

***Staff Report to the Board: November 15, 2023***

### **Personnel and Hiring Updates**

We are pleased to report that Sabrina Nunez-Diaz will be joining the CRA later this month as our new Finance Manager. Sabrina holds a Bachelor of Arts in Community Economic Development from the University of Massachusetts, Boston, and brings significant experience in finance and administration. She has held positions at several non-profit organizations in the Boston area and currently serves as the CEO of Misfit Ventures of Boston, a business she founded to offer organizational development and financial management support to non-profits and entrepreneurs. At the CRA, Sabrina will support day-to-day financial operations, manage reconciliations and cash, and perform bookkeeping duties, amongst other responsibilities.

### **Forward Calendar**

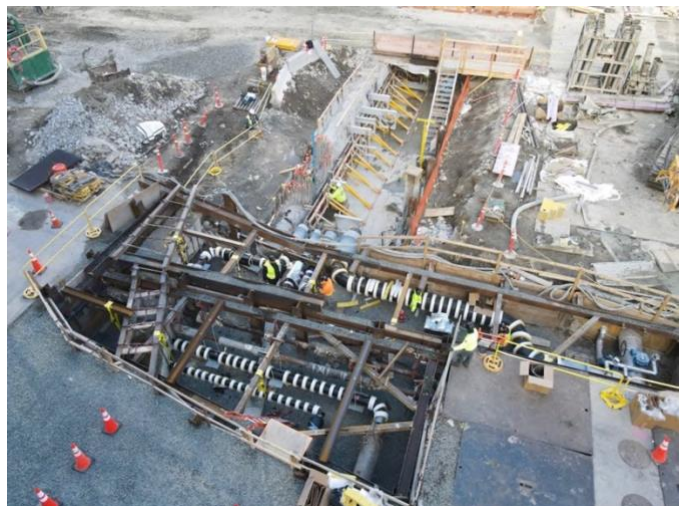
- 2024 CRA Budget
- Grand Junction Transit Feasibility Study Presentation
- KSURP Innovation Space Report
- Green Cambridge Tree Planting Update

### **Project Updates**

#### ***Eversource Project Updates***

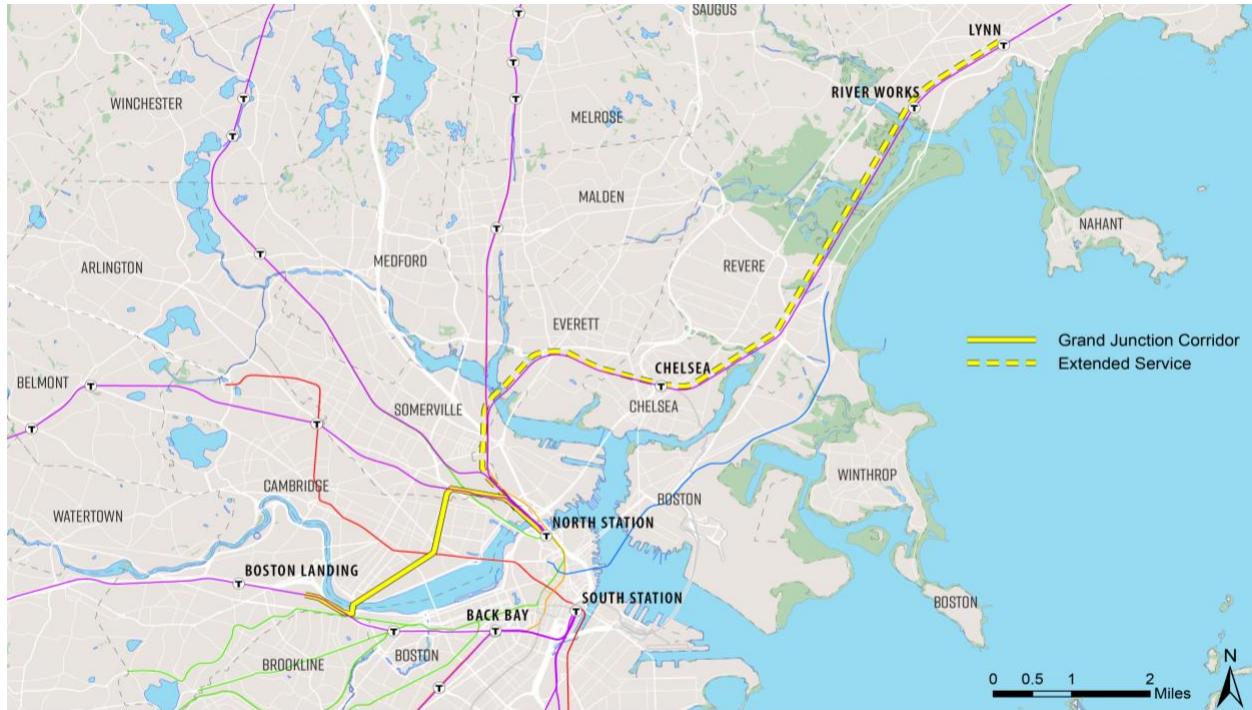
BXP has continued the construction of the slurry wall and the excavation for the parking garage and electrical substation. As of November 6th, Turner has installed 75% of the 290 Binney slurry wall panels and 20% of the substation slurry wall panels. In addition, re-routing of large steam and electrical lines running along the shared wall between 290 Binney and the substation is ongoing. Completion of these lines along with the backfill of associated excavations on the East and West Service Roads is expected in December.

Meanwhile, 121 Broadway and 290 Binney have been progressing through their respective review schedules. Both projects have submitted all the necessary documentation to comply with the conditions set out in the special permit, and are currently waiting for final approval from the City for their building permits. The issuance of final building permits is expected within the coming weeks.



### ***Grand Junction Transit Feasibility Study***

The findings of the Grand Junction Transit Feasibility Study will be presented to the CRA Board at next month's meeting. The study is in its final stages, with work being done to finalize the last few chapters and to coordinate with our external partners including the City of Cambridge before its public release. The project team shared an update with the City's Transit Advisory Committee on November 2 and will also share a presentation with the KSA Transportation Working Group next month. A map of the core and extended routes for transit service that are under evaluation is shown below.



### ***Margaret Fuller Neighborhood House Development Project***

The CRA continues to engage with the MFNH's leadership team to define a way forward for a development project that renovates the historic house, delivers a new food pantry space for the MFNH and provides an affordable housing development opportunity for the CRA. Currently, CRA staff are revisiting development scenarios for the site and iterating through "test fits" scenarios to illustrate opportunities for development on the site that will meet the current programmatic objectives of the CRA and MFNH. Staff will continue to meet with MFNH leadership to discuss development options and advance a new memorandum of understanding between the CRA and MFNH.

### ***300 Binney Topping Off***

The Broad Institute of MIT and Harvard is extending its presence in Kendall Square by leasing a 225,000 square foot facility located at 300 Binney Street. In collaboration with BXP, they are currently transforming the existing commercial building into a state-of-the-art biomedical research facility designed to meet LEED Gold standards. On October 27, CRA staff participated in the celebratory topping off event, which involved the final placement of the last beam and signing thereof.

