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November 4, 2024

VIA ELECTRONIC DELIVERY

Ms. Mary T. Flynn, Chair
City of Cambridge Planning Board
344 Broadway
Cambridge MA 02139

**RE: Commercial Building C3 (the “C3 Building”) at 75 Broadway (“75 Broadway”) and Commercial Building C1 (the “C1 Building”) at 25 Broadway (“25 Broadway”)
Special Permit PB #368 (as amended to date, the “Special Permit”) for the MIT Volpe Redevelopment (the “Project Site”), Cambridge, MA
Designation of Innovation Space Locations and Design Review Updates**

Dear Chair Flynn and Members of the Board:

Thank you for your continued partnership on the redevelopment of the Kendall Common site, formerly known as Volpe. As we begin construction to prepare the site for redevelopment, we have been working closely with DPW and Eversource on the installation of a new stormwater culvert and electric transmission line duct bank across the corner of the parcel. We are continuing to market the commercial space for lease and hope to move the project forward in 2025.

To continue to advance our Kendall Common efforts, we are submitting this letter to provide (i) a formal identification of the Innovation Space locations within the Project Site as required by Section 13.96.3 of the Cambridge Zoning Ordinance and Condition No. 10 of the Special Permit; and (ii) an accompanying Design Review Update to each of the C3 Building and the C1 Building. This letter is being submitted by MIT Volpe Fee Owner LLC, owner of the Project Site; MIT Volpe Operating Company LLC, the ground tenant of the Project Site; and MIT 75 Broadway Leasehold, LLC, the sub-ground tenant of 75 Broadway, each of which are affiliates of the Massachusetts Institute of Technology (collectively, the “**Applicant**”).

Identification of Innovation Space Locations

Section 13.96.3 of the Cambridge Zoning Ordinance and Condition No. 10 of the Special Permit require that the Applicant identify the proposed location of the Innovation Space prior to the issuance of the first building permit for a commercial building within the Project Site. As indicated on **Exhibit A** attached hereto and incorporated herein by reference, the Applicant has identified the C1, C2 and C4 Commercial Buildings as the locations for the proposed Innovation



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Space and has provided the proposed square footage of Innovation Space to be included in each the identified commercial buildings.

Design Review Updates

In connection with the above, the Applicant is providing this Design Review Update for each of (i) the Dimensional Table that was included in the Design Review materials for the C3 Building, which the Planning Board approved at its meeting on May 16, 2023, and (ii) the Dimensional Table that was included in the Design Review materials for the C1 Building, which the Planning Board approved at its meeting on September 26, 2023. The changes to the Dimensional Tables reflect the designation of the location of the required Innovation Space within the Project Site to Buildings C1, C2 and C4, and the removal of potential Innovation Space from the C3 Building to accommodate the needs of our prospective tenant and to facilitate the development of 75 Broadway.

In the C3 Building, this revision results in the inclusion of 20,916 square feet as non-exempt commercial gross floor area that was previously proposed to be exempt Innovation Space and the recharacterization of 20,916 square feet of non-exempt Innovation Space as non-exempt commercial square footage. The updated Site Dimensional Table for the C3 Building is attached hereto as **Exhibit B**.

As it relates to the C1 Building, this revision results in the increase in the overall Innovation Space from a total 41,832 square feet to a total square footage of 55,755 square feet. This results in an increase in the non-exempt Innovation Space from 20,916 square feet to 27,878 square feet, and an increase in the exempt Innovation Space from 20,916 square feet to 27,877 square feet. This also results in a reduction in the amount of non-exempt, non-retail commercial space in the C1 Building from 382,590 square feet to 368,667 square feet. The updated Site Dimensional Table for the C1 Building is attached hereto as **Exhibit C**.

We are pleased to report that the recharacterization of the above square footage does not have any impact on the exterior design of either the C3 Building or the C1 Building and does not increase the overall occupiable square footage of either building from what was approved by the Planning Board during the Design Review of the each of the respective Buildings.

For completeness, the Applicant has also included as **Exhibit D** hereto, an updated Figure A10: Use Distribution by Building Site to reflect the square footage of the C3 Building as well as the C1 Building, as each were approved by the Planning Board through Design Review process. As noted above, the recharacterization of space within each of the C3 Building and the C1 Building reflected in this Design Review Update does not impact total square footage for either the C3 Building or the C1 Building previously approved by the Planning Board and reflected in the attached **Exhibit D**.

We look forward to the opportunity to meet with the Board on these matters and provide this Design Review Update in person.

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Thank you for your consideration.

Very truly yours,

MIT VOLPE FEE OWNER LLC

DocuSigned by:
Michael Owu
By: 276A88C4DC5244E...
Michael K. Owu as authorized signatory
(and not individually) for MIT Cambridge
Real Estate LLC, the manager of said company

MIT VOLPE OPERATING COMPANY LLC

DocuSigned by:
Michael Owu
By: 276A88C4DC5244E...
Michael K. Owu as authorized signatory
(and not individually) for MIT Cambridge
Real Estate LLC, the manager of said company

MIT 75 BROADWAY LEASEHOLD LLC

DocuSigned by:
Michael Owu
By: 276A88C4DC5244E...
Michael K. Owu as authorized signatory
(and not individually) for MIT Cambridge
Real Estate LLC, the manager of said company

Exhibits –

- Exhibit A – Innovation Space Locations within the Project Site
- Exhibit B – C3 Building Project Site Dimensional Table
- Exhibit C – C1 Building Project Site Dimensional Table
- Exhibit D – Figure A10: Use Distribution by Building Site

EXHIBIT A

Innovation Space Locations within the Project Site

BUILDING	INNOVATION SPACE
C1 COMMERCIAL BUILDING	55,755
C2 COMMERCIAL BUILDING	55,755
C4 COMMERCIAL BUILDING	55,755

EXHIBIT B

C3 BUILDING PROJECT SITE DIMENSIONAL TABLE*

Development Parcel	Allowable by Special Permit	C3 Special Permit	C3 Design Review Approved	C3 New Construction (Revised)
Land Area (sf)(1)(2)	455,750	N/A	N/A	N/A
Land Area (Acre)	10.46	N/A	N/A	N/A
Total Non-Exempt GFA	2,820,000	447,947	450,591	471,507
Residential (5)	1,128,000	N/A	N/A	N/A
Commercial (3)	1,692,000	425,281	426,138	467,970 (13)
<i>Innovation (4)</i>	83,663	20,916	20,916	0
<i>Retail (6)</i>	18,750	1,750	3,537	3,537
Total Exempt GFA	189,913	26,166	27,812	6,896
Ground Floor Retail (6)	81,250	5,250	6,896	6,896
Community Space (7)	25,000	N/A	N/A	N/A
Innovation (4)	83,663	20,916	20,916	0
Total Dwelling Units	1,400	N/A	N/A	N/A
Publicly Beneficial Open Space (8), (9)	152,460 sf/3.5 acres	N/A	20,335 sf	20,335 sf
Permanently Guaranteed Open Space	87,120 sf	N/A	7,539 sf	7,539 sf
Max Height	455 feet.	250 ft.	250 ft.	250 ft.
Min Yard Setbacks	0	0	0	0
Off Street Parking (10), (11), (12)	1,759	N/A	N/A	N/A
Long Term Bicycle Parking	1,876	102	105	105
Short Term Bicycle Parking	338	32	37	37

****Footnotes follow on next page.***

NOTES TO SITE DIMENSIONAL TABLE (SITE C3)

- (1) Development Parcel does not include 5,890 sf “CRA Parcel” or 1,618 sf “GSA Triangle Parcel” shown on Figure A1 in the Final Development Plan: Survey one or both of which may be added in the future in the Special Permit.
- (2) Government uses will be relocated to the Government Owned Lot, located in PUD-7, but not part of the Project Development Parcel.
- (3) Includes all Office and Laboratory uses listed in Section 4.34 of the Cambridge Zoning Ordinance (“CZO”).
- (4) Includes the Innovation Space required per Section 13.96.3 of the CZO, and subject to the GFA exemptions set forth therein.
- (5) Includes all uses listed in Section 4.31(g) (Multifamily Dwelling) of the CZO; presently, MIT does not currently plan to include any hotel use (Section 4.31(i)(2)) within the Project, but may add limited hotel use by minor amendment to the development, subject to complying with the requirements of Section 13.93.1(c)(2).
- (6) Includes all uses listed in Section 4.35 of the CZO, other than subsection(j); includes exemption and will meet frontage requirement specified in Section 13.96.1(b)(1) of the CZO.
- (7) Community Center as defined in Section 13.96.5 of the CZO, shall be constructed as part of Building R1 and is exempt in accordance with Section 13.94(b)(5) of the CZO.
- (8) Required Publicly Beneficial Open Space reflects the requirement of Section 13.94(a) of the CZO that a minimum 25% of the land area of the PUD-7 District, less the Government Owned Parcel, shall be Public Open Space or Publicly Beneficial Open Space. Approximately 3.5 acres or 152,460 sf of Publicly Beneficial Open Space shall be provided on the PB-368 Development Parcel as set forth in the Final Development Plan.
- (9) Approximately 1,608 sf of additional Publicly Beneficial Open Space may be located on a the GSA Triangle Parcel (See Note 1, above)
- (10) Includes both off-street (below grade garage) and on-street parking on new private streets.
- (11) Existing parking, related to the Government Use, is reduced from 570 spaces to 318 spaces and has been relocated to Federal Parcel in PUD-7.
- (12) Spaces may be provided on grade on an interim basis pursuant to Section 13.95.6 of the CZO and Condition #5.c.v of the Special Permit, in anticipation of later construction of structured parking. Space count shown at unshared demand.
- (13) The total non-exempt Commercial GFA recharacterizes the GFA that was included in the version of the C3 Building approved during Design Review as Innovation which totaled 41,832 square feet of space (of which 20,916 square feet was non-exempt and 20,916 square feet was exempt), thereby increasing the non-exempt square footage by 20,916 square feet.

EXHIBIT C

C1 BUILDING PROJECT SITE DIMENSIONAL TABLE*

Development Parcel	Allowable by Special Permit	C1 Special Permit	C1 Design Review Approved	C1 New Construction (Revised)
Land Area (sf)(1)(2)	455,750	N/A	N/A	N/A
Land Area (Acre)	10.46	N/A	N/A	N/A
Total Non-Exempt GFA	2,820,000	401,784	407,893	400,932
Residential (5)	1,128,000	N/A	N/A	N/A
Commercial (3)	1,692,000	375,868	382,590	368,667
<i>Innovation (4)</i>	83,663	20,916	20,916	27,878
<i>Retail (6)</i>	18,750	5,000	4,387	4,387
Total Exempt GFA	189,913	35,916	29,174	36,135
Ground Floor Retail (6)	81,250	15,000	8,258	8,258
Community Space (7)	25,000	N/A	N/A	N/A
Innovation (4)	83,663	20,916	20,916	27,877
Total Dwelling Units	1,400	N/A	N/A	N/A
Publicly Beneficial Open Space (8), (9)	152,460 sf/3.5 acres	N/A	46,686	46,686
Permanently Guaranteed Open Space	87,120 sf	N/A	35,872	35,872
Max Height	455 feet.	250 ft.	250 ft.	250 ft.
Min Yard Setbacks	0	0	0	0
Off Street Parking (10), (11), (12)	1,759	N/A	321	321
Long Term Bicycle Parking	1,876	103	93	93
Short Term Bicycle Parking	338	32	38	38

***Footnotes follow on next page.**

NOTES TO SITE DIMENSIONAL TABLE (SITE C1)

- (1) Development Parcel does not include 5,890 sf “CRA Parcel” or 1,618 sf “GSA Triangle Parcel” shown on Figure A1 in the Final Development Plan: Survey one or both of which may be added in the future in the Special Permit.
- (2) Government uses will be relocated to the Government Owned Lot, located in PUD-7, but not part of the Project Development Parcel.
- (3) Includes all Office and Laboratory uses listed in Section 4.34 of the Cambridge Zoning Ordinance (“CZO”).
- (4) Includes the Innovation Space required per Section 13.96.3 of the CZO, and subject to the GFA exemptions set forth therein.
- (5) Includes all uses listed in Section 4.31(g) (Multifamily Dwelling) of the CZO; presently, MIT does not currently plan to include any hotel use (Section 4.31(i)(2)) within the Project, but may add limited hotel use by minor amendment to the development, subject to complying with the requirements of Section 13.93.1(c)(2).
- (6) Includes all uses listed in Section 4.35 of the CZO, other than subsection(j); includes exemption and will meet frontage requirement specified in Section 13.96.1(b)(1) of the CZO.
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- (12) Spaces may be provided on grade on an interim basis pursuant to Section 13.95.6 of the CZO and Condition #5.c.v of the Special Permit, in anticipation of later construction of structured parking. Space count shown at unshared demand.

EXHIBIT D

FIGURE A10: USE DISTRIBUTION BY BUILDING SITE

Figure A10: Use Distribution by Building Site				
	Residential SF	Commercial SF	Retail/Active Use SF	Total SF
R1	188,200		9,500	197,700
R2	292,600		10,000	302,600
R3	425,200		25,000 [Venue]	450,200
R4	222,000		5,000	227,000
C1		424,422	12,645	437,067
C2		503,043	15,000	518,043
C3		467,970	10,433	478,403
C4		365,400	5,000	370,400
CC			25,000	25,000
Pavilions			3,500	3,500
Total SF	1,128,000	1,760,835	121,078	3,009,913
Exempt Innovation		(83,663)		
Exempt Retail/Active			(81,250)	
Exempt Community			(25,000)	
Total GFA	1,128,000	1,677,172	14,828	2,820,000