

Staff Report to the Board: *March 16, 2022*

Administration

The CRA has hiring processes in place to fill two current job openings: one for a Project Planner and one for a Property Manager. The first round of screening is ongoing.

A new accounts payable software tool has been integrated with Quickbooks. The new application will allow electronic approval of all invoices by project managers; integrating invoice review, project budgets and bookkeeping.

Forward Calendar

- Design Review of 135 Broadway Residential Building
- Design Review of 250 and 290 Binney Street Commercial Buildings
- Investment Performance Review
- Foundry Consortium Sublease
- Memorial Drive
- Danny Lewin Park

Project Updates

Parcel Six Food Truck Program

Staff is engaging with two food truck vendors and hope to have the site activated from Tuesday through Friday starting in May. Both truck vendors are in the permitting process with Inspectional Services. The CRA is still seeking other vendors to fill the site Monday through Thursday.

Margaret Fuller Neighborhood House

The predevelopment activities for the MFNH project are underway. Studio G is currently working on the programming for both the MFNH and for the residential condominiums. Staff is actively pursuing relocation opportunities in close proximity to the site for all of the services provided by MFNH.

99 Bishop Allen Drive

Internal punch list items continue to be resolved. As the weather warms, exterior items like replacing sidewalk panels and the completion of the main entry canopy will begin. The interconnection agreement for the solar installation has been submitted to Eversource, allowing the solar project to move forward.

Tenants are slowly returning to the building and have shared many appreciative comments about their beautified work spaces. CRA staff are now finalizing plans for the ribbon cutting celebration to take place on March 30, 2022 from 11:00 - 12:30 pm. The event will start at the municipal lot across from 99 Bishop Allen Drive, and conclude with tours of the building.

Kendall Streetscape

The CRA's consultant team, Sasaki, is finalizing the conceptual plan document for Broadway, Main Street, and Third Street. The plans are already being used by individual development proposals for site designs. Additionally, the CRA and City are investigating how the design alternatives would accommodate future bus service improvements servicing Kendall Square. The CRA is also working with Sasaki to follow up with advanced design work for the block of Broadway along Galaxy Park.

Land Acquisition

Weekly meetings with HR&A and Cushman and Wakefield are underway. The consultant is looking at both market and off-market properties for the CRA to acquire and develop. Staff would like to consider with the Board how to streamline a potential offer process, potentially by having the Board authorize and enable CRA staff to enter into an Offer to Purchase agreement/or Letter of Intent if a potential site becomes available.

325 Main Street

Internal work at 325 Main Street continues, including finishing work on the Public Lobby, metal cladding on the level two social stairs, and work on Pioneer Way exterior panels and granite pavers. Main Street facade work is also wrapping up, including entry canopy work and installation of terracotta cladding. Interior punch list work on the building elevators and bathrooms is underway and mechanical system testing has started. The building is expected to be completed in July.

Open Space work is wrapping up, and is expected to be completed in June. The deck installation is 90% complete and lighting installation is finished. The roof garden trees have been planted, and smaller plantings will be planted as the weather warms. Art sculptures presented in the 325 Main Street Wayfinding and Art master plan will be installed in the next few weeks.

Danny Lewin Park

A contract has been finalized with MYKD to begin the Danny Lewin Park enhancement process. The CRA team initiated the project last month and did a site walk with the design team to hear Residence Inn's vision for the space and how to proceed with the project cohesively. The first schematic design was presented to the CRA staff. After review, the CRA will facilitate a conversation with the property owners and tenants to collect feedback on the design before presenting the schematic designs to the CRA Board.