

Staff Report to the Board: *December 14, 2022*

Administrative Items

Upon her return from leave, Alexandra Levering was promoted to the position of Senior Project Manager. This promotion reflects Alex's increasing responsibilities in managing multiple key redevelopment initiatives on behalf of the CRA.

The CRA is continuing efforts to fill two additional open positions, Project Manager and Project Planner, to expand the organization's capacity to undertake a diverse array of projects and initiatives throughout the City.

Forward Calendar

- Foundry Commercial lease for Third Floor
- MFNH MOU
- East Cambridge Tree Planting Contract

Project Updates

Bishop Allen Construction Update

Sunbug will be installing the solar panels on the December 19th and should be finished with the project before the end of the year. The railing subcontractor is manufacturing new secure brackets for the railings along with the last remaining glass railings for a few tenant spaces. The CRA is awaiting an updated quote for interior masonry work on the lower level to repair some deteriorating brick in the office suites. The remaining fire alarm devices have arrived at the warehouse and we are awaiting an installation date.

Kendall Food Hall

The Kendall Food Hall, which fulfills the Innovation Space mitigation requirements related to the construction of 325 Main Street, is moving towards the Construction Document (CD) phase early in 2023. The CRA reviewed furnishing options earlier in the fall and remains in discussions to finalize a public easement through the main dining area. Most recently, the design team submitted their 2022 Innovation Space Compliance Report, which will be reviewed in more depth later this meeting.



Lobby and Pioneer Way Opening

Boston Properties has reopened the Public Lobby that was reconstructed as part of the 325 Main Street building. This public space is located between 325 and 355 Main Street, and is an important and well-used through-block connection for pedestrians. Its reopening will be greatly appreciated by the public. Delivery of furniture for the Public Lobby has been delayed; in the meantime BXP will be renting furniture to fill the space. CRA staff are also working with BXP to reopen Pioneer Way connecting from Ames Street to Kendall Plaza.



Danny Lewin Update

CRA staff are continuing to work with Mikyoung Kim Design (MYKD), Boston Properties (BXP), and Residence Inn to collaboratively advance the schematic designs approved by the CRA Board earlier this year. Most recently on December 7th, staff met with BXP and Residence Inn staff and consultants to ensure design consistency as the respective park areas are refined to construction documents. Construction of the park is expected for Q2 and Q3 of 2023.

Bolton Street Affordable Homeownership

On December 2nd, the Executive Director executed a term sheet with Walden Street Partners, LLC to lease approximately 6,000 sq ft of land located at 95 Bolton Street for the purposes of developing an affordable homeownership project of approximately 8,500 square feet. The term sheet sets a deadline of July 15, 2023 for executing a land lease agreement for the site, which may be extended by the owner for 180 days. The CRA and the owner are currently working on finalizing conceptual design for the townhomes, with next steps to include advancing permitting with the City and hiring an architectural team to further advance the design work.

Rindge Connectivity

Since the CRA Board approved Copley Wolff and Nitsch Engineering as the landscape design and engineering consultant team for Rindge Connectivity in the fall, staff have been working to finalize the project's contract documents and to establish a work plan and budget for community outreach. CRA staff plan to hire Community Engagement Coordinators local to the Rindge Neighborhood to assist with engagement. The Coordinators will help staff understand community input on the CRA's connectivity network plan for the area and subsequent path designs.