



Regular Meeting  
Cambridge Redevelopment Authority

Wednesday, May 18, 2016, 5:30pm  
Robert Healy Public Safety Center / Cambridge Police Station  
125 Sixth Street  
Community Room

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FINAL APPROVED - REGULAR MEETING MINUTES

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### Call

CRA Chair Kathleen Born called the regular meeting to order at 5:38 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, Project Manager Jason Zogg and welcomed newly hired Project Manager Carlos Peralta.

The meeting is being recorded by the CRA Office Manager.

### Public Comment

No person asked to comment.

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

### Minutes

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

Ms. Drury gave two small corrections to Ms. Shore. Ms. Born also noted one correction.

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

### Communications

#### **2. Letter from Department of Housing and Community Development regarding the Approval of the Kendall Square Urban Renewal Plan Amendment #10**

Mr. Evans said that the approval took longer than expected as it got held up while the State was processing the BRA's controversial amendment requests. The Board and staff are all excited to have this approval.

The letter will be placed on file.

#### **3. Correspondence from City Manager Rich Rossi regarding the reappointment of Conrad Crawford**

Ms. Born stated that many good things were said about Mr. Crawford and the work of the CRA at the City Council hearing. This letter will be placed on file.

## **Reports, Motions and Discussion Items**

### **4. Update MXD Infill Development Concept Plan**

#### **a. Report of Design Committee Meeting: Massing Development Program**

Mr. Evans stated that the Design Committee meeting was held on April 27 and the minutes of that meeting are included in the packet, along with the presentation on massing. The Infill Development Concept Plan (IDCP) will continue to be presented to the Board chapter by chapter. The complete IDCP will then be presented for Board review and public comment.

#### **b. Presentation: Sustainability Strategies**

Mr. Mike Tilford from Boston Properties (BP) began his presentation. This is part of a series of presentations to gather feedback as the concept plan is being developed. BP presented the Open Space section of the Infill Development Concept Plan (IDCP) to the CRA Board and the East Cambridge Planning Team (ECPT). The massing and development section of the IDCP was presented at the recent CRA design review meeting. Another presentation is planned to the ECPT.

Mr. Evans noted that a less formal public forum will be arranged with details coming soon.

Mr. Tilford explained that tonight's presentation focuses on sustainability. BP has adopted many standards and models besides LEED standards into building designs. He noted 2020 goals for energy use, greenhouse gas reduction, water use reduction, and waste diversion. He also spoke of BP's accomplishments to date and explained that, with time, the trend line should reduce energy usage. He introduced Mr. Chris Schaffner, a sustainability consultant from The Green Engineer working with Sasaki, who continued the presentation. Mr. Schaffner explained that the MXD area is being addressed as a district whole using a LEED master site approach. Every building is being targeted at LEED Gold V3. The design process is integrated and iterative. Also being addressed is the environmental impact and the effects on the wellness of building occupants. There is a commitment to economic operational sustainability.

The use of an integrated process which identifies issues early in the process also aids in keeping the project economically feasible. For example, adding insulation can reduce the size of mechanical structures which can affect floor plans. He mentioned that designs, which include native plants, alternative vehicle usage, and "good neighbor" elements, can help to reduce runoff, provide habitat and open space amenities. Rainwater management provides ways to use rainwater for irrigation or cooling tower makeup. They are looking at ways to provide water to the vegetation on the 6<sup>th</sup> Street connector.

Mr. Schaffner spoke about using a lighting design with fixtures that illuminate the exterior of the buildings to provide vitality to the area but also minimizes energy consumption and is respectful of the neighbors. He mentioned energy and carbon reduction goals by designing high performance buildings to reduce the loads and tying into a smart grid. Using emerging chilled beam system technology will require less space and thus allow windows to be larger and ceilings to be higher. They are looking at energy efficient combined heat and power systems to meet domestic usage. He explained that the engine generates electricity and the heat produced is then used to heat water. Buildings should be ready to incorporate solar heating. He added that the buildings would use energy efficient lighting, using LEDs. Daylight responsiveness and occupancy related controls could be incorporated. Another major focus is the materials used, which should be environmentally friendly. Considerations should be made for the health and comfort of the occupants throughout the life cycle of the entire building. BP has a red list of materials that tenants don't want, such as lead, mercury, and asbestos. There was a discussion regarding cigarette smoke. As for operations, he noted BP's Green Tenant guidelines in their leases, which include approaches for recycling, green cleaning, and pest management. The systems would be commissioned to verify that they work as designed. Automation systems and controls will be incorporated. Additional ideas mentioned were to continue the local food and community garden and adding solar-lit pathways.

The meeting was opened to questions.

In response to Ms. Drury, Mr. Schaffner answered that other less commonly known materials that would be avoided are flame retardants that have been documented to be a health hazard, and volatile substances such as formaldehyde that have off-gases. Negative environmental impacts caused by material creation or disposal, such as vinyl, will be evaluated.

In response to Ms. Born, Mr. Tilford explained that a rain garden is a garden which takes advantage of rainfall and storm water runoff in its design and plant selection. It is designed to give the storm water more time to infiltrate and less opportunity to be dumped into the sewer system.

In response to Mr. Crawford, Mr. Tilford explained that the Green leases are for commercial build-outs rather than restricting residents on their carpets and mattress selections. Mr. Evans added that restricting smoking in condos is complicated. LEED requires that testing be done to ensure that gas leakage does not occur which also helps with cooking odors.

Mr. Zogg suggested incorporating ideas similar to the New York City's Active Design Guidelines which promotes physical activity and health in designs, especially in the stairwell design. Mr. Evans stated that 75 Ames has some aspects. Ms. Shore requested including shower facilities for commercial tenants. Mr. Crawford noted that all levels of accessibility should be noted when incorporating designs geared toward health.

In response to Mr. Zogg, Mr. Tilford noted that typically, a multi-tenant building requires LEED core and shell and a manual would be provided to the tenants for LEED commercial interiors with the lease having certain stipulations. He noted that the shell can influence the tenants. LEED interiors might be obtained but there might not be certifications.

In response to Mr. Barry Zevin, elevator capacity is determined by code so stairway availability isn't a factor for the elevator size. Mr. Zevin noted that stairs might be used more if they were designed to be more open and visually pleasant to use.

In response to Mr. Zogg, BP has set up organic waste and composting with restaurants and larger tenants who have cafeterias. Composting during preparation is attainable but gets more difficult and time-consuming afterwards.

Mr. Evans mentioned that "enhanced commissioning" was included in the MXD zoning. It was explained that LEED credits are obtained with enhanced commissioning. Someone has to verify that the energy-consuming systems are working as they should, that the commissioning agent is an independent third party agent and is also part of the design process. BP will also add envelope commissioning, which is the same process for systems other than mechanical. In response to Mr. Evans, some envelope testing will be done during the mockup phase. The commissioning will ensure that what gets done in the mockup gets done once it's installed.

Mr. Crawford questioned whether there would be any improvements for transportation management such as Charles River TMA contributions. Mr. Evans explained that BP is already a large subscriber to this. He added that as part of the EIR process, an enhanced commitment is still being worked out with the City with respect to the residential side. Mr. Zevin suggested getting data on Ames Street since this is the first large residential building in the MXD area. A discussion continued regarding EasyRide bus passes, routes, and schedules. Mr. Tilford said he would address many of the questions when the IDCP chapter on circulation is presented.

Ms. Born noted that it is a good idea to bring individual pieces of the IDCP for Board feedback.

Ms. Born noted that Ms. Kathryn Madden joined the meeting.

## 5. Update: Point Park Reconstruction

### 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***

Mr. Zogg summarized that feedback was given to the design firm Stoss at the CRA Design Review Committee meeting regarding the CDD design for Point Park. With some inspiration from that presentation, CRA staff, Mike O'Hearn of Boston Properties (BP), and Clara Batchelor from CBA Landscape Architects created an enhanced design to restore the park. Bidding could possibly occur this summer and construction starting this year. The Board packet includes a memo that documents the history, the existing conditions, and the design assumptions to keep the shade trees and the sculpture intact. Mr. Zogg will be exploring a potential NEA grant for work on the sculpture. The artist considers the sculpture to include the galaxy, the fountain, and the moon globes. Since the backless steel benches surrounding the fountain are part of the fountain, these will also be considered part of the sculpture. Mr. Zogg introduced Ms. Batchelor.

Ms. Batchelor showed pictures of the current state of Point Park. She noted the new crosswalks installed by the City and the many light poles which all need to be integrated into the design. She showed where another sidewalk needs to be added. As agreed to by the artist, the benches along the outskirts of the park are not part of the artwork so there is no compelling reason to keep these. Tactile warning strips need to be added in front of the crosswalks. The park will be working with the new vocabulary of Kendall Square. There are also four directional compass points that would be protected along with the sculpture. The trees would be protected but the shrubs would be removed. Three Honey Locusts trees would be added at the far-end Main Street corner. The concentric idea would continue using granite banding and alternating this with poured concrete of sea glass or glass pebbles. The concrete will be scored. Wooden benches would replace the metal benches and skateboards won't find them desirable to use. The supporting brackets are made of steel. Some of the areas of the wooden benches are backless. Bike racks would be added. Solar-powered bollards would be placed to define the edge of the park to warn motorists of the park and traffic, and prevent cars from parking on the raised walkway. They will be surface-mounted so they won't rip up the pavement that if they are hit. A security bollard isn't needed. The City wants a contra-flow bike path incorporated into the park. The location is being discussed. Some trees might need to be removed to accommodate this bike path. Movable furniture, which has not been selected yet, would be stackable and locked. It would come out during the good weather and be stored in the winter. Mr. Zevin suggested defining the compass rose with more colored pavement or in some other way. Mr. O'Hearn noted the addition of a garden area as Stoss suggested. Ms. Batchelor suggested a permanent year-round garden with red and yellow twigged dogwood and sparkleberry that have interest in the winter as well as some colored grasses. In contrast to Stoss' design, there will be an accessible sidewalk added along Main Street as well as some trees at the right point. Ms. Batchelor said that the grade of the grass would not be an issue and a wall was not needed. There was some discussion regarding the City's brick walkway from Main to Broadway.

The location of the KSA wayfinding kiosk is still under discussion. The KSA wants both sides of the kiosk to be accessible. Positioning the two-sided kiosk at Point Park avoids having to get approval from the Council since it's not a public right-of-way. All of the piloted wayfinding kiosks are on privately owned land. Without a detailed map of the infrastructure under Point Park, the kiosk location needs to be tested to avoid hitting possible transformers and the MBTA tunnel while providing adequate support for the 9-foot kiosk. The fountain's infrastructure and BP's control room also need to be avoided.

Mr. Zevin did not like the terraforming suggested by Stoss. He liked this current design, except for bike lane. Ms. Drury agreed that the narrow bike lane's position is a hazard to pedestrians. Mr. Evans noted that the existence of the bike lane is not negotiable with City. There was a long involved discussion of the required signaling and striping work that needs to be done for the bike path and the schedule for doing the

work. It is also unclear where the CRA property line ends and the City line starts. Mr. Evans said there is a sense of urgency that BP move forward with the design presented tonight to meet the 2016 construction goal. According to the agreement, BP needs CRA approval.

The 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 was made, seconded and unanimously approved.

## **6. Report: Foundry RFP Completed Submissions**

Ms. Kathryn Madden updated the Board on the status of the Foundry. The deadline was extended by two weeks. One response was received from CIC / Graffito / Hacin + Associates. All submission requirements for the financial and nonfinancial portions of the RFP were met. The proposal was then distributed to the Foundry Advisory Committee (FAC), the Evaluation Committee, and the Technical Review Team which includes CRA advisors Foley Hoag, HR&A, and Chuck Redmon. The City also has technical advisors on this committee. The submitted proposal was also posted on the CRA website.

A meeting to review the proposal with the FAC is occurring this Friday. Comments from both the FAC and the Evaluation Committee will be collected by May 27<sup>th</sup> and presented to the Evaluation Committee. The Evaluation Committee consists of seven people and is a combination of CRA and City staff. As Ms. Madden is the project manager, Mr. Zogg has replaced Ms. Madden as a CRA representative. The City is represented by Lisa Peterson, Louie DePasquale, Bob Reardon, Lisa Hemmerle, and Amy Witts (the City's procurement officer). Everyone will first review the nonfinancial portion of the submission according to the listed requirements and then they will review the financial portion of the submission. A date for a televised public presentation will be arranged after the Evaluation Committee's review as well as an interview. The goal is to accomplish this all in June and come to the CRA Board in July with a recommendation.

Mr. Zevin stated that the use is compatible but architecturally unacceptable. Mr. Evans explained that although the document is public, the Board should not officially deliberate on the issue of the submittal since. He noted the challenge of running a state procurement process while keeping things transparent. No evaluations have been done on this submittal. There will not be any other submittals. Ms. Born restated her understanding in that design negotiations with a selected developer could occur. Ms. Madden explained that the RFP is looking for a partner. Mr. Evans added that a special permit would be required from the Planning Board.

Ms. Drury reiterated that although there is only one developer, the Board must be satisfied with the partner. In response to Mr. Bator, Ms. Madden expected one or two responses. After extending the deadline, Mr. Evans was surprised that a second submittal did not occur. Boston Properties sent a letter explaining why there were not continuing the process.

Ms. Born noted that one is better than none.

## **7. Report: Third and Binney Temporary Public Space Improvements**

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

Mr. Zogg summarized the history of the 40' x 150' parcel. Newport Construction has been renting the space for equipment storage while working on the Main Street project, which is coming to an end. As part of the agreement, mutually agreed upon improvements will be made to the site before they left. At the time of the agreement, it was unclear what was going to happen on the site. The site has no electricity service, no water service and has a small environmental concern so excavating more than three feet is prohibited. Any improvements to the site beyond the hardscape would be coordinated and funded by the CRA. Mr. Zogg is also investigating possible sponsorships for other improvements such as a Hubway. He noted that Relish was hired to develop concepts for temporary use on the site but only the food truck idea was economically feasible. However, at that time, the City wouldn't allow food trucks but now they are allowed.

Mr. Zogg convened a design charrette with local Kendall Square landscape architects and engineering consultants. A CAD drawing of a park for the area was created. Mr. Zevin inventoried the CRA's entire reusable granite stockpile. A Food Truck RFP was posted. The decision to have different dessert food trucks each day of the week and one entrée truck was made at the April CRA Board meeting. Most of the food truck vendors have signed their contracts.

Mr. Zogg presented a 3D SketchUp model that showed the hardscape and minimal landscaping improvements. Newport would fill in the dark grey area with asphalt or compacted stone dust. Placing the already owned red granite would be done by Newport to delineate the food truck parking as well as the garden area. The trucks would pull in and out of the site from Monroe Street. Newport will also move the pedestrian ramp closer to the pedestrian desire line. Mr. Zogg added the possibility of planting sunflowers along the back fence to add visual interest. Mr. Evans added that Volpe has given the CRA permission to use their water. Mr. Zogg suggested using some of the land along Third Street to widen the sidewalk. The next slide showed seating areas, picnic tables, stand-up tables, a KSA mobile library, some large planters, and a Hubway station. Another slide showed examples of painted asphalt and a colorful back fence design. He noted that the food trucks will bring their own waste bins which they will take away each day. This will be monitored by the CRA in the first few weeks to see if permanent waste bins are needed.

In response to Ms. Born, Mr. Evans said that Newport owes the CRA some basic site improvements and undefined surface improvements. When the contract was signed years ago, it was unclear what would happen on the site. Newport is willing to pave it, sod it, use crushed stone, or use recycled asphalt. The food trucks will start mid-June. In response to Mr. Zevin, Mr. Evans said that these small modifications don't trigger the DPW principle of drainage constraints. Mr. Zevin said the area is more paved than he had expected. Ms. Born says that it looks like a parking lot and that the City will ask about drainage. Mr. Zogg stated that stone dust won't get negative feedback. Ms. Heather Hoffman said that stone dust is used along the Lechmere Canal. Mr. Zevin wants to accept the offer that Newport made to place sod especially since grass does well enough at the Rogers Street Park. Mr. Zogg mentioned that sod would add more maintenance costs. Mr. Evans added that grass is not considered an accessible surface. Ms. Born said that there's not enough time to develop grass. Mr. Zogg said that Newport could do the basic surface in two weeks. Ms. Born said that she envisioned the area as a gritty urban site with food trucks and granite for seating. Mr. Zevin said that seating made with the granite would require work of a mason and some mortar. Ms. Drury felt that the plants and furniture were a desirable feature. Ms. Madden noted that these could be brought in at a later time. Mr. Evans suggested talking to Newport about creating some seating with the granite and possibly moving the granite closer to Third Street to increase the "wild space." Mr. Zevin then suggested putting plant material near the sidewalk in place of the Hubway. Ms. Born is concerned about the water requirement of plant material. Mr. Evans noted that although the Hubway would provide some activity to the site, it has an upfront cost and operational costs. The revenue from the food trucks could be used to cover some of those costs along with possible sponsorships from developers in the area. There is a market for a Hubway in that area. Ms. Born suggested allowing a local nursery to sell plants on the site. Mr. Crawford noted that once the food trucks are done for the day, their parking area is empty and available for a watering truck. Mr. Zevin thought bollards and a chain would need to be installed to keep it from turning into a parking lot. Ms. Born mentioned allowing contractors to use the site in the winter in exchange for further improvements. Mr. Evans would consider allowing a container in the food truck area for onsite winter storage but he would not want a messy yard. Ms. Madden emphasized that the area reflects on the CRA and that it should look nice. She suggested doing the basic groundwork, occupying it and then seeing what happens. Mr. Bator thought, from the feedback received at a past board meeting, that the restaurants and business owners would participate in enlivening the site or adding sitting space. Mr. Zogg said that seating makes the place a park and not just a parking area for food trucks. Mr. Evans suggested using institutional picnic tables that remain onsite throughout the year, although these might be too expensive. Mr. Evans stressed the accessibility aspect of any furniture. Mr. Zevin asked about plans for the furniture if there's a hurricane. Mr. Zogg discussed the cost of the furniture. Ms. Drury stressed the need for table and chairs, especially if this is to be considered a lunch spot. Mr. Evans suggested buying something to start. He mentioned moving the three cement planters from the Foundry. Newport is paying to fix and move the handicap ramp. Reconstructing the sidewalk and curb cuts will be done at this time. Ms. Born suggested a row of picnic tables would be nice. Ms. Madden suggested keeping it simple to start. The motion should focus on giving Newport direction for baseline improvements that can be done in two weeks which is

Version A in the handout, but possibly moved some number of feet towards Third Street. The placement of a Hubway was put on hold. There is a month before the food trucks arrive. Mr. Evans said that temporary furniture can be purchased which shouldn't be a big investment.

The motion to approve the conceptual design for phased improvements to Parcel Six of the KSURP to accommodate public seating (of up to \$5000) and pilot food truck program was seconded and unanimously approved.

#### **8. Report: Monthly Staff Report to the Board**

Mr. Evans noted that most of the report has already been discussed tonight. He noted that an RFP has been published for a Landscape and Park Maintenance contractor for the Grand Junction Park. Parcel 6 will be added to the contract once that area is complete. Responses are due on May 26.

The Infill Development Concept Plan continues to be presented in pieces. A development agreement for Ames Street should be complete by next month. A Foundry decision will be on the agenda for July. Due to an unexpected situation with the volunteer human resources consultant, changes to the Personnel Policy will most likely be delayed into July for the Board to review. The K-Step MOU regarding transit funding has been drafted with MassDOT and should be ready for public review in June or July. The Ecodistrict is at a pivotal stage and it is unclear if it will continue past the two initial projects, the energy study and the high density parking design project. The bike parking prototype, which was funded in part by a CRA Forward Fund is being displayed in Danny Lewin Park tomorrow as part of the Bike Week events. The EcoDistrict funds are exhausted and the contracts are expiring. The Grand Junction grand opening is on June 9. A few speakers from the City will be at this casual event at 4:00pm. It will be interesting to see how this stimulates discussion regarding the full Grand Junction path.

Mr. Evans thinks that an August meeting might be needed or perhaps two meetings in September. There is a plan to submit an Infill Development Concept Plan in September.

#### **9. Report: Monthly Financial Update**

Mr. Evans suggested that he would most likely need a mid-year budget adjustment in the line items for legal fees which are higher than anticipated, office computers, rent due a higher utility maintenance usage assessment, and Parcel 6 purchases. The expenditures for the Grand Junction are being tracked very closely as they are close to the contingency amount.

A motion to 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 was put forth as conducting the discussion in open meeting may have a detrimental effect on the negotiating position of the CRA with the developer.

Since the business of the CRA set forth on the agenda has been completed, the meeting will not reconvene in open session after the Executive Session.

Mr. Evans emphasized to the audience that this motion pertains to the Letter of Intent and that nothing is new

A roll call was taken to convene into Executive Session.

Mr. Zevin – aye, Mr. Crawford – yes, Ms. Born – yes, Ms. Drury – yes, Mr. Bator –yes

The meeting adjourned at 8:36pm.