

Table of Contents

Volume 1: Narrative Volume

- 1.0 Dimensional Form
- 2.0 Dimensional Form Comments
- 3.0 Ownership Certificate
- 4.0 Fee Schedule
- 5.0 Project Overview
- 6.0 Compliance with Zoning
- 7.0 Summary of Community Engagement

1.0 Dimensional Form

DIMENSIONAL FORM

Project Address:

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)				
Lot Width (ft)				
Total Gross Floor Area (sq ft)				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units				
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)				
Front Yard Setback (ft)				
Side Yard Setback (ft)				
Side Yard Setback (ft)				
Rear Yard Setback (ft)				
Open Space (% of Lot Area)				
Private Open Space				
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces				
Long-Term Bicycle Parking				
Short-Term Bicycle Parking				
Loading Bays				

Use space below and/or attached pages for additional notes:

2.0 Dimensional Form Comments

Dimensional Form Comments

Project Address: 75 Ames Street

Application Date: September 22, 2022

Comments

1. Allowed Gross Floor Area is determined cumulatively under the regulations of Section 14.30.
2. Calculated for the lot as per the regulations of Section 14.40.
3. Required parking will be accommodated in the existing on-site Yellow Garage at 77 Ames Street.
4. The Broad is presently engaged in discussions with Boston Properties about providing Broad short-term bicycle parking in the West Parcel Park, also known as the Danny Lewin Park. The park is located adjacent to the Yellow Garage at 77 Ames Street.

3.0 Ownership Certificate

OWNERSHIP CERTIFICATE

Project Address: 75 Ames Street / Floor M1

Application Date: Sept. 22, 2022

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: The Broad Institute, Inc.

at the following address: 415 Main Street

to apply for a special permit for: Amending PB 257

on premises located at: 75 Ames Street

for which the record title stands in the name of: West Parcel Condominium

whose address is: 75-77 Ames Street

by a deed duly recorded in the:

Registry of Deeds of County: 00201590 Book: 64738 Page: 1

OR Registry District of the Land Court,
Certificate No.:

Book: _____ Page: _____

David Erlandson Trustee

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:


Commonwealth of Massachusetts, County of Suffolk

The above named David Erlandson personally appeared before me,

on the month, day and year September 22, 2022 and made oath that the above statement is true.

Notary: Caitlin Ingelfinger

My Commission expires: February 6, 2026

 **CAITLIN ANN INGELFINGER**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 6, 2026



4.0 Fee Schedule

FEE SCHEDULE**Project Address:****Application Date:**

The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars (\$1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars (\$150.00).

Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF):	× \$0.10 =
Flood Plain Special Permit	Enter \$1,000.00 if applicable:
Other Special Permit	Enter \$150.00 if no other fee is applicable:
TOTAL SPECIAL PERMIT FEE	Enter Larger of the Above Amounts:

5.0 Project Overview

5.0 Project Overview

Background

In 2014, the Broad Institute {Broad} constructed 75 Ames Street through a comprehensive development agreement with Boston Properties. This project was approved through a Special Permit {PB-257} in May of 2011. This new facility was to be a further expansion of Broad's presence in Kendall Square, and to be used as a mixed-use laboratory and office facility to support their ongoing research efforts. As part of the original building design, Broad reserved floor space on one of the mechanical floors {M1} to provide sufficient area for future air handling and mechanical equipment, should it be required. After operating the facility for approximately six years, Broad determined approximately 12,500 SF {14,000 GFA} of the M1 floor's mechanical space would be better utilized as office and meeting space, and could be supported from the existing electrical and mechanical infrastructure. Broad submitted façade and floor plans to the Cambridge Redevelopment Authority on February 6, 2020, to formalize the space request.

Conversion of the M1 mechanical space to office space has been discussed in previous MXD development plans. Broad's M1 office expansion was a component of the CRA's Kendall Square Urban Renewal Plans 2015 Environmental Impact Report, the MXD District's Article 14 Zoning, and the MXD Infill Development Concept Plan. *Reference: CRA Memorandum, M1 Expansion, date: April 15, 2020.*

As the M1 conversion, noting that the project only covers approximately 50% of the floor area, requires modifications to three of the four facades of the 75 Ames Street building, representatives from Broad presented renderings to the CRA's Design Review Committee on March 4, 2020. Design changes involved the removal of louvers and metal panels, and were to be replaced with matching architectural windows on the north, east, and south facades at just the M1 level. The Design Review Committee felt the façade modifications were in keeping with the building architecture, and noted that adding windows and facade transparency in place of louvers was a positive design modification. *Reference: CRA Memorandum, M1 Expansion, date: April 15, 2020. Note: A copy of the executed Redevelopment Entitlement Agreement is included in Section 1.0 of Volume 3: Appendices.*

Planning Board Application

Fast forward to 2022 and the Covid-19 pandemic hopefully behind us, the Broad continues to expand its research in several disciplines. The expansion of our research now requires the use of the M1 space for a new faculty member and a new program. We are working closely with Ellenzweig Architects of Boston, MA in developing an exciting new office and meeting environment.

Broad is coming before the Planning Board to request an amendment to the Special Permit {PB-257} which would allow for an additional 14,000 GFA to the existing 250,000 GFA {a 5.6% increase in GFA}, as well as approval of the fit out, which would include new matching windows on three of the M1 facades. Exhibit C, D, and E, located in Section 5.0 of Volume 2: Graphic Volume, illustrate the existing conditions of the facades and a rendering of what the new windows would look like once installed. Other than the dimensional differences the windows will be designed and constructed to match the existing windows as originally installed in the building. The current window frames are reusable and can support the new windows.

The proposed use of offices, meeting spaces, bathrooms, and circulation space on M1 is consistent with the approved use, and the current use of the building. Floor M1 will not contain any lab or lab support spaces.

The additional GFA will not require any expansion in the building's mechanical infrastructure, as additional make-up air and exhaust capacity were included in the original design and construction. Thus, there will be no changes or modifications to the roof line and/or roof scape.

6.0 Compliance with Zoning

6.0 Compliance with Zoning

In reviewing the “Findings” section of the original PB-257 decision, dated May 3, 2011, the amendment, as we have proposed, does align with the Urban Design Objectives {Section 19.30 and Section 10.43, as noted below.

Section 19.31: New projects should be responsive to the existing or anticipated pattern of development.

- 75 Ames Street is an existing building, and a very active location within the Broad campus. No other changes are intended for the building exterior other than the window installation on Floor M1. Matching windows will replace louvers and metal panels on three facades of M1. The installation of these new matching windows is a significant aesthetic improvement to the building, and only enhances the overall character of the building.

Section 19.32: Development should be pedestrian and bicycle friendly, with a positive relationship to its surroundings.

- 75 Ames Street is an existing building, and a very active location within the Broad campus and Kendall Square. The current location on Ames Street is very pedestrian and bicycle friendly. We have ample bicycle storage in the Yellow Garage at 77 Ames Street for the Broad community, as well as short-term bicycle storage for visitors, when coming to 75 Ames Street. The Broad has a very active bicycle community, which commutes to Cambridge from multiple locations.

Section 19.33: The building and site design should mitigate adverse environmental impacts of a development upon its neighbors.

- 75 Ames Street is an existing building, and a very active location within the Broad campus and Kendall Square. The building has been its completed state since 2014, and is very compatible within the neighborhood.

Section 19.34: Projects should not overburden the City infrastructure services, including neighborhood roads, city water supply system, and sewer system.

- 75 Ames Street is an existing building, and a very active location within the Broad campus and Kendall Square. The addition of the 14,000 GFA is a 5.6% addition to the existing 250,000 GFA. The project will include offices, meeting spaces, and common areas for 86 FTE’s. The building’s water and sewer infrastructure are more than adequate to manage the additional population on Floor M1, and places no undue burden on the City’s water and sewer services.

- Other than the window installation on Floor M1, there are no other exterior changes to the building, so there is no increased impact to the on-site retention and infiltration system.

Section 19:35: New construction should reinforce and enhance the complex urban aspects of Cambridge, as it has developed historically.

- 75 Ames Street is an existing building, and a very active location within the Broad campus and Kendall Square. The installation of the new matching windows is a significant aesthetic improvement to the existing building, and only enhances the overall character of the building.

Section 19:36: Expansion of the inventory of housing in the City is encouraged.

- Housing is not an element of the 75 Ames Street building.

Section 19:37: Enhancement and expansion of open space amenities in the City should be incorporated into new development in the City.

- 75 Ames Street is an existing building, and not a new development. No application.

Section 10:43: Criteria. Special permits will normally be granted where specific provisions of this Ordinance are met, except where particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because.

- 75 Ames Street is an existing building, and a very active location within the Broad campus and Kendall Square. It has been in existence since 2014, and the original project, as approved in PB-257, met with the applicable zoning requirements in the MXD District. The amendment to PB-257, as described herein, we believe to be consistent with the original Special Permit, and will meet with the applicable zoning requirements in the MXD District.

In summary, this proposed project does not affect the outside of the building other than the proposed installation of the new matching windows on M1, as previously described. The project does not change the height of the building or the overall gross square footage of the building. The internal scope of work is extremely limited with the construction being limited to the M1 floor. There is no additional mechanical infrastructure being added to the building, so the roof line and roofscape remain unchanged, as previously described. The mechanical requirements {supply air and exhaust} for the M1 fit out will be supplied by existing building infrastructure.

Please note that no other department within the City have received these project materials except, as noted below:

- City of Cambridge, Inspectional Services: Permit Documents for a Building Permit, as designed by Ellenzweig Architects.
- Cambridge Redevelopment Authority: Construction Documents, as designed by Ellenzweig Architects, including glass and material samples associated with the window installation.

Parking and Bicycle Storage

The required parking will be provided by existing spaces allocated to Broad in the Yellow Garage, located at 77 Ames Street, which is physically connected to 75 Ames Street. Vehicle access to the Yellow Garage remains unchanged.

Long-term bicycle storage is supported in Broad's and Boston Properties' current bicycle storage facilities located on the east side of the first floor of the Yellow Garage at 77 Ames Street. A plan of the first floor of the Yellow Garage is contained in Section 4.0 of Volume 2: Graphic Volume.

Short-term bicycle storage: The Broad is presently engaged in discussions with Boston Properties about providing Broad short-term bicycle storage in the West Parcel Park, also known as the Danny Lewin Park. The park is located adjacent to the Yellow Garage, located at 77 Ames Street.

7.0 Summary of Community Engagement

7.0 Summary of Community Engagement

The Broad reached out to their neighbors and abutters of 75 Ames Street, as part of their community engagement effort. Each neighbor and abutter received, via email, a copy of the letter, attached in Section 2.0 of Volume 3: Appendices. In addition, the Broad's Communications Office shared the attached letter with the East Cambridge Planning Team. These numerous communications were sent in August 2022 well in advance of the hearing date to allow sufficient time for questions and discussion, as appropriate.

The responses to the Broad's email notification were quite limited, and most thanked the Broad for making them aware of the forthcoming activity regarding 75 Ames Street. None required follow-up of any kind. Responses to the notification specifically came from MITIMCO, Boston Properties, Biogen, and the Whitehead Institute.