

Staff Report to the Board *June 26, 2019*

Administration

Based on the length of recent Board meetings and the increasing complexity of our projects, CRA staff would like to consider revising the structure of the Design Review committee schedule to occur on a different date than the full Board meeting. This would preferably be staggered two weeks apart to allow proponents to make adjustment ahead of a full Board meeting, should an immediate decision be required. Additionally, staff would like to consider establishing a formal financial committee which would also meet on a different date than the full Board to prepare materials and make recommendations to the Board.

The CRA is issuing an RFP for design review technical assistance to support staff review of development proposals in the Kendall Square Urban Renewal Project and other areas as needed.

The CRA is preparing for the audit field work for the 2018 fiscal year. Staff have coordinated with the City of Cambridge and the Cambridge Retirement System in order to share current audit information between the government bodies that operate on different fiscal year calendars.

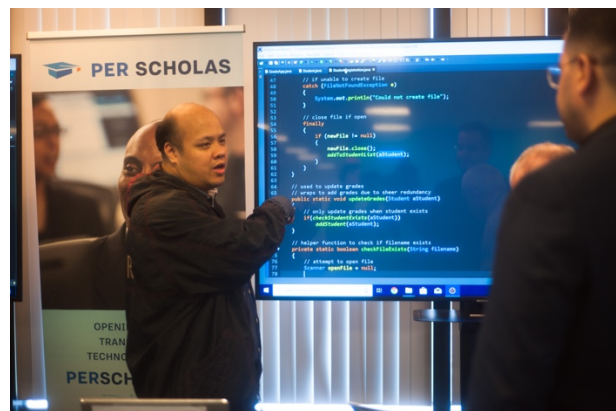
Staff began setting up the implementation of the state's paid family leave program, but this month the state rolled back the start of the payroll deductions by three months.

The CRA has issued an RFP for consultants to provide on-call urban design services for projects in the Kendall Square Urban Renewal Area. The RFP was released today, Wednesday, June 26th and proposals are due Wednesday, July 10th.

Forward Calendar

1. Foundry Schematic Design
2. Designer Selection for Margaret Fuller Neighborhood Housing Feasibility Study
3. Workforce Development Study Update

Link Kendall



The Link Kendall space held a launch celebration on June 5th. The event which included demonstrations by current PerScholas students, was attended by nearly 200 people and numerous city officials including Mayor Marc McGovern. With the furniture installation complete, additional non-profits have moved into the space and numerous meetings and conferences have been taking place in the event space. The external signage for the Link has not yet been installed.

Parcel 3 Interstitial Space Redesign & Board Open Space Tour

Parcel 3's Interstitial Space redesign project is moving forward with landscape architecture firm Mikyoung Kim Design (MYKD). Parcel 3, shown in the image to the right is bounded by Ames Street, Broadway, Galileo Galilei Way and Main Street and consists of a number of underutilized, covented open spaces. With MYKD and Nitsch Engineering, utility and logistic survey work for the parcel is complete. Stakeholder engagement meetings to elicit input and ideas are now underway.



On June 11th the CRA held an open pace site walk with Board members to view the open space, public realm and streetscape projects underway in the KSURP. The walk started at Binney Street and the 6th Street Walkway and had a number of stops including the Parcel 3 Interstitial Space. The walk ended at Galaxy Park in time for the Looking Glass Ribbon Cutting Ceremony.

Looking Glass in Galaxy Park



The Looking Glass sculpture, designed by youth participating in the Innovators for Purpose program, was installed in Galaxy Park earlier this month. Innovators for Purpose, the CRA and Boston Properties held a ribbon cutting ceremony for the wayfinding feature and historic marker on June 11th.

Margaret Fuller Neighborhood House

CRA staff and Margaret Fuller Neighborhood House (MFNH) staff and board conducted interviews with six of the fifteen design firms that responded to the RFQ for the project to redevelop MFNH's site. We expect to bring a designer recommendation to the board for approval at the July meeting. MFNH held their annual Sweet Soul Evening fundraiser on June 20th with great success. Governor Baker was in attendance to receive an award and speak to the crowd. The event included an overview of the work and silent and live auctions. MFNH continues to meet or exceed their revenue goals and see much stronger finances this year as compared to last.

325 Main Street Redevelopment

Staff is working with Boston Properties on the two phased approach to the review of the 325 Main Street building construction drawing. While the Phase One building elements are at the CD stage of review in preparation for receiving a building permit, the Phase Two work is undergoing significant revisions to undertake a full reconstruction of the roof garden. These new plans are based on significant design feedback received through additional public design processes seeking to enhance the activation of the open space area.

The Visual Mock-Up (VMU) has been constructed within Parcel Three and staff have met with CDD staff and the project architect to evaluate the tower façade materials. A second VMU will be constructed to review the public realm elements of the build, especially those affected by the two phased design process. Boston Properties has begun demolition of the Three Cambridge Center building.

Just-A-Start's 50 York Street Ribbon Cutting

This Thursday, June 27th from 12pm – 2:00pm, Just-A-Start (JAS) is hosting a ribbon cutting ceremony to celebrate the completion of 50 York Street. In the wake of the 2016 Wellington-Harrington Fire, which affected 50 York Street and surrounding buildings, the CRA agreed to assist the JAS Consolidation Project by providing a \$540,000 loan to pay for upgrades to 112 residential fire suppressant systems.



Third and Binney Civic Space



Earlier this month, Brightview installed three Honey Locust trees at Third and Binney. The trees are a welcomed addition to the public space, which continues to be a popular Kendall Square destination for lunchtime visitors.