



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

2026 APR 23 AM 10:19

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1206543

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Mit Volpe Fee Owner Llc C/O Michael Wythe

PETITIONER'S ADDRESS: 225 Binney Street, Cambridge, MA 02142

LOCATION OF PROPERTY: 75 Broadway., Cambridge, MA

TYPE OF OCCUPANCY: SH-CNTR/MALL

ZONING DISTRICT: O2/ PUD-KS/ PUD-7

REASON FOR PETITION:

/New Structure/ /Sign/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Installation of an internally illuminated wall sign identifying the building tenant (Biogen) with greater area & greater height than allowed by Article 7.

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):

(Petitioner (s) / Owner)

MICHAEL R. WYTHE

(Print Name)

Address:

225 Binney St Cambridge

Tel. No.

19787704919

E-Mail Address:

michael.wythe@biogen.com

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 Patrick Rowe, authorized signatory for MIT Volpe Fee Owner LLC
(OWNER)

Address: C/O MIT Cambridge Real Estate LLC, One Broadway, 9th Floor, Suite 200, Cambridge, MA 02142

State that I/We own the property located at 75 Broadway, which is the subject of this zoning application.

The record title of this property is in the name of MIT Volpe Fee Owner LLC

*Pursuant to a deed of duly recorded in the date 1/26/2024, Middlesex South County Registry of Deeds at Book 82430, Page 0490; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Patrick Rowe

SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

Patrick Rowe, Senior Vice President of MIT Cambridge Real Estate LLC, The Manager of MIT Volpe Fee Owner LLC, and not individual

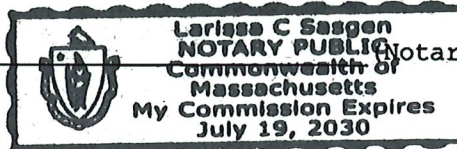
***Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of Middlesex

The above-name Patrick Rowe personally appeared before me, this 6 of March, 2026, and made oath that the above statement is true.

Larissa C Sasgen Notary

My commission expires _____ (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 visible only to people on the sidewalk directly in front of the building. Such a sign would be of little use to the general public, building visitors, or CoLab participants. It would not let Biogen show its pride in being part of Cambridge's biotechnology ecosystem. Enforcement limited to an ineffective sign would be a substantial hardship.

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 generally the zoning district in which it is located for the following reasons:

The site's topography creates a substantial hardship in that a conforming sign would be ineffective. Such a sign would be obscured by the street trees along the north side of Broadway. A row of trees along the Broadway median in front of the property will further obscure the visibility of the lower floor of the new building. And the heights of nearby buildings would greatly diminish the cone of visibility of a conforming sign. This double row of trees is a condition that does not generally affect the other buildings in the zoning district in which the building is located. Employees, visitors, CoLab participants, and the general public would only be able to see a conforming sign from the sidewalk directly in front of the building. A conforming sign would be of little value for wayfinding.

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:

To the contrary, the requested variances will enable Biogen to have a sign that will assist the public, visitors, and CoLab participants in finding its headquarters building, and will enable Biogen to show its pride in Cambridge.

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

This situation, with two rows of trees obscuring the building's ground floor, is unusual. Zoning Ordinance Section 7.11.1 states in part that the public interest is served by the use of signs for businesses and services to identify their premises. The proposed sign will allow Biogen to identify its headquarters to the general public, visitors, and CoLab participants, not just to people standing directly in front of the building.

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

PROJECT JUBILEE

Exterior Signage V5

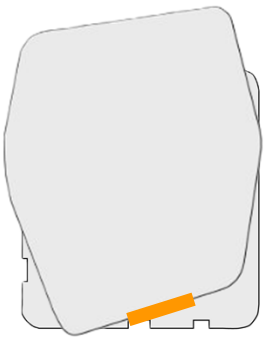
Design Development + Contextual Study

April 9, 2026

BUILDING HIGH SIGN

BUILDING HIGH SIGN

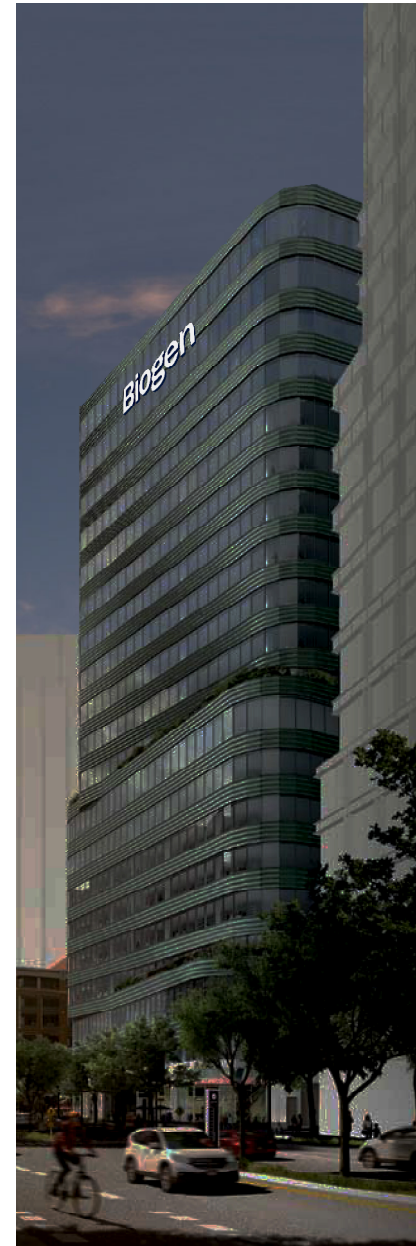
Area: 539 sq. ft



Daytime



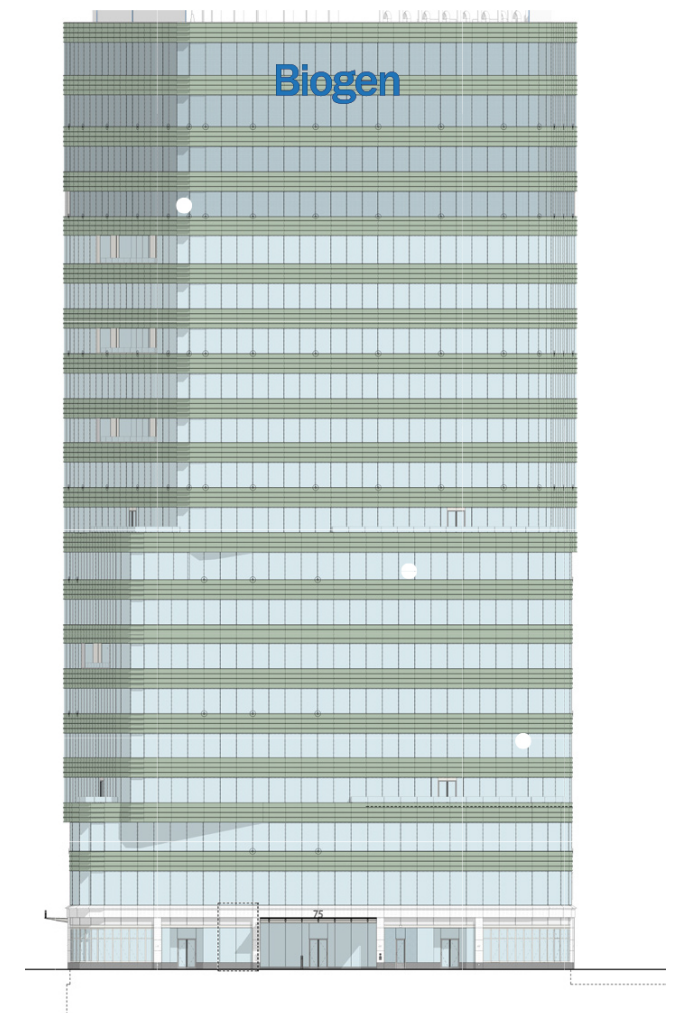
Nighttime



Zoom



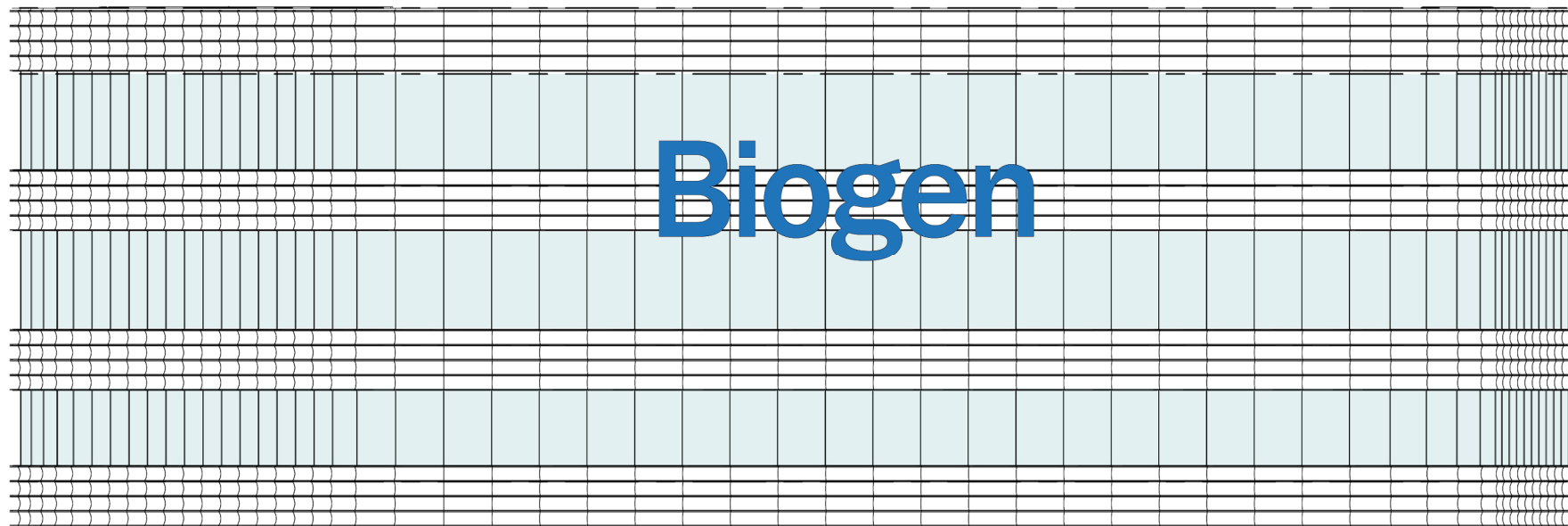
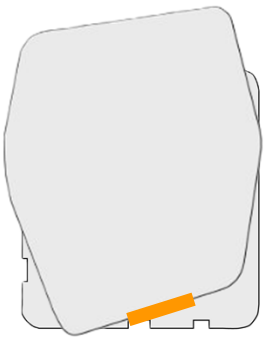
Bottom of sign to ground:
290 ft.



BUILDING HIGH SIGN

Area: 539 sq. ft 

Largest letter cap height: 10' 5.5"



VISIBILITY STUDIES

VISIBILITY STUDY – MAIN STREET OFF LONGFELLOW



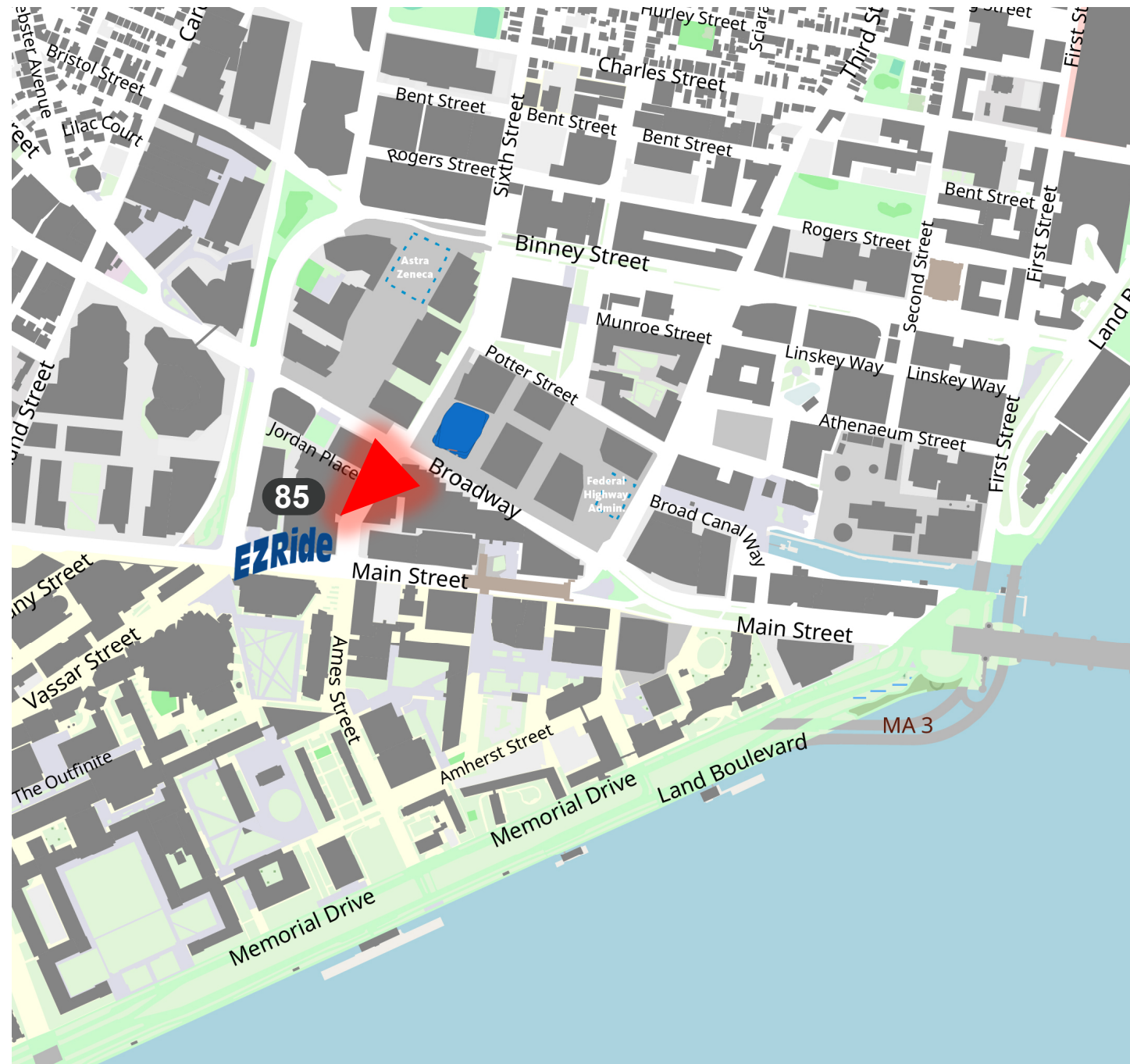
VISIBILITY STUDY – MAIN STREET KENDALL SQ. T STOP



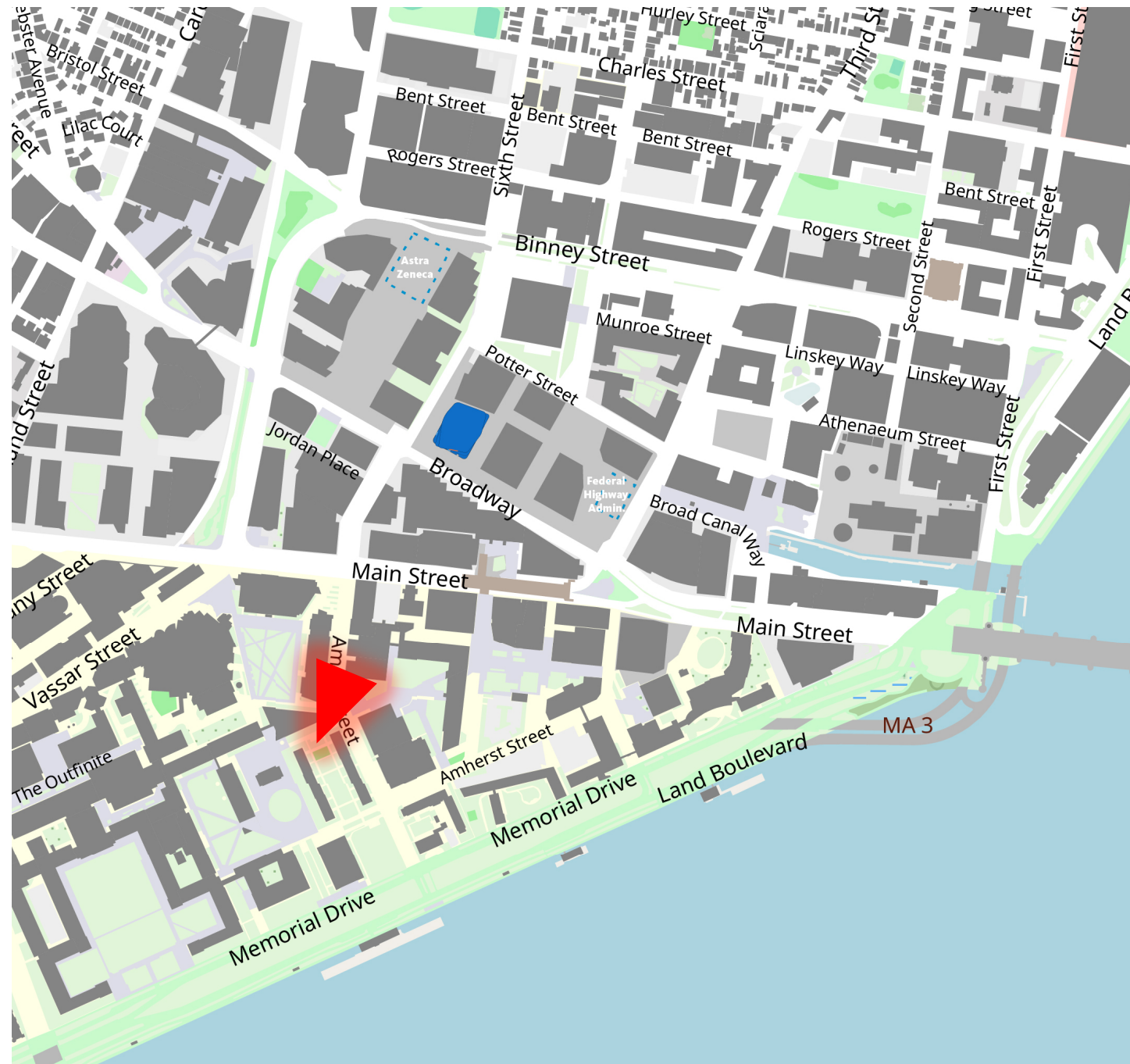
VISIBILITY STUDY – PEDESTRIAN PATH TO KENDALL SQ. T STOP



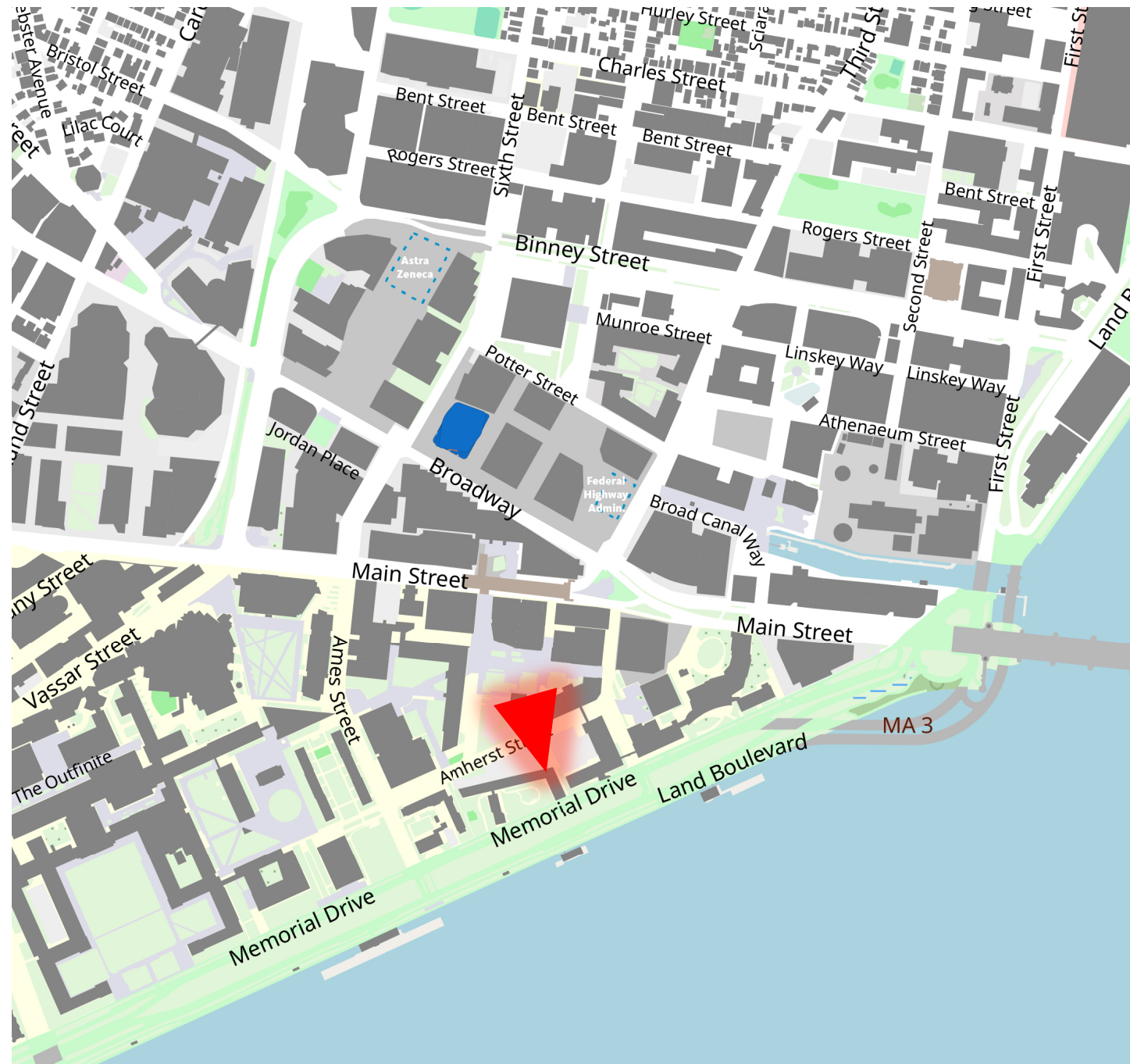
VISIBILITY STUDY – AMES STREET @ 85 Bus Stop



VISIBILITY STUDY – AMES STREET 2



VISIBILITY STUDY – AMHERST STREET



VISIBILITY STUDY – MEMORIAL DRIVE



Study from Google Earth determined that there is no visibility of the building and its proposed signage from Memorial Drive.



February 27, 2026

Cambridge Zoning Board of Appeal
c/o Inspectional Services Department
831 Massachusetts Avenue, Cambridge, MA 02139

Re: Application for Exterior Wall Sign Variances
for Biogen headquarters building under construction at 75 Broadway

Dear Chair Ng and Board Members:

At Biogen, our history and our future are deeply intertwined with the City of Cambridge. As we prepare to open our new global headquarters at 75 Broadway – coinciding with the 50th anniversary of our founding – we are reminded of the unique partnership that has long defined our relationship with this community.

In that spirit, Biogen respectfully requests your support for variances from provisions of Article 7 of the Cambridge Zoning Ordinance, to allow the installation of an exterior wall sign at our new headquarters building under construction. We are seeking variances from the City’s sign regulations to allow an internally illuminated sign with a height exceeding twenty feet and an area larger than otherwise permitted. The proposed sign will facilitate wayfinding to our new headquarters by employees, visitors, community partners, and the general public.

Our Cambridge Legacy and Future

Biogen’s story began in 1978 with pioneering scientists, including Dr. Phillip Allen Sharp from MIT and Dr. Walter Gilbert from Harvard University, who were committed to pushing the boundaries of biomedical science. Four years later, we established our global headquarters in Cambridge – well before Kendall Square became the most innovative square mile on the planet. We are proud of what we have done to help build that sense of community identity and the belief that one comes to Cambridge to solve the world’s toughest problems. Since then, we have grown to employ roughly 1,500 people at our Cambridge site, advanced scientific breakthroughs that have changed lives, and helped shape the ecosystem that now drives discovery worldwide.

Cambridge remains the heart of Biogen’s U.S. operations and the epicenter of our research in Alzheimer’s disease, ALS, lupus, Parkinson’s, spinal muscular atrophy, and other neurodegenerative, rare, and immunological diseases and conditions. Across these programs, our collaborations with local universities, healthcare centers, and research institutions have helped accelerate solutions that improve and save lives across the globe.

The new headquarters at 75 Broadway is designed to carry that mission forward. It will serve as a hub for science, education, partnership, and community convening. It will include one of the largest conference centers in Kendall Square, capable of hosting up to 450 participants.

Community at Our Core

Serving as a foundation to our headquarters will be the Biogen CoLab, a classroom-style community laboratory where Biogen employees and local nonprofits inspire future healthcare and life science learners through hands-on science programming. CoLab's nonprofit partners include MassBioEd, Digital Ready, the Massachusetts Life Sciences Center, and the Cambridge and Somerville public school districts. Originally focused on middle- and high-school students, the CoLab has expanded in recent years to include older students and younger professionals. By doing so, we are helping to identify pathways to life science and healthcare careers beyond the traditional four-year college route.

Since 2002, more than 66,500 learners globally have participated in CoLab programs. As many as 800 individuals take part each year, gaining skills and the inspiration to open new career pathways. The proposed sign will help ensure that every learner, community partner, and visitor can easily find their way to this vital community resource.

Explanation of the requested variances

Biogen is proud of our history in Cambridge. The proposed sign will reinforce our long-standing commitment to the City. The sign will enhance wayfinding for employees, whether new or visiting from another location, and for collaborators, scientists, educators, and others coming to the building. And it will be a beacon for participants in our CoLab program.

The Massachusetts Zoning Act's standard for granting a variance is that:

owing to 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, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law

G.L. c. 40A, § 10. *See also* Zoning Ordinance, § 10.31. The site's topography creates a substantial hardship in that a conforming sign would be ineffective. Such a sign would be obscured by the street trees along the north side of Broadway. A row of trees in the Broadway median in front of the property will further obscure visibility of the lower floors of the new building. And the heights of nearby buildings would greatly diminish the cone of visibility for a conforming sign. Employees, visitors, CoLab participants, and the general public would only be able to see a conforming sign from the sidewalk directly in front of the building. A conforming sign would not show Biogen's pride in being part of Cambridge's biotechnology ecosystem and would be of little value for wayfinding.

Accordingly, Biogen is requesting a variance from the sign height limit, to place a sign on the facade of building's mechanical penthouse. So that the sign may be seen from farther away, we are asking for variances to allow a larger sign than would otherwise be allowed, and for internal



illumination of the sign's letters. Section 7.11.1 of the Zoning Ordinance states that the public interest is served by use of signs by businesses and services to identify their premises.

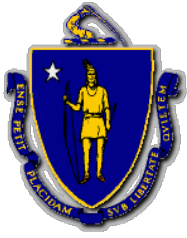
Our new headquarters represents not just a new building, but the next chapter in a decades-long partnership between scientific innovation and community. The sign we are proposing will serve as a beacon of that commitment: guiding employees, welcoming collaborators, and helping local students and learners discover new futures in science.

We appreciate your thoughtful consideration of our request and look forward to meeting with you to discuss the proposal further.

Sincerely,

A handwritten signature in blue ink that reads "Chris Viehbacher". The signature is fluid and cursive, with a long horizontal line extending to the right.

Christopher A. Viehbacher
President and CEO
Biogen



Commonwealth of Massachusetts
EXECUTIVE OFFICE OF ECONOMIC DEVELOPMENT
ONE ASHBURTON PLACE, ROOM 2101
BOSTON, MA 02108

MAURA T. HEALEY
GOVERNOR

KIMBERLEY DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY

TELEPHONE
(617) 788-3610

FACSIMILE
(617) 788-3605

www.mass.gov/eoed

February 23, 2026

Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139
mpacheco@cambridgema.gov


Dear Members of the Board,

On behalf of the Commonwealth, I am writing to request that you grant the variance Biogen needs to install proposed signage at its new global headquarters.

Biogen has been a landmark institution in Cambridge for more than 40 years, contributing substantially both to scientific advancement and the local and state economies. The company's decision to build a 580,000-square-foot headquarters and research facility in Kendall Square represents a significant vote of confidence in the City, in the region, and in Massachusetts as the global leader in life sciences innovation. The project will further strengthen an ecosystem that has driven breakthroughs in medicine, job creation, and economic growth for decades.

The proposed signage serves multiple important purposes. In addition to appropriate wayfinding for employees, collaborators, educators, and visitors, it represents a visible and enduring statement of Biogen's long-term commitment to Cambridge and to the Commonwealth. Ensuring that the building is clearly identifiable will reinforce Cambridge's global reputation as a center of innovation.

The company's continued investment in Cambridge, particularly at a time of increasing national and international competition in the life sciences sector, is a huge win for the City and the Commonwealth. We appreciate the Board's thoughtful consideration of this application.

Sincerely,

Eric Paley
Secretary



CITY OF CAMBRIDGE
OFFICE OF THE MAYOR
SUMBUL SIDDIQUI

Email: mayor@cambridgema.gov
Phone: 617-349-7237
Address: Cambridge City Hall
795 Massachusetts Ave
Cambridge, MA 02139

February 24, 2026

Steve Ng
BZA Chair
Cambridge Board of Zoning Appeal c/o Inspectional Services
831 Massachusetts Ave.
Cambridge, MA 02139

Dear Chair Ng and Cambridge Board of Zoning Appeal Members,

I write to state that I have no objections to Biogen being granted three variances from Article 7 of the Cambridge Zoning Ordinance's sign regulations to place an internally illuminated, ~550 square foot sign 290 feet above ground level on [Biogen's new global headquarters](#) currently under construction. Their new building will unite world-class R&D, operations and commercial teams under one roof. And, at the heart of this new building will be Biogen's [CoLab](#), which has reached thousands of students – including from Cambridge Public Schools. In addition to Biogen employees, the proposed sign will facilitate wayfinding to their new building by CoLab learners, scientific and community partners, and the general public and show Biogen's steadfast commitment to innovation as well as the local community.

Biogen is requesting a variance from the sign height limit to place a sign on the facade of the building's mechanical penthouse. The site's topography creates a "substantial hardship" in that a conforming sign of no higher than 20 feet of the ground would be ineffective and would be obscured by the street trees along the north side of Broadway as well as a row of trees in the Broadway median in front of the property. Additionally, the heights of nearby buildings would greatly diminish the cone of visibility for a conforming sign. Employees, visitors, its CoLab participants, and the general public would only be able to see a conforming sign from the sidewalk directly in front of the building. Additionally, so that the sign may be seen from further away, Biogen is asking for variances to allow a larger sign than would otherwise be allowed and for internal illumination of the sign's letters. The public interest is served by use of signs by businesses and services to identify their premises.

The proposed sign will also show Biogen's commitment to innovation and the local community. In 1982, Biogen made the decision to put down roots right here in Kendall Square – long before the area was the global leader in science and innovation. Its cofounders - including Nobel Prize winners Phillip Sharp and Walter Gilbert – were from our leading local academic institutions including MIT and Harvard, respectively. What they created was a company that has pioneered innovative science for the last four decades, including in tough diseases that

disproportionately impact women and minority communities including Multiple Sclerosis, Alzheimer's, and Lupus, as well as Postpartum Depression in collaboration with then Cambridge company Sage Therapeutics (now acquired by Supernus).

Biogen has also developed the first ever treatments for devastating rare diseases including Spinal Muscular Atrophy, a form of ALS known as *SOD1*, and Friedreich's Ataxia. The majority of Biogen's R&D workforce is based in Cambridge and much of this work is done in collaboration with local universities and health care institutions. Biogen is also a founding architect of the local innovation ecosystem that exists in Cambridge today. I am also appreciative of Biogen's support of the Cambridge community, including local institutions like Cambridge Health Alliance, nonprofits such as Food for Free and Life Science Cares, and our Cambridge residents through my office's COVID relief fund in 2020. Biogen is an integral part of the history and future of Cambridge, and we are proud of what Biogen stands for in its pursuit of healthier lives and communities.

I respectfully request the Board to support Biogen's request for the select variances to enable their proposed sign. Thanks for your consideration and please contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Sumbul Siddiqui". The signature is fluid and cursive, with the first name being more prominent.

Sumbul Siddiqui, Esq.
Mayor of Cambridge (2020-21, 2022-23, 2026-27)

Burhan Azeem
Vice Mayor, Cambridge
Co-Chair, Housing Committee



City of Cambridge
795 Massachusetts Ave.
Cambridge, MA 02139
Ph: 617-349-4000

February 27, 2026

Steve Ng
Board of Zoning Appeal Chair
Cambridge Board of Zoning Appeal
c/o Inspectional Services Department
831 Massachusetts Ave
Cambridge, MA 02139

Dear Chair Ng,

I write in support of Biogen's proposal to install an illuminated sign identifying the building tenant (Biogen). Biogen has been a leader in the community, fueling the development of Cambridge's economy as well as contributing significant scientific achievements on the global stage. Their headquarters are thoughtfully designed and enhance the local area's aesthetic. Notably, a substantial majority of Biogen's research and development workforce remains based in the United States, primarily in Cambridge.

The requested sign variances are reasonable and well-justified. Due to site topography, mature street trees, and the scale of surrounding buildings, a conforming sign limited to 20 feet above grade would be visible only from immediately adjacent sidewalks. The proposed internally illuminated sign is well-tailored to the scale of the building, demonstrates Biogen's pride and commitment to growing in Cambridge, and allows people to easily find the building.

The proposed illumination from dusk to dawn is appropriate for a major global headquarters and unlikely to adversely impact nearby residences, which are separated by distance and intervening structures. Moreover, the sign will contribute to the visual identity of Kendall Square as a leading innovation district.

The life sciences sector currently faces increasing national and global competition. As such, it is important that Cambridge continue to support such institutions. Granting the requested variances will help reinforce Cambridge's position as a world leader in biotechnology while recognizing Biogen's decades-long contributions to the community. I strongly support the sign's approval by the Board of Zoning Appeal. Please let me know if there is anything else you need from me.

Sincerely,

Burhan Azeem

Vice Mayor Burhan Azeem



CAMBRIDGE CITY COUNCIL

Marc C. McGovern
City Councillor

February 25, 2026

Jim Monteverde
BZA Chair
Cambridge Board of Zoning Appeal c/o Inspectional Services
831 Massachusetts Ave.
Cambridge, MA 02139

Dear Cambridge Board of Zoning Appeal,

I write in support of Biogen to be granted three variances from Article 7 of the Cambridge Zoning Ordinance's sign regulations to place an internally illuminated, ~550 square foot sign 290 feet above ground level on Biogen's new global headquarters building being constructed at 75 Broadway.

Biogen was one of the first biotech companies in Cambridge, 44 years ago, planting the seed for Cambridge to grow into a hub for life sciences and tech companies, which not only contribute to the City's identity, but also support the local economy and community.

Over the years, Biogen has invested hundreds of millions of dollars in job creation and partnerships with local businesses and institutions. They have contributed to the community by supporting local nonprofits including Food for Free, Life Sciences Cares and health care institutions such as Cambridge Health Alliance. Additionally, Biogen's CoLab will also be located in the new building. The CoLab is a classroom-style community laboratory - focused on students from underrepresented communities - where Biogen employees, local nonprofits, and teachers guide participants in gaining a deeper interest in health sciences and biotechnology, expanding their STEM knowledge and laboratory skills.

In a time when the biotech industry is facing headwinds due to global competition, federal uncertainty and talent leaving the state, it is important that we support our companies and maintain Cambridge's global leadership in the life sciences and keep our local innovation ecosystem strong.

Please feel free to reach out to me for any questions and thanks for your consideration.

Best Regards,

Marc McGovern
Cambridge City Councillor

February 27, 2026

Steve Ng
BZA Chair, Cambridge Board of Zoning Appeal
Inspectional Services Department
831 Mass Ave
Cambridge, MA 02139

RE: Biogen request for Variance relief

Dear Mr. Ng,

As you know, Biogen is petitioning the BZA for three variances from Article 7 of the Cambridge Zoning Ordinance's sign regulations to place an internally illuminated, ~550 square foot sign 290 feet above ground level on Biogen's new global headquarters building being constructed at 75 Broadway.

In 1978, Biogen was founded in Geneva, Switzerland by a group of biologists that included Nobel Prize laureates Phillip Allen Sharp from MIT and Walter Gilbert from Harvard University. In 1982, Biogen established itself in Cambridge in an industrial area known as Kendall Square, and as a pioneering community partner, has helped to transform that single square mile into the global epicenter of innovation, research and development. Biogen's role in the evolution of Kendall Square, and the local economy, cannot be overstated. The contributions Biogen has made, and continues to make, in groundbreaking research in MS, lupus, Parkinson's, and other neurodegenerative diseases, are both staggering and a matter of record. Most recently, Biogen has achieved historic breakthroughs in treatment for Alzheimer's disease and ALS.

As a globally recognized and respected firm, Biogen has received countless solicitations to relocate. Yet, despite their growth, Biogen remains committed to Cambridge and the opening of their newly constructed headquarters at 75 Broadway is scheduled to occur in connection with their celebration of the company's 50th anniversary.

Without the requested variances, Biogen would be limited to displaying a small sign no higher than 20 above the ground. The proposed sign will be a wayfinding tool for visitors including Biogen employees from other facilities, scientific partners, educators and students coming to Biogen's CoLab. In these uncertain times, where support from our federal administration has wavered, it is important for Cambridge to support our historic partners like Biogen.

Please accept this letter as my full support in favor of Biogen's petition for variance relief. I write as both a newly elected member of the Cambridge City Council, and as a life-long resident of Cambridge who is intimately aware of the contributions that Biogen has made to our city, our state, the global scientific community, and our world. If you or any member of the Board of Zoning Appeal has any questions or would like to discuss this further, please do not hesitate to contact me.

Sincerely,

Timothy R. Flaherty



CAMBRIDGE

CHAMBER *of* COMMERCE

March 3, 2026

David P. Maher
Chamber President & CEO

Katherine Rafferty, Chair
Mount Auburn Hospital

Michelle Consalvo, Vice Chair
Takeda

Paul Lee, Treasurer
Hong Kong Restaurant

Susan Martin, Secretary
MassBio

Jay Kiely, Chair Emeritus

Ken Barron
CARU Associates

Candice Beaulieu
Cambridge Office For Tourism

Dennis Benzan
La Fabrica

Tim Bombard
East Cambridge Savings Bank

Julie Cox
Astellas

Brad Fitts
Cambridge Savings Bank

Sarah Gallop
MIT

Michael Guleserian
Sheraton Commander

Sean Hope
Hope Real Estate Enterprises LLC

Katrina Iserman
AstraZeneca

Darrin Korte
Cambridge Community Center

Michelle Lower
Alexandria Real Estate Equities

Thomas Lucey
Harvard University

Jason Marshall
Womble, Bond, Dickerson

Jim McSweeney
CIP Group

Sharmil Modi
The East Cambridge Company

Carl Nagy-Koehlin
Just-A-Start Corporation

Krina Patel
Biogen

Joe Sultan
West Cambridge Science Park

Jason Wright
Eversource

City of Cambridge
Board of Zoning Appeal
Steve Ng, Chair
c/o Inspectional Services Department
831 Massachusetts Avenue
Cambridge, MA 02139

Dear Chair Ng and Members of the Board of Zoning Appeal:

On behalf of the Cambridge Chamber of Commerce, I write to express our support for Biogen's application to allow for a sign on their new global headquarters at 75 Broadway, a 580,000 sq. ft. office and R&D space.

Biogen was founded in 1978, and in 1982 Biogen came to Cambridge and helped establish the most innovative square mile in the world, Kendall Square. Biogen has significantly contributed to Cambridge's biotech ecosystem, particularly with its research in MS, lupus, Parkinson's and other neurodegenerative, rare, and immunological diseases and conditions. Biogen's most recent breakthrough innovations include the first treatments for spinal muscular atrophy, Alzheimer's disease and postpartum depression. Much of their work is done in collaboration with our local universities, health care institutions and other biopharma companies. Biogen has grown steadily over the years and remains committed to Cambridge.

Their new global headquarters reflects its long-term commitment to Cambridge as a biotechnology hub, helping to attract top talent in a competitive industry. The biotech industry is facing obstacles due to global competition, federal uncertainty and talent leaving the state. It is important that we maintain Cambridge as the global leader in the life sciences and keep our local innovation strong.

The proposed sign will allow Biogen to display its pride and commitment to continued growth in Cambridge. It adheres to Cambridge's broader public interest in allowing businesses to identify their premises, as outlined in the city's zoning regulations. The sign does not detract from the intent or purpose of the zoning ordinances and will not negatively impact the surrounding community.

As President & CEO of the Chamber, I have seen firsthand how Biogen has been a great community partner. I urge the Board to act favorably upon their application.

Sincerely,

David P. Maher
President & CEO

Assaad J. Sayah, MD, President & CEO

asayah@ch.harvard.edu

asayah@challiance.org

CHA Executive Offices
1493 Cambridge Street
Cambridge, MA 02139
617.665.1001

March 31, 2026

Steven Ng
BZA Chair
Cambridge Board of Zoning Appeal
c/o Inspectional Services Department

Dear Chair Ng -

On behalf of Cambridge Health Alliance, I am writing to express support for Biogen's request for a variance from Article 7 of the Cambridge Zoning Ordinance to permit signage at its new global headquarters currently under construction at 75 Broadway.

Cambridge Health Alliance (CHA) is a Cambridge-based health system whose mission is to improve the health of our patients and communities. As the sole exclusively public hospital in Massachusetts, CHA serves as a safety net for nearly 150,000 of the state's most vulnerable and diverse patients.

For more than 30 years, CHA has delivered healthcare in Cambridge with a special focus on community-based care, bringing together world-class clinicians, community health experts, educators, and researchers in an integrated model of caring, learning, and discovery.

CHA and Biogen both share a deep commitment to the Cambridge community and a mission to improve health outcomes. CHA is delighted to see Biogen's recommitment to Cambridge with the development of its new global headquarters in Kendall Square, as well as the reaffirmation of its role as a civic partner in Cambridge. The development will contribute meaningfully to Cambridge's economy, workforce, and innovation ecosystem for decades to come.

Given the importance of Biogen's continued presence in Cambridge and its contributions to research, innovation, and community partnership, Cambridge Health Alliance respectfully urges the Board of Zoning Appeal to grant the requested variance and allow installation of the proposed signage at 75 Broadway.

AFFILIATED WITH:



This signage will appropriately identify the building as the company's global headquarters, reflecting the scale, visibility, and civic role of Biogen in the Cambridge community since 1982.

Thank you for your consideration of Biogen's request for a variance to allow installation of the proposed signage at 75 Broadway.

Sincerely,

A handwritten signature in black ink, appearing to read "Assaad J. Sayah", written in a cursive style.

Assaad J. Sayah, MD
President and CEO, Cambridge Health Alliance
Commissioner of Public Health, City of Cambridge
Associate Professor Emergency Medicine, Harvard Medical School



FOOD FOR FREE
59 Inner Belt Rd, Somerville, MA 02143

Steven Ng
BZA Chair
Cambridge Board of Zoning Appeal
c/o Inspectional Services Department

Dear Chair Ng,

On behalf of Food For Free, I am writing to express our strong support for Biogen's request for a variance from Article 7 of the Cambridge Zoning Ordinance to permit signage at its new global headquarters currently under construction at 75 Broadway.

Food For Free is a Cambridge-based nonprofit dedicated to ending food insecurity and advancing health equity by rescuing food and increasing access to nutritious meals and groceries for individuals and families across the region.

Food For Free is intimately familiar with Biogen's Kendall Square presence. For several years, we operated the Heat-n-Eats kitchen out of Biogen's building, after being at risk of losing our previous kitchen space. That kitchen opened in 2019 and became a powerful engine for community impact. Since 2023, more than 40,000 meals were prepared there for neighbors experiencing food insecurity.

But our relationship with Biogen has extended well beyond the kitchen. In 2021, the Biogen Foundation and Life Science Cares became founding supporters of Food For Free's Just Eats Grocery Box program. Today, that program delivers approximately 1,000 grocery boxes and up to 27,000 pounds of bulk produce and shelf-stable food each week across Eastern Massachusetts, meeting a level of need that has only grown more urgent in recent years.

From our vantage point, Biogen exemplifies how a company's physical presence in Cambridge can translate into tangible benefit for the community. Employees volunteered, donated, and built long-term relationships with Food For Free because our work was visible, proximate, and embedded within their workplace. That kind of connection cannot be replicated at a distance, it is born from place, permanence, and partnership.

Kendall Square is widely recognized as a global center of innovation, and Biogen has been a foundational part of that identity since 1982. The company's decision to recommit to Kendall Square through the development of a 580,000-square-foot global headquarters is not only an economic or scientific milestone, but a reaffirmation of its role as a civic partner in Cambridge.



FOOD FOR FREE

59 Inner Belt Rd, Somerville, MA 02143

Biogen seeks approval for an internally illuminated sign of approximately 550 square feet, located roughly 290 feet above ground level and illuminated from dusk to dawn, to appropriately identify this building as its global headquarters. Existing zoning restrictions limit signage in ways that do not reflect the scale, visibility, or civic role of this landmark building or the depth of Biogen's engagement in the community surrounding it.

From the perspective of a nonprofit whose work has lived inside Biogen's walls and whose impact has been amplified by this partnership, the proposed signage is more than a corporate identifier. It represents continuity, commitment, and the enduring presence of an institution that has helped bridge the gap between abundance and need in Cambridge.

For these reasons, Food For Free respectfully urges the Board of Zoning Appeal to grant the requested variance and allow installation of the proposed signage at 75 Broadway.

Thank you for your thoughtful consideration.

Sincerely,

Jessica A Cantin, M.S.
CEO | Food For Free



510 Kendall Street, Cambridge, MA

617-945-9434 | kendallsquare.org

30 March, 2026

Steven Ng
BZA Chair
Cambridge Board of Zoning Appeal
c/o Inspectional Services Department

Dear Chair Ng,

On behalf of the Kendall Square Association, I write to express our strong support for Biogen's request for a variance from Article 7 of the Cambridge Zoning Ordinance to permit signage at its new global headquarters currently under construction at 75 Broadway.

Kendall Square is globally recognized as the most innovative square mile on the planet. Biogen has been a foundational contributor to this ecosystem since its arrival in Cambridge in 1982. The company's recently announced decision to recommit to Kendall Square through the development of a 580,000-square-foot office and research and development headquarters represents a major vote of confidence in the district's future and in Cambridge as a long-term home for world-class life sciences innovation.

The new headquarters will consolidate the company's research and development, technical operations, and global and North American commercial teams into a single, integrated campus. This co-location strengthens Kendall Square's collaborative fabric by accelerating scientific discovery, deepening cross-sector partnerships, and reinforcing the district's role as a global center for life sciences and biotechnology.

The significance of this project to the broader community was evident at Biogen's groundbreaking, which brought together employees, civic leaders, academic and nonprofit partners, state and local officials, and members of the City Council. That gathering reflected the wide-ranging support for a development that will contribute meaningfully to Cambridge's economy, workforce, and innovation ecosystem for decades to come.

To appropriately identify this building as its global headquarters, Biogen seeks approval for an internally illuminated sign of approximately 550 square feet, located roughly 290 feet above ground level and illuminated from dusk to dawn. The requested variance is necessary because existing zoning would otherwise restrict signage to a much smaller scale and to locations no higher than 20 feet above ground level. Such limitations do not reflect the prominence, scale, or civic presence of this landmark headquarters building, nor the role Biogen has played in shaping Kendall Square into what is widely regarded as the most innovative square mile in the world.

Biogen's impact extends well beyond its physical footprint. The company has invested hundreds of millions of dollars in the region through job creation and partnerships with local



510 Kendall Street, Cambridge, MA

617-945-9434 | kendallsquare.org

businesses, universities, hospitals, and research institutions. A significant majority of Biogen's research and development workforce is based in Cambridge, where its scientists have driven breakthroughs in treatments for spinal muscular atrophy, Alzheimer's disease, ALS-SOD1, postpartum depression, and Friedreich ataxia – all advances that have improved and saved lives around the world.

Viewed in this broader context, the proposed signage is not merely a corporate identifier, but a visible acknowledgment of a long-standing and mutually beneficial partnership between Biogen and the City of Cambridge. It signals permanence, leadership, and an ongoing commitment to Kendall Square as a place where innovation, community, and economic vitality intersect.

For these reasons, the Kendall Square Association respectfully urges the Board of Zoning Appeal to grant the requested variance and allow installation of the proposed signage at 75 Broadway.

Thank you for your thoughtful consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Beth O'Neill Maloney', with a long, sweeping underline.

Beth O'Neill Maloney
Executive Director, Kendall Square Association



March 27, 2026

Steven Ng
BZA Chair
Cambridge Board of Zoning Appeal
c/o Inspectional Services Department

Dear Chair Ng,

On behalf of Life Science Cares Boston, I write to express our strong support for Biogen's request for a variance from Article 7 of the Cambridge Zoning Ordinance to permit signage at its new global headquarters currently under construction at 75 Broadway.

Life Science Cares Boston is headquartered in Kendall Square and mobilizes the life sciences and biotechnology community to address critical local needs, including education, workforce development, and health equity. As we celebrate our 10-year anniversary this year, it is especially meaningful to note that the idea for Life Science Cares was born at Biogen, reflecting the company's long-standing commitment to leadership, collaboration, and community impact in Cambridge.

Kendall Square is globally recognized as the most innovative square mile on the planet. Biogen has been foundational to that distinction since its arrival in Cambridge in 1982. The company's decision to recommit to Kendall Square through the development of a 580,000-square-foot global headquarters – consolidating research and development, technical operations, and global commercial teams into a single, integrated campus – represents a powerful vote of confidence in Cambridge as a long-term home for life sciences innovation and leadership.

From our vantage point, Biogen's influence extends far beyond its scientific achievements. As one of the companies that helped inspire Life Science Cares, Biogen exemplifies how the life sciences sector can leverage its talent, resources, and values to strengthen the broader community. The company has consistently engaged with nonprofit partners, academic institutions, and civic leaders to ensure that the benefits of innovation-driven growth are shared widely across the region.



The importance of this headquarters project to the broader community was evident at Biogen's groundbreaking celebration, which brought together employees, nonprofit and academic partners, civic and state leaders, and members of the City Council. That gathering reflected the depth and breadth of support for a development that will contribute to Cambridge's economic vitality, workforce strength, and global leadership in life sciences for decades to come.

To appropriately identify this building as its global headquarters, Biogen seeks approval for an internally illuminated sign of approximately 550 square feet, located roughly 290 feet above ground level and illuminated from dusk to dawn. The requested variance is necessary because existing zoning restrictions limit signage to a much smaller scale and to locations no higher than 20 feet above ground level – constraints that do not reflect the prominence, scale, or civic significance of this landmark headquarters.

Viewed in this broader context, the proposed signage is not merely a corporate identifier. It is a visible acknowledgment of a more than four-decade partnership between Biogen and the City of Cambridge, and of Biogen's foundational role in shaping Kendall Square into a global hub where scientific discovery, economic opportunity, and community responsibility intersect.

For these reasons, Life Science Cares Boston respectfully urges the Board of Zoning Appeal to grant the requested variance and allow installation of the proposed signage at 75 Broadway.

Thank you for your thoughtful consideration.

Sincerely,

A handwritten signature in black ink that reads "Rosie Cunningham".

Rosie Cunningham
Executive Director
Life Science Cares Boston



Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139
mpacheco@cambridgema.gov

February 26, 2026

Dear Members of the Board,

On behalf of the Massachusetts Life Sciences Center (MLSC), I am writing to express our strong support of the variance Biogen needs to install proposed signage at its new global headquarters.

Biogen plays an integral part in the success of the life sciences ecosystem here in Massachusetts and is a steadfast partner to the MLSC. Through our partnership, we are finding real world solutions to improve the lives of patients both in the state and around the world.

For example, Biogen has contributed \$1.75 M towards our Neuroscience Consortium which funds pre-clinical neuroscience research at Massachusetts academic and research institutions. Additionally, our collaboration is also making careers in the life sciences more accessible to residents of the Commonwealth through the company's sponsorship of multiple educational events and programs. Biogen is a champion of biotechnology education and STEM skills development for public school students.

Biogen's continued investment in Cambridge and partnership with MLSC will ensure we can plan and meet the needs of the life sciences ecosystem in the future. The proposed signage on the new headquarters and research facility will serve as a visible statement of Biogen's continued commitment to Massachusetts.

Thank you for your consideration.

Sincerely,

Kirk Taylor
President and CEO



700 Technology Square, 5th Floor
Cambridge, MA 02139
617.674.5100 | massbio.org

February 18, 2026

Steve Ng
BZA Chair
Cambridge Board of Zoning Appeal
c/o Inspectional Services Department

Dear Chair Ng,

On behalf of Biogen, I am writing to express strong support for the company's request for a variance from Article 7 of the Cambridge Zoning Ordinance to permit signage at its new global headquarters currently under construction at 75 Broadway.

As recently announced, Biogen is recommitting to Cambridge, where it has been located since 1982, with the development of a 580,000-square-foot office and research and development facility that will serve as its new global headquarters. The building is scheduled to open in 2028, coinciding with Biogen's 50th anniversary. This significant investment reinforces the company's long-term commitment to Cambridge and Kendall Square. The recent groundbreaking event brought together employees, local nonprofits, academic partners, business leaders, policymakers, Governor Healey, the Massachusetts Secretary of Economic Development, the Cambridge City Manager, and members of the City Council—demonstrating the broad community support for this project.

The new headquarters will centralize Biogen's presence in Kendall Square by co-locating research and development, technical operations, and global and North American commercial teams into a single innovation hub. This integration will further strengthen collaboration, accelerate scientific advancement, and reinforce Cambridge's position as a global center for life sciences.

To appropriately identify its global headquarters, Biogen is seeking approval to install an internally illuminated sign of approximately 550 square feet, located approximately 290 feet above ground level on the building. The proposed sign would be illuminated from dusk to dawn. The requested variance is necessary as current zoning regulations would otherwise limit the company to a much smaller sign no higher than 20 feet above ground level—an approach that would not reflect the scale or prominence of this landmark headquarters building for a company that has played a central role in fueling local economic development and shaping Kendall Square into what is now widely regarded as the most innovative square mile in the world.

Biogen has invested hundreds of millions of dollars in job creation and partnerships with local businesses, universities, and healthcare institutions. Seventy percent of its research and development employees are based in the United States, primarily in Cambridge. The company's scientists have pioneered breakthroughs including the first treatments for spinal muscular atrophy, Alzheimer's disease, ALS-SOD1, postpartum depression, and Friedreich ataxia—medicines that were primarily researched and developed in the U.S. and that are helping thousands of patients in the United States and around the world.

Biogen has grown steadily while remaining firmly committed to Cambridge. The proposed signage represents not only corporate identification, but also a visible symbol of the company's enduring partnership with the City and its continued leadership in advancing medical innovation.

For these reasons, we respectfully urge the Board of Zoning Appeal to grant the requested variance and allow installation of the proposed signage at 75 Broadway.

Thank you for your consideration.

Sincerely,



Kendalle Burlin O'Connell
CEO & President
MassBio

April 2, 2026

BZA Chair
Cambridge Board of Zoning Appeal
c/o Inspectional Services Department

Dear Chair Ng,

On behalf of the Massachusetts Institute of Technology, I express our support for Biogen's request for a variance from Article 7 of the Cambridge Zoning Ordinance to permit signage at its new global headquarters currently under construction at 75 Broadway.

MIT and Biogen have grown up together in Kendall Square, a neighborhood that has transformed over decades into what is often described as the most innovative square mile on the planet. This transformation has been powered not by any single institution, but by a dense, collaborative community defined by ideas, discovery, and people willing to push boundaries in pursuit of scientific revolution.

It is especially fitting that Biogen, a company whose roots are closely tied to MIT through pioneers such as Professor Phillip Sharp, will make Kendall Common's first building its new home. Biogen's decision to develop a 580,000-square-foot global headquarters reflects both a recommitment to Cambridge and a deep understanding of the value of proximity to talent, ideas, and partners.

The unspoken motto of Kendall Square might well be "talent in proximity." At MIT, we know that proximity matters – that innovation is sharper, more rigorous, and more inventive when researchers, students, entrepreneurs, and industry leaders work side by side. Big ideas do not emerge in echo chambers; they come from community, curiosity, and being surrounded by people with diverse perspectives who challenge assumptions and expand what is possible.

Biogen's continued presence in Kendall Square inspires current and future generations of scientists and innovators. It strengthens pathways from fundamental research to real-world impact, reinforces opportunities for collaboration, and helps sustain an ecosystem where academic inquiry and industry application inform and elevate one another. Together, MIT and Biogen see enormous potential for new partnerships in innovation and impact that will shape the future of health, science, and technology.

MIT would not be MIT without its global community, and Kendall Square would not be Kendall Square without the diversity of people and perspectives that choose to locate, collaborate, and invest here. As Biogen breaks ground on this new home, it also opens

new opportunities for shared progress across universities, companies, entrepreneurs, and mentors to the next generation of innovators.

To appropriately identify this building as Biogen's global headquarters, the company seeks approval for an internally illuminated sign of approximately 550 square feet, located roughly 290 feet above ground level and illuminated from dusk to dawn. The requested variance is necessary given zoning limitations that constrain signage in ways that do not reflect the scale, visibility, or civic significance of a landmark headquarters within this globally recognized innovation district.

In context, the proposed signage is not merely a corporate identifier, but a visible marker of Biogen's enduring role in a community where collaboration thrives and discovery accelerates when we work together. Kendall Square proves a simple truth: proximity matters, collaboration matters, and progress follows.

For these reasons, the Massachusetts Institute of Technology respectfully urges the Board of Zoning Appeal to grant the requested variance and allow installation of the proposed signage at 75 Broadway.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sarah E. Gallop". The signature is fluid and cursive, with the first name "Sarah" and last name "Gallop" clearly distinguishable.

Sarah E. Gallop
Director



CITY OF CAMBRIDGE

Community Development Department

City Hall Annex, 344 Broadway, Cambridge, MA 02139

SIGN CERTIFICATION APPLICATION

Please fill out this application to indicate the number, type, and dimensions of signage for your building. If you are unsure of the type of sign and/or allowable dimensions, please review the following pages of this application and [Article 7.000](#) of the Zoning Ordinance. Please note the following additional requirements:

- **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 and a bond must be posted with the City Clerk. For questions or additional information, please contact cddzoning@cambridgema.gov.

APPLICANT INFORMATION

Applicant Name: Erik Janiel

Phone: 6175429620

Email: ejaniel@dclboston.com

Sign Address: 75 Broadway

PROPOSED SIGN

Please fill out the information below and **attach a sketch of the proposed sign** to the application. Each proposed sign requires an individual form to be filled out. For further information on sign types, see the below page.

Sign text: BIOGEN

Sign type: Wall Sign

Area in square feet: 550

Dimensions: 13'-2" H x 41'-1" L

Placement height in feet: 303.17

Depth from façade: 23

Illumination: Internal

Sign frontage in feet: 99

Area of existing signs to remain: N/A

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

FOR INTERNAL USE ONLY

Sign conforms to requirements of Article 7.000: No

Sign requires a variance from the Board of Zoning Appeals: Yes

Comments: The proposed sign is denied because it does not conform to the following dimensional requirements of the Sign Ordinance:

- Exceeds the maximum allowed sign area of 99 sq.ft. for this façade
- Does not meet the internal illumination dimensional standards
- Exceeds the maximum placement height of 20 feet from the ground.

Signature: *Adelcia Mapure*

CDD Representative

4/9/2026

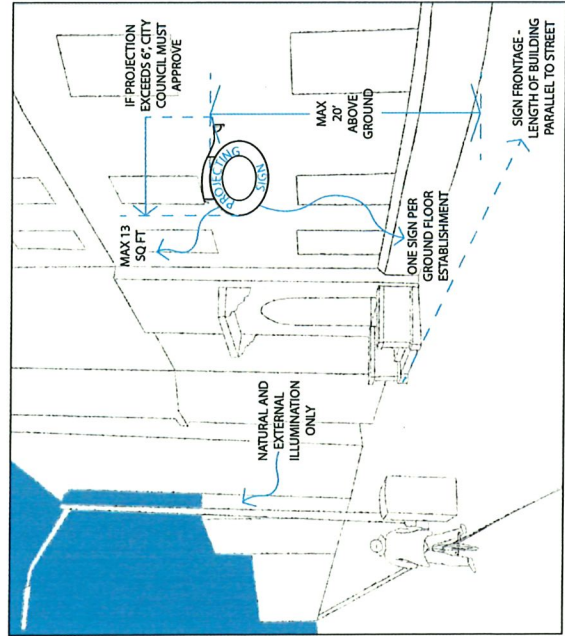
Date

OVERVIEW BY SIGN TYPE

Please note that this guide is intended to provide an overview of requirements by sign type. Sign shall mean and include any permanent or temporary structure, device, letter, words, model, banner, pennant, insignia, trade flag, or representation used as, or which is in the nature of, an advertisement, announcement, or direction and which is designed to be seen from the outside of a building. For further information on specific requirements, consult Article 7.000 of the Zoning Ordinance.

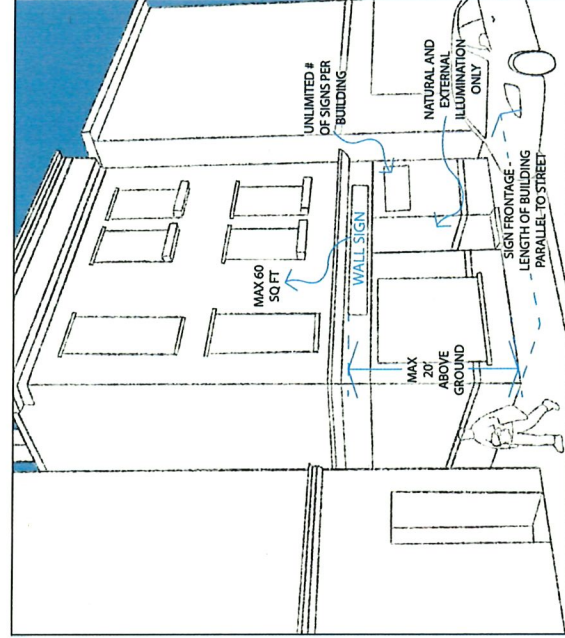
PROJECTING SIGN

A projecting sign is attached to and projects from a building face, including marquee, canopy, and awning mounted signs.



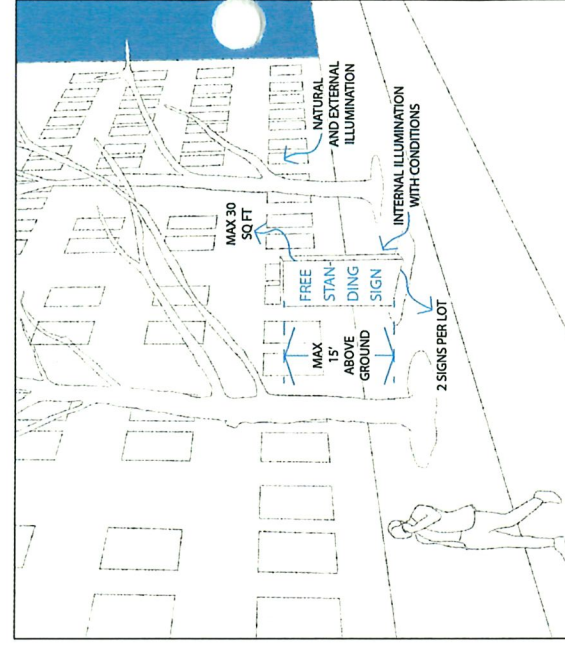
WALL SIGN

A wall sign is affixed so its exposed face and all sign area is parallel to the plane of the building.



FREESTANDING SIGN

A free standing sign is attached to or part of a self-supporting structure and is not attached to any other structure.



75 Broadway

Petitioner

29-50
UNITED STATES OF AMERICA
575 TECHNOLOGY SQUARE
CAMBRIDGE, MA 02139

30-38
BIOGEN IDEC REALTY LIMITED ATTN:
ERIC TISCH
225 BINNEY STREET
CAMBRIDGE, MA 02142

MIT VOLPE FEE OWNER LLC
C/O MICHAEL WYTHE
225 BINNEY STREET
CAMBRIDGE, MA 02142

30-40
BIOGEN REALTY LIMITED PARTNERSHIP ATTN:
ERIC TISCH
14 CAMBRIDGE CENTER
CAMBRIDGE, MA 02142

43-82
ZUCKERMAN, MORTIMER B.,
MICHAEL A. CANTALUPA & BRYAN J. KOOP, TR
C/O BOSTON PROPERTIES INC
800 BOYLSTON ST., SRE 1900
BOSTON, MA 02199

44-95
BP EAST GARAGE LLC, C/O BOSTON
PROPERTIES LIMITED PARTNERSHIP
800 BOYLSTON ST., SUITE 1900
BOSTON, MA 02199

44-106
ZUCKERMAN, MORTIMER B.,
EDWARD H. LINDE & DAVID BARRETT, TRS.
C/O BOSTON PROPERTIES INC
800 BOYLSTON ST., SUITE 1900
BOSTON, MA 02199

44-93
CAMBRIDGE REDEVELOPMENT AUTHORITY
255 MAIN ST 4TH FLOOR
CAMBRIDGE, MA 02142

43-71
ODYSSEY PROPCO LLC
345 CALIFORNIA ST - SUITE 300
SAN FRANCISCO, CA 94104

44-104
BP FOUR CC LLC, C/O BOSTON PROPERTIES
LIMITED PARTNERSHI
800 BOYLSTON ST SUITE 1900
BOSTON, MA 02199

30-52
121 BROADWAY LLC
800 BOYLSTON STREET - SUITE 1900
BOSTON, MA 02199

30-50
DAVID BARRETT & EDWARD LINDE
C/O BOSTON PROPERTIES
800 BOYLSTON STREET - SUITE 1900
BOSTON, MA 02199

29-52-53-54-55-56
MIT VOLPE FEE OWNER LLC
ONE BROADWAY - 9TH FLOOR SUITE 200
CAMBRIDGE, MA 02142