



CITY OF CAMBRIDGE

Community Development Department

IRAM FAROOQ

*Assistant City Manager for
Community Development*

SANDRA CLARKE

Chief of Admin/Operations

MELISSA PETERS

Chief of Planning Strategy

To: Planning Board

From: CDD Staff

Date: November 19, 2024

Re: **PB-368, Volpe Project Update**

Background

The Planning Board originally granted the Volpe Redevelopment Special Permit ([PB-368](#)) to MIT on September 21, 2021. The special permit was granted to construct eight new buildings with approximately three million square feet of residential and commercial uses, including approximately 1,400 dwelling units, 1.6 million square feet of office and laboratory uses, and ground-floor retail, as well as a standalone community center and retail pavilions. To date, the Planning Board granted four minor amendments including one for modification of innovation space requirements.

Project Update

The Permittee has submitted a letter to inform the Board about the location of the Innovation Space. It is a requirement under Condition 10 of the special permit to identify the Innovation Space locations prior to the issuance of the first building permit for commercial uses. Two commercial buildings (75 Broadway and 25 Broadway) got their designs approved with Innovation Spaces in both buildings. The current update confirms that the Innovation Space will not be located at 75 Broadway but will be distributed among the other three commercial buildings. There are no proposed changes to the approved gross floor area and exterior design of the buildings.

The Permittee will present this project update to answer questions and receive feedback from the Planning Board. The development will be subject to continuing staff review throughout the design and construction phase.