

Staff Report to the Board: *May 18, 2022*

Administration

The CRA welcomes new Project Planner Cecelia Cobb. Ms. Cobb will be working on Kendall Square design review projects as well as general transportation planning efforts.

To accommodate Board quorums and remote meeting schedules, the scheduled June Board meeting has moved from the 8th to the 15th. Likewise, the July Board meeting date is moving to the 13th from the 20th. Both meetings will be held virtually. Unless the State of Massachusetts amends the provision of the open meeting law to allow for remote public meetings, the August 17th Board meeting will be meeting in person in the Link space.

Forward Calendar

- Foundry Commercial Lease for Third Floor
- Walden Square Easement Consideration
- Danny Lewin Park Schematic Design
- Margaret Fuller Neighborhood House Development Agreement

COVID Loan Amortization

The second amortization was due on March 31, 2022. A total of \$119,813 was collected. There were two borrowers who have fully repaid their loans.

Margaret Fuller Neighborhood House (MFNH)

Early schematic designs for the MFNH site have been revised with various historic rehabilitation options. The two options are to fully renovate the historic MFNH building with a new addition for program space, and a more limited scope rehab for the MFNH building. The full renovation may allow for a reduction in size of the new addition as more of the existing house could be rehabbed for program space. Revised cost estimates for the Margaret Fuller facilities were provided by PM&C to inform a multi-faceted project proforma. These items were brought before the MFNH real estate committee and will be presented before their full board in the upcoming weeks for consideration.

Parcel 6 Food Trucks

The Nada Cart and Gourmet Kreyol have been vending at 3rd and Binney. The Nada Cart is scheduled for Tuesdays through Fridays and Gourmet Kreyol is scheduled for Wednesdays. The CRA is still open for more food truck program participants. The CRA has launched a promotional campaign for the Food Truck location to reignite interest in the program.

DANNY LEWIN PARK REDESIGN *Community Meeting*



Share your thoughts!
→ What do you like about the park?
→ What do you think about the proposed redesign?

When:
Wednesday, May 25, 2022
5:30 - 6:30 pm

Where:
On Zoom. Register Here
<https://bit.ly/3s4MrDi>



**Join
us!**



City of Cambridge | 100 Water Street, Cambridge, MA 02142 | www.cambridge.gov

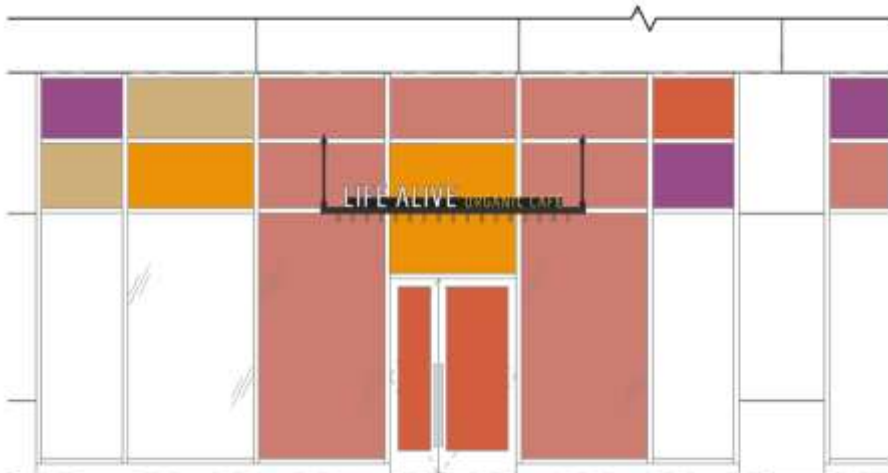
Danny Lewin Open Space

CRA staff and Mikyoung Kim Associates presented initial concepts for a redesign of Danny Lewin Park at the CRA's May 4th Design Review Committee. Staff and the design team are working on revisions to the open space concepts based on feedback received.

The CRA will be hosting a virtual public community meeting via Zoom on May 25th to further discuss the designs and get input. All are welcome! [Click here](https://bit.ly/3s4MrDi) to register.

Life Alive Signage Update

This summer, Life Alive Organic Cafe will be moving into the 415 Main Street retail space that was once occupied by Sebastians. The CRA Board approved Life Alive's Signage Plan at a board meeting in January of this year. On April 25, staff received an updated signage package, which sought to modify the retail lighting plan and add colored transparent vinyl film on select storefront windows. The updated plan was discussed at a CRA Design Review Committee meeting on May 4, and the updated signage package was approved by CRA staff on May 6.



Broad M1 Conversion

The Broad Institute continues to refine their plans for the 75 Ames Street conversion of their mechanical floor to office space, using 14,000 SF of new GFA. The CRA Board approved the schematic design for this project in April of 2020. Minor modifications to the project are expected, including the addition of windows in place of louvers to accommodate new internal office configurations. The Broad expects to submit revised plans for CRA staff review in the next couple of weeks, and their team hopes to receive a building permit and begin construction on the M1 floor later this summer.

Eversource MXD Covenants - Center Plaza & Danny Lewin

To facilitate the MXD Eversource Substation Project, the open space on Parcel 2 will be reorganized into a Center Plaza public space, and the two existing parks Broadway Park (South Park) and Binney Park (North Park) will be removed. Both Broadway and Binney Park have open space covenants which are set to expire in 2030. Lifting these covenants requires a City Council vote. It is expected that this will be up for City Council discussion early this summer. In place of the expiring Binney and Broadway Park covenants, Boston Properties (BXP) is proposing to place a new open space covenant over Center Plaza for a duration of 50 years. In addition, BXP has also agreed to extend their Danny Lewin Park covenants by 50 years. A community process will be undertaken to discuss program concepts for this central open space.

Kendall Construction Updates - 325 Main Street

325 Main Street construction is wrapping up. The Main Street sidewalk will reopen on May 23rd, the Roof Garden is expected to reopen to the public in early June, and the 325 Main Street building tower is expected to be complete in July. Boston Properties is looking to finalize a date for a public ribbon cutting ceremony later this summer.

