

Staff Report to the Board: *October 19, 2022*

Administrative Items

The CRA has welcomed two new employees to the office over the past month. Kyle Vangel joined the CRA on October 31 as the Director of Projects and Planning. As a member of the leadership team, his responsibilities include supervising project management and planning staff, as well as leading community development initiatives. Two days ago, Matthew Heller-Trulli joined the CRA. As its Senior Asset Manager, Matt will be responsible for managing the CRA's real estate assets and managing the community investment making programs.

The CRA is actively looking to fill two other open positions for a Project Manager and a Project Planner.

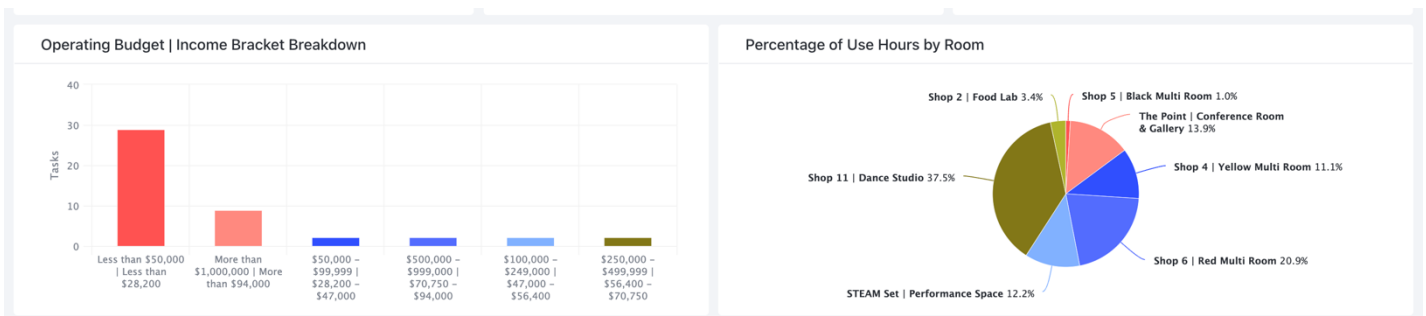
Forward Calendar

- Foundry Budget
- 2023 CRA Budget
- Foundry Commercial lease for Third Floor
- 2023 Board Meeting Calendar

Project Updates

Foundry Advisory Committee

At the end of October, the Foundry Advisory Committee (FAC) met on-site with CRA and Foundry Consortium staff in a public hybrid meeting. The CRA staff reviewed the role of the FAC in monitoring the execution of the building's mission, now that the construction project has been completed. Consortium staff reviewed the data of the building's utilization since the building opened. They followed up with a review of the room reservation procedures and slide scale payment system for community users.



The City has posted an announcement recruiting new members for the FAC. Information and application instructions are available at:

www.cambridgema.gov/news/2022/11/foundryadvisorycommitteevacancy

125 Broadway Biogen Tanks Review

Biogen's designers, SMMA, presented the proposed tanks and enclosure design to the Planning Board on November 1, 2022. CDD staff and Planning Board members shared multiple comments on the design, including the addition of greenery to the fencing, such as vines, possibly painting the tanks to make them more visually pleasing, lowering the fencing and the horizontal bar to open the top, etc. Overall, the Board requested further design work on the fencing and the tanks to make them visually pleasing. The project will have to go back to the Planning Board.

SMMA is set to respond to the Planning Board comments and provide an updated design. The CRA will have to decide how to respond to the updated materials if they vary significantly from the approved design.

POPS Campaign and Kendall Square Association (KSA) Partnership

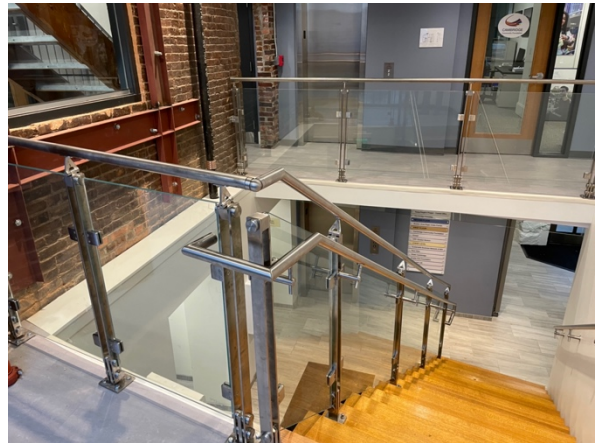
The CRA Staff continues sharing POPS information via social media and in different meeting spaces. The KSA has been a great partner in spreading the word about the POPS signage, and the CRA is looking forward to future collaboration to highlight the signage and the spaces throughout Kendall Square. We intend to increase knowledge of POPS to help with community turnout for events in the area.

Danny Lewin Update

The CRA continues collaborating with Boston Properties (BXP) and Residence Inn on implementing the Danny Lewin Park redesign. Another staff-coordinated team meeting with BXP and Residence Inn will occur next week to discuss construction plans and paving materials for the park. The CRA appreciates CDD's thoughtful suggestions on the design and will be incorporating some elements to enhance the park. Currently, construction is estimated to start in the spring of 2023.

Bishop Allen Construction Update

The general contractors completed the external drainage modification along Essex Street to address groundwater intrusion into the basement. The moisture issue appears to have been corrected. The subcontractors have installed most of the glass railings for the entry stairs but a few additional fittings are required. The electricians are still awaiting a back-ordered component for the additional fire alarm beacons requested by the fire department. The general contractor is evaluating the condition of a few internal brick walls, that were initially scoped just for paint restoration in the project, to consider more extensive repair.



Bolton Street

CRA staff and its legal team are working on finalizing the land lease term sheet for the potential townhouse site on Bolton Street with Triad Alpha Partners. Staff have begun initial review of design concepts for the townhouse development with the land owner. In accordance with Article 7, the CRA will need to procure a full design team after the initial phase of conceptual planning through an RFQ process.