

Staff Report to the Board July 15, 2020

Administration

The CRA Staff held its first in person staff meeting since March outside this week. Staff have been visiting the office and project sites with some increased frequency lately, however there are no immediate plans to return to the office before the fall.

The CRA has made an offer to our selected candidate for the planner position and that offer has been accepted. They are currently employed so they will be introduced to the Board when they begin work in August. This has been a fully online hiring process and will require a substantially remote on boarding process for a new staff member.

Forward Calendar

1. Revision to Proposed MXD Zoning Petition
2. Sweetgreens Signage Proposal
3. Revised Internal Controls Policy

325 Main Street

325 Main Street's base-building construction continues to progress. Work involves the installation of remaining concrete foundations and elevator pit, and backfilling around core foundations. Crews also work to reinforce the existing level-one foundation and below grade loading dock. Structural steel deliveries for the base building tower will start at the end of July. Main Street utility work is also underway. To accommodate the construction in the sidewalk, there is a temporary pedestrian detour across Main Street. That work is expected to be complete by July 24th.

Sixth Street Walkway

Staff approved a license agreement with Turner Construction to allow access a portion of the Sixth Street Walkway for 8-weeks. Approving access to the walkway allows MIT to complete utility work associated with the Volpe construction project. The partial closure began on July 6th. Turner has constructed an ADA-accessible pedestrian detour, which will allow pedestrian passage during the Volpe utility project.

93-99 Bishop Allen Drive

Design work has progressed steadily. A new cost estimate based on completed schematic designs is expected to be received by late July. Some tenants desire additional amenities or upgrades in their spaces. We are working with them to incorporate their additional needs into the designs, which will be at their expense.

The RFP to identify relocation space for during construction has been publicized, and an information session held. Three entities are showing interest in responding to date. Responses

will be received on a rolling basis, and staff will continue to make direct outreach to property owners in Cambridge to encourage more responses.

As of July 10th, the property is under new management. Third Sector New England – MissionWorks (TSNE) has replaced Senné, the former management firm, after being selected through an RFP process by the CRA to take over building management. TSNE will manage all aspects of building maintenance, security, consult in the redevelopment of the property, and manage lease agreements and other tenant services.

Parcel 6

Due to the effects of the global pandemic has had on local retail in Kendall Square Staff has decided to suspend the 2020 3rd & Binney Food Truck program. Staff had been notified by a number of the approved vendors prior to our decision many of the vendors had personally decided to operate during these difficult times. Since the original start date of March 16th, was interrupted due to the State mandated COVID-19 lockdown, Staff has agreed to refund vendors who had previously submitted their license fee payments.

Roof Garden Community Plant Give-Away

The CRA and Boston Properties organized a community plant give-away on the Green Garage Roof Garden on Thursday, July 2nd. The event coordinated members of the public, through scheduled appointments, to dig-up and take-home plants and small shrubs from the rooftop park. The scheduled timeslots filled up quickly, and roughly fifty community members were able to participate. Construction on the rooftop garden began on Monday, July 6th, as part of the 325 Main Street project. The park will reopen in the spring of 2022.

