

Regular Board Meeting
Cambridge Redevelopment Authority

Wednesday, September 18, 2019, 5:30pm
Robert Healy Public Safety Center / Cambridge Police Station / Community Room
125 Sixth Street, Cambridge, MA

APPROVED Meeting Minutes

Call

Chair Kathleen Born called the regular CRA Board meeting to order at 5:38 p.m. The meeting was recorded by the CRA. Other Board members present were Vice Chair Margaret Drury and Assistant Secretary Barry Zevin. Assistant Treasurer Conrad Crawford is expected to arrive shortly. CRA Treasurer Mr. Bator is participating remotely due to geographical distance. All votes will be taken by roll call.

Executive Director Tom Evans and CRA staff members, Alex Levering, Ellen Shore, and Erica Schwarz, were also in attendance.

Public Comment

Stephen Kaiser commented on agenda item #6. He said that the new separated bike path is a vast improvement. He noted that expertise in bicycle and pedestrian transportation infrastructure should be a focus for an urban design consultant. He also spoke about his research work with the Planning Board's archived records regarding the history of the Inner Belt from 1941 to 2000. He is interested in related documents archived by the CRA. He said that planning and funding for the Donnelly Field greatly impacted the financial future of the CRA. He is also interested in locating three volumes of a technical report funded by the CRA with regards to urban renewal in Harvard Square around 1968.

Mr. Crawford arrived at 5:44 p.m.

Mr. Evans said that staff would look for any archives related to Mr. Kaiser's research project.

No other people wished to comment.

The motion was made and seconded to close the public comment section of the meeting. A roll call was taken.

Mr. Zevin - yes

Mr. Crawford - yes

Ms. Born - yes

Ms. Drury - yes

Mr. Bator - yes

The motion carried unanimously.

Minutes

1. Motion: To accept the minutes of the Regular Meeting of the CRA Board on August 21, 2019

There were no comments.

The motion was made and seconded to accept the minutes of the Regular Meeting of the CRA Board on August 21, 2019 and place them on file. A roll call was taken:

Mr. Zevin - yes

Mr. Crawford - yes

Ms. Born - yes

Ms. Drury - yes

Mr. Bator - yes

The motion carried unanimously.

Communications

2. Updated Cambridge Trust Signage proposal – 415 Main Street

Motion: Approving the revised Cambridge Trust signage design for 415 Main Street, within the Kendall Square Urban Renewal Plan – Parcel 3

Ms. Born said that there is an updated version of the presentation.

Mr. Evans said that this proposal from Cambridge Trust Bank is to replace the signage that was approved a couple of years ago for the corner of Main and Ames Streets. Although Mr. Peralta has been the direct contact for this project, he cannot be here tonight.

Tara Puntasecca represented Cambridge Trust Bank and their application for a new wall sign at the 415 Main Street branch. The proposal is for an illuminated channel-lettered sign on a custom raceway, measuring 22 feet and 9.75 inches wide and 24 inches high. She brought an actual letter as an example. The face is white and the return is silver. The letters would be mounted on a sleek slim raceway that is attached to the building as opposed to a larger platform that looks like a background. Other branches are also being rebranded.

Jennifer Willis, the head of marketing at Cambridge Trust, spoke about the bank's history. The bank is transitioning into a private bank and wealth management company. There is a total rebranding of the organization with a new logo, a new website, and a new advertising campaign. Ms. Willis said that the updated signage system has a clean contemporary look. She noted that there are differences between what the MXD zoning code allows and the proposal. She distributed four illustrations which showed the logo with halo-lit letters and the proposed raceway method, in both daylight and nighttime. At nighttime, the illumination will come from the letters, rather than the edges. In response to Ms. Born, Ms. Puntasecca said that there are slight differences to the signage of the other branches due to each building's façade. Mr. Zevin noted that this logo does not match the red and gray colors of the printed materials. In response to Mr. Zevin, Mr. Evans said that the old sign is a little shorter in height but longer in width. The new logo does not include the word "Company". The proposed logo has less square footage.

Mr. Zevin requested that dimming technology should be included. He noted that the guidelines should be modified to clearly define the goals. Mr. Evans agreed that signage with illuminated white backgrounds is undesirable. There was a discussion of back-lit lettering and the need for more clarification in the guidelines. Ms. Born said that the MXD signage regulation differs from that in Cambridge's other zoning districts.

Mr. Kaiser noted that the address number 415 did not appear in the picture and that this was an important aspect to wayfinding in the area.

Ms. Puntasecca said that the changes include going from an old English style text in red with the word "company" to a new white font, without the word "company." There will be updated vinyl lettering on each of the two doors with the bank name and hours, as shown on page 4. The awning is staying the same. The wording along the bottom red band will also change.

Mr. Zevin said that some guidelines for street number signage would be helpful. Mr. Evans said that the fire department has approval authority.

The motion was made and seconded approving the revised Cambridge Trust signage design for 415 Main Street, within the Kendall Square Urban Renewal Plan – Parcel 3, with the condition that the sign be dimmable on both faces. A roll call was taken:

Mr. Zevin - yes

Mr. Crawford - yes

Ms. Born - yes

Ms. Drury - yes

Mr. Bator - yes

The motion carried unanimously.

John Hawkinson arrived and announced that he was recording the meeting.

3. 135 Broadway – Phase Two Residential Development Update

George Needs, senior project manager from Boston Properties, spoke about refinements to the exterior of the building. Ian Hatch and Michael Tilford from Boston Properties were also in attendance. With feedback received in July from a preview of the building's design, the team has been working on simplifying the façade. The primary focus has been on breaking up the long east-west elevation. The exact materiality and composition are still being refined. There are some changes to the lobby interior. There is a meeting planned with CDD and the CRA on September 25, at 11:30 a.m.

Mr. Crawford said that he has been participating in the climate resilience zoning task force discussions. A report is due next spring. Passive buildings are an attractive model for construction. He is interested in CDD's comments. Mr. Needs said that there is a limit to the amount of glass on a LEED building.

Eric Weyant, design principal from Stantec, spoke about the key takeaways from the meeting in July. The footprint and the floor plan have not changed. He walked through a revised scheme, labeled the "Slot Scheme." A large slot going up the building will break the building into a two-third / one-third elevation. The materiality of the front elevation is still being refined. Another change is an angled façade which relates better to the park. The residential core was flipped to the west side which allows the residential units to get a desired view toward downtown. Balconies partially occupy a series of vertical slots and the corners of the building. The balconies in mid-block relate to the Sixth Street Walkway. The amenity level has been tucked in between the tower and the podium, providing outdoor terrace space for the residences. The material for the front elevation that faces the park is still developing but it will engage with the landscape. Looking at the aerial views, the façade is a 12-foot-wide on-center by 30-foot-tall module. That language repeats down the façade. The roof-top screen was pulled down to help differentiate the two-third-one-third relationship by giving scale to the top of the building. Although not confirmed, thoughts are that there could be a tighter spaced charcoal gray mullion within the reveal zone. The white expression could be metal or something else depending on the cost of materials. A detailed expression of the module could be a shaped profile to create scale and visual interest. There is still a single point of entry to the lobby with the condo section at the west side and the rental section at the east side. One presentation slide showed the mix of units on a typical upper floor plan.

In response to Ms. Drury, Mr. Weyant said that there is one entrance into the lobby with a private component to the condo lobby through the double doors. Mr. Needs added that there would be one concierge but the condo elevators would also require card access. Mr. Needs confirmed that there are two sets of elevators, one serving the rentals on the lower floors and the other serving the owners for the upper floors. The rental amenity deck is open to all tenants. The condo amenity deck on the roof deck is exclusive for condo owners. Mr. Zevin would like to have details of the materials. There was a discussion of the 40% glass calculation. In response to Mr. Zevin, Mr. Weyant explained that the larger slot is actually a glass wall with a tighter spaced mullion. Ms. Born likes the strong vertical composition where the angled front wall comes in and appears as if it is floating. Mr. Weyant confirmed that not all the units have balconies. Mr. Weyant said that the floorplan's unit layout is pretty much the same throughout the building but some of the walls drop out on the condominium floors and the units become bigger. Ms. Born would like to see more balconies near the slot. Mr. Needs said that he expects more iterations of the plan as the units are refined. Ms. Born likes the angled front, particularly its height and its simplicity as contrasted to the building next to it and that it doesn't go to the ground. Mr. Zevin added that the design is simple and strong enough to allow more complexity to be added. Ms. Born likes the way the podium stops. She wants

the east façade to be light-looking and continue to appear as if it is floating. Mr. Weyant said that the tower could be panelized and the base could be more finely detailed, all subject to cost. He confirmed that the structure is concrete. Mr. Zevin questioned the reasoning for placing a column in the southeast corner blocking one of the best views. There was a conversation about the top of the building where the condo amenity space is located. Mr. Zevin noted his concern regarding rust and dirt that might drip down the side of the building. Mr. Evans added a concern about sheeting ice and snow. Ms. Born said the lobby solution to break up the elevator bank to access different floors made sense. Ms. Drury is still concerned about the inclusionary zoning requirements as it relates to equitable treatments. Mr. Needs said that each elevator bank has a freight elevator. There was a discussion about the additional security provided for condo owners. Mr. Weyant also said there is the possibility of rotating the desire line of the park. All overhangs stay within the building's property and will not fall onto public open space. There was a discussion about using color and art for the podium. Mr. Zevin said that there are other elements of the building, such as balcony railings, that could distinguish this from the usual.

Mr. Evans said that conversations will continue with staff. A design review with Planning Board members and CDD staff will be scheduled soon.

Mr. Bator said that he is encouraged by the presentation. Looking at the renderings, he would like more emphasis on the vertical definition than the horizontal definition so that the eye isn't drawn to individual blocks. With respect to the lobby, he said that it is important that the aesthetics of both areas be equally elegant and well-maintained over time.

4. 145 Broadway – Project Completion

Motion: Authorizing the Chair to issue an amended Certificate of Completion for 11 Cambridge Center / 145 Main Street, conditioned on a final site inspection and escrow agreement for public Improvements

Ms. Levering said that the 145 Broadway building is very close to being complete. The CRA Board must approve a Certificate of Completion and, if necessary, ask for an escrow agreement for any outstanding items. The Board packet has a memo covering the design process, a draft escrow agreement, a draft list of outstanding items, and a draft Certificate of Completion document. The list will be finalized after the CRA Board walkthrough on September 24. The current outstanding items include the Broadway/Galileo Galilei Way intersection mast arm, the installation of four Honey Locust trees on Broadway which will occur after the completion of the Broadway infiltration and inflow work, Sixth Street Walkway ground cover plantings which will be done in the spring, and the 255 Main Street Retail Project, also called The Adaptor. Ms. Levering said noted that the CRA Board has approved the Adaptor design documents but there are construction complications being addressed that will take some time. The last page of the document contains a list of all the development in the MXD which needs to be submitted to ISD once the building is complete.

In response to Ms. Drury, Ian Hatch from Boston Properties (BXP), spoke about the issues with the Adaptor. In the last step to getting a building permit, the City fire department and the state building inspector conducted a walkthrough of the substation and found several code violations. BXP has addressed the issues within their space but is in a holding pattern until the MBTA addresses their issues. There was a discussion of the physical location of the issues. Mr. Hatch didn't have a full understanding of the issue but had not heard that these were life safety issues. The proposal for the Adaptor uses space that is subject to the egress easement of the MBTA.

Mr. Evans reiterated that there is a request that the 145 certificate not be dependent on the Adaptor. He added that the escrow amount is being negotiated but it is significant.

The motion was moved and seconded authorizing the Chair to issue an amended Certificate of Completion for 11 Cambridge Center / 145 Main Street, conditioned on a final site inspection and escrow agreement for public Improvements. A roll call was taken:

***Mr. Zevin - yes
Mr. Crawford - yes
Ms. Born - yes
Ms. Drury - yes
Mr. Bator - yes***

The motion carried unanimously.

5. Foundry Project Update

Ms. Schwarz mentioned the community meeting to be held on Wednesday, October 2, at 6:30-8:30 p.m. at the Fletcher Maynard School. Extra flyers were on the sign-in table. The City and the CRA will be presenting the latest designs and an update on the construction. Lemelson/MIT will give an update on establishing the operator. There will be various tables to see the plans in detail and ask questions. Feedback will be collected on aspects of the design that are still in flux, as well as programmatic interests. Anne Columbia has participated in discussions about the office space to attract the tenants needed to support the building. The issues about acoustic separation and security are resolved. Details on the types of makerspace equipment and layout have advanced. There will soon be a transition of working with Lemelson/MIT, as leading the effort to form a nonprofit operation, to working with the newly created entity. The current MOU with Lemelson/MIT had set aside \$200,000 of the startup operating reserve to support their work. By the end of November, it is expected that this amount will have been spent and the tasks specified in the MOU accomplished. Any day now, their attorney is expected to send their paperwork to the government to get the nonprofit's tax identification. They have selected board members who will convene in the fall and officially kickoff in the new year. There will most likely be an executive director search so that someone is onboard during the year before the expected opening.

There are two new members of the Foundry Advisory Committee (FAC), Carole Sousa and Joyce Chen. Their short bios can be found on the CRA website. Each new member will have an orientation welcome meeting with a current member before the next FAC meeting on Friday, October 11.

Mr. Evans added that staff will be working on the sublease between the CRA and the nonprofit. The amount of CRA's direct involvement with the commercial leasing of the top two floors has not been determined. These rentals can be handled by the nonprofit but their focus needs to be on the ground floor and community space programming. The more commercial tenants there are from day one, the more robust the ground floor can be in its initial programming. The goal is to take the burden off the fundraising program and usage fees of the community space.

Mr. Conrad said that Anne Columbia's assistance could be helpful. In response to Ms. Born, Mr. Evans said that two to four tenants would be the easiest number to manage. Ms. Born said that there will be public reaction to tenant selections. Ms. Schwarz emphasized that there will be a lot of activity in the building which does not appeal to some organizations. Mr. Evans added that expectations need to be clearly indicated in the marketing of the space. Forty percent of the building is market-rate office space and sixty percent is for public use. A portion of the 60% is below-market office space. Ms. Schwarz said that the Consortium listed seven people in their application to the IRS. It was important that the nonprofit's board represent the Cambridge community. The nonprofit board will oversee the Foundry and the Foundry Advisory Committee (FAC) will continue to be the advisory group on behalf of the City and the CRA. The by-laws dictate an annual meeting with the FAC. The Consortium will file a 990-tax form. Through the lease, the CRA will have more access to the financials with respect to the operation of the building. In response to Mr. Bator, Ms. Schwarz said that Lemelson/MIT is on track with respect to the MOU with the CRA. The City expects the building to open in the spring-summer of 2021. The lease with the nonprofit is the next near-term goal. Mr. Crawford asked for a conversation to occur with the City regarding enhanced tree plantings along Bent Street related to the urban forestry master planning process. Ms. Schwarz noted that some of the landscaping plans on Bent Street might prove impractical next to the loading zone. Mr. Evans said that DPW has been part of the discussions regarding landscaping on Bent and Roger streets.

6. Urban Design Consultant Selection

Motion: Authorizing the Chair and Executive Director to enter into a house doctor professional service contract with Gamble Associates for urban design and development project review consulting services.

Ms. Levering said that continues the conversation at last month's board meeting regarding a recommendation for an on-call urban design contract to help with design review in Kendall Square or with other projects as they may arrive. To summarize, an RFP was issued this summer in the Central Register, the Boston Globe, and the CRA website. It was also emailed to companies that have done work for the CRA in the past. Four proposals were

received, but only three were complete responses. After reviewing the responses, CRA staff conducted an in-person interview with Gamble Associates who showed to have well-rounded experience, technical experience, and the capacity to assist the CRA. Ms. Levering went into more detail about their experience which is found in their RFP response. References were called. CRA staff recommends that Gamble be approved for a three-year contract.

Mr. Crawford was encouraged by their strong background with public clients and their work in eastern Massachusetts.

A motion authorizing the Chair and Executive Director to enter into a house doctor professional service contract with Gamble Associates for urban design and development project review consulting services was made and seconded. A roll call was taken:

Mr. Zevin - yes

Mr. Crawford - yes

Ms. Born - yes

Ms. Drury - yes

Mr. Bator - yes

The motion carried unanimously.

7. Report: Monthly Staff and Budget Report

Mr. Evans said that the audit report will be coming next month. All required reports for the audit have been received from the City. Due to the capacity of the archivist, there will need to be a time extension for their contract. Staff is looking at an internal project management tool to help staff track status of deliverables.

Updated status reports on 135 Broadway will continue to come to the CRA Board. Although there is no date specified, the City will provide an update of the workforce development study. The city has put together a task force of workforce development groups that will be looking at the result of that study. Both Mr. Evans and Ms. Schwarz are on that task force, in addition to members of the Housing Authority and Just-A-Start. The CRA is hosting the first meeting at the Link.

Staff have been working with Studio G to understand the Margaret Fuller Neighborhood House (MFNH) site. The first task will be looking at housing options based on the site's constraints. MFNH is going through its own internal transitions. They currently have an interim executor director (ED) and are searching for a full-time person. Until the new ED is in place, the CRA is focusing on the housing component. MFNH is also undergoing a strategic planning process.

The closing date for Bishop Allen is September 27. Paperwork was modified for this new date. The current property manager is under contract. There will be a public celebration sometime in October. The CRA is being honored by BARCC at their annual meeting related to the building's purchase. Mr. Evans will forward the details of the event to the Board.

The 3rd & Binney parcel food truck season is coming to an end in the next months. There was a second successful beer garden. There are five, possibly six completed applications for the second round of Forward Fund grants.

Ms. Levering hosted a community meeting with the CRA landscape architect team regarding the Ames Place Open Space and methods to bring activity to this space. This space relates to the park at 135 Broadway, the streetscape along Galileo Way, the museum in the Broad, and a completed Ames Street. Akamai is consolidating its offices into the new building and won't have a presence at the building next to Danny Lewin park.

The building demolition for 325 Main Street is going a bit slower than expected but remediation is done. The visual mockup of the wing wall materials will be reviewed by the design review committee in October. Staff is currently reviewing the design development plans for the roof garden, the porch open space, and the public realm elements. The tower, however, was allowed to move forward with the building permit. In response to Ms. Born,

Ms. Levering said that design documents for the roof garden were well received by the planning board. Ms. Levering said that she wasn't aware of any issues with the refinements.

Mr. Evans said that he toured some of buildings of Just-A-Start's Wellington-Harrington consolidation project. The CRA loaned JAS money to add sprinklers to the buildings.

With respect to the budget report, most items are on track but there will need to be an adjustment for the professional services line items in October. The architectural work by Studio G is going a bit slower as mentioned previously in the meeting. However, the transportation and landscape work has been more intense so funds will be shifting into these categories. The closing delay for Bishop Allen Drive might require a larger legal fees budget. In response to Ms. Born, the increased amount may be recouped by the currently lower interest rate.

The annual proceeds for development rights are expected for the Ames Street housing. Boston Properties will be invoiced for the development rights for 325 Main Street. The amount expected is closer to \$21 million as opposed to the \$24 million in the budget since the GFA for transferred innovation space doesn't count in the development agreement. The GFA for 145 Broadway did not change. The CRA has received full payment.

Ms. Born is happy to see a chart explaining the GFA in Kendall Square. Mr. Evans said that GFA exemptions are complicated, especially with the addition of the middle income and innovation space exemption components. There was a discussion of retail exemptions. Ms. Born also added that she likes the reflective quality of the Akamai building. There was a discussion of the Akamai logos on the building.

There was a discussion of the City Council's approval of the parking disposition for the Court house.

A motion to adjourn the meeting at 7:49 p.m. was made and seconded.

Mr. Zevin - yes

Mr. Crawford - yes

Ms. Born - yes

Ms. Drury - yes

Mr. Bator - yes

The motion carried unanimously.