

Staff Report to the Board: *June 21, 2023*

Personnel and Hiring Updates

The CRA is pleased to announce that we have three new staff members joining our team next month:

- **Gardy Laurent, Director of Finance and Operation:** Gardy joins the CRA from the City of Cambridge's Department of Traffic, Parking, and Transportation, where he has worked since 2016 and is currently the department's Fiscal, Administrative, and Technology Manager. In this role, he has led the department's financial strategic plans, implementation of systems to manage the department's finances and capital assets, and execution of the department's key technology initiatives and strategies for Parking Management and Street Management. He previously served as a Fiscal Support Analyst at the Massachusetts Department of Elementary and Secondary Education.
- **Alex Cardelle, Project Manager:** Alex joins the CRA after completing his Master in Urban Planning degree with a concentration in Real Estate and Urban Analytics from the Harvard Graduate School of Design. While at Harvard, Alex served as a student researcher for the Joint Center for Housing Studies and interned with the urban development consulting firm U3 Advisors in Philadelphia. He also served as Team Leader of a team of graduate students that reached the Finalist stage of the ULI Hines Real Estate competition. Alex previously worked in several roles for the municipal government of Bal Harbour Village, Florida.
- **Joshua Croom, Project Planner:** Joshua joins the CRA after completing his Master of City and Regional Planning degree with a concentration in Housing & Community Development from the Edward J. Bloustein School of Planning and Public Policy at Rutgers University. While at Rutgers, Joshua served as a Community Strategies Fellow at New Jersey Community Capital and worked as podcast producer for Living on Earth, a weekly environmental news and information program distributed by PRX. Joshua has previously interned with the City of Revere, Metropolitan Area Planning Council, and Massachusetts Department of Transportation.

Forward Calendar

- Bishop Allen Close-Out
- Green Cambridge Tree Mitigation Update
- Galaxy Park Contract Extension

Project Updates

6th Street Parcel Activation

The CRA is partnering with Cambridge City Growers to activate Parcel 6 each Thursday afternoon from June to the end of August. Activities include a buy nothing market on the first Thursday of each month, a plant and dog pop-up on the second and third Thursdays of each

month, and local eateries showcasing food on remaining Thursdays. Activations run from 3-8 PM each Thursday.

MBTA Headhouse and Public Market Construction Timing and Pedestrian Detours

BXP has received approval from the MBTA to proceed with the reconstruction and enhancement of the Kendall Square North MBTA Headhouse, as approved in the 325 Main Street Phase II design process. Enabling construction for the project has started. The headhouse will remain open while the work is underway, with the construction expected to be complete by December 2024. Work on the Kendall Public Market has also begun. Closure of Pioneer Way is required to complete construction of the public market. The public pedestrian passageway will close on June 19 and reopen with the public market in January 2024.

Center Plaza Design Update

CRA staff continue to collaborate with BXP on the Center Plaza design and outreach. The first outreach of the summer kicked off last week with the East Cambridge Planning Team. BXP presented the updated design for the park, and residents shared valuable feedback. In the coming weeks, staff will be out in the community conducting outreach to seek more feedback on the park's design. Outreach events have been scheduled with residents of Washington Elms and Newtown Court, the Proto building at 121 Ames Street, and Third Squared at 285 Third Street; with other outreach in the works.

121 Broadway / 290 Binney Street Construction Documents

The CRA received construction documents (CDs) for the 121 Broadway Residential Building, 290 Binney Street Commercial Building, and the East-West Connector Child's Play Open Space area in May. BXP has also submitted the CD sets with building permit applications to the City for approval. As per the Design Review and Document Approval Process, CRA staff reviewed the documents to ensure consistency with the previously approved schematic designs and design development documents, and provided CD approval letter with conditions requiring minor items of continued review. BXP is working on implementing visual mock-ups (VMUs) for both buildings. The 290 Binney Street building VMU is expected to be completed by August, and the 121 Broadway building VMU is expected to be completed in late fall.

Grand Junction Transit Study Update

The Grand Junction Transit Feasibility Study has been shared recently at two external meetings. On June 1, CRA staff and members of the study team presented to the City of Cambridge's Transit Advisory Committee, a group of Cambridge residents who share feedback on city and state transit projects. On June 13, the same presentation team met with the Kendall Square Association's Transportation Working Group, made up of KSA members interested in improving the area's transportation network. The study was generally well-received at both meetings, and the comments heard are being considered as the project begins its future phases analyzing transit demand, infrastructure needs, and operational considerations. The study remains on track for a final report to be published in October.

Bishop Allen Construction Updates

The solar array installation has been finalized, and staff have access to the energy monitoring system. The exterior wall along Essex St. has had additional repointing and weatherproofing completed. Additionally a raised sub-flooring system is also being installed in the room with water intrusion issues. Glazing to replace two windows that were damaged at the end of 2022 has arrived and an installation date has been scheduled for the beginning of July.

125 Broadway Oxygen Tanks Enclosure

The Biogen team has finalized their permitting process with the City for their tank installation and enclosure design.