



October 1, 2020

Mike O'Hearn
Senior Property Manager
255 Main Street
Cambridge, MA 02142

Re: Staff Approval of the Proposed Temporary Barricade System located along the Two Cambridge Center Public Pedestrian Easement

Due to the COVID-19 Massachusetts state of emergency declared by Governor Barker on March 10, 2020 extreme measures were taken to keep Kendall Square and other parts of the State safe from the global pandemic. This led to the Marriott Hotel located at 50 Broadway to temporarily suspend operations, resulting in the closure of access across the Public Easement between Main Street and to Broadway. On September 9, 2020, the CRA forwarded a letter to Boston Properties requesting a formal reopening plan for the public easement (Attachment A).

On September 28, 2020, Boston Properties provide the CRA a proposal for a Temporary Barricade System for CRA Staff review (Attachment B). This letter confirms that the Temporary Barricade System located along the Two Cambridge Center Public Pedestrian Easement is approved with the following conditions:

- The Temporary Barricade System shall be removed upon the earlier of the lifting of the Governor's COVID-19 state of emergency or the opening of the Marriott Hotel conference center.
- Graphics will be applied to the public facing surface of the walls and the shall include signage to provide COVID-19 social distancing information along with an explanation of the temporary status of the wall installation.
- The Temporary Barricade System should include art on a majority of the walls.

Please feel free to contact Project Manager Alex Levering should you have any questions at (617) 492-6800 or at ALevering@cambridgeredevelopment.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas L. Evans'.

Thomas L. Evans
Executive Director
Cambridge Redevelopment Authority

Attachment A: Two Cambridge Center Pedestrian Easement Letter dated 9.9.20

Attachment B: Proposed Temporary Barricade System



September 9, 2020

Michael O'Hearn
Boston Properties Property Management Office - Kendall Center
255 Main Street, 8th floor
Cambridge, MA 02142

Re: Two Cambridge Center Public Pedestrian Easement

Dear Michael O'Hearn,

The Cambridge Redevelopment Authority (CRA) has observed that the Two Cambridge Center public pedestrian easement from Main Street through the entrances and ground floor lobby of the Two Cambridge Center building to Broadway, has been closed since March of 2020. This public pedestrian easement was established in 1986 between the CRA and Two Cambridge Center Trust, recorded with the Registry in Book 17438, Page 146, and modified in 2011 through the Modification of Operating and Easement Agreement recorded with the Registry in Book 59942, Page 129. The agreement requires Two Cambridge Center Trust to provide the general public non-exclusive access to the pedestrian easement everyday between the hours of 6:00 a.m. to 11:00 p.m.

Over the past few months however, this public access has not been available due to the closure of the Marriott Hotel, as a result of the COVID-19 pandemic. The Marriott was required to close on March 23, 2020 due to the Commonwealth of Massachusetts' COVID shutdown, but was allowed to reopen with conditions, on June 22, 2020 as part of Massachusetts' Phase II reopening plan. To understand the Marriott's reopening timeline, and thus the reopening of the pedestrian easement, the CRA has communicated with Boston Properties' property management office and Marriott staff. The CRA had initially understood that the Marriott intended to reopen in mid-summer, then the timeline shifted to late-summer, and now has heard that the Marriott hopes to reopen sometime in the fall.

As the public beneficiary of the easement, the CRA would like to express concern about the extended closure of the pedestrian access way. The easement provides direct access to the MBTA headhouse from Broadway, and while employment activity is still low in Kendall Square, the connection from Main Street to the East Cambridge remains an equally vital role of this easement. We understand there are security concerns related to opening up access to the Marriott's lobby before the hotel is fully operational and there remain interior space safety concerns related to COVID transmission. Still, the CRA would like to receive clarity on an expected reopening timeline, and discuss options for how to facilitate access to the pedestrian easement prior to the Marriott Hotel's reopening.

Sincerely,

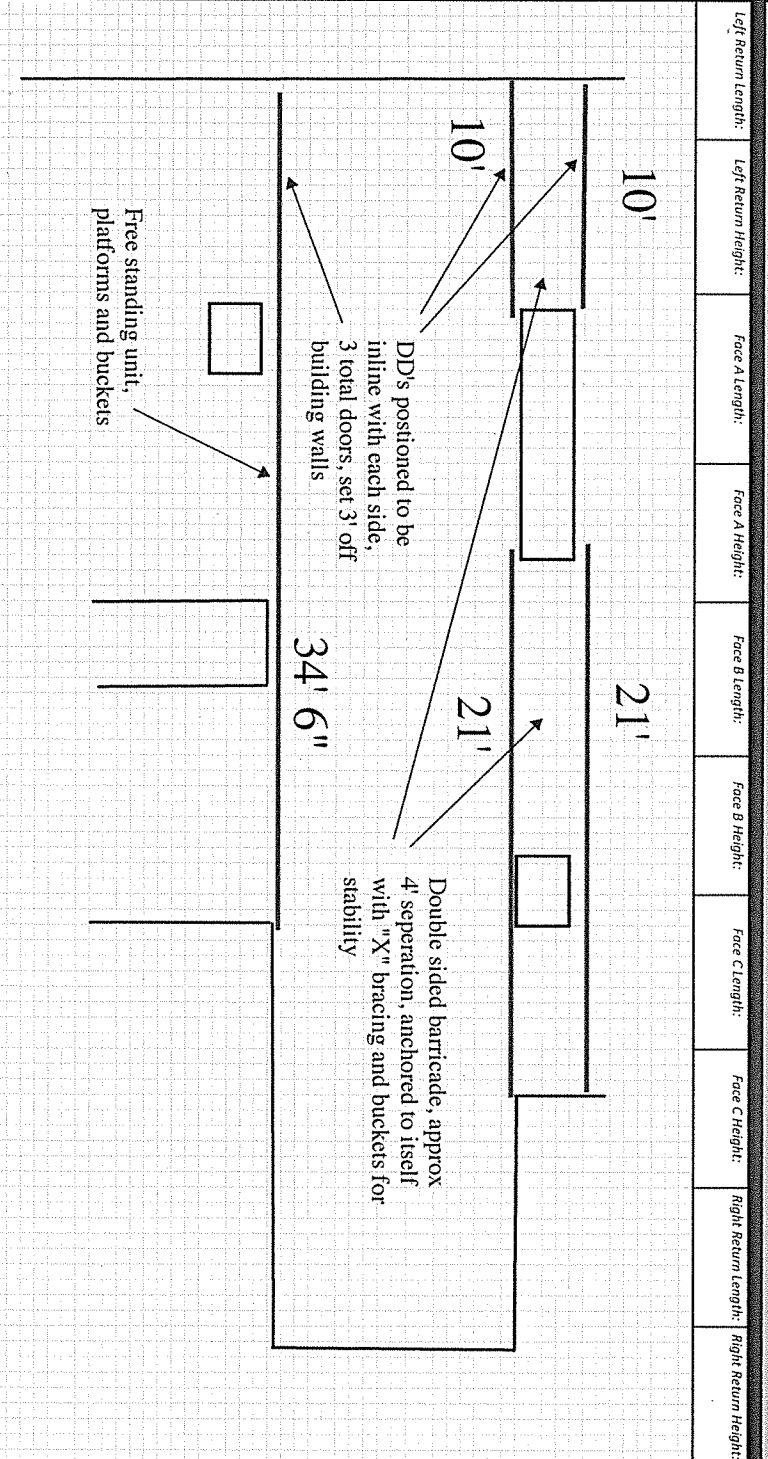
Thomas Evans
Executive Director

INDOOR	OUTSIDE
Doors	Custom
Single	3 pc
Double	Res.
Bracing	Brace Attachment Height: 10'
Standard	Straight Back
Parapet	Height: _____ Return: _____
Canopy	Straight Up
Canopy Sq Footage	_____ X _____ = _____
LF	Return
Height	_____
Quantity	_____
Total SQ FT	_____

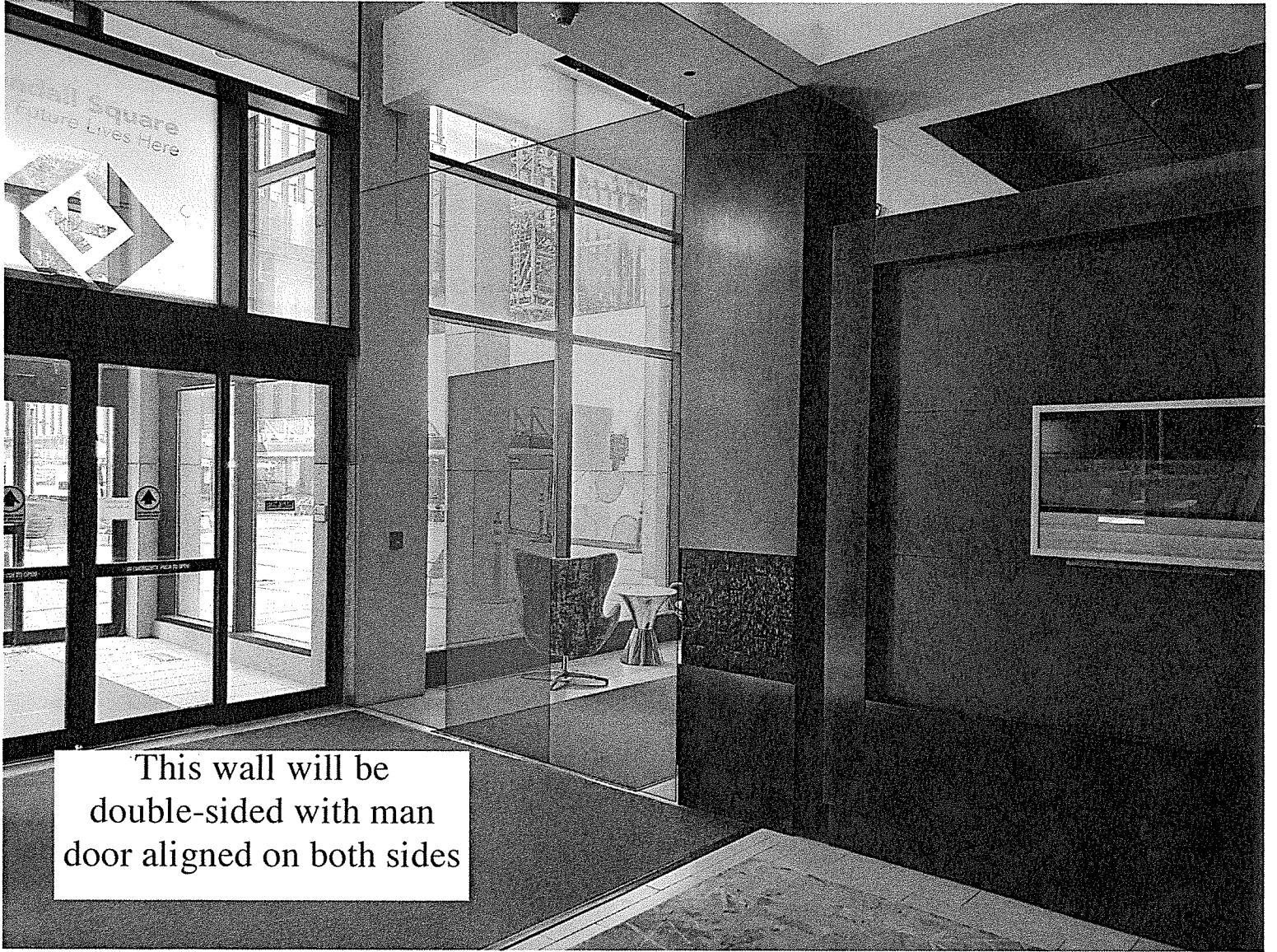
Free Standing	Ballast	Cleat
None Required		
Dust Cover		
None Required		
Poly		
Standard		
Fire Rated		
Hard Lid		
Black Core		
White Core		
Plank		
Floor Protection		
None Required		
Light Duty		
Heavy Duty		
Special Attachments		
None Required		
Base Cleat		
Ballast Cleat		
Attachment Height: _____		

Hinged Access panels	
Left Return	Right Return
Split %	Split %
Accordion Walls	
Hinge Count:	Panel Size:

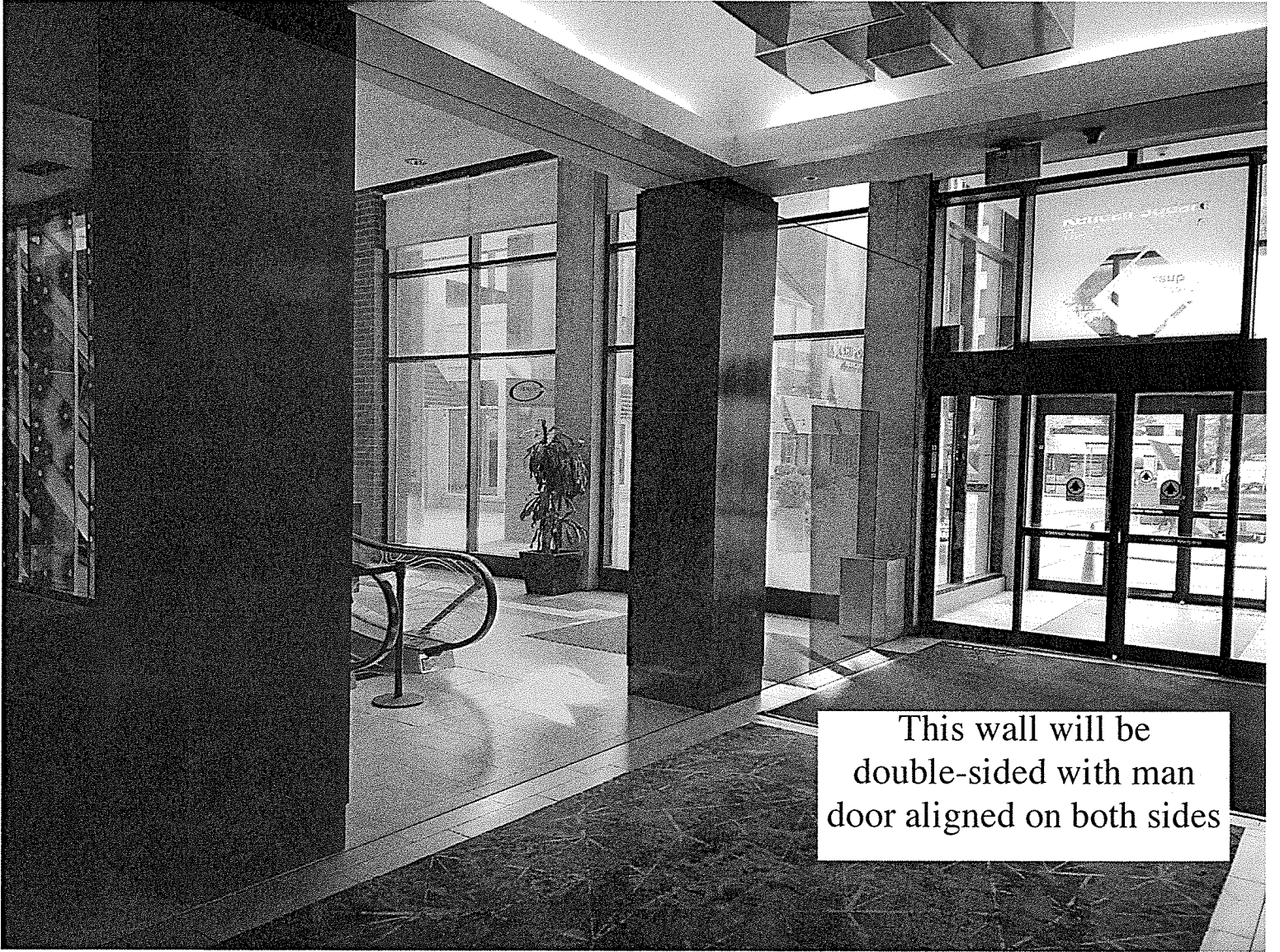
Space #	Lobby	Incoming Store	Store on Left	Current Store	Store on Right
Survey is for:	Barricade	Barricade Material:	Nex Gen	Walked Job with:	Jon and Kevin
Barricade Height:	10'	Ceiling Height:	11' 8"	Flooring:	Carpet and Tile
Total LF:	97'	Soffit Height:	_____	Method:	_____
# of Faces:	_____	Custom:	_____	Custom:	_____
# of Returns:	_____	Base Attachment	_____	Method:	_____
Left Return Length:	_____	Face A Length:	_____	Face B Length:	_____
Left Return Height:	_____	Face A Height:	_____	Face B Height:	_____
Face A Length:	_____	Face C Length:	_____	Face C Height:	_____
Face A Height:	_____	Right Return Length:	_____	Right Return Height:	_____
Face B Length:	_____	Face B Height:	_____	Face C Height:	_____
Face B Height:	_____	Face C Length:	_____	Face C Height:	_____
Face C Length:	_____	Face C Height:	_____	Face C Length:	_____
Face C Height:	_____	Face C Length:	_____	Face C Height:	_____



Graphics	
Media Choice:	Surface Type:
Project Term:	Additional Notes:
Special Instructions:	_____
SC Installation	Will Require a Sub
Send to BIG Team	Estimator:
Date:	Reviewed By:
Date:	Date:



This wall will be
double-sided with man
door aligned on both sides



This wall will be
double-sided with man
door aligned on both sides



