

# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2026 MAR -2 PM 2:35

## BZA Application Form

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

**BZA Number: 1196534**

### General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: \_\_\_\_\_ Variance:  X  Appeal: \_\_\_\_\_

**PETITIONER:** Takeda Pharmaceuticals C/O Dain, Torpy, Le Ray, Wiest & Garner, P.C.

**PETITIONER'S ADDRESS:** 175 Federal Street, Suite 1500, Boston, MA 02110

**LOCATION OF PROPERTY:** 585 Kendall St., Cambridge, MA

**TYPE OF OCCUPANCY:** Office/lab (under construction), **ZONING DISTRICT:** PUD-3/O-3A  
Performing Arts Center

### **REASON FOR PETITION:**

/Sign/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

The proposed wall sign for Takeda Pharmaceuticals global research and development center under construction at 585 Kendall Square is internally illuminated and larger and at a greater height than otherwise allowed at this location.

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 7.000      Section: 7.16.22.C (Wall Sign Area, Height, and Illumination).  
Article: 10.000    Section: 10.30 (Variance).

Original  
Signature(s):

Charles N Le Ray  
(Petitioner (s) / Owner)

Charles N Le Ray  
(Print Name)

Address: see above  
Tel. No. 617.542.4800  
E-Mail Address: cleray@daintorpy.com

Date: 26 Feb 2026

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Carlye Murphy, SVP, Assistant General Counsel, authorized signatory for BMR-THIRD LLC,  
(OWNER)

Address: 4570 Executive Drive, Suite 400, San Diego, CA 92121

State that I/We own the property located at 585 Kendall Street, Cambridge (aka 585 Third Street), which is the subject of this zoning application.

The record title of this property is in the name of BMR-THIRD LLC

\_\_\_\_\_ 4/7/2023  
\_\_\_\_\_ 8/29/2018  
\*Pursuant to a deed of duly recorded in the date 8/23/2021, Middlesex South  
County Registry of Deeds at Book 81407 \_\_\_\_\_, Page 269  
71545 \_\_\_\_\_, Page 293; or  
78521 \_\_\_\_\_, Page 435  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Carlye Murphy  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

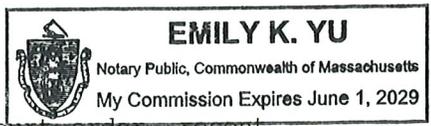
SVP, Assistant General Counsel  
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Carlye Murphy personally appeared before me, this 23rd of September, 2021, and made oath that the above statement is true.

Emily K. Yu Notary

My commission expires June 1, 2029 (Notary Seal).



- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.**

**A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A conforming sign would be obstructed by required landscaping along Kendall Street and, periodically, by event tents and outdoor farmers market activities planned for the adjacent space. A conforming sign also would conflict with the visual identity of the performing arts center and community spaces within the building.

**B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The required landscaping along Kendall Street, including landscaping berms and tree and shrubs to be planted would obscure a conforming sign. Other buildings in the vicinity are not surrounded by such extensive plantings.

**C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

**1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The proposed sign will not be detrimental to the public good. It will assist the public--collaborators, visitors, and the broader community--in locating and identifying Takeda's new global research and development center. The proposed sign is consistent with Takeda's recently-approved sign at nearby 500 Kendall Street.

**2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

Section 7.11.1 of the Zoning Ordinance recognizes that, "The public interest is served by use of signs by businesses and services to identify their premises, or the products or services there available, or to display noncommercial messages." The proposed sign will not be visible from nearby residential neighborhoods.

**\*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** Takeda Pharmaceuticals

**Present Use/Occupancy:** Office/lab (under construction),  
Performing Arts Center

**Location:** 585 Kendall St., Cambridge, MA

**Zone:** PUD-3/O-3A

**Phone:** 617.542.4800

**Requested Use/Occupancy:** Office/lab, Performing Arts  
Center

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>
<u>TOTAL GROSS FLOOR AREA:</u>		500,000 sf (under construction)	500,000 sf	up to 525,000 sf (max.)
<u>LOT AREA:</u>		51,079 sf	51,079 sf	n/a (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		9.8	9.8	n/a
<u>LOT AREA OF EACH DWELLING UNIT</u>		n/a	n/a	n/a
<u>SIZE OF LOT:</u>	WIDTH	149 ft	149 ft	n/a
	DEPTH	324 ft	324 ft	n/a
	<u>SETBACKS IN FEET:</u>			
	FRONT	10 ft.	10 ft.	10 ft.
	REAR	n/a	n/a	n/a
	LEFT SIDE	0	0	0
	RIGHT SIDE	0	0	0
<u>SIZE OF BUILDING:</u>	HEIGHT	250 ft. (under construction)	250 ft.	250 ft.
	WIDTH	n/a	n/a	n/a
	LENGTH	n/a	n/a	n/a
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		23% / 1,248 sq. ft. (under construction)	23% / 1,248 sq. ft.	20% / n/a
<u>NO. OF DWELLING UNITS:</u>		0	0	0
<u>NO. OF PARKING SPACES:</u>		0	0	0
<u>NO. OF LOADING AREAS:</u>		6 (under construction)	6	4
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	n/a	n/a

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

n/a

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



Takeda Pharmaceuticals USA, Inc.  
585 Kendall Street  
Cambridge, MA 02142

*April 15, 2025*

BioMed Realty  
314 Main Street  
Cambridge, MA 02124

Suffolk Construction  
65 Allerton Street  
Boston, MA 02119

CBT Architects  
One Constitution Road  
Boston, MA 02129

Dain, Torpy, Le Ray, Wiest & Garner, P.C.  
175 Federal Street  
Boston, MA 02110

60 Arsenal Street  
Watertown, MA 02472  
617.924.0292

60 Arsenal Street  
Watertown, MA 02472  
617-924-0292  
fax 617-924-0279

CUSTOMER:



LOCATION  
585 KENDALL STREET  
CAMBRIDGE, MA

PROJECT:  
ILLUMINATED SIGN

DATE:  
4/15/2025

SCALE:  
As Noted

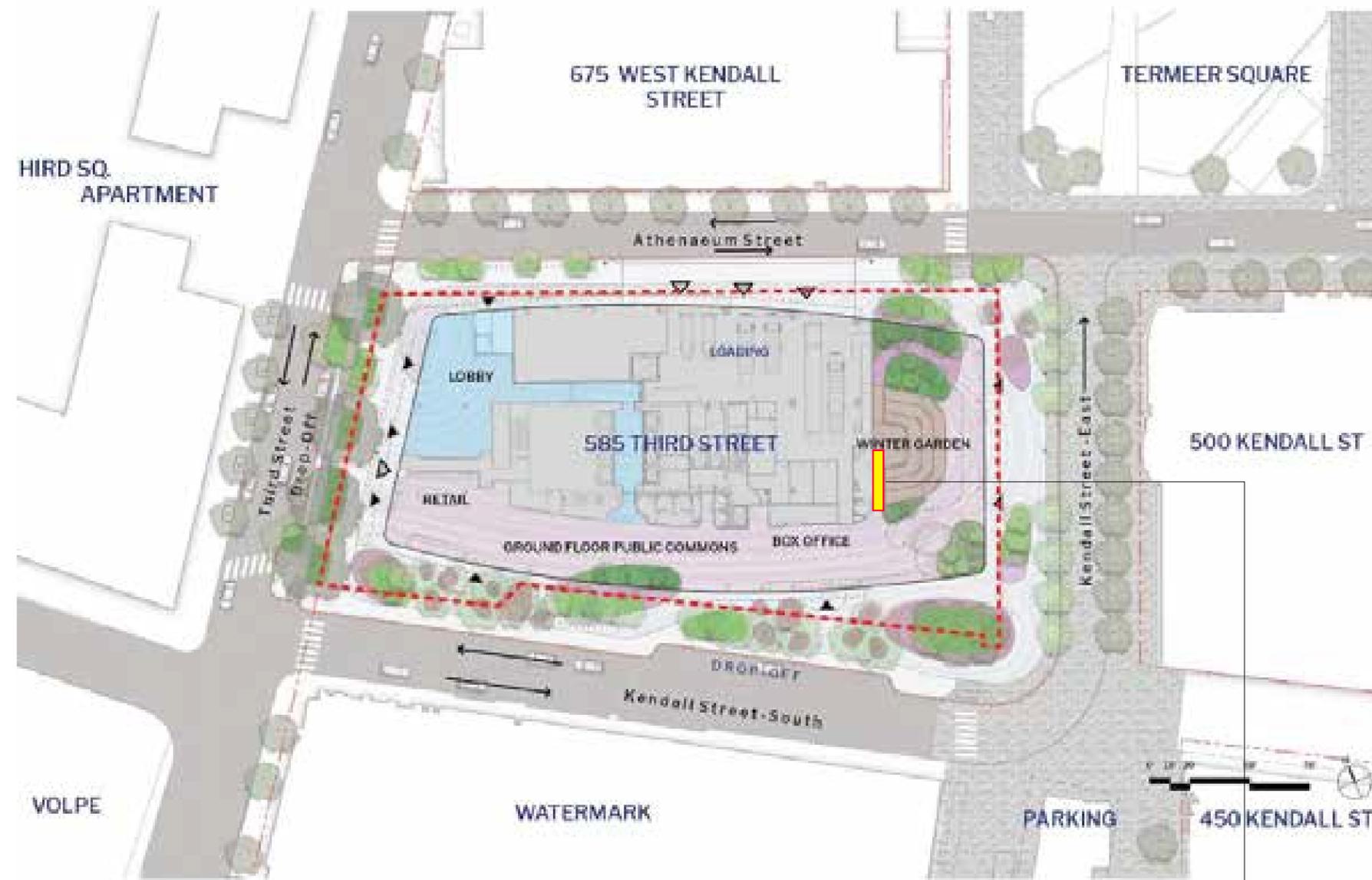
DRAWN BY:  
AE

WORK ORDER:  
10740

FILE:  
TAKEDA 585 KENDALL

REVISIONS:

This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from this Company. All common law and copyright laws are hereby specifically reserved.



East Elevation Sign  
143 sq. feet  
(Not to Scale)



EAST ELEVATION (View from South East)

SWG

SignWorks Group

60 Arsenal Street  
Watertown, MA 02472  
617•924•0292  
fax 617•924•0279

CUSTOMER:



LOCATION  
585 KENDALL STREET  
CAMBRIDGE, MA

PROJECT:  
ILLUMINATED SIGN

DATE:  
4/15/2025

SCALE:  
As Noted

DRAWN BY:  
AE

WORK ORDER:  
10740

FILE:  
TAKEDA 585 KENDALL

REVISIONS:

This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from this Company. All common law and copyright laws are hereby specifically reserved.

2.0

CUSTOMER:



LOCATION  
585 KENDALL STREET  
CAMBRIDGE, MA

PROJECT:  
ILLUMINATED SIGN

DATE:  
4/15/2025

SCALE:  
As Noted

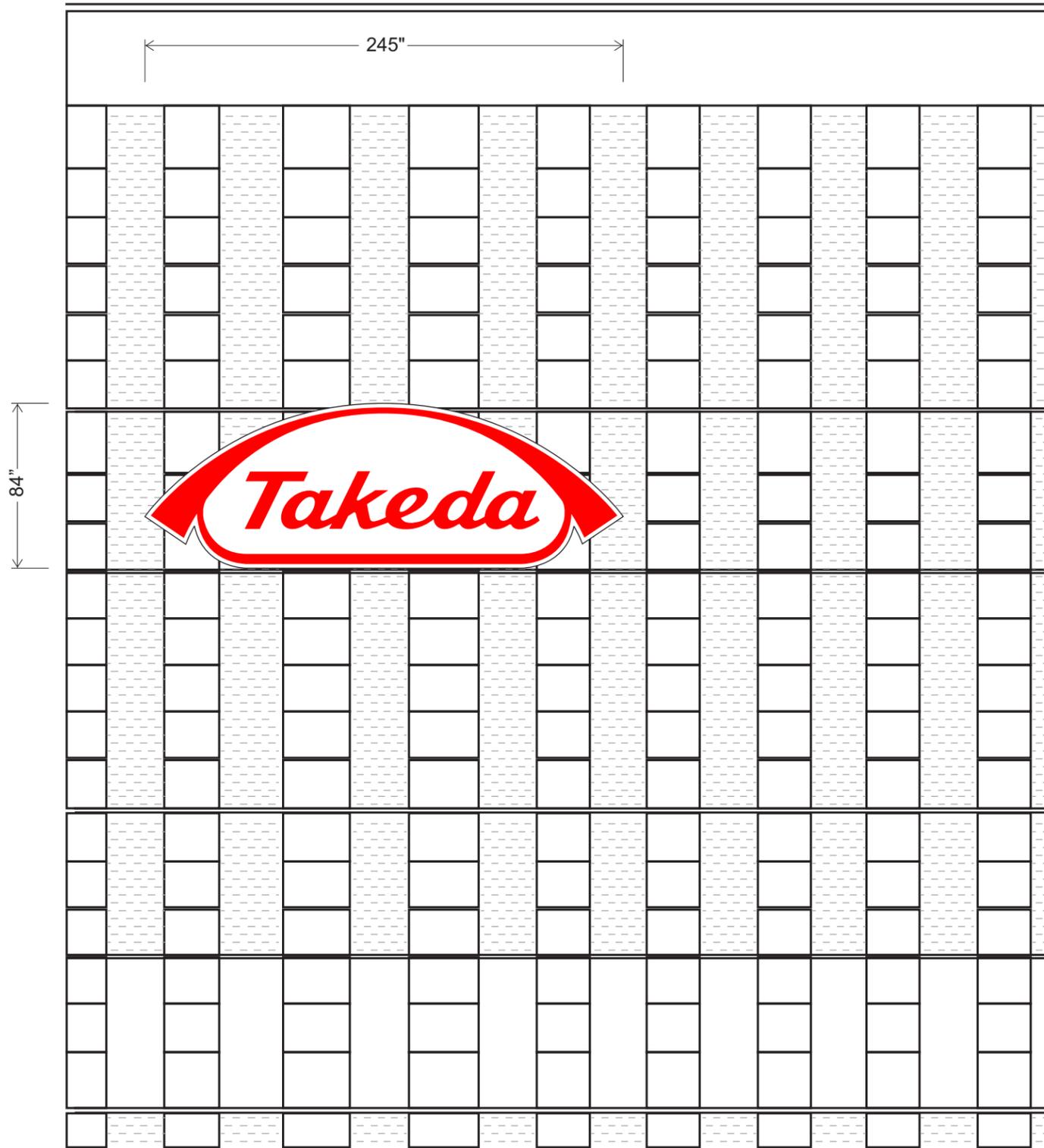
DRAWN BY:  
AE

WORK ORDER:  
10740

FILE:  
TAKEDA 585 KENDALL

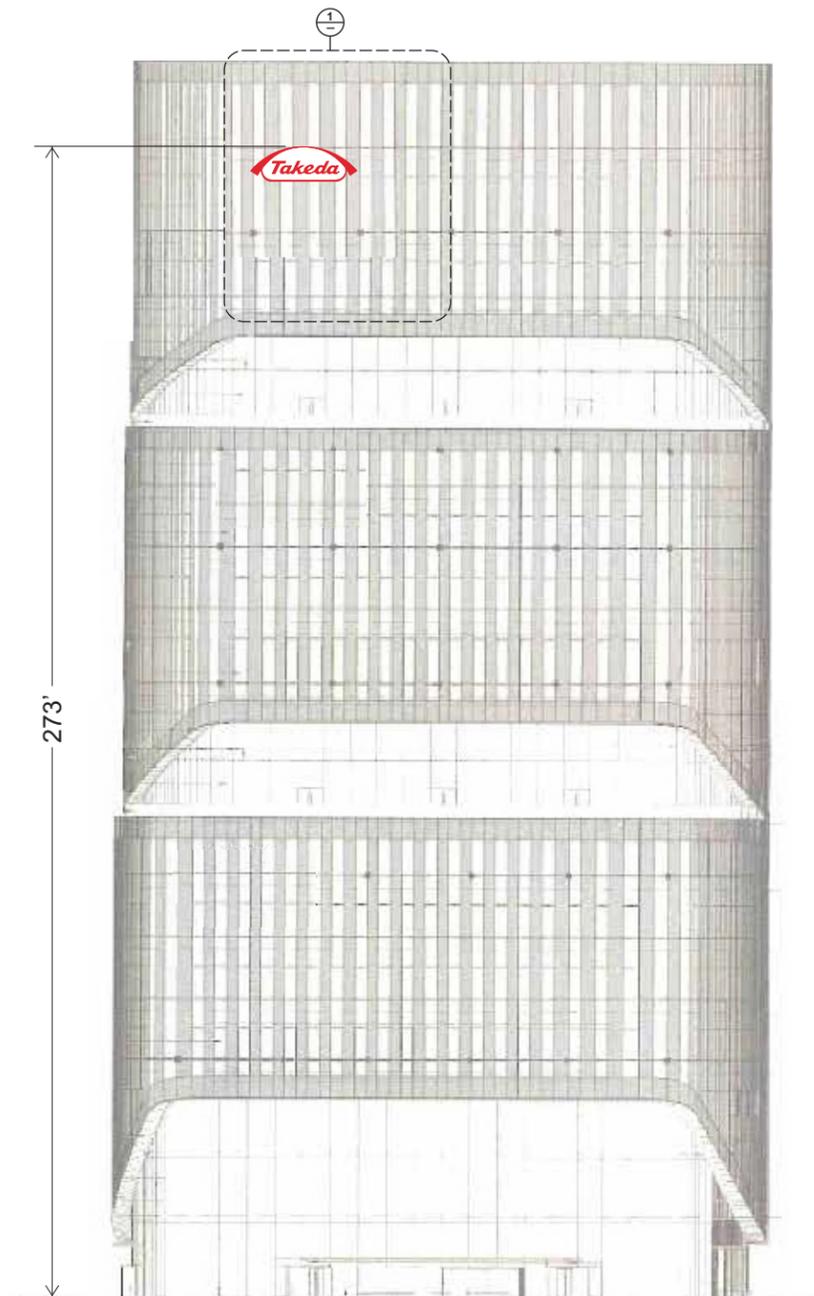
REVISIONS:

This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from this Company. All common law and copyright laws are hereby specifically reserved.



143 Sq. Ft.

1 EAST ELEVATION ILLUMINATED WALL SIGN (Partial View)  
N.T.S.



143 Sq. Ft.

2 EAST ELEVATION ILLUMINATED WALL SIGN  
N.T.S.

60 Arsenal Street  
 Watertown, MA 02472  
 617-924-0292  
 fax 617-924-0279

CUSTOMER:



LOCATION  
 585 KENDALL STREET  
 CAMBRIDGE, MA

PROJECT:  
 ILLUMINATED SIGN

DATE:  
 4/15/2025

SCALE:  
 As Noted

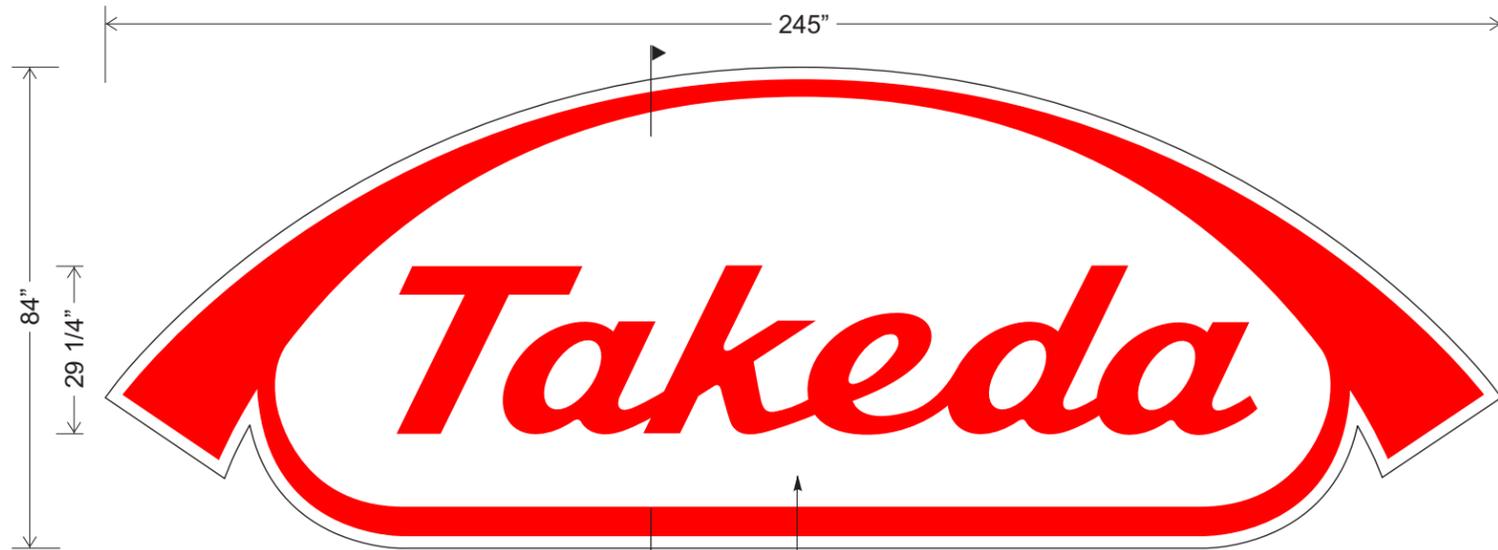
DRAWN BY:  
 AE

WORK ORDER:  
 10740

FILE:  
 TAKEDA 585 KENDALL

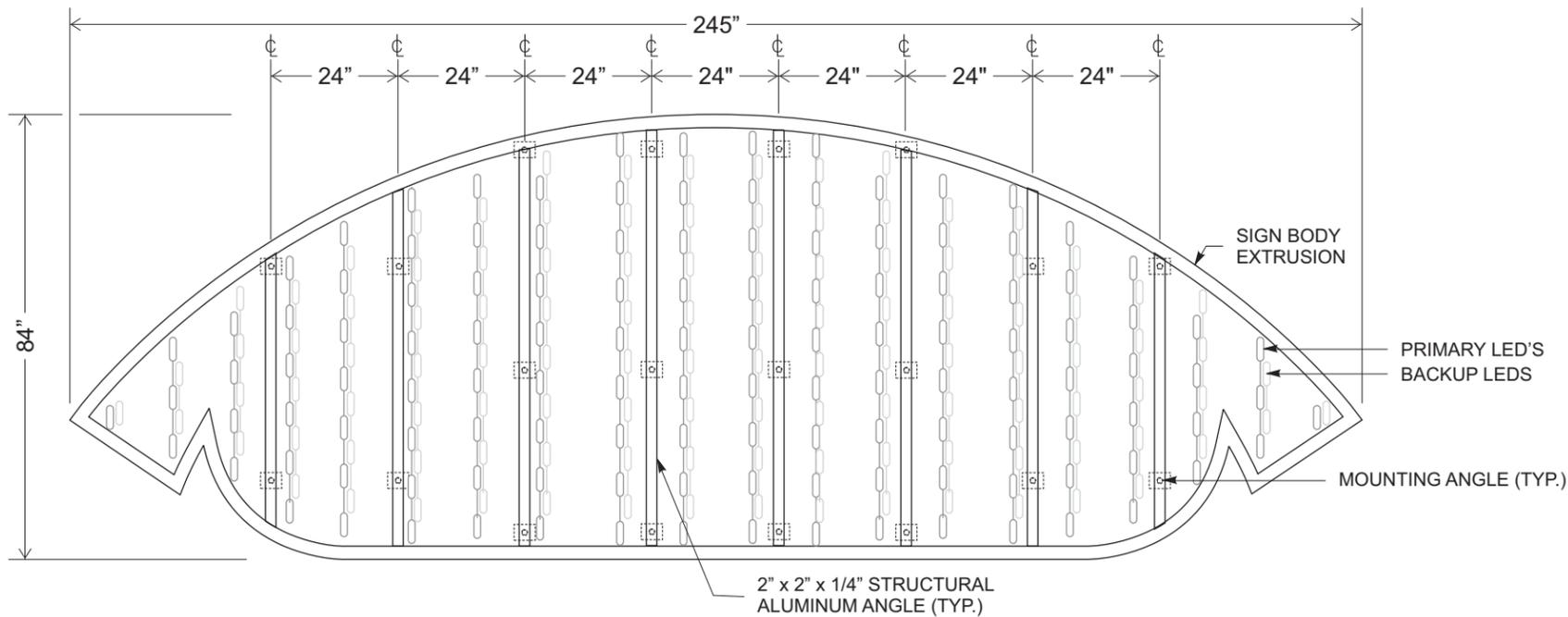
REVISIONS:

This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from this Company. All common law and copyright laws are hereby specifically reserved.

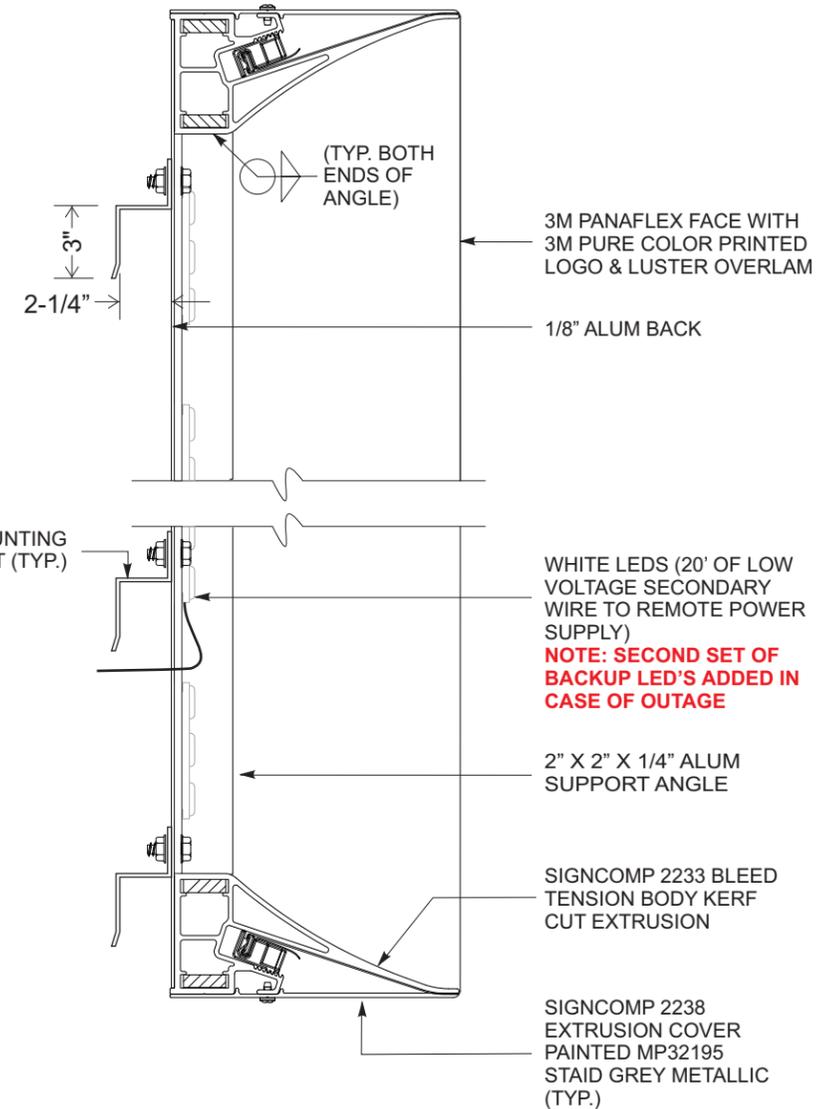


3M PURE COLOR TECHNOLOGY  
 TRANSLUCENT LIGHTING  
 8519 LUSTRE LAMINATE  
 COLOR MATCH PMS185  
 SUBSTRATE 3M PANAGRAPHS III  
 SEAMLESS  
 ART AS PER TAKEDA GRAPHIC STANDARDS

**1 SIGN WITH FLEXIBLE FACE**  
 3/8"=1'-0"



**2 SIGN FRAME DETAIL**  
 3/8"=1'-0"



**A SECTION DETAIL**  
 N.T.S.

60 Arsenal Street  
 Watertown, MA 02472  
 617-924-0292  
 fax 617-924-0279

CUSTOMER:



LOCATION  
 585 KENDALL STREET  
 CAMBRIDGE, MA

PROJECT:  
 ILLUMINATED SIGN

DATE:  
 4/15/2025

SCALE:  
 As Noted

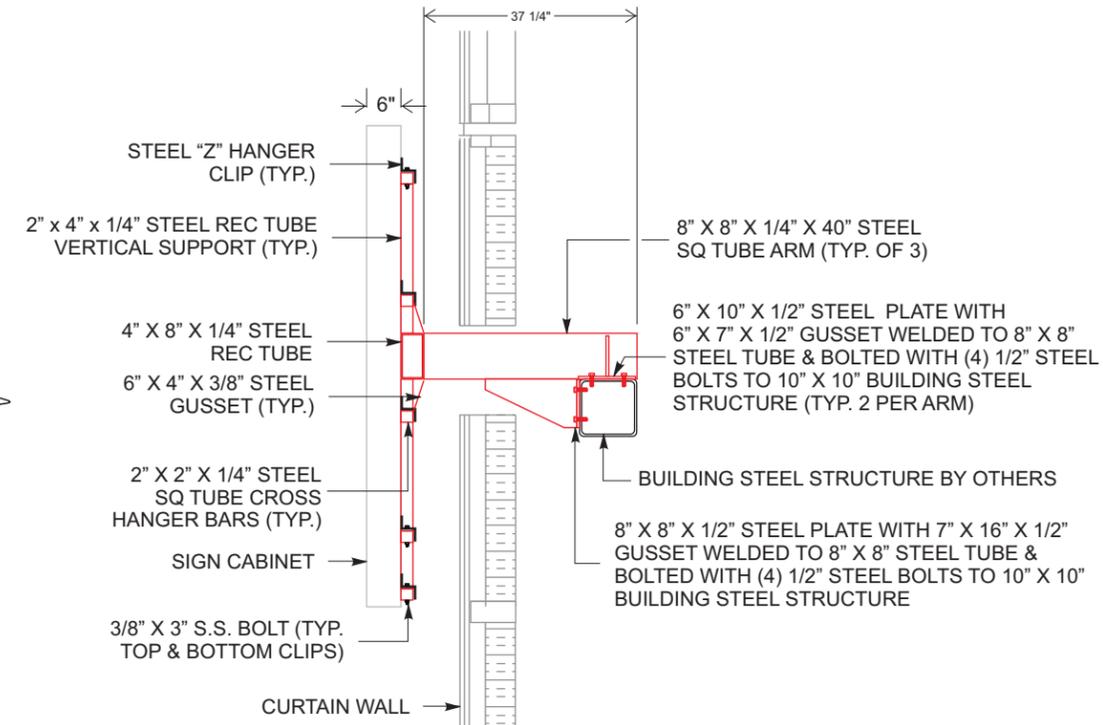
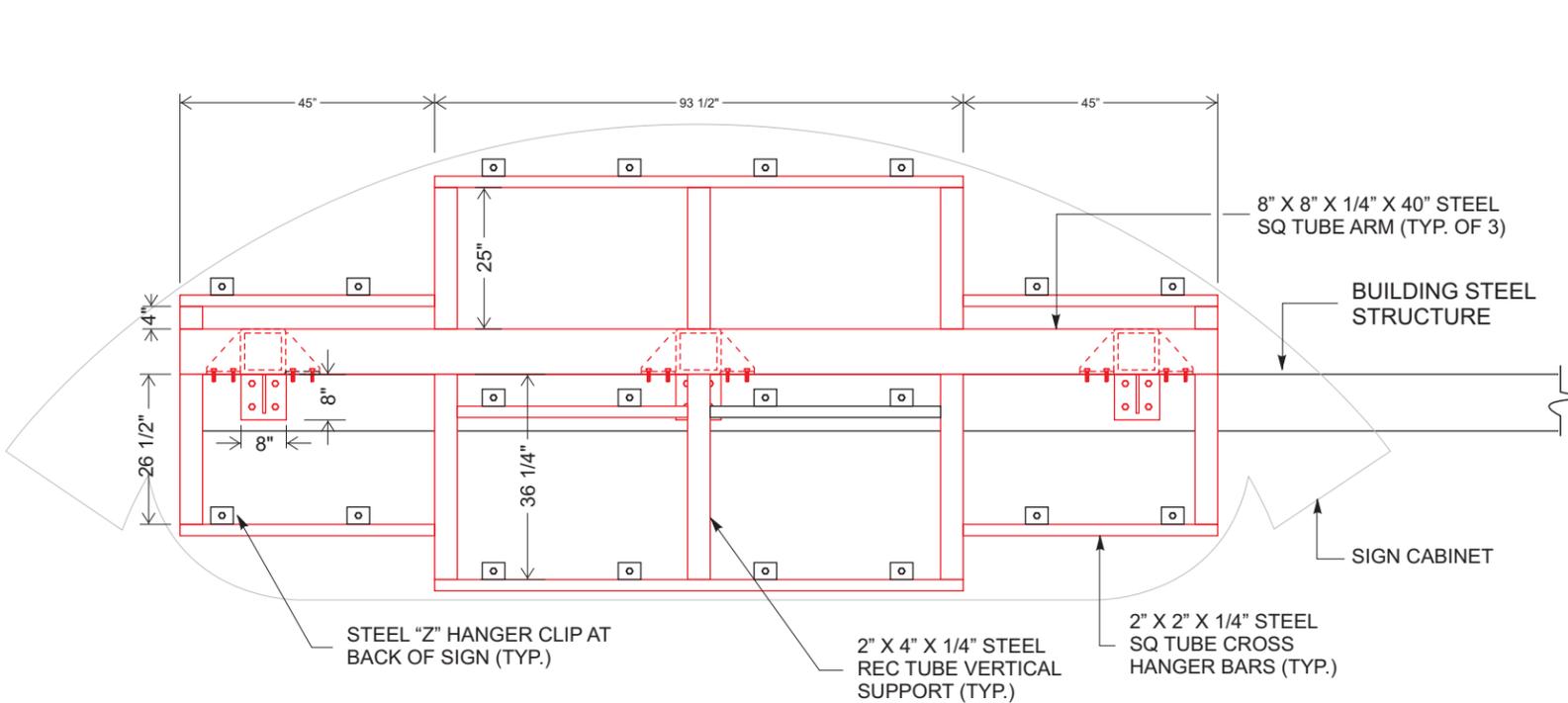
DRAWN BY:  
 AE

WORK ORDER:  
 10740

FILE:  
 TAKEDA 585 KENDALL

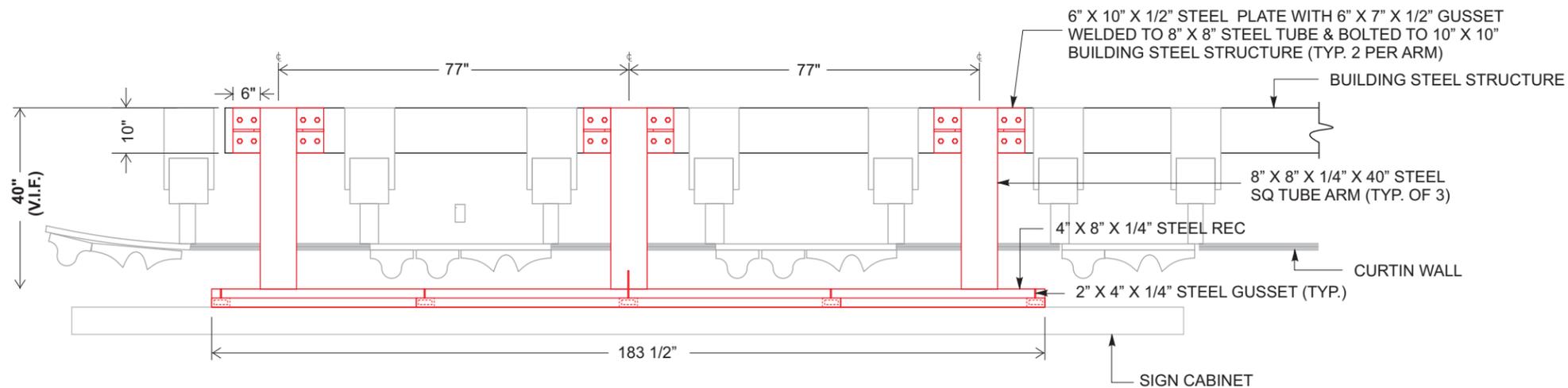
REVISIONS:

This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from this Company. All common law and copyright laws are hereby specifically reserved.



**1** SIGN MOUNTING FRAME (Elevation View)  
 Scale: 3/8"=1'-0"

**3** SIDE DETAIL AT MOUNTING FRAME  
 Scale: 3/8"=1'-0"



**2** SIGN MOUNTING FRAME (Plan View)  
 Scale: 3/8"=1'-0"





CITY OF CAMBRIDGE  
Community Development Department

**IRAM FAROOQ**  
Assistant City Manager for  
Community Development

SIGN CERTIFICATION FORM  
COVER SHEET

**SANDRA CLARKE**  
Deputy Director  
Chief of Administration

**KHALIL MOGASSABI**  
Deputy Director  
Chief of Planning

Sign Text: TAKEDA

Location of Sign: EAST ELEVATION (SEE ATTACHED)

Applicant: BERNARD LEBOW  
SIGNWORKS GROUP, INC.

Zoning District: OFFICE 3-A Overlay District: PUD 3

Area of Special Planning Concern: (Sec. 19.46 & 19.42.1) \_\_\_\_\_

Application Date: JULY 24, 2024

Sketch of sign enclosed: Yes  No \_\_\_\_\_

PLEASE NOTE: All signs must receive a permit from the Inspectional Services Department (ISD) before installation. Community Development Department Certification action does NOT constitute issuance of a permit or certification that all other code requirements have been met. Do not contract for the fabrication of a sign until all permits have been issued including City Council approval, if necessary for signs in the public way\*.

\* Any sign or portion of a sign extending more than six (6) inches into the public way/sidewalk, must receive approval from the Cambridge City Council; a bond must be posted with the City Clerk.

The Sign Ordinance is available online under Article 7.000 at <https://www.cambridgema.gov/CDD/zoninganddevelopment/Zoning/Ordinance>

Contact Liza Paden at 617 349 4647 or [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov) for further information.

344 Broadway  
Cambridge, MA 02139  
Voice: 617 349-4600  
Fax: 617 349-4669  
TTY: 617 349-4621  
[www.cambridgema.gov](http://www.cambridgema.gov)

Proposed WALL Sign

Area in Square feet: 192 SF Dimensions: 23'-11" x 8'-0"

Illumination: Natural  Internal  External

Height (from ground to the top of the sign): 281'

1. COMPLETE WHEN SIGN IS ACCESSORY TO A FIRST FLOOR STORE

Length in feet of store front facing street: (a) \_\_\_\_\_ . Area of signs allowed accessory to store:

outside (1 x a) \_\_\_\_\_ , behind windows (0.5 x a) \_\_\_\_\_ . Area of all existing signs on

the store front to remain (including any freestanding sign): \_\_\_\_\_ . Area of additional signs

permitted: \_\_\_\_\_ .

2. COMPLETE FOR ANY OTHER SIGN

Length in feet of building facade facing street: (a) 294' . Area of signs allowed accessory to

the building facade: outside (1 x a) 294' , behind windows (0.5 x a) 147' . Area of

all existing signs on the building facade to remain (including any freestanding sign): NA .

Area of additional signs permitted: 19 SF .

**SUMMARY OF LIMITATIONS FOR WALL SIGNS (see reverse side for more general summary of the sign regulations; review Article 7.000 of the Zoning Ordinance for all zoning requirements.)**

**AREA: 60 square feet maximum. HEIGHT ABOVE THE GROUND: 20 feet but below the sills of second floor windows. ILLUMINATION: Natural or external, or internal illumination with significant limitations. NUMBER: No limit.**

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

Sign conforms to requirements of Article 7.000: YES \_\_\_\_\_ NO

Sign requires a variance from the Board of Zoning Appeal: YES

Relevant sections: 7.16.22.C

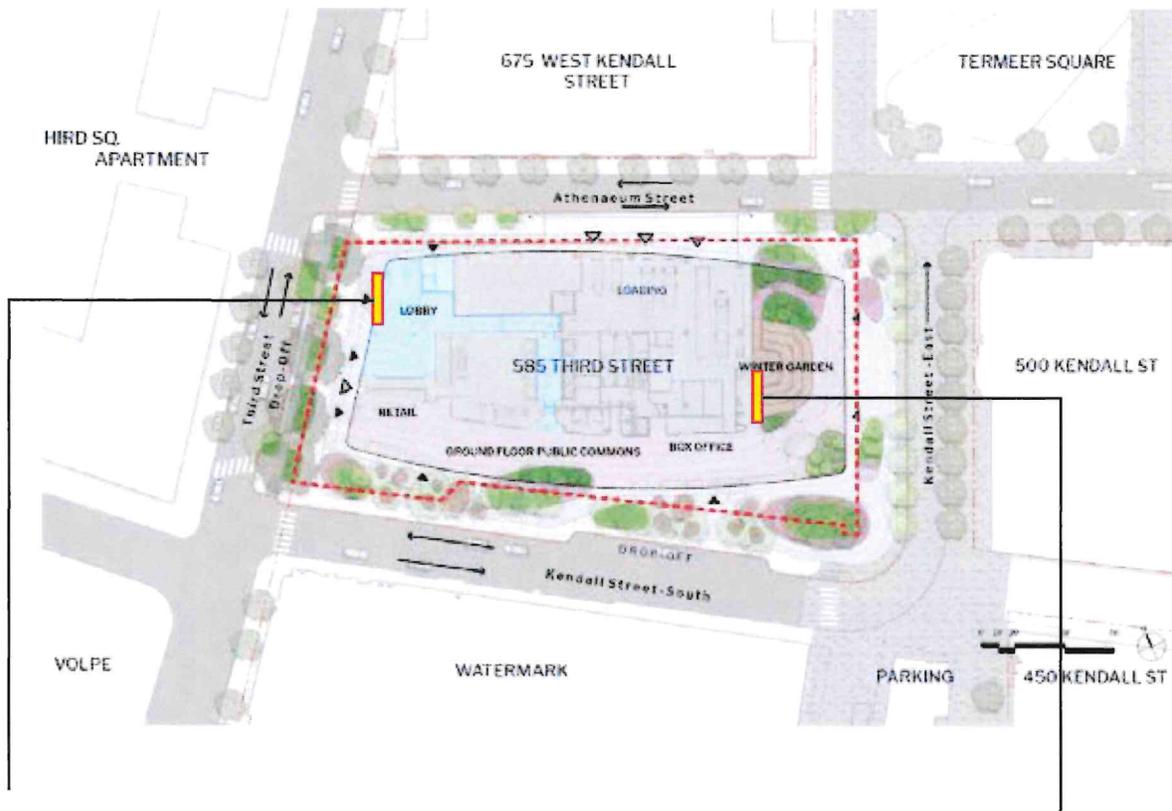
COMMENTS: Individual wall signs shall not exceed 60 square feet; proposed sign is 192 square feet.

Wall signs must be located no higher than 20' from grade; proposed sign is 281' from grade.

Internally illuminated wall signs must have a vertical or horizontal dimension not exceeding 30".

Date: 7-25-24 CDD Representative Daniel Messplay

Digitally signed by Daniel Messplay  
DN: cn=Daniel Messplay, o, ou,  
email=dmessplay@cambridgema.gov, c=US  
Date: 2024.07.25 13:06:57 -04'00'



West Elevation  
 Non-Illuminated sign  
 19 sq. feet  
 not to scale

East Elevation  
 Illuminated sign  
 192 sq. feet  
 not to scale

SWG

PROJECT: TAKEDA | 585 KENDALL STREET

DATE: JUL 19, 2024

SCALE:

APPROVAL:

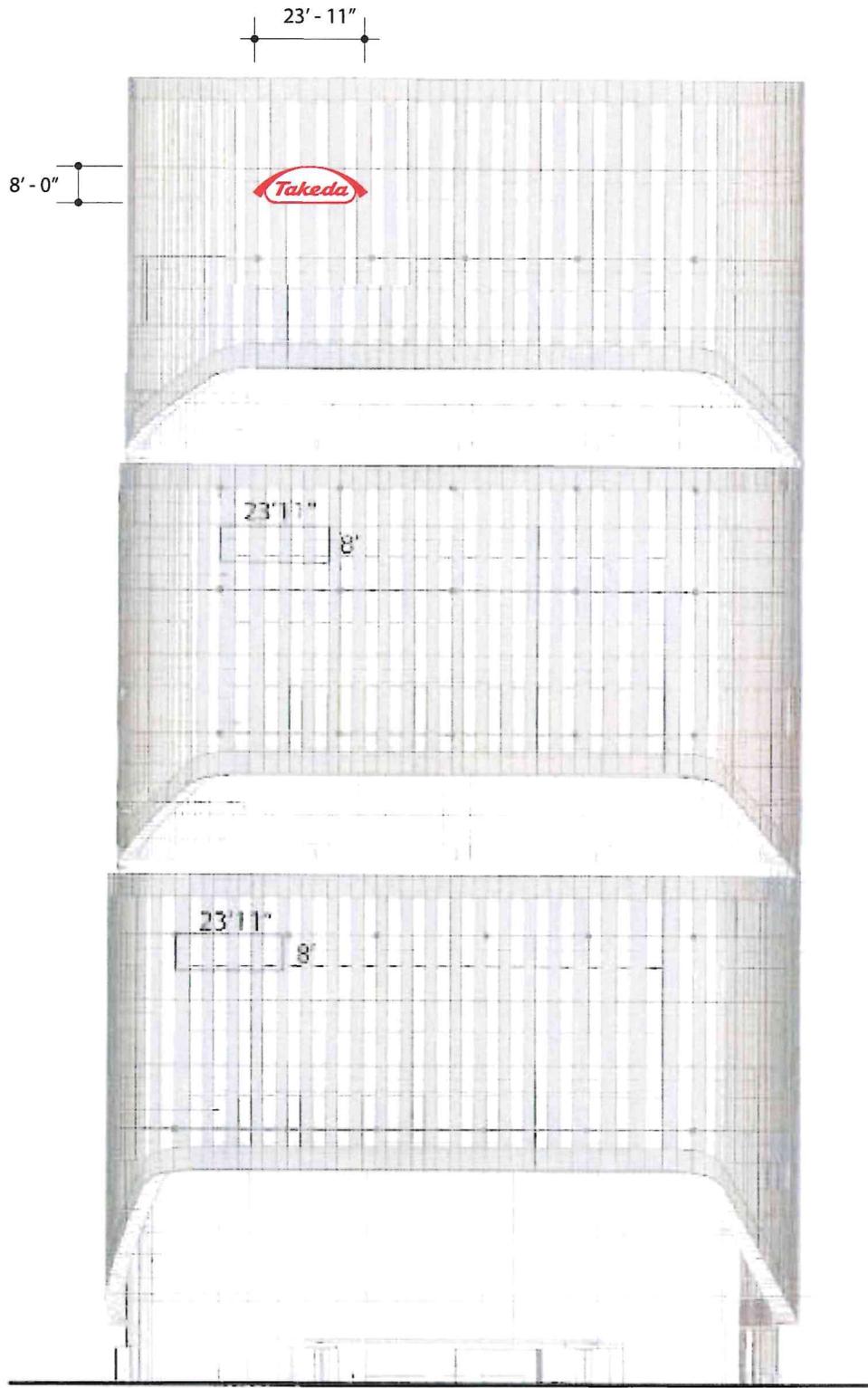
SIGNWORKS GROUP

60 ARSENAL STREET WATERTOWN MA 02472

t 617.924.0292

f 617.924.0279

SWG-INC.COM



East Elevation  
 192 sq. feet  
 Illumintated exterior sign

SWG

PROJECT: TAKEDA | 585 KENDALL STREET

DATE: JUL 19, 2024

SCALE:

APPROVAL:

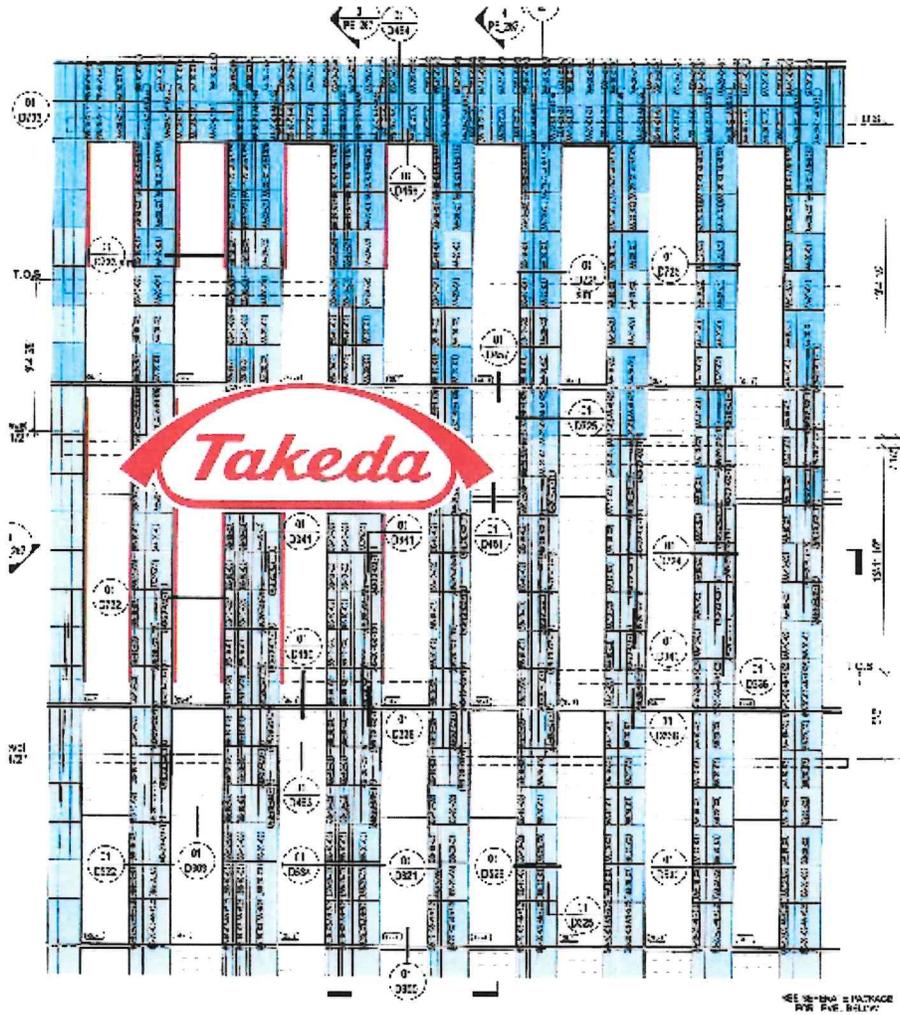
SIGNWORKS GROUP

60 ARSENAL STREET WATERTOWN MA 02472

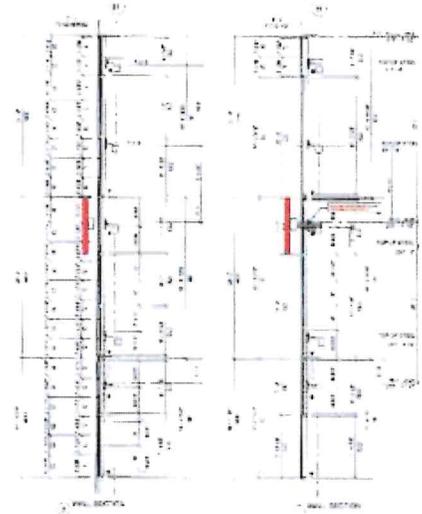
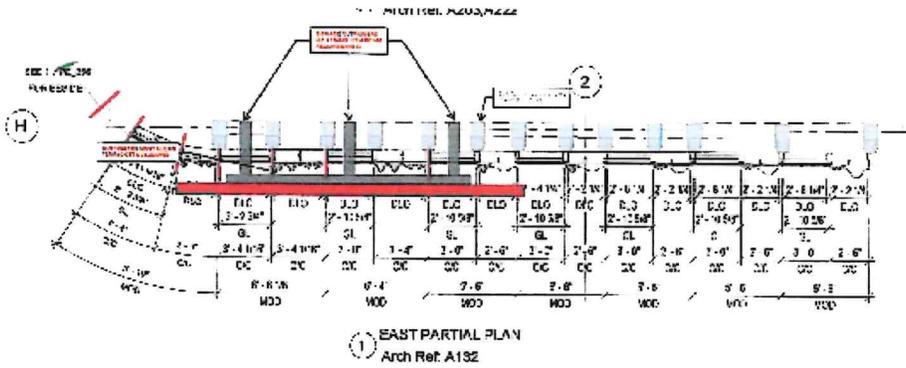
t 617.924.0292

f 617.924.0279

SWG-INC.COM



SEE MEMO - PATRACE  
FOR FIVE BAY



SWG	PROJECT: TAKEDA   585 KENDALL STREET		
	DATE: JUL 19, 2024	SCALE:	APPROVAL:
	SIGNWORKS GROUP	60 ARSENAL STREET WATERTOWN MA 02472	t 617.924.0292 f 617.924.0279 SWG-INC.COM



photo credit: CBT Architects



photo credit:  
Suffolk  
Construction

SWG

PROJECT: TAKEDA | 585 KENDALL STREET

DATE: JUL 19, 2024

SCALE:

APPROVAL:

SIGNWORKS GROUP

60 ARSENAL STREET WATERTOWN MA 02472

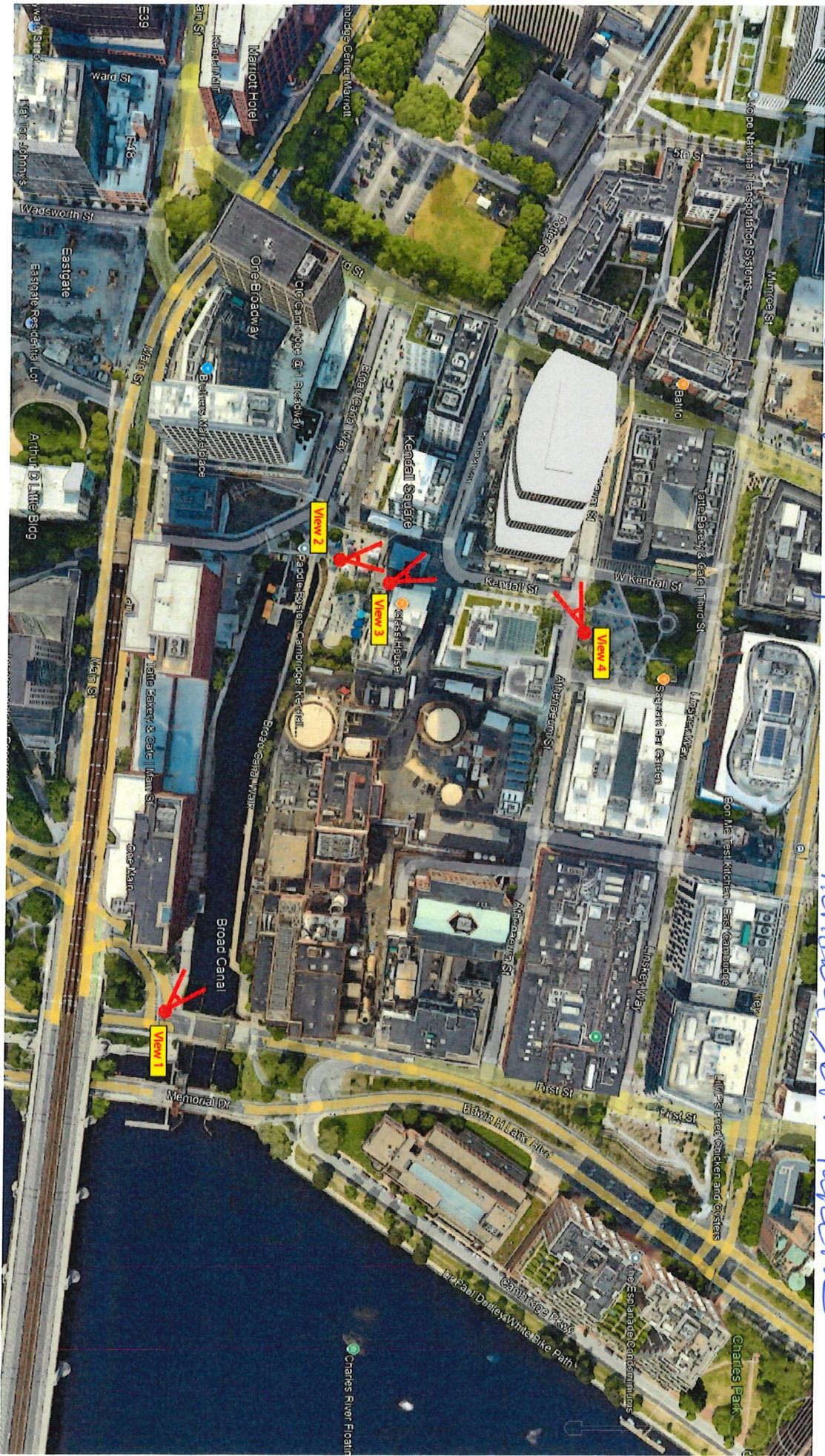
t 617.924.0292

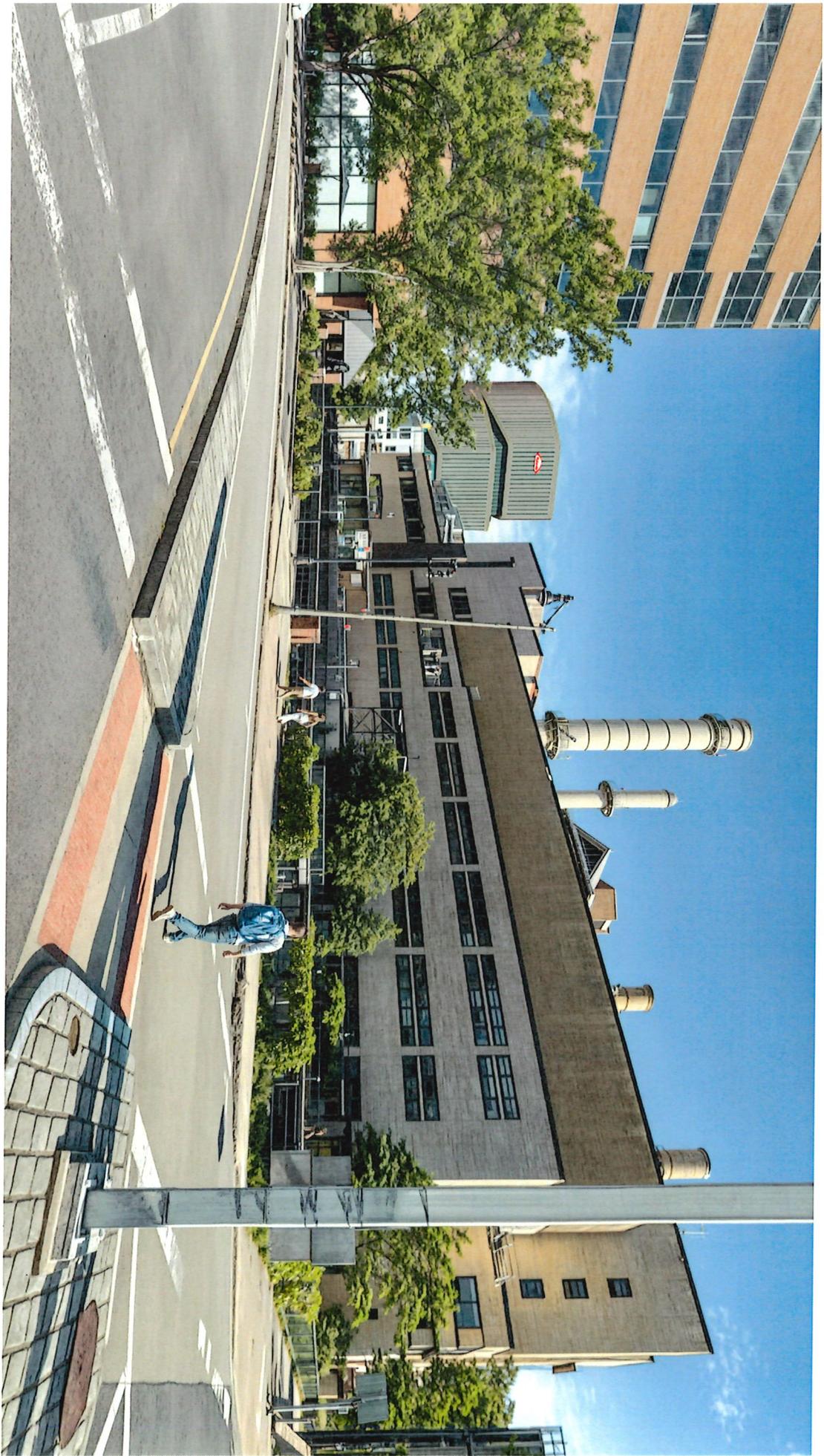
f 617.924.0279

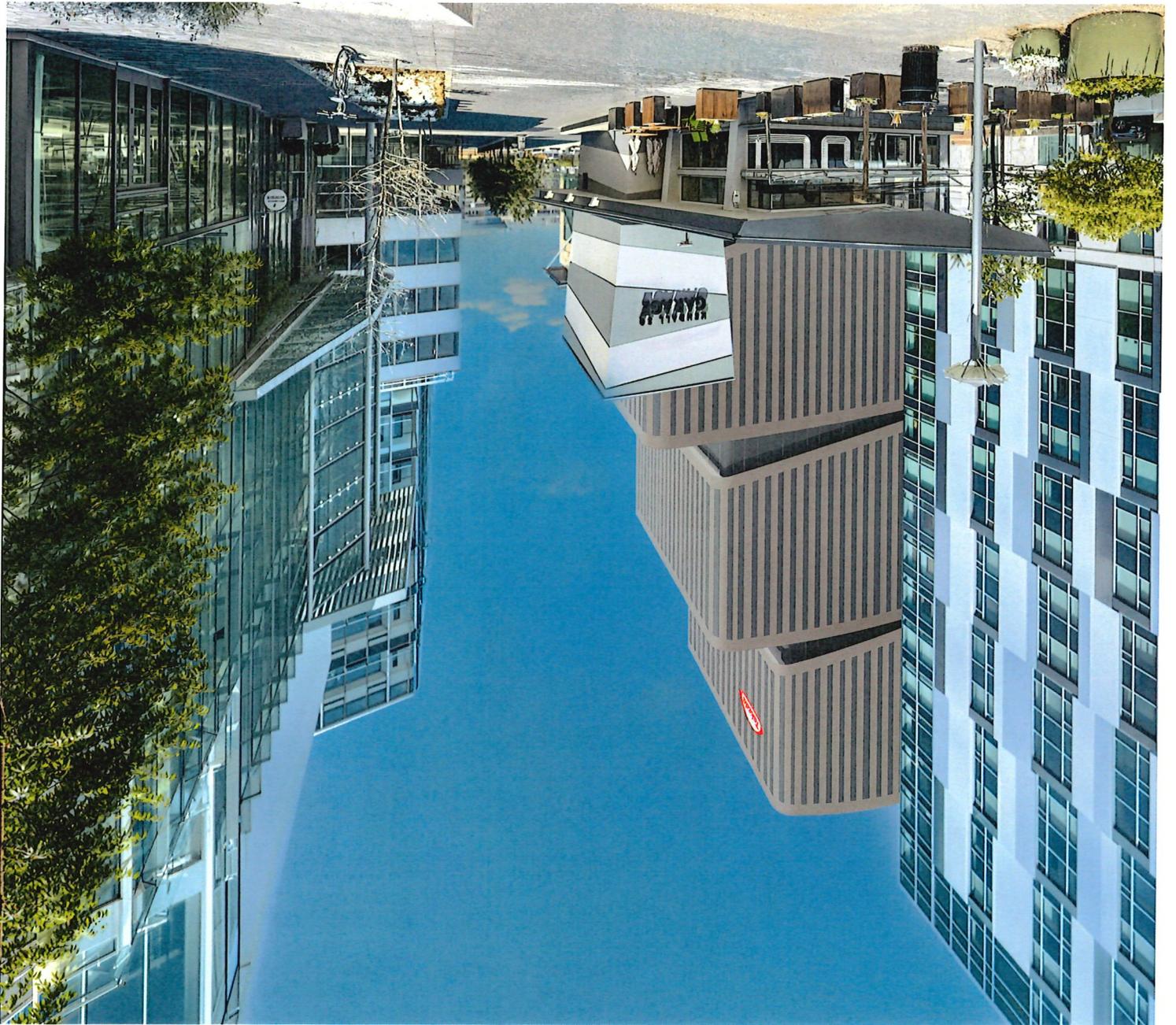
SWG-INC.COM

BZA-1196534

585 Kendall St. Wakeka











**January 13, 2026**

**Cambridge Board of Zoning Appeal**

c/o Inspectional Services Department

831 Massachusetts Avenue Cambridge, MA 02139

**Re: Application for Sign Variances - 585 Kendall Street**

**Narrative Accompanying Application for Exterior Wall Sign Variances under Article 10 of the Cambridge Zoning Ordinance**

**Dear Chair Monteverde and Board Members:**

Takeda respectfully submits this narrative to accompany our application for variances from provisions of Article 7 of the Cambridge Zoning Ordinance, to permit the installation of an exterior wall sign at our new global research and development center currently under construction at 585 Kendall Street. Specifically, we seek variances to allow an internally illuminated sign with a height exceeding 20 feet and a total surface area larger than permitted by the ordinance.

The proposed signage is designed to align with the recently approved and installed sign at our nearby 500 Kendall Street building, which replaced the former "Shire" signage. The proposed sign will comport with the zoning intent of identifying business premises, enhance wayfinding for the community, showcase a life sciences company's commitment to the area, and align to existing Takeda signage.

**ABOUT TAKEDA & OUR DEEP ROOTS IN CAMBRIDGE**

Since Takeda's founding in 1781 in Osaka, Japan, we have sought to improve patients' lives and drive societal impact in the places where we live and work. In 2011, we brought these aspirations to Massachusetts, drawn to the state's commitment to the life sciences and the vibrant local communities eager to drive growth. We have since expanded our presence in the state. Now, Takeda proudly stands as the largest life sciences employer in Massachusetts, with our global hub and a major research center strategically located in the heart of Cambridge.

Takeda's global research and development center, based in Cambridge, is the company's largest R&D hub. In innovative biopharma, we discover, develop and deliver life-transforming medicines for rare and more prevalent diseases across our focused therapeutic areas of oncology, neuroscience and gastrointestinal and inflammation. We also make targeted R&D investments in plasma-derived therapies and vaccines. By

embedding data, digital and technology across research and development, we aim to deliver our new medicines to patients faster.

We intentionally chose to grow in Cambridge because we believe in Cambridge – in its cutting-edge innovation, unmatched research and academic institutions, access to incredible talent and collaborative spirit in addressing complex problems. We know there is no better place to grow our business.

In January 2025, Takeda celebrated the steel topping off of 585 Kendall, advancing the creation of *One Cambridge Campus*, Takeda's innovative and sustainable campus in Kendall Square. This milestone reinforced our continued commitment to the local community as the new state-of-the-art 600,000 square foot building will create space where both science and art can flourish. **The proposed signage is essential for clear wayfinding to this significant new facility, for our employees, collaborators and visitors, and for the overall identification of our expanding campus in Kendall Square.**

We are committed to strengthening our local community in Cambridge. Our *U.S. Growing Communities program* engages our employees and makes meaningful contributions to support the communities where we live and work, including Cambridge, with the goal of establishing deep, impactful relationships with our community partners. We support many local organizations to create equitable access to health care, including Community Servings, Food For Free, Urban Farming Institute and others. We also help prepare the next generation for success through programs targeting early childhood through early career exposure, like Project Scientist, Breakthrough Greater Boston, and the Massachusetts Life Science Center's (MLSC) Pathmaker Program. To complement these efforts, we have supported the MLSC's Massachusetts Next Generation Initiative for the last six years, helping underrepresented startup founders to incubate and scale their businesses.

As an active and committed member of the Commonwealth, we support the growth of local businesses that define Cambridge's unique identity and help bolster our region's leadership within the global life sciences ecosystem through partnerships and collaborations. Our memberships in the Cambridge Chamber of Commerce, the Kendall Square Association and the Massachusetts Biotechnology Council (MassBio) exemplify this commitment, enabling us to engage with a vibrant innovators' community that supports Cambridge's economic growth, industry leadership and cutting-edge innovation.

#### **ABOUT BIOMED REALTY'S ARCHITECTURALLY SIGNIFICANT 585 KENDALL BUILDING**

The design of the new 585 Kendall Street building is a distinctive architectural statement, characterized by three stacked, curvilinear masses and a dynamic eastern facade that steps back gracefully as it ascends. The building's aesthetic integrates elements of nature,

performance, community and life sciences, with a unique cladding transition from glass at the ground level to terracotta unitized panels at the upper stories. Notably, the fenestration and terracotta finish of the lower mass elegantly sweep upward toward Kendall Street to the east, revealing a substantial glass expanse that encloses the performing arts center and flexible community space. This area is envisioned as a vibrant hub for a winter market, gallery, performance space and urban lounge, serving as a significant community asset.

### **RATIONALE FOR VARIANCES**

The unique architectural design and the specific programming of the lower levels of 585 Kendall Street present significant challenges for the effective placement of signage, thereby creating a substantial hardship for Takeda in clearly identifying our new global research and development center.

- **Conflict with Community Spaces:** Affixing a sign to the primary east and south facade at a conforming height below 20 feet would directly conflict with the visual prominence and intended identity of the performing arts center and community flexible space. Such placement could inadvertently suggest that these public-facing amenities are solely branded as Takeda's, potentially undermining their community purpose and architectural distinction. Additionally, a sign at this elevation would interfere with the view into and out of the community spaces. The requested sign height is essential to avoid any conflict with the tenant of the theatre, which serves as a significant amenity for the community.
- **Obstruction by Landscaping:** The extensive landscaping mandated for the northeast and southeast areas of the building would significantly obscure a sign placed at a lower level, rendering it largely invisible to pedestrian and vehicular traffic approaching from these key directions.
- **Interference with Planned Events:** A sign placed on the middle portion of the facade would be intermittently obstructed by the contemplated event tent and outdoor farmers' market activities planned for the adjacent space.
- Given these unique circumstances directly related to the distinctive design and planned community uses of the lower levels of 585 Kendall Street, a literal enforcement of the height and size limitations of Article 7 would impose a substantial hardship on Takeda's ability to effectively identify our significant new research facility and integrate it visually within our growing Cambridge campus.

## **PROPOSED SIGNAGE SOLUTION AND MINIMUM NECESSARY RELIEF**

To overcome these site-specific challenges and ensure clear identification of our new global research and development center, Takeda proposes the installation of an illuminated exterior wall sign located on the lower level of the building's mechanical penthouse.

- **Height Variance:** A variance from the 20-foot height limitation is needed to accommodate the placement of the sign on the lower level of the mechanical penthouse. This location minimizes visual impact on the community-facing lower levels and ensures the sign is visible above the extensive landscaping.
- **Visibility and Legibility:** The proposed sign, with a total area of 143 square feet, is the minimum size necessary to ensure clear visibility and legibility from ground level and surrounding areas, particularly given its elevated placement and the viewing distances involved. This size is comparable to the approved Takeda sign at 500 Kendall Street, establishing a consistent visual presence for our Cambridge campus.
- **Illumination:** Internal illumination of the sign's elements is essential for visibility and to ensure the sign effectively identifies our facility. The internal illumination will be carefully designed to minimize light spill and glare, ensuring it does not disrupt neighboring properties.
- **Limited Visibility to Residential Areas:** The proposed sign will not be visible from the residential neighborhood, mitigating any potential concerns regarding visual impact on those areas. Its primary visibility will be toward other life sciences buildings to the east, aligning with the character of the Kendall Square innovation district.

## **GRANTING THESE VARIANCES WILL NOT CAUSE SUBSTANTIAL DETRIMENT OR DEROGATE FROM THE INTENT OF THE ZONING ORDINANCE**

Granting the requested variances will not be detrimental to the public good. On the contrary:

- **Enhanced Wayfinding:** The clearly visible sign will significantly improve wayfinding to Takeda's new global research and development center, benefiting employees, collaborators, visitors, and the broader community seeking to locate our facility within the Kendall Square area.

- **Consistency with Existing Signage:** The proposed sign is consistent with the recently approved Takeda sign at 500 Kendall Street, demonstrating a thoughtful and cohesive approach to our visual presence in Cambridge.
- **Alignment with Zoning Intent:** Zoning Ordinance Section 7.11.1 explicitly recognizes the public interest served by businesses and services identifying their premises. The proposed signage directly supports this intent by allowing Takeda to clearly mark our global research hub. The sign will not be visible from residential neighborhoods.

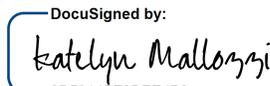
The building's unique architectural features, the community-oriented programming of the lower levels of 585 Kendall, and the required landscaping create specific and unusual circumstances that necessitate the requested variances. These circumstances do not generally affect other properties within the zoning district. The relief sought is the minimum necessary to address the substantial hardship faced by Takeda in effectively identifying our new facility.

## CONCLUSION

Takeda believes that granting these variances will alleviate a substantial hardship imposed by the literal enforcement of Article 7 and will serve the public interest by enhancing wayfinding and enabling Takeda to appropriately identify our new global research and development center. The proposed signage is thoughtfully designed, consistent with our existing presence in Cambridge, and sensitive to the surrounding environment.

We respectfully request your favorable consideration of this application and look forward to the opportunity to meet with you to discuss it in further detail.

Sincerely,

DocuSigned by:  
  
2B5914B72BEE4B3  
Katelyn Mallozzi

Space, Design & Workplace Experience Lead – US Region  
Global Real Estate & Facilities  
Takeda Pharmaceuticals  
500 Kendall Street  
Cambridge MA 02142



David P. Maher  
Chamber President & CEO  
Jay Kiely, Chair  
BioMed Realty Trust  
Michelle Consalvo, Vice Chair  
Takeda  
Robyn Culbertson, Vice Chair  
Cambridge Office for Tourism  
Paul Lee, Treasurer  
Hong Kong Restaurant  
Katherine Rafferty, Secretary  
Mount Auburn Hospital  
Alex Attia  
The Charles Hotel  
Ken Barron  
CARU Associates  
Dennis Benzan  
La Fabrica  
Tim Bombard  
East Cambridge Savings Bank  
Kara Cournoyer  
Novartis  
Julie Cox  
Astellas  
Sarah Gallop  
MIT  
Michael Guleserian  
Sheraton Commander  
Sean Hope  
Hope Real Estate Enterprises LLC  
Darrin Korte  
Cambridge Community Center  
Michelle Lower  
Alexandria Real Estate Equities  
Thomas Lucey  
Harvard University  
Susan Martin  
MassBio  
Jim McSweeney  
CIP Group  
Sharmil Modi  
The East Cambridge Company  
Carl Nagy-Koehlin  
Just-A-Start Corporation  
Krina Patel  
Biogen  
Wayne Patenaude  
Cambridge Savings Bank  
Elizabeth Schwab  
Google  
Chris Stephan  
Healthpeak  
Joe Sultan  
West Cambridge Science Park  
Jason Wright  
Eversource

David P. Maher  
President & CEO, Cambridge Chamber of Commerce  
90 Binney Street  
Cambridge, MA 02142

November 24, 2025

City of Cambridge  
Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

Dear Members of the Board of Zoning Appeals,

On behalf of the Cambridge Chamber of Commerce, I write to express our support for Takeda's proposal to install an exterior wall sign identifying their new global research and development center located at 585 Kendall in Cambridge, MA. Takeda's new building reflects its long-term commitment to Cambridge as a biotechnology hub.

As the President & CEO of the Chamber, I have seen firsthand how Takeda has been a great community partner. Since coming to Cambridge in 2011, Takeda has shown a consistent commitment to our area, and they truly are an engaged member of the Cambridge community. Takeda has significantly contributed to the city's biotech ecosystem, helping to attract top talent in a competitive market.

The proposed sign is carefully designed to balance visibility from a distance while respecting nearby residential areas. As outlined in the city's zoning regulations, the proposed sign adheres to Cambridge's broader public interest in allowing businesses to identify their premises. The sign does not detract from the intent or purpose of the zoning ordinances and will not negatively impact the surrounding community.

Takeda is a great community partner. I urge the Board to act favorably on their application.

Sincerely,

A handwritten signature in blue ink that reads 'David P. Maher'. The signature is fluid and cursive, with the first name 'David' being particularly prominent.

David P. Maher  
President & CEO

cc: Michelle Consalvo, Kelly Flynn, Katelyn Mallozzi

Beth O'Neill Maloney  
Executive Director, Kendall Square Association  
510 Kendall Street  
Cambridge, MA, USA



---

26 November, 2025

City of Cambridge  
Boarding of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

Dear Members of the Board of Zoning Appeals,

I am writing in support of Takeda's proposal to install an exterior wall sign identifying their new global research and development center located at 585 Kendall in Cambridge, MA. Takeda's new building reflects its long-term commitment to Cambridge as a biotechnology hub.

As a neighboring organization, I have seen firsthand how Takeda has continuously invested in their facilities and people. Since coming to Cambridge in 2011, Takeda has shown a consistent commitment to our area and to their vision of improving patients' lives and driving societal impact in our neighborhood.

Over the years, they have continued to expand in Cambridge and Massachusetts, strategically locating their research center in the heart of Kendall Square. Takeda's plans at 585 Kendall are thoughtfully planned for this community and reflect their commitment to improving the human condition through groundbreaking innovation.

Likewise, I believe the proposed sign will improve clarity and wayfinding for visitors while continuing to complement and contribute positively to the neighborhood. The proposed sign is thoughtfully designed to balance visibility from a distance while respecting nearby residential areas.

For these reasons, I respectfully request the Planning Board's approval of this proposal.

Please let me know if additional input would be helpful.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Beth', with a long, sweeping flourish extending to the right.

Beth O'Neill Maloney  
Executive Director, Kendall Square Association

cc: Michelle Consalvo, Kelly Flynn, Katelyn Mallozzi



Connie C. Chin, CEO  
Global Arts Live + The Platform  
720 Massachusetts Ave  
Cambridge, MA 02139

December 5, 2025

City of Cambridge  
Boarding of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

Dear Members of the Board of Zoning Appeals,

As a representative of The Platform (formerly known as 585 Arts), the organization behind the new performing arts center at 585 Kendall, I am writing in strong support of Takeda's proposal to install an exterior wall sign identifying their global research and development center. This initiative reflects Takeda's ongoing commitment to Cambridge's innovation ecosystem and to building meaningful connections between science, community, and the arts.

As co-tenants of 585 Kendall, we have formed a strong partnership with Takeda, and we are grateful for their deep investment in the cultural and creative fabric of Kendall Square. Their multi-year sponsorship and naming of the Takeda Theater at The Platform represents more than corporate generosity — it is a statement about the power of collaboration to inspire discovery, creativity, and connection. Takeda has been a steadfast and thoughtful community partner, helping bring to life a space where art and science coexist and where people from all walks of life can come together.

The proposed signage will be integrated into the overall design of the building, enhancing visibility and wayfinding for both visitors and employees, while maintaining harmony with the surrounding neighborhood. It will serve as a visual reminder of Takeda's longstanding role as a leader in innovation and a contributor to Cambridge's civic life.

For these reasons, we strongly support approval of Takeda's signage proposal. We believe it reflects both design excellence and community partnership, values that align closely with the spirit of Kendall Square and the mission of Global Arts Live.

Please let me know if additional input would be helpful.

Sincerely,

A handwritten signature in blue ink that reads "Connie C. Chin".

Connie C. Chin, CEO

cc: Michelle Consalvo, Kelly Flynn, Katelyn Mallozzi

**SHAPES OUR WORLD PERFORMANCE THAT SHAPES OUR WORLD PERFORMANCE T**



# EAST CAMBRIDGE BUSINESS ASSOCIATION

www.EastCambridgeBA.com

## EXECUTIVE DIRECTOR

Jason Alves  
Executive Director  
baecamb@gmail.com  
Office (857) 242-6651

December 4, 2025

Board of Zoning Appeals  
Massachusetts Ave  
Cambridge, MA 02139

## BOARD AND OFFICERS

Patrick Magee, President  
LT Management

Rebecca Millette, Clerk  
The Lexington/Puritan & Company

Michelle Lower, Treasurer  
Alexandria Real Estate Equities

Carl Fantasia  
New Deal Fish Market

Paul Ferreira  
Cambridge Printing Co.

Michael Grill  
Fairlane Properties

Julia Hallman  
Formaggio Kitchen

Stephen LaMaster  
Vinfen

Mark Rogers  
Rogers Properties Group

Tina Snyder  
DivcoWest

Lynn Wahlquist  
East Cambridge Savings Bank

Members of the Board,

On behalf of the East Cambridge Business Association (ECBA), I'm writing to express our enthusiastic support for **Takeda's application to install a sign at their new building located at 585 Third Street in Kendall Square.**

Approving this request will not only recognize Takeda's continued commitment to Cambridge's innovation economy but also help establish an anchor for what we hope will become a major destination for visitors and residents in Kendall Square and East Cambridge.

By moving into this new facility, **Takeda once again demonstrates its long-term investment in the City of Cambridge** and in the innovation ecosystem that defines Kendall Square. In today's economic climate, such commitments should be both recognized and celebrated. The proposed signage is modest and thoughtfully designed, oriented away from residential areas to minimize any potential impacts. It's difficult to imagine any negative effects from this carefully considered proposal.

Importantly, **585 Third Street is poised to become a vibrant cultural hub** with the addition of the new **Global Arts Live theatre** in the same building. Attracting more evening activity to Kendall Square is essential for enlivening the district and supporting the small businesses that operate here. Takeda's investment in this project underscores their understanding of their broader role in the community. Clear and effective wayfinding—including this sign—will directly contribute to the success of what promises to be a major attraction for Cambridge.

In sum, this is a modest and well-considered request with virtually no adverse impact on the neighborhood. Approving it will help strengthen Kendall Square's reputation as a world-leading center of innovation while supporting the growth of Cambridge's cultural and economic vitality.

Thank you for your consideration. We hope you find favor with this application.

Sincerely,

Jason Alves  
Executive Director  
East Cambridge Business Association



# OFFICE OF THE MAYOR

E. Denise Simmons, Mayor

2008–2009 | 2016–2017 | 2024–2025

December 1, 2025

City of Cambridge  
Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

Dear Members of the Board of Zoning Appeals,

I write to offer my strong support for Takeda's proposal to install an exterior wall sign at their new global research and development center at 585 Kendall Street. The signage recognizes a major life sciences partner whose commitment to Cambridge spans more than a decade.

As the largest life sciences company in Massachusetts, Takeda employs more than 3,300 people in Cambridge, and the company's daily presence strengthens our economy and sustains our local businesses. Their decision to establish their global R&D headquarters in Kendall Square reflects both confidence in Cambridge's future and commitment to our shared values.

The 585 Kendall development exemplifies thoughtful corporate citizenship. The building incorporates sustainable design excellence, includes a performing arts center, and provides flexible community space accessible to all residents – meaningful investments in the public realm.

The proposed signage serves both practical and symbolic purposes. It will improve wayfinding for performing arts visitors, employees, and community members while acknowledging Takeda's identity as a global institution anchored firmly in Cambridge. The design strikes an appropriate balance, visible enough to serve its purpose, yet restrained enough to respect surrounding residential areas.

Takeda has earned the right to identify their presence in our community. I urge the Board to approve this proposal, and I thank you very much for your consideration of this request.

Sincerely,

---

Mayor E. Denise Simmons

585 Kendall Street



585 Kendall St.

Petitioner

14-41  
SOUTHERN ENERGY KENDALL  
C/O BRIAN KRAMSCHUSTER  
13155 NOEL RD., SUITE 100  
DALLAS, TX 75240

14-54-51-55-44-47  
BMR KENDALL DEVELOPMENT LLC,  
C/O RYAN LLC.  
P.O. BOX 847  
CARLSBAD, CA 92018

CHARLES LERAY  
175 FEDERAL STREET - SUITE 1500  
BOSTON, MA 02110

29-34  
OPPENHEIM, ALAN V.  
303 THIRD ST UNIT 605  
CAMBRIDGE, MA 02138

29-34  
POONEN, BJORN M.  
303 3RD ST UNIT 416  
CAMBRIDGE, MA 02142

29-34  
LITSTER, J. DAVID, TRUSTEE J. DAVID LISTER  
2009 REV TRUST  
303 THIRD ST UNIT 812  
CAMBRIDGE, MA 02141

14-1038  
TP/P KENDALL SQUARE, LLC.  
GABLES RESIDENTIAL C/O DARCI WATSON  
3399 PEACHTREE RD NE, SUITE 600  
ATLANTA, GA 30326

29-34  
303 THIRD SPE LLC, C/O EQR-R.E. TAX  
DEPARTMENT  
P.O. BOX 87407 (19337)  
CHICAGO, IL 60680-0407

14-1038  
WATERMARK II MEMBER, LLC  
801 GRAND AVENUE  
DES MOINES, IA 50392

29-34  
303 THIRD SPE LLC,  
C/O EQR-R.E. TAX DEPARTMENT  
P.O. BOX 87407 (19337)  
CHICAGO, IL 60680-0407

29-34  
BEAVER PAD LLC  
PO BOX 1588  
JACKSON, WY 83001

29-34  
O'LEARY, GERALD & ROSEMARY BOOTH  
303 THIRD ST UNIT 505  
CAMBRIDGE, MA 02141

29-34  
STABILE, LAWRENCE A. JANE SANFORD  
STABILE  
303 THIRD ST UNIT 517  
CAMBRIDGE, MA 02141

29-34  
303 THIRD SPE LLC  
PO BOX 87407  
LEDGER NO 19447  
CHICAGO, IL 60680

14-68  
KENDALL SQUARE CORPORATION  
C/O RYAN LLC  
P O BOX 847  
CARLSBAD, CA 92018

29-34  
XIANG, JANE & WEI DENG  
3864 SANTA CATERINA BLVD  
LAKEWOOD RANCH, FL 34211

14-1038  
BMR- 450 KENDALL STREET LLC,  
C/O RYAN LLC  
P.O. BOX 847  
CARLSBAD, CA 92018

29-34  
ROACH ROGER A.  
TRS ROGER A ROACH LIVING TR  
303 THIRD ST - UNIT 415  
CAMBRIDGE, MA 02142

14-67  
BMR-THIRD LLC  
ATTN: LEGAL DEPARTMENT  
P.O. BOX 847  
CARLSBAD, CA 92121

29-34  
DENNIS, JACK B.  
303 THIRD ST UNIT 705  
CAMBRIDGE, MA 02141

14-1038-67  
BMR-350 E KENDALL F LLC  
C/O RYAN LLC  
P O BOX 847  
CARLSBAD, CA 92018

14-45  
BMR-650 E KENDALL B LLC  
C/O RYAN LLC  
P O BOX 847  
CARLSBAD, CA 92018

29-52  
MIT VOLPE FEE OWNER LLC  
ONE BROADWAY  
9TH FL STE 200  
CAMBRIDGE, MA 02142



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

*H Bds*

## BZA

### POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: BERNARD LABOW (Print) Date: 3/9/2026

Address: 585 Kendall Street

Case No. BZA-1196534

Hearing Date: 3/26/24

Thank you,  
Bza Members

INTERNATIONAL TELECOMMUNICATIONS

Number of minutes used in the month of ...

3/1/5050

PERMANENT RECORD

...

...

...

...

## **Pacheco, Maria**

---

**From:** Bjorn Poonen <bjornpoonen@gmail.com>  
**Sent:** Saturday, March 21, 2026 1:08 PM  
**To:** Pacheco, Maria  
**Subject:** BZA-1196534

Dear BZA:

As a nearby homeowner, I support Takeda Pharmaceutical's petition (case BZA-1196534) for a variance for their illuminated sign at 585 Kendall St. The need for a variance makes sense to me, and because of the orientation, it should not affect residents in a significant way.

Sincerely,  
Bjorn Poonen (303 3rd St, Cambridge)