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April 16, 2024

VIA ELECTRONIC DELIVERY

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

Reference: Request for Minor Amendment 4 Related to the Extension of Special Permit (PB #368, as amended to date, the “Special Permit”) for the MIT Volpe Redevelopment (the “Project”), Cambridge, MA

Dear Chair Flynn and Members of the Board:

The Massachusetts Institute of Technology respectfully requests a Minor Amendment to the Special Permit to extend the time period to exercise the right to start construction. In the Planning Board Notice of Decision dated September 28, 2021, the Project was granted an extension to commence construction by September 28, 2023. On May 16, 2023, the Project was granted an extension to commence construction by September 28, 2024. Pursuant to Section 12.41 of the Cambridge Zoning Ordinance and Conditions 5.a. and 18 of the Special Permit, we now request the Planning Board grant an additional 12-month extension to exercise the right to start construction by September 28, 2025. As set forth in the Special Permit, the Planning Board is expressly permitted to approve such an extension as a Minor Amendment.

Since last year when the Planning Board extended the time period to exercise the right to start construction, MIT has significantly advanced towards the initiation of the Project. In January this year, MIT acquired the development parcel from the Federal Government. MIT has also been working diligently to advance the design of the first phases of the Project, including the design for the Sixth Street and Third Street parks. We look forward to continuing these design conversations with the Planning Board and City staff. Additionally, MIT has been working with City staff on coordinating the installation of extensive required infrastructure, including a stormwater culvert and electric transmission lines. Both the stormwater culvert and the electric transmission lines traverse the Volpe site, and we have been working closely with the City and Eversource on the design and alignment of these important infrastructure projects. We expect this work will commence later this year.

Given the complexity of the Project and MIT’s on-going coordination efforts with the City with respect to infrastructure, MIT respectfully requests that the Planning Board find good cause for an extension and grant a Minor Amendment to extend the time period for the commencement of construction for an additional year.

We look forward to the opportunity to meet with the Board to discuss this request.



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Thank you for your consideration.

Very truly yours,
MASSACHUSETTS INSTITUTE OF TECHNOLOGY

A handwritten signature in blue ink, appearing to be 'M. Owu', written in a cursive style.

Michael Owu,
Authorized Signatory, Vice President of
MIT Investment Management Company and not individually