

Staff Report to the Board *December 19, 2018*

Administration

Forward Calendar

1. 325 Main Street Design Review
2. 135 Broadway Design Review
3. Adaptor Retail Space for 255 Main Street
4. Broad M-1 Development Agreement
5. MIT Coop Signage for 80 Broadway
6. Alexandria Real Estate Proposal for Metropolitan Pipe Site

CRA Office Space

CRA has been occupying a corner of the 8th floor of 255 Main Street since January 2018. Now that the Opportunity Space is underway, as discussed below, the CRA needs to shrink its footprint and enter into a license agreement for office space with the Non-Profit Center. As an interim step, the CRA will enter into a short-term lease extension with Boston Properties (see attached).

The archivist project is currently underway to consolidate, inventory, organize, archive, and store our files which will help us reduce the total amount of file storage necessary in our office. The staff will also be reconfiguring the existing cubicles into a format that maximizes the efficiency of the remaining space. The workstation and storage reconfiguration will require the purchase of some new furniture in order to facilitate shrinking the size of each of the workstations and the total office footprint. Any unused furniture will be used by the Opportunity Space program for their operations.

Projects and Programs

IDCP

The CRA Board and Planning Board both approved an Infill Development Concept Plan (IDCP) Amendment proposed by Boston Properties on Tuesday 12/4. CRA staff has until 1/31/2018 to write the approval letter with final conditions language. BP plans to submit the 325 Main Street Schematic Design Review book in the next month and a Joint CRA Board / Planning Board meeting will be scheduled to review this.



88 Ames Street residential

The 88 Ames residential project is nearly complete. CRA Staff have provided BP with a punch list of items expected to be addressed or completed before CRA's completion walk-through in January. Once all items are satisfactorily completed, CRA will issue a Completion Certificate. Permanent line markings for the new Ames Street may need to be completed in the spring due to minimum

temperature requirements. The floating bus stop island has been completed and is now operational with EZ Ride, while the MBTA's CT2 service will begin utilizing the stop on 12/24/2018.

145 Broadway

The Akamai headquarters building is on schedule for a fall 2019 opening. Exterior landscaping and associated exterior public improvements will begin in the spring. BP has worked with CRA, CDD, TPT, and DPW staff to integrate CRA's May 2018 streetscape redesign plan into the 145 Broadway landscaping plan. Final adjustments to the landscaping plan will be presented to the Planning Board for review in the coming weeks as required in the CDD Special Permit for 145 Broadway.

Asset Map

CRA is exploring a partnership with KSA to develop asset maps that inventory a variety of significant data points. These may include outdoor restaurant seating, transportation assets such as bike racks, as well as meeting and conference rooms available for public use throughout Kendall. This is the first step in the eventual creation of a future "State of Kendall Square" data report by KSA, and will be useful in a variety of CRA projects in the future.

Opportunity Space

The Nonprofit Center, now under contract with Boston Properties to operate the Opportunity Space (working title), is finalizing licensing agreements with three expected tenants of the space. The CRA and the Nonprofit Center continue to discuss possible tenancies with other organizations. A rolling RFI is also on the CRA website that invites organizations to submit proposals.

In January, Boston Properties will construct classroom and meeting spaces, and will fit out the 8th floor of 255 Main Street, using office furniture left by Microsoft when they vacated the space. The space should be fully operational by late early February, after which time the CRA and our partners will hold a ribbon cutting.

Foundry

The MOU between the CRA and LMIT to outline milestones that each party will meet between now and the establishment of the nonprofit that will ultimately operate the Foundry is ready for execution.

The last month saw a range of Foundry input sessions. Foundry Consortium members and Foundry Advisory Committee members recently provided feedback on schematic architectural designs as they relate to programming goals. LMIT and Lesley University hosted a public meeting to gather input about the specific kinds of arts uses that should be located in the Foundry. The Cambridge Arts Council held a public meeting to enable residents to meet the three finalists in the selection process for public art to be installed at the Foundry.



Based on that input, the CRA will provide feedback on architectural design to the City and to architects Cambridge Seven. Cambridge Seven will finalize their feasibility study in coming weeks, and develop new schematic designs, which will become public early in the new year.

CRA Staff and members of The Foundry Consortium conducted Foundry outreach at the first annual Port Action Community Forum hosted by the City Manager's Office. The Forum was held in the Community Art Center at 119 Windsor Street, and was organized to provide an opportunity for residents of the Port to meet with City and Community Leaders and get access to city services. For Foundry outreach, staff and consortium members asked community members for input on what type of programming they would like to see in the Foundry. Input was aggregated on poster board using sticky notes and through a survey. Responses ranged from ideas for a skatepark, to puppetry and qigong. In all, the event reached an estimated 30 people.

Signage Amendment

CRA Staff are in the process of drafting revised Signage Guidelines for the MXD District. The changes to the document are in response to staff and CRA Board experience approving signage proposals. The amendment seeks to provide additional language on temporary, electronic and construction signage, and to help clarify and streamline the signage approval process. Staff expect to complete a draft signage amendment to present to the Board at the next January Board Meeting.

Parcel 3 Interstitial Space Redesign

The CRA has signed a Notice to Proceed (NTP) with Mikyoung Kim Design, and held a kick-off meeting to begin work on conceptual designs for the interstitial area of Parcel 3 (located between Ames St, Broadway, Galileo Galilei Way and Main Street). Last week, Nitsch Engineering was onsite to complete survey work. Next steps in the project will be to schedule stakeholder meetings to discuss use needs and design ideas.



Parcel 6

The Urban Farmers Institute (UFI) has been providing vending services for Christmas trees and other holiday accessories since Black Friday. UFI has expressed their enthusiasm with the support of the residents and workers of the surrounding area. Pairing the food trucks with UFI has been a great balance of services for the Holiday season. The operating hours for the UFI is Monday through Sunday, 10 AM – 9 PM and the food trucks are on site Monday through Friday, 10:30 AM – 2:30 PM. Vending services will wind down at the end of the month and will start up in the early spring.