

Staff Report to the Board: *July 13, 2022*

Administration

Upcoming Meeting Dates

The next scheduled Board meeting would be August 17th, however CRA staff are recommending skipping the August meeting. It is possible that the flexibility regarding remote participation under the open meeting laws will be addressed in this legislative session, but the status of those provisions is unclear at this time.

2021 Financial Audit

The field work for the 2021 audit was completed. A draft of the report is expected in early October.

Forward Calendar

- Foundry Commercial Lease for Third Floor
- 99 Bishop Allen Drive Close Out
- Walden Square Easement Consideration
- Margaret Fuller Neighborhood House Development Agreement
- Information Technology RFP
- Broad Discovery Center Signage
- Design Review Committee:
 - Green Garage Mural
 - Biogen tank installation
 - Parcel Two play area

Programs and Projects

Substation Project

We are in the process of providing conditional approval for 135 Broadway's Design Development Phase. While building massing and many key design components are ready to move into CD phase development, certain design features will continue to be reviewed ahead of the next phase of drawings. We're especially focused on: progressing the facade materiality and patterning for the first six floors; continuing to refine the lighting design & program; continued design review of the water feature, now part "front porch"; and the East-West Connector located to the east of the site. We have also received 290 Binney Street Design

Development Phase drawing sets and begun that review.

The Eversource substation was the subject of an Energy Facilities Siting Board Public Hearing on June 28th. Eversource employees presented the substation's new site, as well as their proposed and alternate routes connecting the new substation to smaller, local facilities in Kendall Square, Putnam Street, two sites in Allston/Brighton, and one in Somerville. The general feedback received from the public was overall positive on the new location of the substation, but revealed community concerns over the proposed route to Somerville. Many members of the community preferred an alternative route which followed the Grand Junction corridor as opposed to traveling along Hampshire Street and Columbia Street.

Rindge Commons Pathway

The CRA is finalizing an RFP to procure a landscape architect and civil engineering consultant to create a multi-use path on the CRA's easement site located along the boundary of 402, 430, and 432 Rindge Avenue. The RFP will go out next week and the selection process is scheduled to conclude in September. We will have a selection committee consisting of our partners at the City and JAS to help us select a consultant team for the work.

Margaret Fuller Neighborhood House

The planning and design work for the facilities at the MFNH has slowed down during the staff transitions underway at the MFNH. However, the CRA and its design team are now focusing on the housing component of the project, which to date was less developed than the rehabilitation scope and the design of the MFNH addition. Staff are now meeting with CDD staff about the Affordable Housing Overlay process.

99 Bishop Allen

Persistent materials delays have postponed final project close out, including some internal railing, lighting controls, and additional alarm beacons. Some water intrusion issues in the basement office suites have required additional testing and likely additional water proofing measures to be installed in some areas of the foundation. The solar agreement and permits have moved forward and SunBug is working to set the panel installation date.