

Regular Meeting
Cambridge Redevelopment Authority

Wednesday, April 17, 2013, 5:30 PM
Cambridge Police Station
Community Room
125 Sixth Street

DRAFT MEETING MINUTES

Present

Kathleen Born (Chair), Margaret Drury (Vice-chair), Christopher Bator, Conrad Crawford, Barry Zevin, Acting Executive Director Susan Glazer, Counsel Jeffrey Mullan

Also present: Larry Bluestone (design review consultant), Kathryn Madden (strategic planning consultant), Kevin Sheehan (Boston Properties), Lillian Hsu (Arts Council).

Call to Order: Kathleen Born called the meeting to order at 5:35 PM.

Public Comment

The Chair opened the meeting for public comment, noting that a sign up sheet had been provided.

Stephen Kaiser

Regarding the Boston Properties update, Mr. Kaiser noted that the Board should consider Article 7 of the Constitution. He is filing a request for a Council Order to have a discussion of at. 7 as it relates to Cambridge law, because he feels that Article 7 overrides it. He noted that the scope of the transportation study was not on the website. He felt that since the Planning Board did not have funds on its own to do planning and the CRA did, the CRA should be doing transportation research for the city. He also noted that the scope of the strategic plan was not posted. He asked why there had not been an update from the Special Council since the Annual Meeting in February to which Ms. Drury said the report from the Special Counsel would be coming soon.

Heather Hoffman

She had concerns about the process for the disposition of city property on Ames Street. Regarding the "Let the Play Begin" program, she cautioned that a similar program for musical instruments years ago was discontinued because of noise bothering nearby residents.

Acceptance of minutes

Minutes for the March 27, 2013 regular meeting were accepted.

Communication – None

Report on trial balance and cash flow

The report on trail balance and cash flow were accepted.

Update on Boston Properties Activity

Kevin Sheehan reported that the appraisal process for the Ames Street project had not yet begun. Later in the meeting he said that the City Manager would be submitting a letter to the City Council for the April 22nd Council agenda requesting authority to proceed with the disposition of land.

Regarding the renovated drop-off area on Broadway Mr. Sheehan presented a plan which showed the regarding of the driveway and sidewalk to match the grade of the new city sidewalks, replacing the pavers on Marriott property with a three color pattern, and an indentation on the roadway side of the sidewalk for large group bus drop-off and pick-up. In response to a question about pedestrian safety, Mr. Sheehan thought that there would be bollards and will confirm that detail.

Regarding the Microsoft roof deck, Mr. Sheehan said there was more work to be done about the material for the skirt of the parapet. Ms. Born raised concern about Microsoft's objecting to the cost of the project, considering all that went into the ceremonial entrance facing Point Park.

Mr. Crawford asked about the proposal for small retail near the Hubway station. Mr. Sheehan said that the potential tenant was revising plans that could be presented to the T for discussion.

Maintenance contract

Ms. Glazer summarized the RFQ process for landscaping, property maintenance and snow plowing services and that there had been only one response from Greenscape, Inc. Responding to a question about the "port chop" lot, Mr. Mullan said that the transfer of that parcel would be taken together with some clean up of lots at Point Park which would be discussed at the May meeting. The transfer of parcels may affect the small retail previously discussed. A motion to authorize the chair to executed contract was voted.

Scope of Transportation Survey

The Board discussed the scope presented in a letter, dated April 16, 2013 from Gary Hebert, FST. Mr. Mullan said it was important to keep doing the annual study, that MDOT was doing traffic counts, and that the Land/O'Brien Hwy intersection should be included. Ms. Glazer pointed out that North Point might be responsible for monitoring that intersection. On a motion, the Board voted to authorize the proposal as drafted and authorized the Acting Executive Director to add the Land/O'Brien Hwy intersection if that is not required by others. Mr. Mullan said that he has drafted a letter to confirm with MEPA that the Section 61

regulatory requirements have been satisfied and that the CRA will continue to collect the transportation data.

Arts Council request for funds for "Let the Play Begin" Project

Ms. Hsu presented that project to promote more open-ended play for all ages outside of the formal playground locations throughout the city. It would take several forms created by different artists, including connected cubes that could be manipulated into different form, interlocking card with images of play, musical pieces. The cost would be \$45,000 with funds secured from the Endowment for the Arts, but Ms. Hsu is seeking \$45,000 in matching funds to have a more expansive \$90,000 project. Board members liked the notion of play and activation of public spaces, but were concerned with the request for funds because the CRA has not yet had time to develop a grants program with criteria to evaluate such requests. Mr. Mullan suggested that the CRA might look to other cities, especially Philadelphia, regarding the procurement process. Board members suggested that the Arts Council look to the Kendall Square Association, Boston Properties, MIT or other private organizations for funds.

Strategic Plan

The Board reviewed the proposal that Kathryn Madden had drafted, dated April 10, 2013, and noted that Tom Evans, the incoming Redevelopment Officer who will be starting April 29th, will be working closely with Ms. Madden. However, the Board wanted the strategic plan to begin as soon as possible. On a motion, the Board authorized the CRA officer to negotiate a contract with Ms. Madden consistent with the proposal.

Meeting adjourned at 6:47 PM.