

Staff Report to the Board: *September 21, 2022*

Forward Calendar

- 2021 Audit Presentation
- Rindge Connectivity Designer Selection
- Foundry Commercial Lease for Third Floor
- 300 Binney Street Design Modification
- 2023 Budget

Project Updates

Kendall Square Parks

Up Roof Garden Opening

The CRA staff was excited to attend Boston Properties' (BXP) ribbon-cutting ceremony on September 15th to officially open the roof garden. In attendance were the new City Manager, City Mayor, Kathleen Born, BXP team, among others. Additionally, the social stair on Main Street is officially open to allow for easy access to the garden.

Danny Lewin Park Redesign

The CRA continues to collaborate with BXP and Residence Inn on implementing the Danny Lewin Park redesign. The staff coordinated and facilitated a team meeting with BXP and Residence Inn to discuss construction plans and paving materials for the park. Currently, construction is estimated to start in the spring of 2023.

Privately Owned Public Spaces

The CRA staff is excited to have completed the POPS signage guidelines for property owners to utilize when implementing signage. The guidelines provide direction for creating effective and informative POPS signage. Staff will continue to work with property owners to educate them about POPS signs and disseminate the information through the KSQ community and on social media.

Forward Fund

In 2021, the Brattle Theater was approved for a \$25,000 Capital Infrastructure Forward Fund grant. The grant was not fully executed in 2021 because the grantee did not have a full quote for the proposed work. Over the summer, the Executive Director of the Brattle Theater reached out to see if the CRA would honor this award. Given that the project was approved by the Forward Fund committee, and that the full award funds for 2021 were not expended, the Staff approved the request for funding. The funds will be disbursed if the Board has no objections.

Parcel Six Food Truck Program

There were two active participants in the Food Truck program this year - The Nada Truck and Gourmet Kreyol. Nathalie LeCorps, the owner and Chef of Gourmet Kreyol, has proposed to use the site on Wednesday evenings, pending approvals, from 3 PM to 8 PM to create a Caribbean experience with food, music, and a painting experience provided by a partner, Konpa and Paint.

The Staff is very excited to support this lively proposition and have provided contacts and introductions to the City's permitting departments to help Ms. LeCorp activate the site with her vision. We will provide updates and notices of the events as they become available.

Kendall Transportation

2022 Data Collection

Preparation for the CRA's Annual Transportation Report on Kendall Square has been in coordination since early August. While the last few years have been a disruption from the CRA's regular transportation annual report and its related data collection, this year is largely a return to the more robust datasets that have been historically collected and tracked. Fieldwork will begin on September 28th and will continue for the following week, concluding on October 4th. These dates were chosen to avoid any issues related to the relaunch of the MBTA Orange and Green Lines and any conflicts with the Jewish high holidays of Rosh Hashanah and Yom Kippur.

This year will be the first time a full set of transportation related observations will be collected by the CRA in Kendall Square since the COVID-19 pandemic began in early 2020. Additionally, many development and construction projects are presently underway in the area, which will impact traffic patterns at a few specific observation sites that have been historically tracked. While these conditions mean that the overall data set will be less consistent with past observations and trends, we plan to collect from all historic locations possible to allow for long-term consistency in data analysis. The CRA expects the findings to be impacted by these overarching conditions and expect to see changes in the area's circulation patterns and in observed curbside activities.

6th Street Pathway

The Broadway stormwater pipe replacement project is nearly complete. The 6th Street walkway and Kittie Knox bike path is scheduled to open by the end of the week. The surface of the bike path was replaced with porous asphalt. The pedestrian detour at the connection to Broadway will also be removed.

Main Street Bus Shelter Repair

A resized (narrower) canopy and a replacement piece of glass has been ordered from Daytech Limited, the original manufacturer. This is expected to arrive in 8-10 weeks. It will be installed by Bond Civil & Utility Construction, the initial installer. An amended contract with Bond has been executed by all parties.

Margaret Fuller Neighborhood House (MFNH)

CPA Grant

Over the summer, staff applied for \$500,000 in Community Preservation Act (CPA) historic preservation grant funds. The funding was approved by the City Council after the recommendation was made by the CPA committee. These funds represent a substantial portion of the historic rehabilitation costs of the MFNH.

Housing Design

The design team lead by Studio G has created a conceptual design/site plan for the MFNH site. The parking lot site is small providing a building footprint that naturally conforms with the existing design scale and fabric of the community. The design team has proposed 11 units of 2-3 bedrooms units. The three-bedroom units are located on the ground floor and will have

access to small outdoor space. The project will partially fulfill CRA's MXD commitment to develop 20,000 square feet of below market homeownership housing.

CRA Staff along with our full design and consulting team met with the Community Development Department's staff to provide a brief overview of the MFNH redevelopment plan and the process for utilizing the Affordable Housing Overlay for this project. The plans were well received by city staff and their suggestions and input were taken into consideration. The CRA staff and legal team are drafting an option agreement and a development agreement for review with the MFNH. Once the agreements are executed, staff will work closely with our team to finalize the schematic site plans and develop a full set of construction documents which can be used to bid out the development of the affordable homeownership units.

Outreach

Karriem van Leesten and Fabiola Alikpokou spent the day at the Port Pride community event and engaged with dozens of residents, both old and new. Staff created a flyer and explained the three components of the MFNH project (Historic Rehabilitation / New Addition / Affordable Residential Homeownership Plans) and feedback for the project was primarily supportive. Staff had a sign-in sheet for residents in the area and promised to inform them of any community meetings and to provide them with project updates..

Rindge Connectivity

The CRA launched an RFP process to select a landscape design team on July 18th. Staff facilitated a site visit for interested firms on July 26th. Proposals were received on August 26th. Two firms submitted proposals for the project. The CRA team will be conducting interviews with both firms this week, and will bring forth a recommendation to the Board in October.

Foundry

WT Rich is working through the final punch list items to close out construction. The building has an approved occupancy permit. However, there remains a few items in the theater space before that space is ready for use. The PC solar array requires one remaining item before it is connected to the power grid. Unfortunately, a significant portion of the furniture for the Foundry has not arrived yet. The CRA and the Foundry Consortium have been seeking alternative furniture to allow programs to get underway. The makerspace equipment purchased by the CRA has been delivered and set up in the workshops.

The building became open to the public during the week of September 13th and a few classes and meetings have been held in the building during this soft opening. The Foundry Consortium is preparing for a grand opening weekend, in coordination with the Cambridge Science Festival, beginning on October 8th.

KSURP Design Review

121 (formerly 135) Broadway – Residential Tower

The residential building of 121 Broadway located on Parcel Two has made great strides through the CRA's DRDAP procedure. Since the building's Schematic Design documents were reviewed and conditionally approved in April, the CRA staff has reviewed the building's Design Development document set in June and gave conditional approval. CRA staff are now tracking design elements that were noted for continued development ahead of receiving a Construction Document set. Some ongoing design elements that remain under review include the water feature located between Broadway's public sidewalk and the building entrance; the connector space east of the building site that now features a canal-inspired playground; the façade design of the building base; and the articulation of the building's crown.

250 and 290 Binney Street

These two commercial buildings planned on Parcel Two have advanced through the DRDAP process, with the 290 Binney Street documents moving slightly ahead of the 250 Binney Street counterparts. The schematic design of both buildings received conditional approval in May, and staff have been engaged in the review of the follow up Design Development sets this summer. 290 Binney Street received conditional approval for their Design Development set in August, and the Design Development set for 250 Binney Street is currently under review by CRA staff. Ongoing design review continues for elements from both buildings, with particular attention from the CRA on each building's exterior design and materiality; the interaction between building entrances and the public realm; and the area's ground plane circulation and streetscape design.

Substation Park Planning

The planned Center Plaza, which is located on Parcel Two between 121 Broadway and 290 Binney Street, is currently moving through early design phases. Boston Properties plans to host a public charette on Thursday, October 6th, which will be held in person on the top level of the existing Blue Garage, where the plaza will eventually reside. This event is meant to garner public input and direction on the overall character and identity of the plaza, as well as inform members of the public about previous input, and the plaza's place in the larger Kendall Square open space network. Following this event, the design team would like to move design forward swiftly and hopefully present progress at a CRA design review meeting in early November.