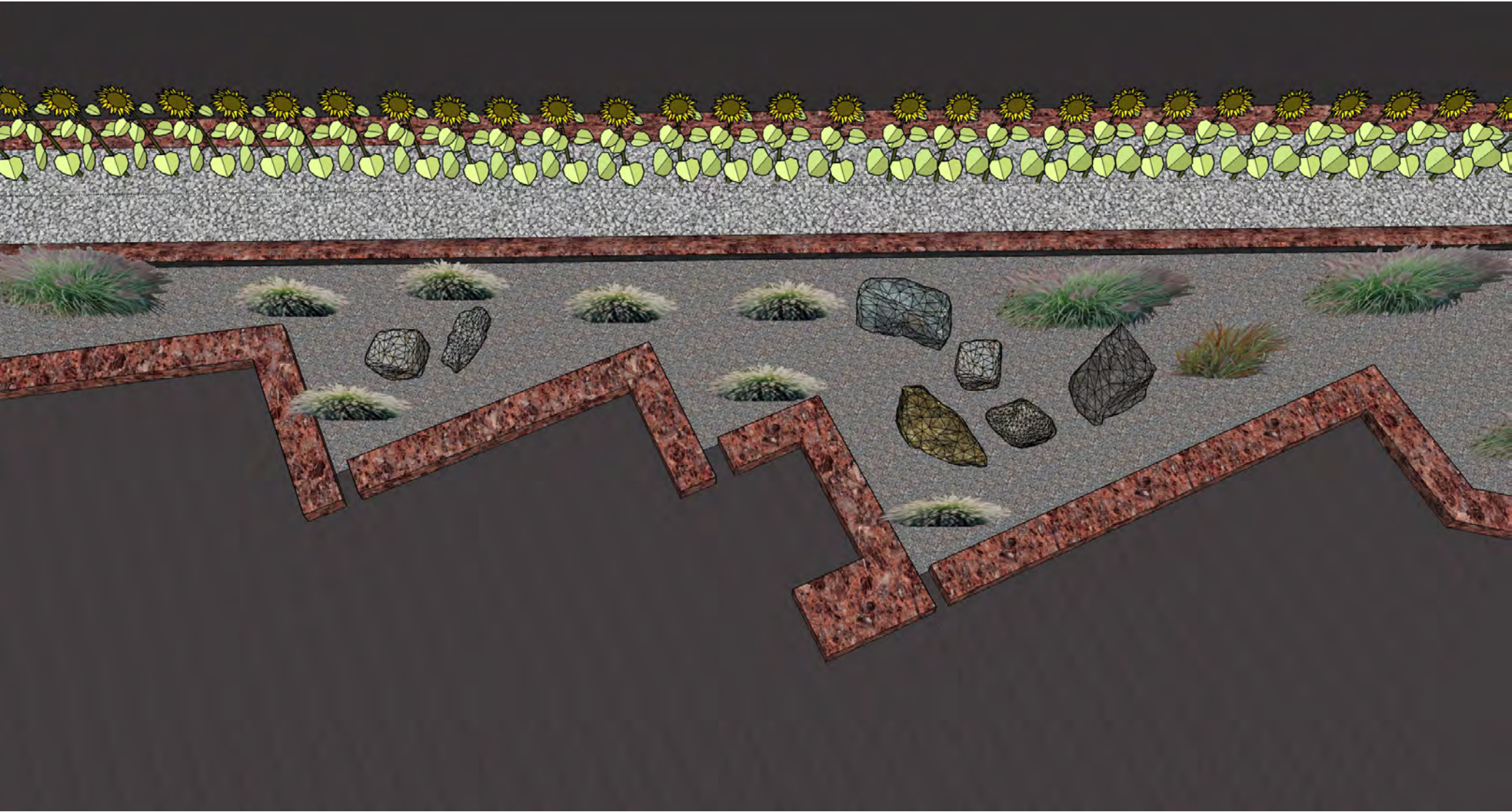












Version B

This version adds: individual and group seating, stand up tables, planters, trees, Hubway Station, KSA Library, umbrellas, and waste bins. Umbrellas could be changed out for trees in large planters to provide shade.



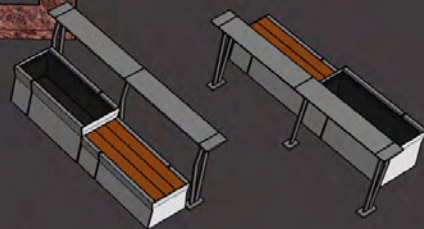




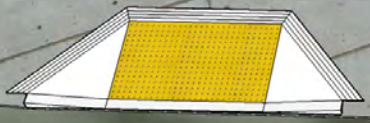
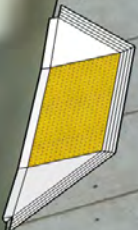




Chalkboard Wall



3rd & binney



Version C

This version adds: artwork on the back fence, artwork on the pavement hardscape, and string lights. Note - all of these are abstract representations only, and are not intended to be exact designs for artwork or string lights.





Staff Report to the Board

May 15, 2016

Contracting, Personnel, and General Administration

The CRA offered the new Project Manager position to Carlos Peralta who has accepted the position. Carlos was previously employed as a Project Manager at the Boston Redevelopment Authority. His employment will begin on May 23, 2016. Additionally we have hired a summer intern, Liz Pongratz, from Tufts University's Urban and Environmental Policy & Planning program.

On May 2, 2016, with a recommendation from the Government Operations, Rules and Claims Committee, the Cambridge City Council confirmed the City Manager's reappointment of Conrad Crawford to the CRA Board for another five-year term.

The CRA has posted an RFP for a landscape maintenance contractor to undertake enhanced maintenance of the Grand Junction Park and future improvements to Parcel Six. Proposals are due on May 26, 2016. Upcoming procurement processes that staff expect to initiate over the next few months include engineering services for Kendall Square transportation analysis and street designs, cost estimator services, and records management assistance.

Draft Forward Calendar

June 2016	July 2016
Infill Development Circulation Plans	Personnel Policy Revisions
Kendall Square Implementation Plan	Open Space Planning and Design
Transit Enhancement Program (KSTEP)	Infill Development Design Guidelines
Ames Street Development Agreement	Foundry Development Entity Selection

Projects and Initiatives

88 Ames Street Residences

The Groundbreaking Ceremony for the 88 Ames Street Residences took place on April 14, 2016 with the full CRA Board in attendance. Construction of the Ames Street housing project is currently focused on site preparation, street infrastructure, and other enabling work.

Kendall Square Urban Renewal Plan

The CRA received approval of the KSURP Amendment from the Department of Housing and Community Development. The CRA received confirmation signatures from all future redevelopers in the MXD District. In addition, to coordinating with Boston Properties, CRA staff has begun discussions with the Broad Institute about their project at 75 Ames. CRA staff has also briefed the Volpe Center on the KSURP Amendment.

Grand Junction Park

Mattuchio Contracting has completed nearly all the planting over the past few weeks. The play surface has been installed along with the spin tops. Seeding for the grassy areas was delayed slightly by weather. Veolia has had to tear up the northern sidewalk to conduct emergency repairs to their steam condensate return line across Broadway. A grand opening for the park and path has been scheduled for June 9, 2016 at 4:00.

Foundry

The CRA received one submission to the Foundry RFP on May 11, 2016 from CIC / Graffito / Hacin + Associates. The submission has been deemed complete and the technical review process RFP submission has begun. The non-financial portion of the submission has been posted for public review on the CRA website.

Kendall Square EcoDistrict

The EcoDistrict selected 'Flycycle' as the high-density bike parking design competition winner. The Forward Fund is providing funds for the construction of the bike rack prototypes which will be installed at two commercial parking locations in Kendall by both Boston Properties and Alexandria Real Estate. The EcoDistrict Energy Study is ongoing as well as the discussions regarding long-term EcoDistrict governance.

Point Park

The CRA has facilitated multiple meetings between the City, Boston Properties (BP), their respective design teams, and the artist of the Galaxy Fountain. Stoss Design, the landscape architect selected by the City, will suggest conceptual designs for immediate implementation and potential later phases of the park's development. BP and staff will take those ideas under consideration and bring a park improvement plan to the Board. If a design is approved, BP would put the project out to bid in late spring.



**Budget vs. Actuals
January - April 2016**

	Total	
	Actual	Budget
Income		
4000 Income		
4100 Discounts given		0.00
4200 Operating Revenue		
4210 Grants	152,467.68	152,468.00
4220 Proceeds from sale of development rights		0.00
4230 Reimbursed Expenses		2,000.00
4240 Rental Income		
4241 Lot License Agreements		2,000.00
4242 Foundry Ground Lease		40,000.00
4243 Parcel Six Rental Space		4,200.00
Total 4240 Rental Income	\$ 0.00	\$ 46,200.00
4250 Other	21,000.00	55,000.00
Total 4200 Operating Revenue	\$ 173,467.68	\$ 255,668.00
4300 Other Income		
4310 Dividend Income	2,165.02	5,000.00
4320 Interest Income	27,972.91	90,000.00
Total 4300 Other Income	\$ 30,137.93	\$ 95,000.00
Total 4000 Income	\$ 203,605.61	\$ 350,668.00
Total Income	\$ 203,605.61	\$ 350,668.00
Gross Profit	\$ 203,605.61	\$ 350,668.00
Expenses		
6000 Operating Expenses		
6100 Personnel		
6110 Salaries	94,075.01	320,000.00
6120 Payroll Taxes		
6121 Medicare & OASDI (SS)	1,686.15	10,000.00
6122 Payroll Taxes - Fed & MA		0.00
6123 Unemployment & MA Health Ins	98.00	400.00
Total 6120 Payroll Taxes	\$ 1,784.15	\$ 10,400.00
6130 Personnel and Fringe Benefits		
6131 Insurance - Dental	1,419.20	4,800.00
6132 Insurance - Medical (for Employees)	8,473.26	40,000.00
6133 Pension Contribution (Employees & Retirees)		42,000.00
6134 T Subsidy	1,205.00	4,800.00
6135 Workers Comp & Disability Insurance	772.00	2,000.00
Total 6130 Personnel and Fringe Benefits	\$ 11,869.46	\$ 93,600.00
6140 Insurance - Medical (for Retirees, Survivors)	18,154.80	70,000.00
Total 6100 Personnel	\$ 125,883.42	\$ 494,000.00

	Total	
	Actual	Budget
6200 Office		
6210 Community Outreach		
6211 Materials	133.72	3,000.00
6212 Public Workshops		500.00
6213 Other	172.56	1,000.00
Total 6210 Community Outreach	\$ 306.28	\$ 4,500.00
6220 Marketing & Professional Development		
6221 Advertising	330.00	4,000.00
6222 Conferences and Training	416.50	4,000.00
6223 Dues and Membership	2,875.00	4,000.00
6224 Meals		500.00
6225 Recruiting	300.00	300.00
6226 Staff Development		8,000.00
6227 Subscriptions	17.40	100.00
6228 Travel	14.66	500.00
Total 6220 Marketing & Professional Development	\$ 3,953.56	\$ 21,400.00
6230 Insurance		
6231 Art and Equipment	2,847.50	4,200.00
6232 Commercial Liability	3,266.00	3,400.00
6233 Special Risk	3,758.00	4,000.00
Total 6230 Insurance	\$ 9,871.50	\$ 11,600.00
6240 Office Equipment		
6241 Equipment Lease	1,998.58	6,200.00
6242 Equipment Purchase (computers, etc.)	500.00	1,200.00
6423 Furniture		300.00
Total 6240 Office Equipment	\$ 2,498.58	\$ 7,700.00
6250 Office Space		
6251 Archives (Iron Mountain)	1,760.99	5,100.00
6252 Office Rent	40,646.65	100,000.00
6253 Office Utilities	1,750.00	4,200.00
6254 Other Rental Space	4,409.00	4,800.00
6255 Parking		300.00
6256 Repairs and Maintenance		500.00
Total 6250 Office Space	\$ 48,566.64	\$ 114,900.00
6260 Office Management		
6261 Board Meeting Expenses	196.26	500.00
6262 Office Expenses	164.43	600.00
6263 Office Supplies	169.17	1,000.00
6264 Postage and Delivery	82.57	200.00
6265 Printing and Reproduction	317.00	400.00
6266 Software	224.93	800.00
6267 Payroll Services	319.66	1,000.00
6268 Financial Service Charges		100.00
Total 6260 Office Management	\$ 1,474.02	\$ 4,600.00
6270 Telecommunications		
6271 Internet	1,035.97	3,000.00
6272 Mobile	308.29	2,000.00
6273 Telephone	669.85	2,000.00
6274 Website & Email Hosting	136.47	900.00
6275 Information Technology	678.00	1,200.00
Total 6270 Telecommunications	\$ 2,828.58	\$ 9,100.00
Total 6200 Office	\$ 69,499.16	\$ 173,800.00

	Total	
	Actual	Budget
6300 Property Management		
6310 Contract Work		5,000.00
6320 Landscaping Maintenance		20,000.00
6330 Repairs		5,000.00
6340 Snow Removal	4,450.00	35,000.00
6350 Utilities		
6351 NSTAR Gas & Electric	609.96	3,000.00
6352 Water		0.00
Total 6350 Utilities	\$ 609.96	\$ 3,000.00
6360 Other		
Total 6300 Property Management	\$ 5,059.96	\$ 68,000.00
Total 6000 Operating Expenses	\$ 200,442.54	\$ 735,800.00
7000 Professional Services		
7001 Construction Management		24,000.00
7002 Design - Architects		55,000.00
7003 Design - Landscape Architects	1,422.27	50,000.00
7004 Engineers and Survey		10,000.00
7005 Legal	37,080.00	180,000.00
7006 Real Estate & Finance	14,085.00	40,000.00
7007 Planning and Policy	10,000.00	60,000.00
7008 Retail Management / Wayfinding		10,000.00
7009 Accounting	12,087.24	15,000.00
7010 Marketing / Graphic Design		5,000.00
7011 Temp and Contract Labor	592.50	2,000.00
7012 Web Design / GIS		20,000.00
7013 Land Surveys		5,000.00
7014 Records Management / Archivist		30,000.00
7015 Energy & Environmental Planning	5,450.00	55,000.00
7016 Other		4,000.00
Total 7000 Professional Services	\$ 80,717.01	\$ 565,000.00
8000 Redevelopment Investments		
8100 Capital Costs	38,441.75	250,000.00
8200 Forward Fund	24,000.00	80,000.00
8300 Real Estate Acquisitions		
8400 Foundry Reserve Funds		2,040,000.00
Total 8000 Redevelopment Investments	\$ 62,441.75	\$ 2,370,000.00
Total Expenses	\$ 343,601.30	\$ 3,670,800.00
Net Operating Income	\$ (139,995.69)	\$ (3,320,132.00)
Net Income	\$ (139,995.69)	\$ (3,320,132.00)

Cambridge Redevelopment Authority Budget vs. Actuals January - April 2016

