

Staff Report to the Board *May 19, 2021*

Forward Calendar

- Mikyoung Kim Contract Amendment
- Lease Agreements for 99 Bishop Allen Drive
- Solar Financing Agreement for 99 Bishop Allen Drive
- Sub-Lease Agreement with Foundry Consortium
- Personnel Policy / Handbook
- Infill Development Concept Plan Amendment

Administration

The CRA staff participated in a meeting with all Link tenants in order to set plans for a safe return to the office, which is anticipated to occur gradually over the summer. New protocols will be put into place by TSNE, the managers of the Link, regarding cleaning and common space use. Staff is re-evaluating the work space configurations in our corner of the Link and is working with TSNE to explore options for additional workspaces. The Link is currently hosting three tenants from 99 Bishop Allen Drive. The CRA will sponsor a workspace for the Foundry Consortium in the Link. The CRA is also planning on utilizing the Link Conference Space for in-person Board meetings later this year.

The CRA has entered into a lease agreement for two new staff computers to replace and upgrade machines that are over four years old. The new laptops are due to arrive in the next month.

Having left Cambridge Wealth Management, the CRA has established new segregated accounts for the funds committed to the Foundry and Kendall Square Transit Enhancement Program (KSTEP). Additional banking accounts will need to be put into place for the Foundry operations in 2022. Staff have coordinated Board signatures to synchronize across all CRA accounts, including the OPEB account.

As per the amended CRA Internal Control Policy approved by the Board in December 2020, a company credit card has been issued to the Executive Director and the Operations Director to conduct CRA business. The credit limit for the organization is \$5,000. The debit card has been cancelled.

Program/Project Updates

Forward Fund

The submission deadline for the first review session is quickly approaching. Organizations submitting proposals in the Capital Infrastructure grant type will need to have a completed application submitted no later than Friday, June 4th. The Forward Fund Selection Committee will evaluate the proposals on Friday, June 11th. Organizations that plan to apply for the Technical Assistance grant type will continue to be reviewed by CRA staff as they're submitted. Interested organizations that wish to discuss their project, application process, or other aspects of the grant program may contact Program Manager, Carlos Peralta at CPeralta@CambridgeRedevelopment.org.

COVID Small Business Grants

The Mayor's Disaster Relief Fund (MDRF) grants for small business application deadline was on May 7, 2021. The MDRF and the CRA have committed \$600,000 to award grants of up to \$6,000 to local small businesses. At the March meeting, the CRA Board unanimously approved utilizing \$200,000 of the CRA's COVID-19 Relief budget for the city-wide program. The CRA will transfer its contribution to the MDRF this month. CRA staff members Hema Kailasam and Carlos Peralta will be reviewing the applications along with members from the City's staff. The announcement of the grant recipients and disbursement of funds is expected in June.

Margaret Fuller Neighborhood House (MFNH)

The MFNH Project Committee, including CRA staff, the CRA's real estate development consultant, and MFNH staff and Board Members, has been meeting to further define plans for the redevelopment of the MFNH site. MFNH recently completed a deeper analysis of its programmatic space needs, in order to help inform the project scope. The project is intended to modernize and enhance MFNH's program space and ensure the organization has a sound facility to support the community's needs for years to come. In addition to improved space for MFNH programs, the project plan includes affordable homeownership housing on the rear of the site. Once the project scope is further defined, MFNH and the CRA will conduct the third round of community engagement for the project.

Broadway & Galileo Galilei Way Construction - Street Closures

Over the past few months, Bond Construction and Boston Properties have been working in Broadway and Galileo Galilei Way to implement three respective projects: the Alta Streetscape Designs established by the CRA in 2019 to incorporate a continuous raised cycle track, new landscaping and projected bike intersections for Galileo Way and Broadway; water main work; and installation of a 3' x 10' storm drain culvert to expand sewer separation improving water quality in the Charles River.

Given the size, extent, and complexity of the respective projects, the intersection of Galileo Way between Broadway and Fulkerson St. will be closed to traffic, and the northern portion of Broadway will be closed between Ames Street and the Galileo Way intersection on the evening of May 22, 2021. Closure of Galileo Way between Broadway and the Fulkerson St. intersection is scheduled to begin May 27th and will continue for approximately 13 weeks. Pedestrians and cyclists will be able to travel through the intersection, with some detours required. Variable message signs notifying the public will be put into place.

Construction Phase Summary

- Broadway streetscape work is in progress from Ames Street to Galileo Way. Galileo Way will be closed from Fulkerson Street to Broadway from May 27, 2021 through the end of August 2021. Pedestrian and bicycle detours will be implemented at the intersection of Galileo Way and Broadway.
- Galileo Galilei Way streetscape work is in progress along the west curb line adjacent to Binney Park. This includes upgrades to the existing drainage system, realignment of the existing curb, installation of new street lighting, a raised cycle track with a new Bluebike station, and new tree plantings.
- Excavation for the drainage system improvements on Broadway is ongoing with daily vehicular lane shifts, bicycle lane closures, and pedestrian detours as required. Longer-term lane shifts and detours will be implemented on May 22nd.
- Bond Construction has submitted an application for a noise variance, which, if approved, will permit overnight work in this area.

325 Main / Plaza Construction

Interior work at 325 Main Street continues. The first level storefront and miscellaneous curtain wall infills are nearing completion and construction continues on the 325-355 public lobby. Elevator work is ongoing and this past week the first interior elevator cars were installed. Work in the basement, Eversource room, and interior drywall work continues, as does layout of the Green Garage Roof Garden. Landscaping on the garden will begin this fall.

Demolition of the Marriott Trellis structure by Boston Properties is nearly complete. Crews are now working to waterproof and clean the structure. It is anticipated that the Kendall Plaza fencing for this work should come down in early July.



The tower crane, which was previously planned to be taken down in early May, has been kept up, in part, to accommodate the trellis work. Removal of the tower crane requires a derrick crane to be installed on the roof of 325 Main Street. Installation of the derrick crane has now begun. Removal of the tower crane is estimated to take six weeks, with the crane boom being dismantled overnight on May 24th. The boom removal will not require Main Street to be closed.

The creation of the terraced open space from the plaza to the roof garden requires the reconstruction of the headhouse for the outbound red line trains, including adding a second elevator for this station. Boston Properties has submitted two alternative construction phasing plans to the MBTA, both potentially requiring closures of the north Kendall platform for a period of time. The MBTA is reviewing options for this project along with representatives from the City of Cambridge and the Kendall Square Association.

Transportation Report

As part of the 1994 Environmental Impact Report (EIR) update covering additional development in the KSURP, the CRA is required to conduct annual traffic studies to justify a reduced traffic generation projection used in the Massachusetts Environmental Protection Agency (MEPA) analysis. In the 2015 MEPA EIR, the CRA agreed to update the scope of the Annual Transportation Report to reflect the evolution of Cambridge's transportation priorities for multi-modal urban environments, and to analyze travel behavior and transit services.

Working with consultants, VHB, the CRA published an updated version of the Annual Transportation Report for 2019, using a new interactive website via the ESRI ArcGIS StoryMap platform. Despite COVID-19, the CRA collected multi-modal traffic data in September 2020. This report thus provides a unique perspective on the impact that COVID-19 has had on respective transportation modes in Kendall Square, and perhaps insight into new transportation trends in the future. The interactive report can be found on the CRA's website at www.CambridgeRedevelopment.org/AnnualTransportReports.

This report will also be submitted to MEPA to fulfil the CRA's EIR requirement.

