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October 16, 2025

VIA ELECTRONIC DELIVERY

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

Re: 75 Broadway – Bulk Gas Tank Enclosure Design Update

Dear Chair Flynn and Members of the Board,

MIT is pleased to submit this Design Update for the Commercial Building C3 project at 75 Broadway. The update illustrates the design of an external bulk gas tank enclosure located along the eastern façade of the building on Kendall Way. This design has been reviewed with the Cambridge Community Development Department (CDD) and other City of Cambridge departments.

Background



The Volpe Exchange Parcel Planned Unit Development (PUD) received its initial approval from the Planning Board in 2021, followed by a minor amendment in 2023 to modify the approved phasing plan. This amendment allowed Building C3 (75 Broadway) to proceed in Phase 1, with Building C2 to follow in Phase 2. In 2023, the Planning Board also granted design approval for Commercial Building C3 and the adjacent Sixth Street Park.

Construction of the 470,000-square-foot commercial building is underway and Biogen, the sole commercial tenant of the building, is scheduled to take occupancy in 2028.

Tank Enclosure Design

The original design's intent was to locate the gas tanks inside of the building. Given the specialized requirements for bulk gas storage at science and research facilities like 75 Broadway, MIT sought detailed input from Biogen and its bulk gas supplier before finalizing the design. Over several months, MIT developed an interior tank concept on Level 1 of the building in collaboration with Biogen and its supplier.

Recently, Biogen requested that the tanks be placed outside of the building to maximize its required program on the first floor. In response, MIT revised the design to locate the tanks externally along Kendall Way, adjacent to the eastern façade of the building.

The team has designed an enclosure with the smallest footprint possible while satisfying all required clearance requirements. The design ensures minimal impact on pedestrian circulation and safety and maintains the shared-use character of Kendall Way. The enclosure will feature architectural screening that complements the building's façade and is scaled appropriately for the pedestrian environment.

We look forward to meeting with the Planning Board to present this Design Review Update and respectfully request the Board's approval of the proposed design.

Very truly yours,

MIT 75 BROADWAY LEASEHOLD LLC

By:  _____
Michael K. Owu, Authorized Signatory
(for MIT Cambridge Real Estate LLC, Manager)

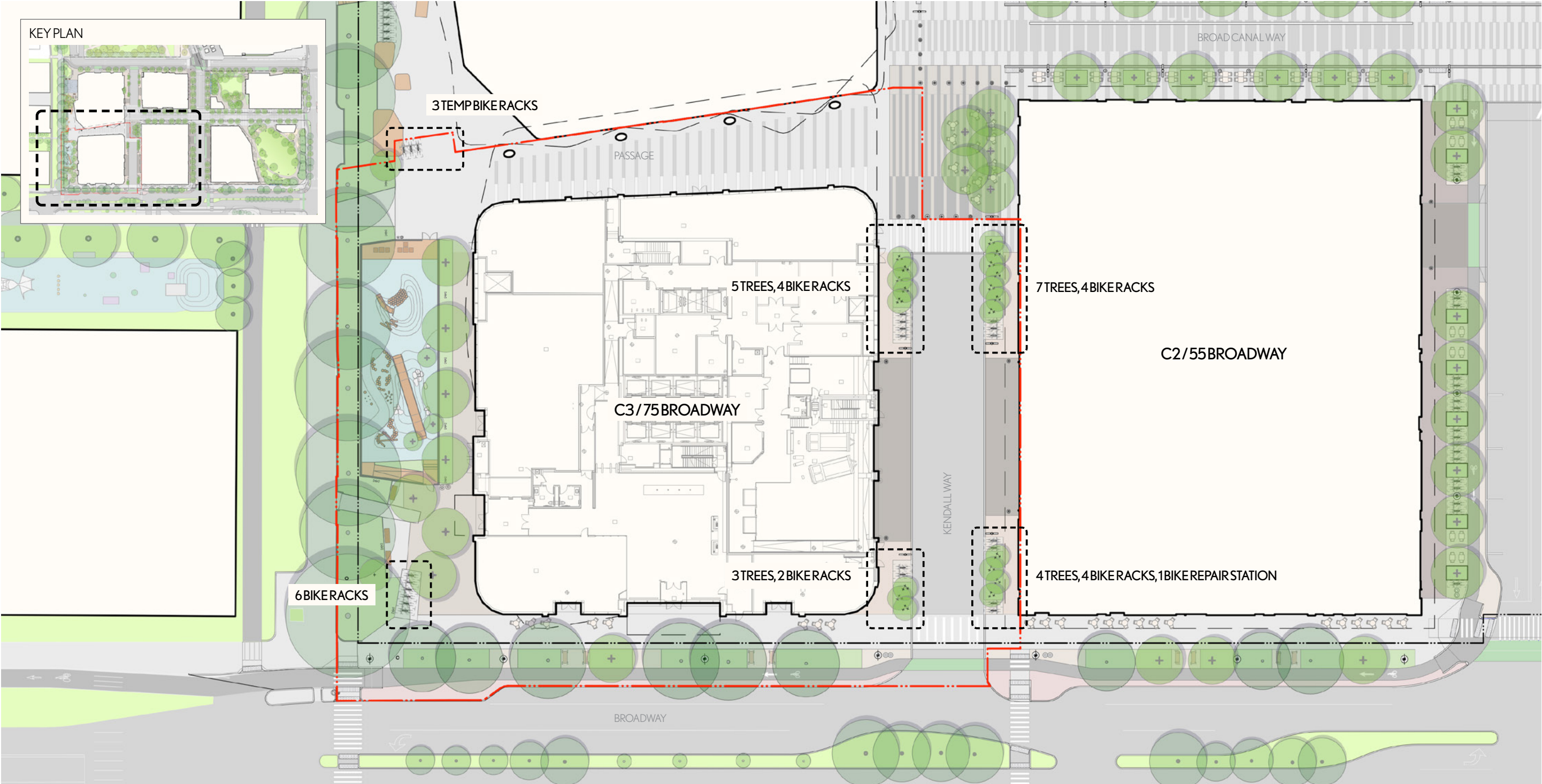


75 Broadway || Bulk Gas Enclosure 10/28/2025

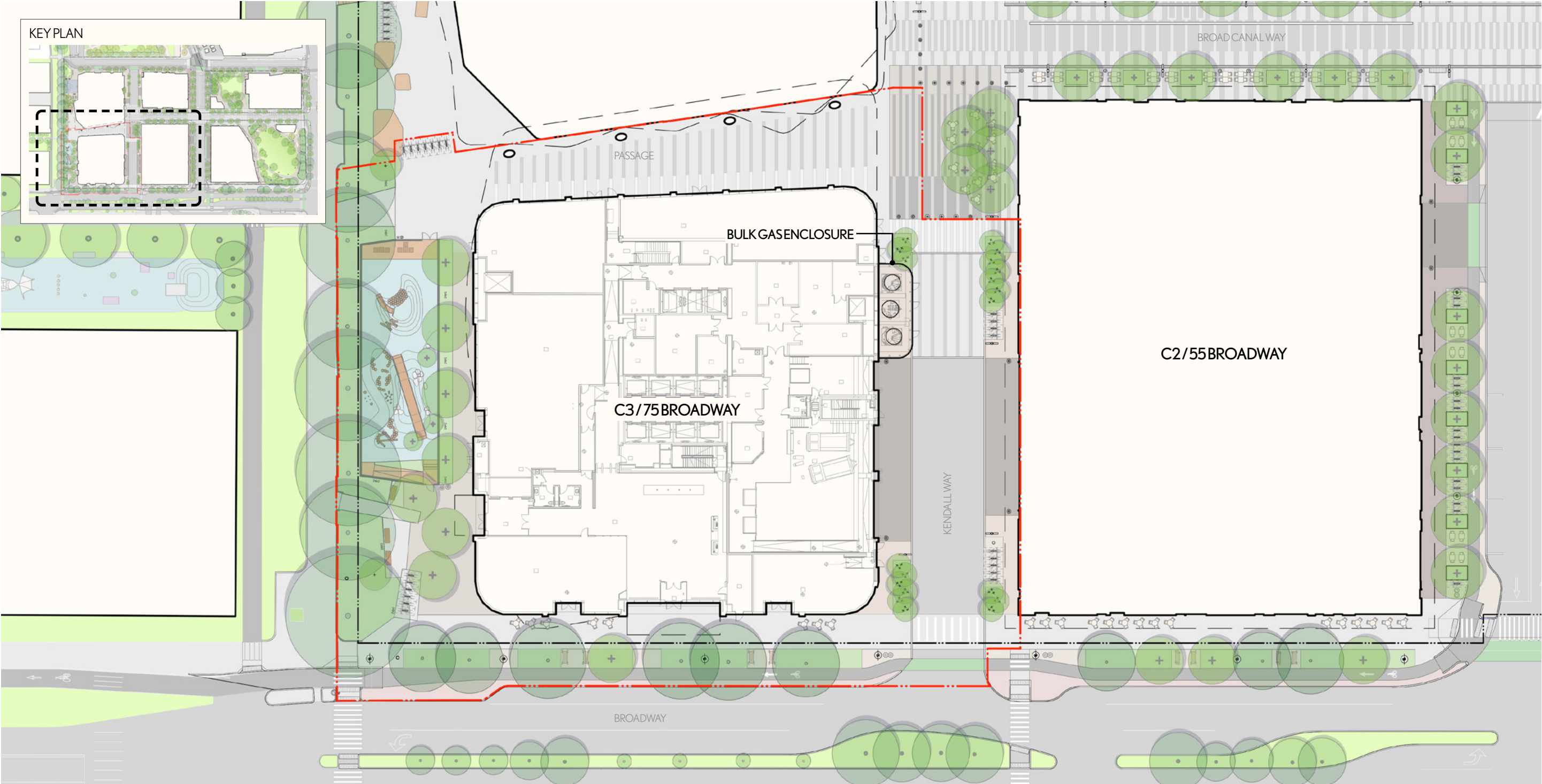
ELKUS | MANFREDI
ARCHITECTS



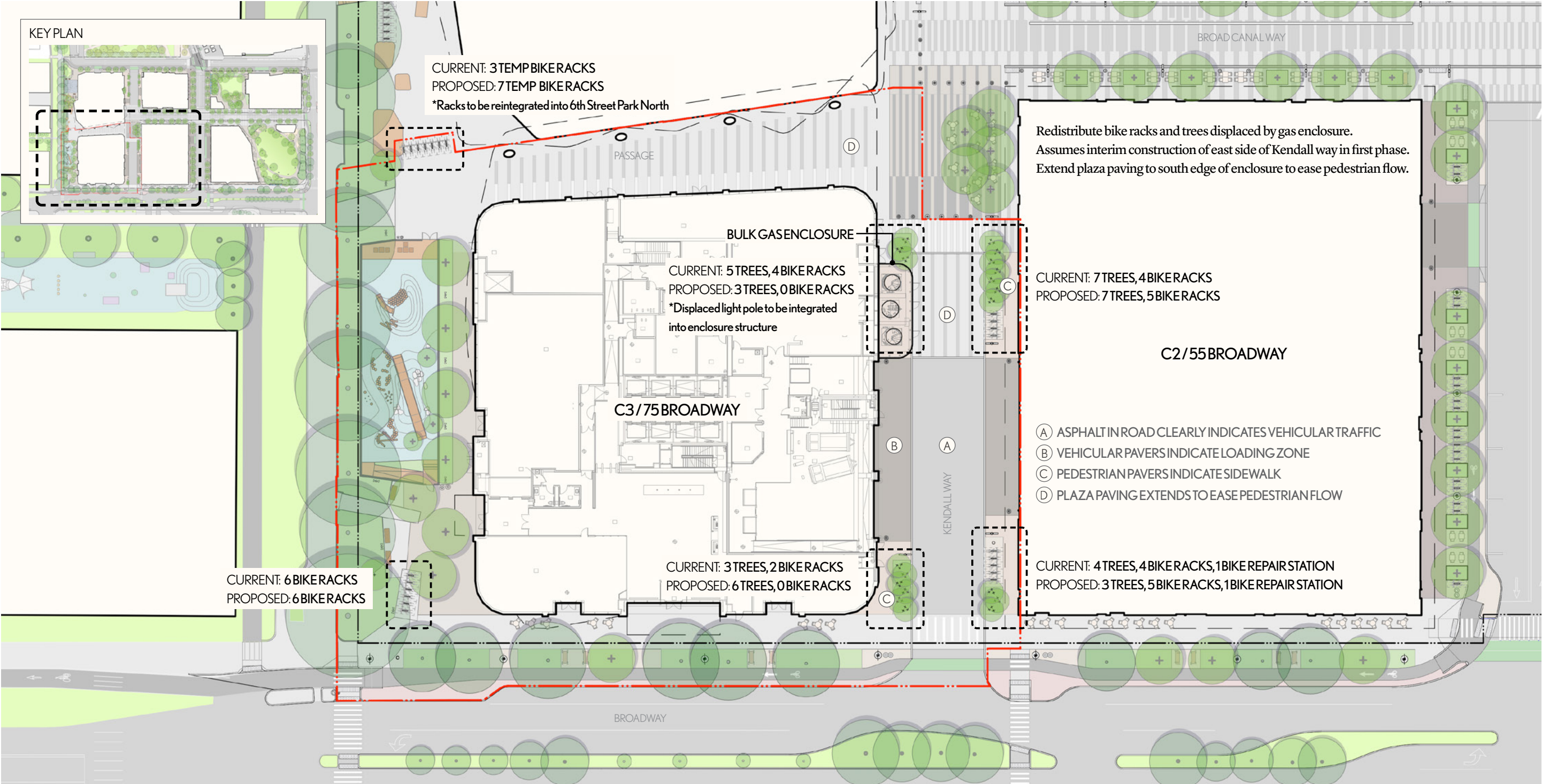
CURRENT SITE DESIGN



PROPOSED SITE DESIGN

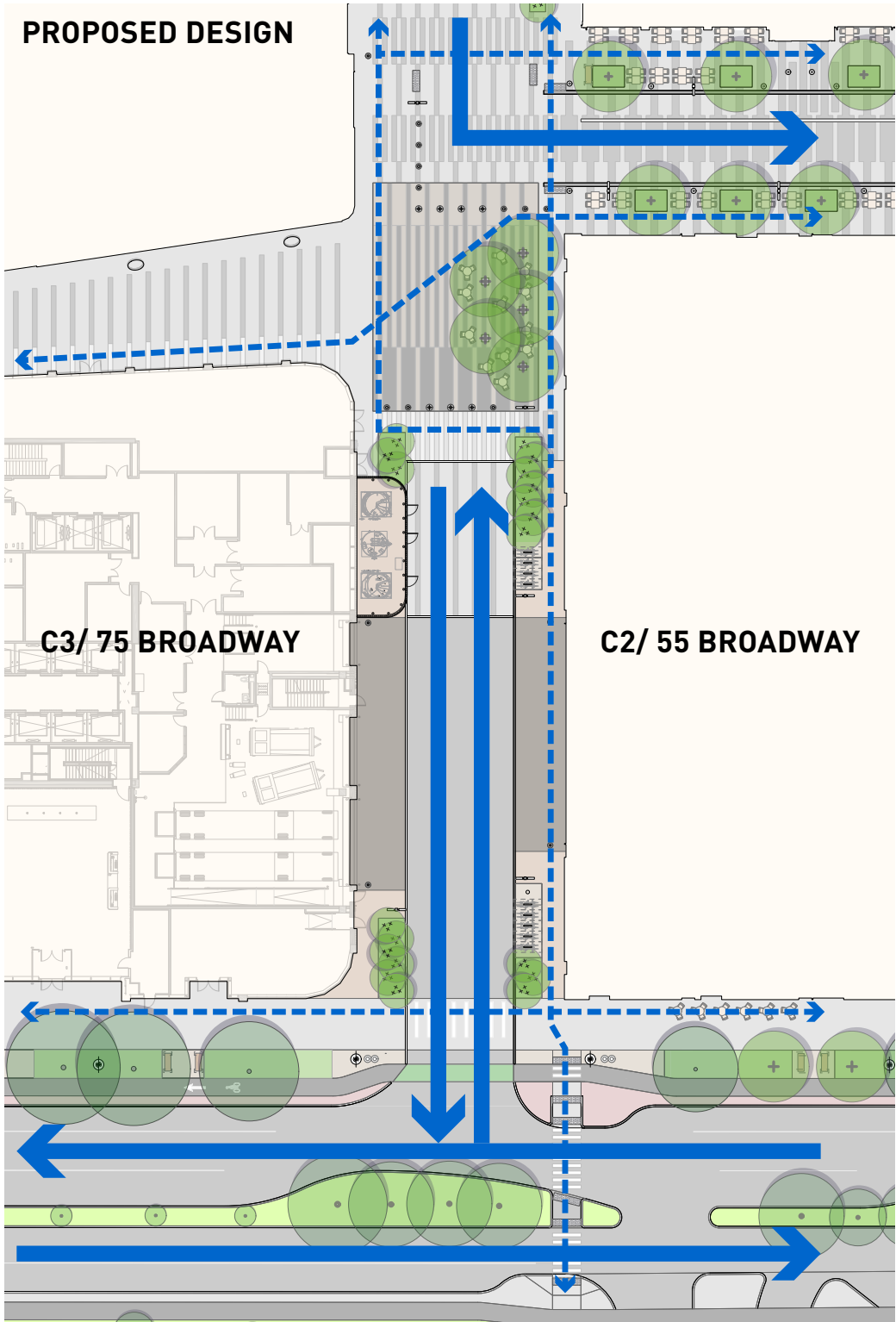
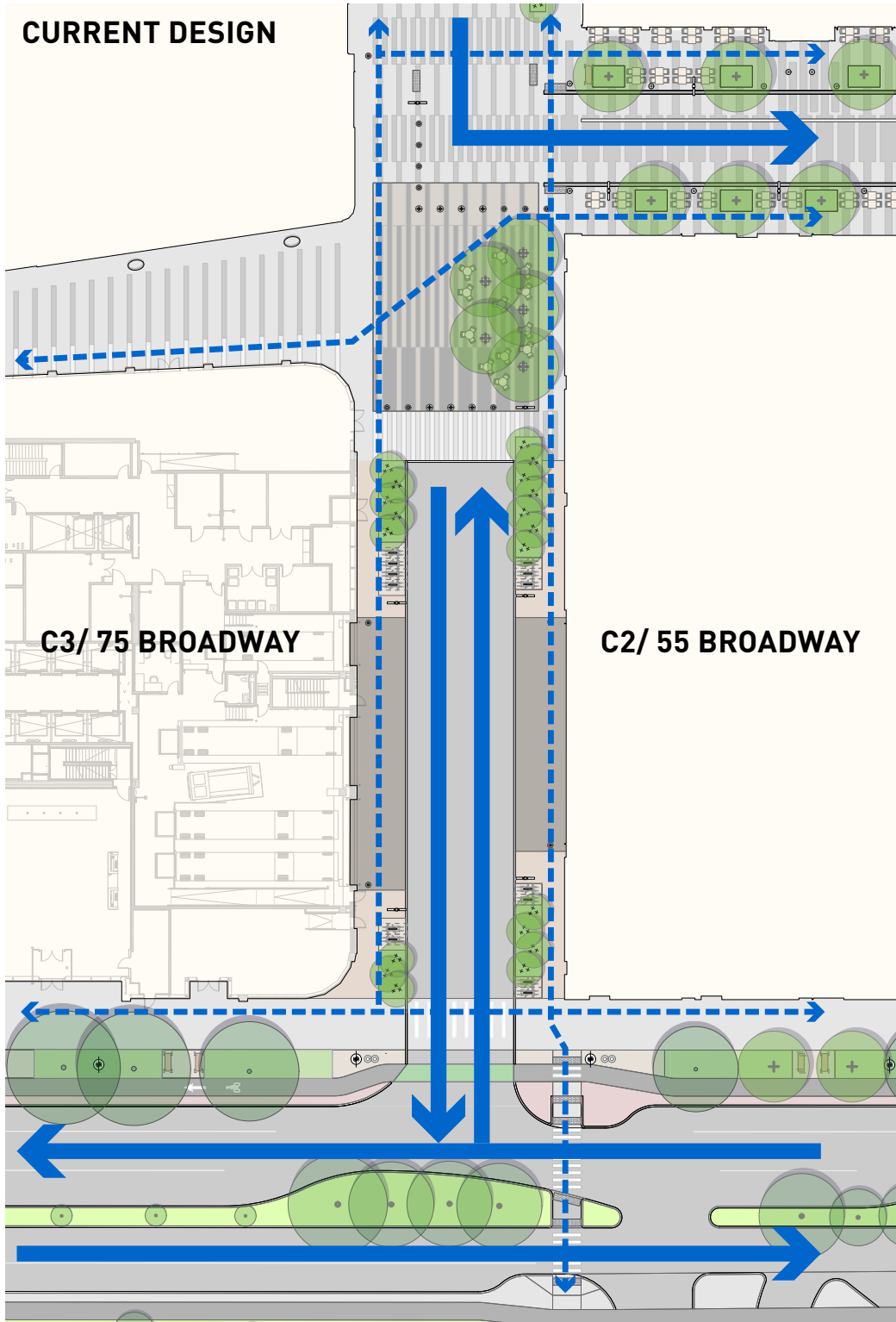


PROPOSED SITE DESIGN

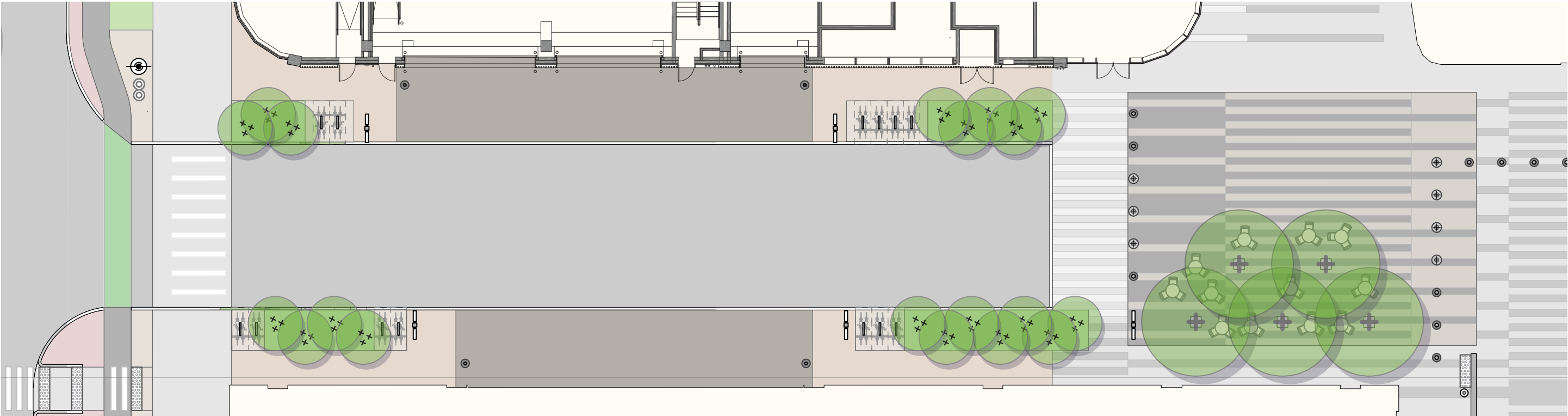


PEDESTRIAN CIRCULATION

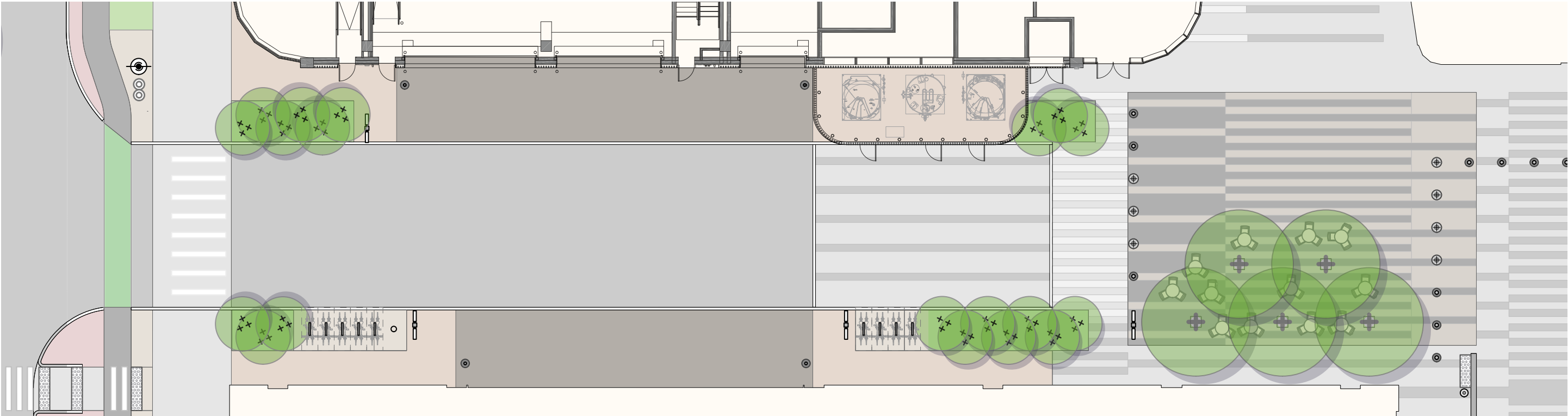
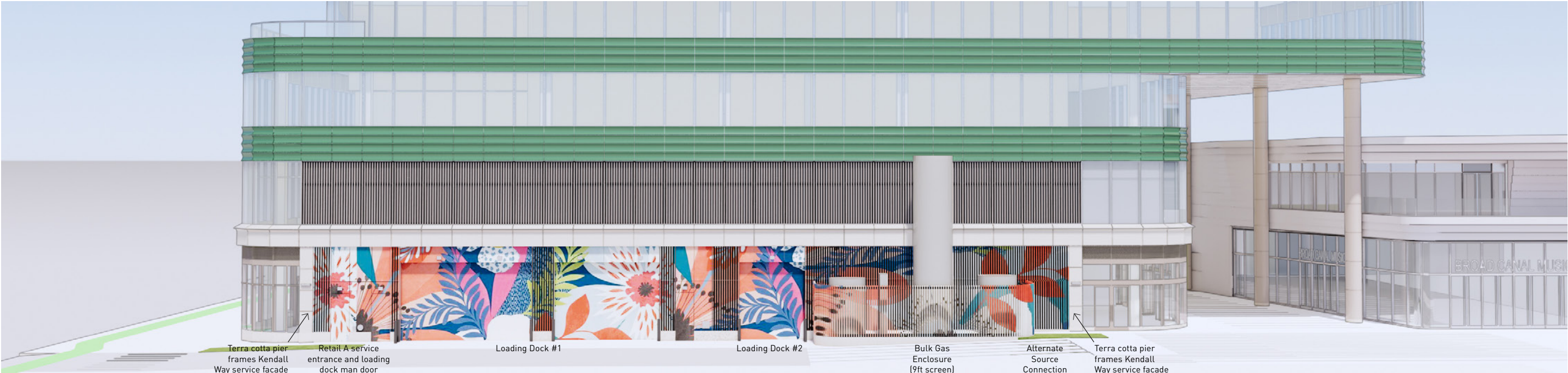
- Pedestrian Circulation
- Vehicular Circulation



CURRENT ELEVATION



PROPOSED ELEVATION



CURRENT DESIGN



PROPOSED DESIGN



CURRENT DESIGN



PROPOSED DESIGN

