

Regular Board Meeting
Cambridge Redevelopment Authority

Wednesday, September 22, 2021 at 5:30pm
Due to the COVID-19 pandemic, this meeting was held virtually via Zoom

APPROVED Meeting Minutes

Ellen Shore, CRA Operations Director, read a preamble to the meeting. CRA Board meetings are being held remotely in accordance with Section 20 of Chapter 20 of the Acts of 2021, signed into law on June 16, 2021. She explained when and how public comment takes place with Zoom webinars. Board Meeting materials can be found on the CRA's next meeting webpage. This meeting is being recorded, including all video, audio and Q/A messages.

Call Roll

Chair Kathleen Born called the regular meeting of CRA Board at 5:39 p.m. A roll of Board members was taken
Vice Chair Conrad Crawford - present
Treasurer Christopher Bator – present
Asst. Treasurer Barry Zevin - present
Asst. Secretary Margaret Drury - present

Executive Director Tom Evans and staff members Carlos Peralta, Alex Levering, Fabiola Alikpokou, Erica Schwarz, Hema Kailasam and Kathryn Madden were also in attendance.

Because this is a remote meeting, all votes will be taken by roll call and Mr. Evans will repeat the response of each member.

Public Comment

There were no requests for public comment. Ms. Born said that there would be another opportunity for public comment at the conclusion of the meeting.

Minutes

1. Motion: *To accept the minutes of the Regular Meeting of the Board on July 14, 2021*

No amendments or corrections were offered.

A motion was made by Ms. Drury to place the minutes on file. A roll call was taken by Mr. Evans and each member's vote was repeated.

Mr. Bator – yes

Ms. Born – yes

Mr. Crawford – yes

Ms. Drury - yes

Mr. Zevin – yes

The motion carried unanimously.

Communications

2. July 17, 2021 Email from Bob Simha regarding a new MBTA Red Line entrance
3. July 19, 2021 Letter from De Novo regarding Forward Fund grant
4. September 13, 2021 Email from Bjorn Poonen regarding the design of 135 Broadway

5. September 16, 2021 Email from Bob Simha regarding the design of 135 Broadway
6. Written communications received since the publication of this meeting notice.

Mr. Evans said that there was one additional communication from Mr. Simha correcting a typographical error in his September 16 email regarding the design of 135 Broadway. Two of the emails in the Board packet relate to the 135 Broadway design review session. Ms. Born stated that there is a joint meeting with the Planning Board next week for the first review session of the Infill Development Concept Plan which will be a public meeting.

There were no comments.

A motion was moved by Ms. Drury to close the Communications section and place the five communications on file. A roll call was taken by Mr. Evans and each member's vote was repeated.

Mr. Bator – yes

Ms. Born – yes

Mr. Crawford – yes

Ms. Drury - yes

Mr. Zevin – yes

The motion carried unanimously.

Reports, Motions, and Discussion Items

7. Monthly Staff Report

Mr. Evans said that two RFPs were posted. One is for an insurance consultant and the other is for real estate advisory and brokerage services. He hopes to have responses by the end of month. The initial plan to reoccupy the CRA office after Labor Day with a regular hybrid remote schedule is now delayed until, at least, after Halloween.

Mr. Evans noted some topics coming up on the Forward Calendar. As previously mentioned, there will be a consideration of the Infill Development Concept Plan via a joint public hearing with the Planning Board next week. It is likely that a second meeting will be needed. In October, a 2021 budget amendment is expected to come before the Board and well as the 2020 audit report. Staff is working on an MOU with Boston Properties regarding design modifications of Danny Lewin Park. An updated personnel policy is also being finalized.

Mr. Evans said that the 3rd & Binney lot has transitioned back to a general use seating area from a dog park. Staff has been working on getting a food and beverage program at the site this fall but there are challenges as the entire food industry is facing labor issues. He noted the public opening celebration of the Tim Toomey Park on Rogers Street on October 2; a flyer for the event is posted on the CRA website. He hopes to see this park working closely with the Foundry to create an extended public space.

There have been a lot of sidewalk occupancy interruptions on Broadway due to the off-loading of materials for the roof garden construction. The 325 Main Street building façade on the ground floor is being finalized; the terrace steps are in place. He hopes that Main Street will be back in operation this fall. As part of the 325 Main Street approval, there is a public art and wayfinding plan. The first element, painted murals on the trellis bookends, was implemented a few weeks ago.

There have been many delays on the Kendall Square Transit Enhancement Program (KSTEP) bus shelter installation, including one for a movie production and others due to unforeseen utility lines. Bond Construction has been flexible. There are, however, potential cost implications due to redesigns. He hopes to have the installation completed next month. Staff is working on redesigns of the entry area to Danny Lewin Park, in addition to creating rules and regulations for park use. The Residence Inn would like to use a portion of the park to expand their food and drink service.

The Kendall Square Association (KSA) is working on a Welcome Back campaign to celebrate the return of workers and students. There is more activity in the area, which will hopefully drive foot traffic back to the restaurant sector. The CRA worked with the KSA to create an amenity map which is on the KSA website.

The Forward Fund grant deadline has been extended for the fall time period. About two-thirds of the 2021 funds have been awarded. One technical assistance grant was awarded to Black History in Action for Cambridgeport for a feasibility study and architectural plan to redesign the Augustine Church building into a black history and culture amenity for the area. The Forward Fund is constantly evolving to best meet community needs, particularly the nonprofit sector.

At the end of this month, the collection process begins for the zero-interest loans that were provided as part of the Covid Small Business grant and loan program with the City. A few businesses have repaid; some have unfortunately closed. An updated status will be known after the first due date of September 30. These loans were set up so that if the first seven payments are made on time, the final eighth payment is forgiven.

Hema Kailasam, CRA Director of Finance and Operations, reviewed the financial reports as of July 31. Through the month of July, the total income was \$1.8 million, \$1.7 million coming from the investment portfolio, which consists of 30% equities. The remaining income came from small rental income and fees. Investment income has outperformed the estimated \$500,000 budget for investment income. The total expenses through July, \$5,884,000, are tracking below budget. The largest portion of expenses, \$4.3 million, is the hard and soft costs of the Bishop Allen construction. An acceleration of expenses for this project is expected as the project comes to completion. Overall, the net deficit through July is approximately \$4 million. Of the \$1.15 million budgeted for professional fees this year, \$228,000 has been spent through July. Ms. Kailasam said that as the year ends, several of the projects will be invoicing as milestones are reached so she expects there to be a catch-up. As part of the Forward Fund program, a total of \$200,000 was given to the Mayor's Disaster Relief Fund for a second round of small business grants. In the spring, \$189,000 in additional grants were made to local nonprofits through the CRA's Forward Fund. Finally, the CRA paid the first installment of four \$40,000 payments to the Foundry Consortium (FC) for their startup expenses, which includes the salary of their newly hired Executive Director. This payment was made from the Foundry restricted funds.

The balance sheet has dropped by \$4 million from the previous quarter. This reflects the funds is the money that has been paid for Bishop Allen renovations and ongoing operations. In the fall, once construction is over, a large portion of that will be capitalized and the balance sheet will reflect the improvements to the building. express what has been done with operations. So far, this year, operation performance has been buoyed by the large investment returns.

The auditors were in the office in August for a site visit. They are on track to send draft financials by October 10 for a final review of the Board in October.

Mr. Evans added that a posting for another project manager staff position started circulating in the beginning of this month.

A motion was moved by Ms. Drury to accept the staff and financial report and place it on file. A roll call was taken by Mr. Evans and each member's vote was repeated.

Mr. Bator – yes

Ms. Born – yes

Mr. Crawford – yes

Ms. Drury - yes

Mr. Zevin – yes

The motion carried unanimously.

8. Kendall Center Public Space Programming & Maintenance Plan

Carlos Peralta, CRA Project Manager, said that Boston Properties (BxP) has been presenting their programming plan for Kendall Plaza and the roof garden to the CRA Board annually but this was not done last year due to the pandemic.

Rebecca Stoddard, from BxP, presented the Kendall Center 2022 Programming plan. There are three main locations for programming in Kendall Center – the Roof Garden, Kendall Plaza, and the 325 Main Street lobby. In addition to these, BxP also activates Galaxy Park and Danny Lewin Park. The programming categories include art, charitable and community partnerships, education work with local schools, fitness, food and beverage, and

performing and visual arts. Ms. Stoddard emphasized that the programming schedule is fluid. There will be a total of 11 public art installations as part of the 325 Main Street development and the roof garden. Diversity and inclusion are a focus for all programming.

A picture of the roof garden showed the entrance trellis, the Joy sculpture, two heart sculptures, the pickleball court, and the media wall. Ms. Stoddard spoke in more detail about each of the programming categories. Three sculptures on the roof garden will be lit but they will be sensitive to area residents. The art installations will each have an unveiling. There will be an art talk-and-walk about each of the pieces and the artists, with a map. This might also include installations at MIT. BxP works with a number of charities with events proposed by these charities. The roof garden can accommodate larger groups than the plaza can hold. The roof garden will be available for community events, such as KSA Day and other Cambridge events. Digital children's book readings on the media screen, lunch-and-learns, and youth field trips to the gardens are some of the educational possibilities for roof garden programming. Fitness programming includes the pickleball court, as well as a meditation and yoga series. Food and beverage programming includes partnering with local breweries for a beer garden event or hosting cooking classes that will have access to the cooking space of the new roof garden. BXP is working with community groups to explore film festivals, dance lessons, concerts, movie nights, and poetry readings.

For Kendall Plaza, many of the old programs will be brought back. A chalk art festival is being explored. A number of events will be hosted with various charities and community groups. Bike week, the health wellness expo, the farmers market, and live music will be returning. Ms. Stoddard also spoke about different restaurants that could offer taste samplings as a way to advertise.

Although the lobby of 325 Main has less space. BxP still believes that there are ways to program the space. The split flap display wall will provide information updates, and a medium for fun art ideas for using the tiles. Donation drives will be hosted within the space. There will be table games and books available to the general public.

There is a significant amount of community outreach needed to get the message out about the roof garden space and its programming. BxP will use the KSA newsletter, Soofa Signage, the CIC lobby wall, MIT cross-promotions, elevator screen signage in all BXP buildings, a transit screen on the Kendall Plaza, the roof garden movie screen, the digital screen on the social stair, the Kendall Center website, Facebook, Twitter, Instagram, local bloggers and photographers. To avoid duplication or scheduling conflicts, BxP will collaborate with MIT.

Ms. Born said that there is a lot of energy. She is happy with the design motif.

Ms. Drury was excited to see the big transformation of the roof garden. It is beautiful and a nice space for events. She like the advertising on the social stairs and the mural outside of the Marriott.

Mr. Zevin congratulated the artists on a superb job with the trellis legs. The forms are vastly improved. The transit screen at the stair entrance shouldn't be a problem if it isn't any brighter than the store windows around it. It is important that the transit information be available until closing time of the MBTA. Eric Mo, from BxP, said that the screen uses ambient light for the display rather than backlit. The colors are subdued. The one caveat is that the e-ink technology only has a range of temperatures where it functions so an LED might need to be considered; there would be a night mode. Mr. Zevin said that given the painted work on the trellis legs, he is now more reluctant to have it covered up with a transit screen and asked for it to be placed somewhere else. Mr. Mo said that this was a critical pedestrian position and there are provisions with electrical raceways to power it. A new headhouse that isn't obscuring the visual connections going up to the roof garden is still being discussed. Ms. Born suggested inviting the governor to the grand opening to discuss the head house at that time.

Mr. Bator said that it was a pleasure to see this develop since the first presentation. This might pose a complicated programming challenge to attract all ages, including families, especially the East Cambridge community. This should not develop a reputation for a spot for just one group. Ms. Stoddard assured Mr. Bator that BxP's intent is to make this space welcoming to all and the final schedule will be a good spread of activities representing that.

Mr. Crawford said that he is excited for the East Cambridge community. As word gets out, the area will be used by more people, especially with the improved accessibility afforded by the social stairs. Ms. Born said that going to Kendall Square will be an outing for today's families.

Comments in the chat from Heather Hoffman were addressed. Ms. Levering, CRA Project Manager, said that the CRA covenant has been extended to June 30th, 2115 and that the hours of the roof garden will be extended to 11 PM from June to September. Ms. Stoddard said that there are plans to have down-time hours in the garden as well. The garden would not shut down for private events. Mr. Mo said that events will be accessible to everyone.

Mr. Evans said that the presentation of the program is now a requirement of the approval for 325 Main Street. He noted that the Maintenance Plan was not part of tonight's presentation and will need to come to the Board at a later date. The motion was amended to omit approval of the maintenance plan

A motion was made to approve the presentation of the Kendall Center Public Space 2022 Programming Plan and place it on file. A roll call was taken by Mr. Evans and each member's vote was repeated.

Mr. Bator – yes

Ms. Born – yes

Mr. Crawford – yes

Ms. Drury - yes

Mr. Zevin – yes

The motion carried unanimously.

9. Strategic Planning Update

Kathryn Madden gave a brief summary of the strategic plan status. In April, the Board saw an early draft of the staff's discovery work. In July, there was a presentation of an outline of what is known. Interviews were held with each Board member. Staff have been encouraged to outreach and build strategic relationships the Cambridge community. Instead of waiting for the plan to be finalized, some of the staff roles and internal operations have changed in response to the work to date. Staff members are interviewing candidates for the Strategic Advisory Group (SAG). More discussions are still to be done regarding the financial considerations. The goal is to assemble a draft strategic plan for discussion with the Board and the new SAG.

Ms. Madden emphasized that the 2014 mission statement is still valid but it is good to reexamine it. It might need to be updated and possibly made briefer. She read the current mission statement:

The Cambridge Redevelopment Authority is committed to implementing imaginative, creative development that achieves social equity and environmental sustainability. Our goal is to work in the public interest to facilitate infrastructure investments and development projects that integrate commercial, housing, civic and open space uses. We are a public real estate entity with a unique set of redevelopment tools, working in close partnership with the City of Cambridge and other organizations.

In 2014, there were also important operating principles - *to act, operate with transparency, maximize the public benefit, operate with fiscal responsibility, and set an example.*

Ms. Madden used a mission statement worksheet that was sent to the Board to guide the discussion. Tonight's goal is not to wordsmith. The discussion was divided into highlighting or striking out phrases in the current statement, and prioritizing the message of the mission statement.

Mr. Bator said that "social equity" resonated with him. He suggested adding that the CRA is an anti-racist organization. He suggested ways to shorten the statement – choosing the word "imaginative" and eliminating "creative". The last sentence could be shortened to "We are a public real estate entity with unique redevelopment tools, working in partnership with the City of Cambridge and other organizations."

Mr. Zevin started a discussion about the word "unique." Ms. Madden said that staff also discussed that the term "redevelopment tools" might lean towards jargony language.

Mr. Crawford said that the phrase "environmental sustainability" might need more specificity in terms of climate issues. All CRA projects should be actively focused on addressing this issue.

Ms. Born said that she is a fan of verbs as opposed to adjectives. Since the CRA is an organization that does things, the words "committed to implementing" and "act" are important to her. Since its inception, the CRA has

been unabashedly committed to economic growth in Cambridge, particularly to jobs. Although these jobs have enriched the lives of many people, they have also created a housing crisis. As the CRA continues to help build a stronger economy in Cambridge, it will need to also address the need for housing.

Ms. Drury also emphasized the need for housing. She suggested using the phrase “achieves social equity.”

Mr. Bator agreed; he suggested further emphasizing housing by adding “affordable housing” or something similar. He agreed with Mr. Crawford’s comments; the CRA should take into account and promote appropriate behavior on the environment.

Ms. Born said that addressing the economic growth in Cambridge, should include access to jobs, quality of life, and access to education, in addition to housing. The CRA is already involved with the Link and job training. She suggested that ‘sharing prosperity’ might encompass the idea.

Ms. Madden said that the mission statement should endure over time.

Mr. Crawford suggested using “social infrastructure” which implies improvements to the built environment that support community and convene public assets.

There was a discussion regarding the word “act.” Mr. Zevin said it might be too general. The CRA should improve, track what has been done, and improve where it’s necessary. Mr. Bator likes the word “act” since he said that the primary goal of the CRA is not to self-preserve but to do things. When appropriate, Mr. Zevin added that the CRA should preserve what the CRA has already done. Ms. Madden suggested the word ‘stewardship’ because the CRA has obligations. Ms. Born said that she had some reservations with the word “preserve” as the population is now questioning assumptions and history. Mr. Bator said a subsequent board might want to emphasize other things. He does not want the CRA to be self-satisfied. He wants the CRA to be nimble, open-minded, creative, imaginative, and aggressive where appropriate to solve Cambridge issues. He wants the CRA to be perceived as dynamic as opposed to staid and cautious.

Ms. Madden said that mission statements try to be many things. There was a discussion about the focus of the CRA mission statement and she gave seven examples. Mr. Bator said there should be an external and internal aspect to the mission statement. It should be a reference to the outside world but also used help make decisions on proposals. He would also like to emphasize that the CRA is a city-wide redevelopment authority. Mr. Zevin voted for statements of identity (#4) and who the CRA serves (#7).

Ms. Drury said that she likes the phrase “open-minded.”

Mr. Bator said that while all seven statements are important, he emphasized that the CRA is what the CRA does. Therefore, it is not necessary to say that the CRA is collaborative or state other second level statements. He would, mention its anti-racist philosophy. Mr. Crawford stressed the CRA’s approachable reputation and the identity that has been cultivated.

Ms. Madden said that she will take tonight’s feedback and create three versions of a mission statement which will be shown to the Board. In response to Ms. Born, Ms. Madden said that conversations with people who have applied to be on the SAG have begun and will continue over the next few weeks. The goal is to have a group of nine to eleven people in place by the end of October. The group will be diverse in terms of lived experiences, as well as professional and technical skills. At this time, the plan is for this group to last about a year and then to determine what is needed after that.

10. 99 Bishop Allen Drive – Construction Update

Motion: To authorize the Executive Director to enter into service contracts for tenant move-in services for re-occupancy of 93-99 Bishop Allen Drive with Sterling Company for a total amount not to exceed eighteen thousand and seventy-one dollars (\$18,071) and Spry Mover Company for a total amount not to exceed nine thousand six hundred and thirty-six dollars (\$9,636).

Erica Schwarz, CRA Project Director, gave an update on the construction. She reviewed many of the points

mentioned in the Board packet memo. Some of the work started from the top and went down because more systems and infrastructure work happens on the lower levels. Many of the third-floor spaces look almost complete with electrical work, duct work, and sprinkler installations. These are still underway on the lower levels. Upper levels have bathrooms tiled and some rooms are painted completely. The roofing and gutter systems are both complete. The dormer panels should be completed this week or next. The window installation is nearly complete. Although there was a delay due to the oil tank discovery, things are back on track and the binder coat for the rear parking lot has started. Work still remains to complete the rear courtyard, the egress, and the covered bike parking. The front entry area needed a slight redesign because the retaining wall that was underneath the city sidewalk needed to have proper footing installed. This new design won't add a significant cost. There are remaining finishes needed on the lower floors. Common area furniture has been obtained from several sources – ordered new, donated from the Furniture Trust (an organization that donates furniture from corporate entities for nonprofit uses), and reused from when Enroot owned the building. Currently, a certificate of occupancy is expected on November 8, although some things are still being tracked. Tenant rents start November 15; however, the lease allows tenants to come into the building earlier than November 15. Regarding the solar side-project, the bids that Resonant solicited were higher than their estimate of \$85,000, possibly due to the pandemic. If the solar project stays under \$100,000, it would allow a more flexible procurement using MGL 125A. Resonant is going back to interested companies to see if it can be done under this cap. If not, a new procurement would be needed for a solar installer.

With respect to the oil tank, the levels of contaminant found required reporting, but do not require additional soil to be removed. Only monitoring and testing are needed. Haley and Aldrich tested air quality below the slab in the building and found that there was no impact to the air quality from the oil tank. The ground water still needs to be monitored. At this time, there is no expectation for anything more to be done than monitoring and reporting. Even though the paving has started in the rear parking lot, they have accounted for the fact that a monitoring well will need to be installed.

Regarding the budget, the contingency for this project recognizes the historic nature of the building that has had no major work done since the 1960s. All of the contingency might be expended but the project should come in on budget.

At 7:20 PM, Ms. Drury was having some technical difficulties and temporarily left the meeting.

Ms. Schwarz said that Mr. Evans has signed some change orders over the last couple of months that fell within his Board-approved signing threshold of \$25,000 per change order and no more than \$250,000 for the entire project. These change orders covered changes to the doors and hardware, asbestos removal from the elevator penthouse, credit for a second crane pick which ended up not being needed, a credit for eliminating a retaining wall on Essex Street, helical ties to help stabilize the brick façade (an approach approved by Charlie Sullivan), one-sided forms along the rear courtyard foundation, and some changes relating to carpentry in the roof and attic. More change orders of modest size are expected related to lighting, the front entry design, and utility connections.

Five leases have been signed. The sixth one mentioned in the memo needed a different floor plan attachment but will be signed soon. Two leases are still being negotiated. There are a few available spaces in the building that are being marketed. The Delta variant caused issues with finding tenants. The maximum budget restriction on who can qualify for those spaces will be relaxed. An amendment to the original RFP will be posted by the end of the week.

Ms. Schwarz showed a photo of the front of the building and noted the panels of the third-floor dormers and the windows. Other pictures showed the rear paving base coat, the rear court yard, and the lower level where drywall was removed and a waterproofing layer applied to the stone masonry foundation, the HVAC and ducts that will eventually be painted white, a painted third-floor tenant space, the two unleased spaces on the third floor, and the third-floor conference room.

Carlos Peralta, CRA Project Manager, said that the mover selection process went well. There were no bids over \$30,000. Staff called local firms, those on the state-approved list, and those on a list of Cambridge-based organizations obtained from CDD. The RFP was split in two because union movers are needed for the move out of 255 Main Street but not for the move out of the storage facility. Of the two bids received for the storage move, the lowest and most qualified was Sterling Corporation, which is currently holding a majority of the furniture and equipment of the tenants. Of the three bids received for the swing space move, Spry was the lowest bid. They also did the entire move out of the building at the beginning of the project. The total of the two bids is \$27,707.04.

The memo includes a summary of all the bids received by the September 10th deadline. Mr. Peralta recommends moving forward with the two lowest bidders.

Mr. Zevin noted that the range of bids was wide. Mr. Peralta agreed. Mr. Zevin said that he had expressed some alarm regarding the sheet metal and at the top of the brick work but it looks better now that the dormer finish is starting to appear. Mr. Evans said that demolition revealed that the brick cornice work was not present.

A motion was moved by Mr. Zevin to authorize the Executive Director to enter into service contracts for tenant move-in services for the re-occupancy of 93-99 Bishop Allen Drive with Sterling Company for a total amount not to exceed eighteen thousand and seventy-one dollars (\$18,071) and with Spry Mover Company for a total amount not to exceed nine thousand six hundred and thirty-six dollars (\$9,636). A roll call was taken by Mr. Evans and each member's vote was repeated.

Mr. Bator – yes

Ms. Born – yes

Mr. Crawford – yes

Ms. Drury - yes

Mr. Zevin – yes

The motion carried.

11. Foundry Update

Erica Schwarz said that a great deal of work is occurring. The building construction will be completed May 2022. The exterior skin on the new addition is nearly done. Window installation is nearly done. Drywall is going up inside. The sidelights are being installed by office spaces. Excavation has started for the side yard. Duct work and rough-in of fire protection and electrical are occurring. The addition's roof installation is ongoing. Work is being done on a raised intersection/entry at Rogers and Third Street. The City has been in negotiations with Equity, the owner of the adjacent building, regarding Rogers Street. The street will be finished with a paver design rather than asphalt.

Diana Navarrete-Rackaukas, the Foundry Consortium's first Executive Director started August 2nd and is temporarily working from space at the Link, which is being sponsored by the CRA. The Foundry Consortium paid her for some hours she spent on work before her start date. The CRA is working under an MOU with the Foundry Consortium (FC) and meeting every two weeks. Ms. Navarrete-Rackaukas is making plans for property management and staffing, an operating plan for the makerspace (membership, other programmatic uses, safety, security), creating an operations budget, creating policy, and finding software for a reservation system, working with the FC Board to create the artist-in-residence plan (selection and program), identifying an operator for the café on the first floor, as well as acquiring bookkeeping software.

The CRA is responsible for leasing the office space. Newmark, the selected broker, started marketing the spaces on September 7. There have been two requests for site visits – one has occurred and one is happening next week. Ms. Schwarz is finalizing the RFP that will be published in October for the single below-market space. As discussed in previous Board meetings, the selection will be based on a lottery. Staff is still waiting for the City to finalize the Cooperation Agreement and some changes to the master lease which is needed before the sublease with FC and the leases with office tenants can be signed.

The Foundry Consortium had a welcoming event for Ms. Navarrete-Rackaukas. The CRA Board was invited. Ms. Schwarz showed pictures of the outside and inside of the building. The next Foundry Advisory Committee (FAC) meeting is on October 8th. Interviews are being conducted now by CRA and City staff to fill at least one vacancy on the FAC by the end of October. The process to apply is still open.

Mr. Zevin said that at one point there was a terrifying amount of material on the roof. Although this is the City's problem, he was disappointed in the construction management to have allowed such exposure. He also asked if there is a delay in getting the metal siding for the addition. Mr. Evans noted that the delivery of insulation material was taken before it was actually needed to ensure that it would be available. The Verizon project expanded its scope so the shared staging area might be constrained.

Ms. Schwarz responded to a comment in the chat from Heather Hoffman regarding the difficulty pedestrians had because the City had blocked both sides of Third Street for the construction for the Foundry and Toomey Park. Mr. Evans said that this is still an issue. Ms. Schwarz will discuss this with the City 's construction team and also get more information on the delivery of the metal panels. Mr. Crawford said that there are obstructions on Bent, Rogers and Third Street.

12. KSURP Update: Infill Development Concept Plan review and MEPA Notice of Project Change Filing

Ms. Born said that the Massachusetts Environmental Policy Act (MEPA) submission, at 1167 pages, is lengthy. Alex Levering, CRA Project Manager, said that a notice of project change (NPC) needs to be submitted for any Kendall Square Urban Redevelopment Plan (KSURP) amendment. Back in the 70s, the KSURP was one of the first projects to undertake environmental review. There have been a number of EIR updates; the last one was done in 2016 for KSURP amendment 10. For amendment 11, Boston Properties and the CRA submitted an NPC last week. It was published this afternoon and it has a 30-day review period so comments are due by October 22. Comments from the public can be made on MEPA's website (<https://eeaonline.eea.state.ma.us/EEA/PublicComment/Landing/>) or by responding directly to the analyst for the submission, Alexander Strysky, at Alexander.Strysky@mass.gov or 617-626-1025. This contact information is also posted on the CRA website.

The CRA Board has a joint hearing with the Cambridge Planning Board on September 28 to discuss the second Infill Development Concept Plan (IDCP) amendment. This follows the joint pre-hearing meeting that occurred in May. Boston Properties' IDCP submission is also posted on the CRA website. Staff is currently working on a Board memo for that meeting that will be posted and distributed by the end of this week.

The Design Review committee met last week to discuss the design evolution of 135 Broadway - the residential tower. The design received positive feedback and suggestions for the architects to consider and refine. Due to the timing of that meeting, notes have not yet been generated but they will be available for approval at the October Board meeting.

Mr. Evans noted that numbers that appear in the traffic impact analysis in the transportation chapter of the IDCP differ from those in the NPC for MEPA because the City and State have two different methodologies. Mr. Zevin said that it didn't look like traffic was going to get better and that failing intersections would fail even more. Ms. Born said that traffic might result in more people taking public transportation. Mr. Evans said that the MEPA documents include all known projects. Volpe is now a known project but there has not yet been a MEPA review of the Volpe development. The changes from the MXD district are, incrementally, a smaller impact but the background growth was significant. Parking garages are still being built. Covid has shifted the traffic off of the peak hour. In response to Mr. Crawford, Mr. Evans said that the requirement under zoning is to provide free bike valet parking for all new users of the residential and commercial development. It is unclear if this will be open to the general public. There is a possibility of a bike shop if it won't interfere with the storage requirement.

Adjournment of CRA Board Meeting

A motion was moved by Mr. Bator to adjourn the meeting. A roll call was taken by Mr. Evans and each member's vote was repeated.

Mr. Bator – yes

Ms. Born – yes

Mr. Crawford – yes

Ms. Drury - absent

Mr. Zevin – yes

The motion carried.

At 7:59 PM the meeting ended.