



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 SEP 27 PM 1:13

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 145977

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Massachusetts Institute of Technology C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 600 Main St., Cambridge, MA

TYPE OF OCCUPANCY: Technical Office and
Laboratory for Research and Development

ZONING DISTRICT: Industry B Zone

REASON FOR PETITION:

/Area beneath building overhangs/


DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to increase the allowed gross floor area of proposed scientific research building (approved in Planning Board Case No. 375) by authorizing publicly accessible landscaped areas beneath building overhangs within the Floor Area Ratio (FAR) of the site.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.34 (Table of Dimensional Requirements).
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):



(Petitioner (s) / Owner)

James Rafferty, Attorney for Petitioner
(Print Name)

Address:

Tel. No. 617.492.4100
E-Mail Address: jrafferty@adamsrafferty.com

Date: September 24, 2021

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

The Ragon Institute

(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 600-624 Main Street

the record title standing in the name of Massachusetts Institute of Technology

whose address is 77 Massachusetts Ave, Cambridge MA 02139
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 75529 Page 565 or _____ Registry

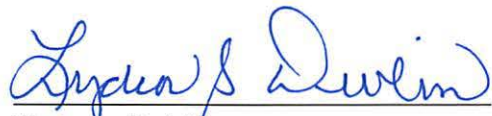
District of Land Court Certificate No. _____ Book _____ Page _____



(Authorized Agent)

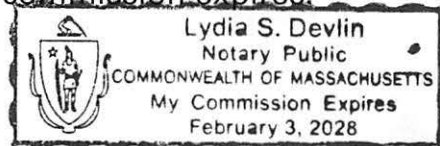
On this 23 day of September, 2021, before me, the undersigned notary public, personally appeared Glen Shor proved to me through satisfactory evidence of identification, which were MA drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



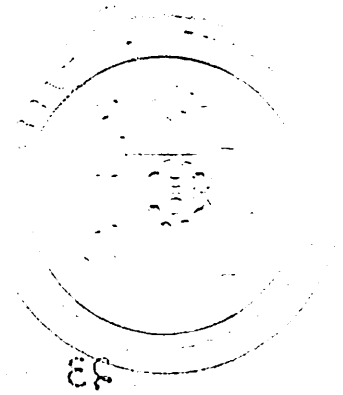


Notary Public

My commission expires:

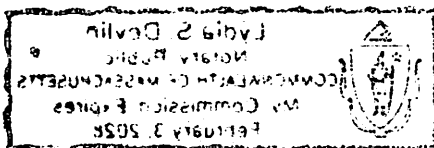
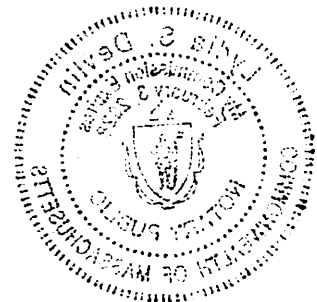


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MA Charter License
Class 2001

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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 literal enforcement of the provisions of this Ordinance would preclude the Petitioner from providing covered areas beneath building overhangs that will create a unique publicly accessible open space amenity that will benefit surrounding residents and workers.

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 by not affecting generally the zoning district in which it is located for the following reasons:

The hardship is related to the lot's irregular triangle shape with all sides fronting on a public way. The building design, as crafted by the project's architects, with extensive input from the Community Development Department Design Staff, was developed with the specific intention of activating the portions of the site that front onto the public sidewalks.

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:

There will be no detriment to the public good by the granting of the requested variance. To the contrary, the granting of the variance will allow for the creation of publicly accessible plazas, courtyards, and landscaped areas. None of the additional square footage contained in this variance application will be located within the interior of the building, nor result in any increase in the size of the building.

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

The requested relief is consistent with the Citywide Urban Design Objectives set forth in Article 19.30 and recognized by the Planning Board in its Special Permit decision as "sensitively designed to better meet the existing neighborhood context". Similarly, the Planning Board decision notes that "the proposed Project incorporates a significant open space along the Main Street frontage which will be 100% publicly accessible and contain passive recreational areas, natural features, and opportunities for pop-up programming, small scale events and display of public artwork". Moreover, the building overhangs extend more than 20 feet high above the publicly accessible open space and are only included in the gross floor area of the building based upon the interpretation of the Gross Floor Area definition in Section 2.000 that includes 'roofed porches and balconies whether enclosed or unclosed".

***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:** Massachusetts Institute of Technology**Present Use/Occupancy:** Technical Office and Laboratory for Research and Development**Location:** 907 Massachusetts Avenue**Zone:** Industry B Zone**Phone:** 617.492.4100**Requested Use/Occupancy:** No change

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	185,810 sf	200,780 sf	185,842 sf	(max.)
<u>LOT AREA:</u>	67,579 sf	no change	0	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	2.75	2.97	2.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>	N/A	no change	N/A	
<u>SIZE OF LOT:</u>				
WIDTH	varies	no change	none	
DEPTH	varies	no change	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	0'7"	no change	0	
REAR	N/A	N/A	N/A	
LEFT SIDE	(Portland) 10'10"	no change	0	
RIGHT SIDE	(Albany) 2'9"	no change	0	
<u>SIZE OF BUILDING:</u>				
HEIGHT	120'	no change	120'	
WIDTH	varies	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	48%	no change	0	
<u>NO. OF DWELLING UNITS:</u>	0	no change	N/A	
<u>NO. OF PARKING SPACES:</u>	120	no change	120	
<u>NO. OF LOADING AREAS:</u>	4	no change	2	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/A	no change	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.

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'.

BZA Application Form

AERIAL VIEW LOOKING SOUTHWEST



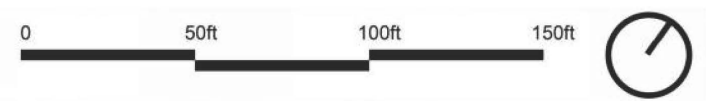
VIEW FROM MAIN ST
LOOKING EAST



VIEW FROM ALBANY STREET
LOOKING NORTH



OVERALL SITE PLAN



RENDERING OF LINEAR PARK



BIKE LANE (BITUMINOUS PAVING)

CAST IN PLACE CONCRETE
SEATING AREA WITH PRECAST
CONCRETE BENCH

CAST IN PLACE CONCRETE
SIDEWALK

HISTORIC / COMMUNITY MARKER

PRECAST CONCRETE BENCH
WITH INTEGRATED LED LIGHTING
PERMEABLE PAVEMENT



RENDERING OF OCULUS PLAZA

BIKE LANE (BITUMINOUS PAVING)

CAST IN PLACE CONCRETE
SIDEWALK

PRECAST CONCRETE BENCH
WITH INTEGRATED LED LIGHTING

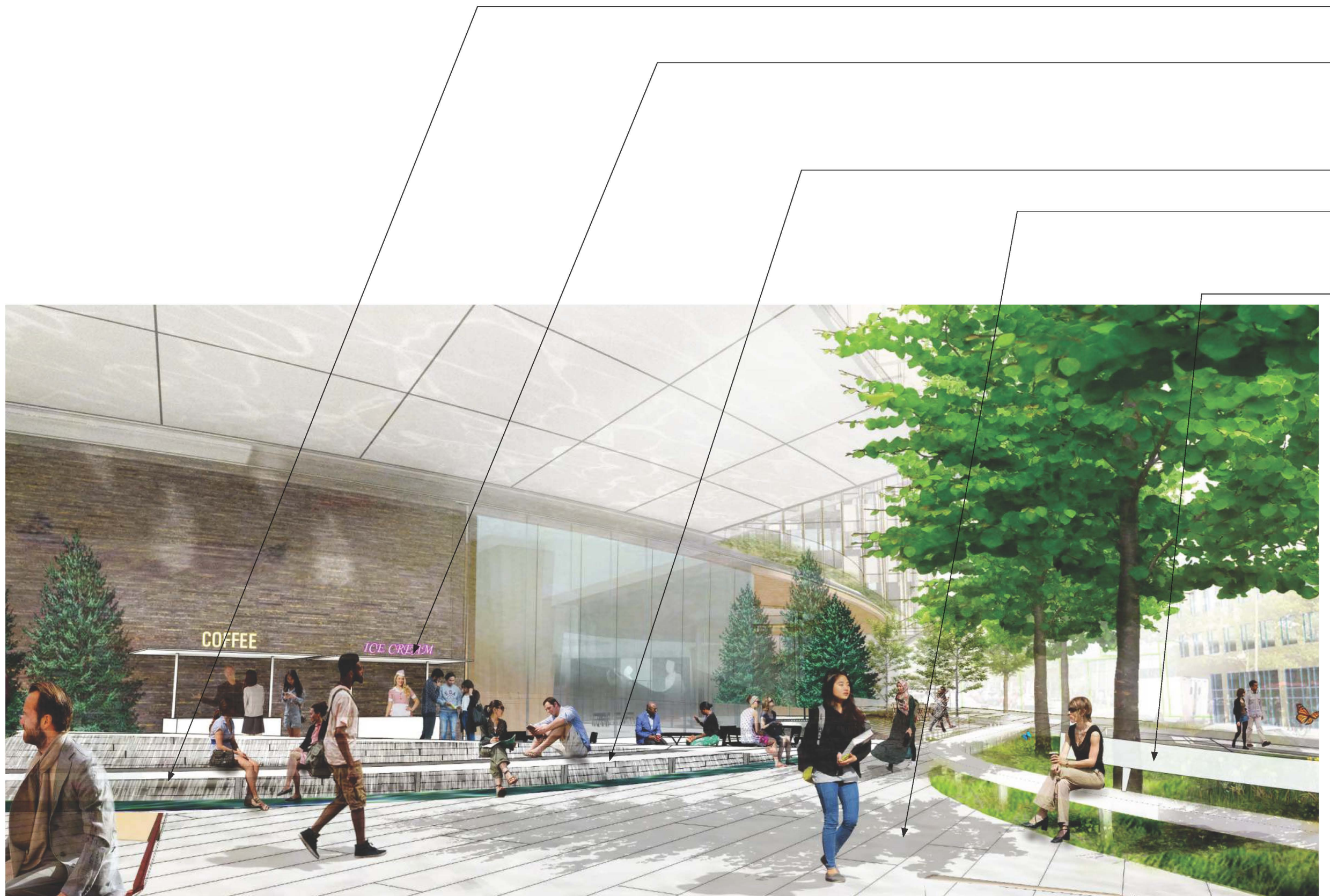
PUBLIC PERFORMANCE SPACE

PRECAST CONCRETE PLANTER
WITH INTEGRATED LED LIGHTING

PRECAST CONCRETE PAVER



RENDERING OF RAGON PLAZA



PRECAST CONCRETE BENCH
WITH INTEGRATED LED LIGHTING

COMMUNITY VENDOR AREA

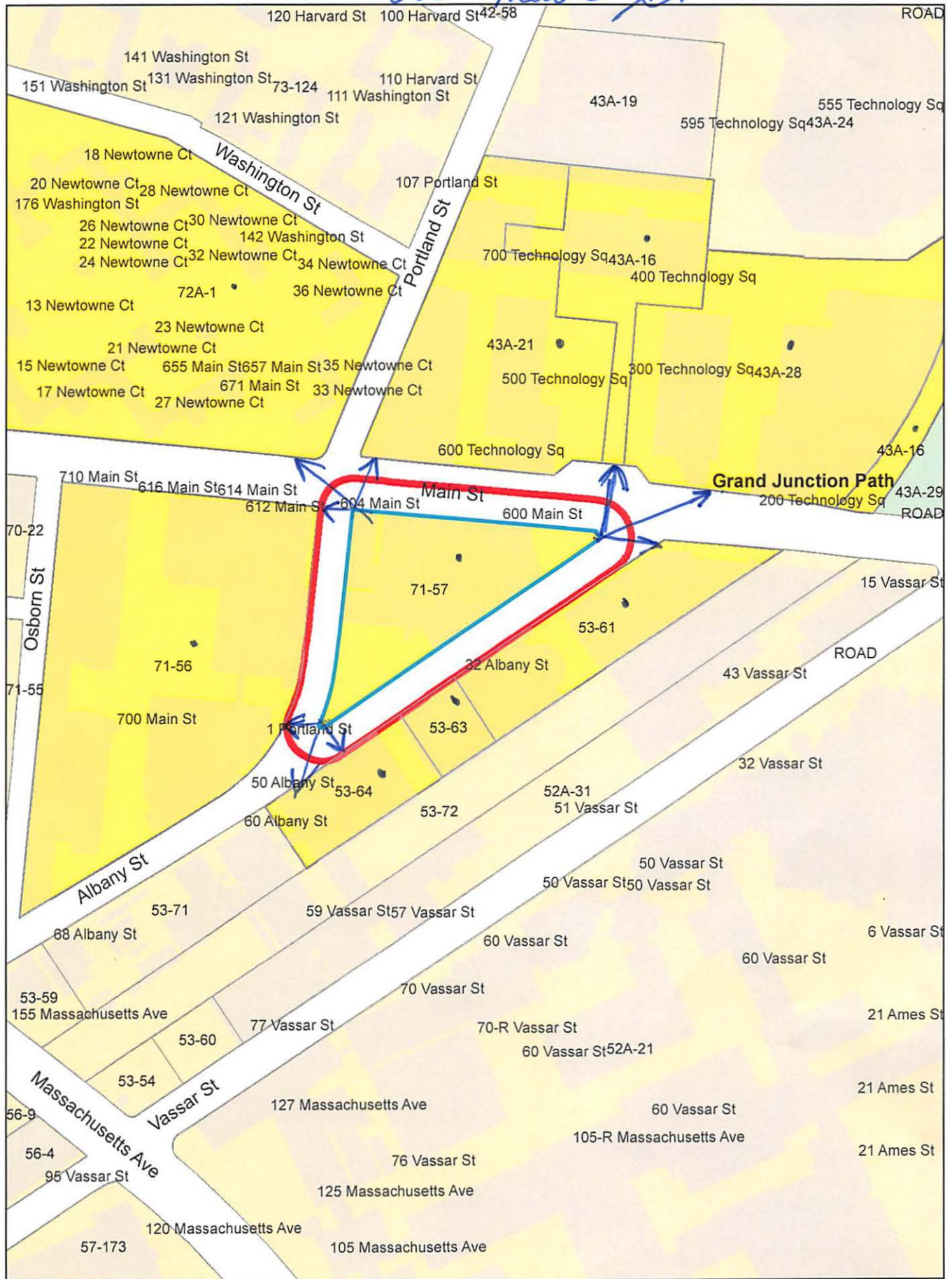
WATER FEATURE

CAST IN PLACE CONCRETE PAVING

PRECAST CONCRETE BENCH
WITH INTEGRATED LED LIGHTING



600 Main St.



600 Main St.

53-61-63-64
MASSACHUSETTS INSTITUTE OF TECHNOLOGY
C/O MIT INVESTMENTS MANAGEMENT CO
ONE BROADWAY, SUITE 09-200
CAMBRIDGE, MA 02142

71-56
MIT 650 MAIN STREET, LLC
C/O BULFINCH PROPERTY MGMT LLC
116 HUNTINGTON AVE., SUITE 600
BOSTON, MA 02116

Petitioner
JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE
CAMBRIDGE, MA 02139

43A-28-16-21
MIT REAL ESTATE, LLC,
C/O ARE-TECH SQ, LLC/ MIT REAL ESTAT
P.O. BOX 847
CARLSBAD, CA 92018

72A-1
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

71-57
MASSACHUSETTS INSTITUTE OF TECHNOLOGY
77 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139



CAMBRIDGE CITY COUNCIL

E. Denise Simmons
City Councillor

Mayor
2008-2009
2016-2017

November 1, 2021

Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge, MA 02139

Re: 600-624 Main Street
BZA Case No. 145977

Dear Chairman Alexander and Members of the Board:

I wish to express my enthusiastic support for the variance application being sought by the Ragon Institute for their new research facility at 600 Main Street. Since its beginnings over a decade ago, the Institute has made a vital contribution in the fight against HIV and continues to be the leader in researching treatments that combat diseases that attack the body's immune system, including Covid-19. Unlike a for-profit pharmaceutical company, the Ragon Institute is a nonprofit organization funded entirely by the philanthropic efforts of Cambridge residents Terry and Susan Ragon.

I've watched very closely as this building went through the public permitting process at the Planning Board. The Ragon Institute met with a wide range of neighborhood groups and pledged to become an active community participant. Examples of that commitment include providing seats for neighborhood children at the day care facility in the new building and expanding internships and job training opportunities for Cambridge teens.

It is also worth noting that the area on the site for which this variance is being sought will provide publicly beneficial open space and, as noted by the Planning Board, is a significant component of the building's impressive design.

I believe that the unique factors of this application justify the issuance of the variance being sought. Thank you for considering my views on this matter.

Sincerely,

City Councilor E. Denise Simmons



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

4 Bds

BZA

POSTING NOTICE – PICK UP SHEET

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

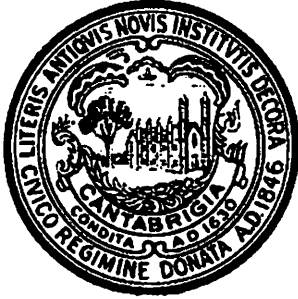
Name: Courtney Harrington Date: 10/18/21
(Print)

Address: 600 Main St.

Case No. BZA-145977

Hearing Date: 11/4/21

Thank you,
Bza Members



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

October 20, 2021

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA-145977 600 Main Street – Ragon Institute

On October 19, 2021, the Planning Board discussed the above-referenced Board of Zoning Appeal (BZA) case seeking an increase to the approved Gross Floor Area (GFA) and Floor Area Ratio (FAR) of the Ragon Institute project at 600 Main Street. The Board voted to forward a favorable recommendation on this variance request.

The Planning Board very strongly supports the request. The Planning Board thoroughly reviewed and granted a special permit (PB-375) for this building following community engagement efforts and a rigorous iterative design process that resulted in the present design. The publicly accessible open space areas beneath the cantilevered portions of the building are a key design component of the project, and the Planning Board pushed the Applicant to consult with the community and to enhance the overall design and accessibility of the site. These cantilevered areas serve a dual purpose of increasing the quantity of open space provided around the building and offering shaded areas for the public during warmer weather. Because the Applicant has committed to making these open spaces publicly accessible, and the conditions of the Planning Board special permit require ongoing accessibility by the public, the granting of this request will not result in any future enclosure of the area that would increase the building size or reduce the open space.