



**2023 KSURP  
Innovation  
Space Update**

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**CRA Board Presentation**

February 21, 2024



# I. OVERVIEW

# Overview

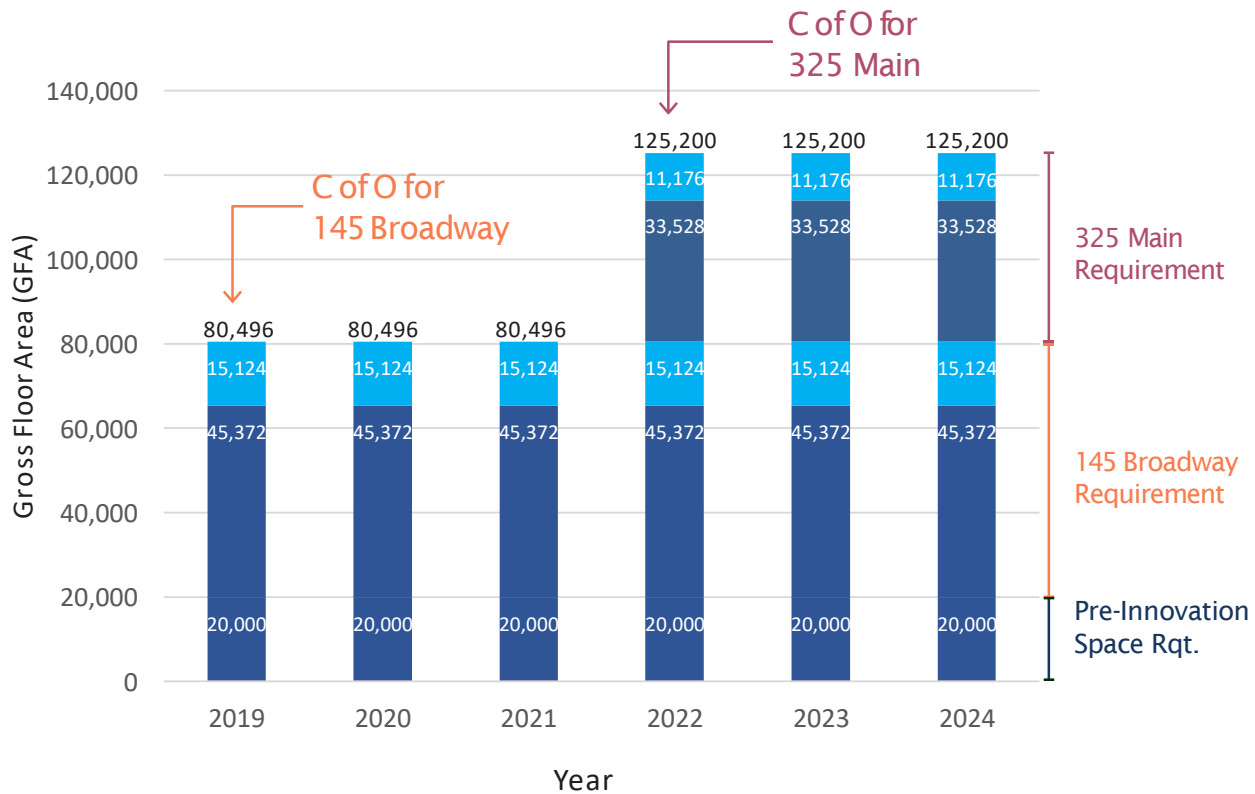
As initially envisaged, the Innovation Space mandate is intended to ensure a dynamic and diverse environment within the urban ecosystem of Kendall Square and the City of Cambridge at large.

Three components:

- Innovation space associated with Commercial Building A (145 Broadway)
- Innovation space associated with Commercial Building B (325 Main)
- Pre-Innovation space stipulated in the Commitment Letter for Ordinance Number 1334 (75 Ames Street)

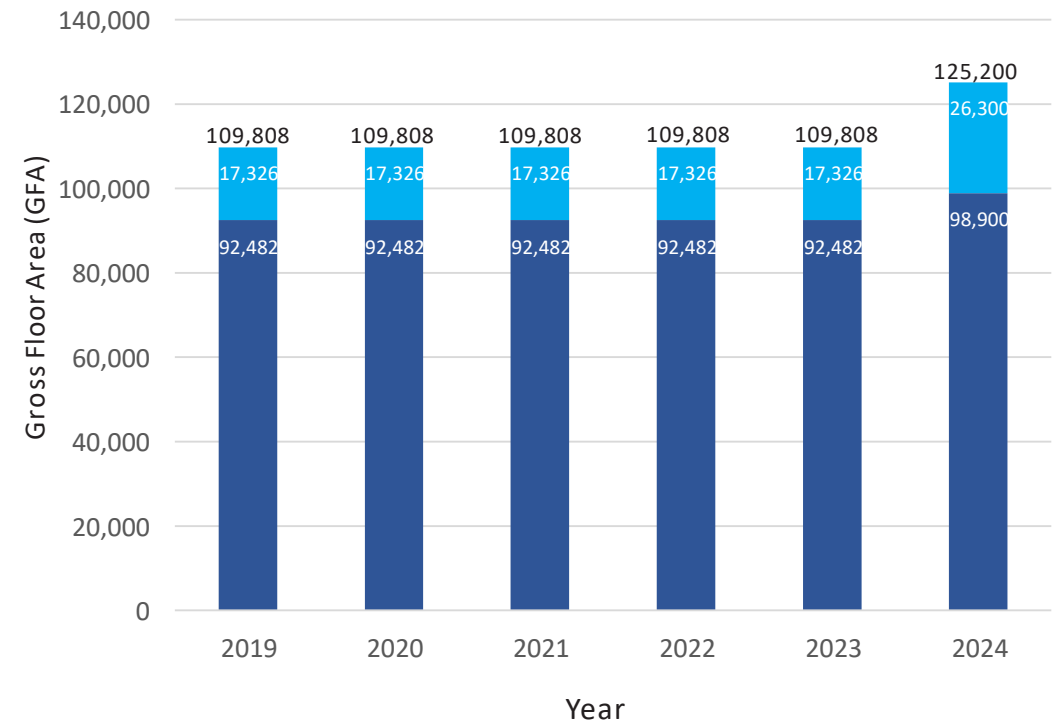
# Innovation Space Phasing Plan

## Required Innovation Space Delivery



- Market Rate Innovation Space
- Below Market Rate Innovation Space

## Planned Innovation Space Delivery



- Market Rate Innovation Space
- Below Market Rate Innovation Space

## **II. EXISTING INNOVATION SPACE**

# Overall Stacking Diagram



- Market Rate Innovation Space
- Below Market Rate Innovation Space

# **(A) Market Rate Innovation Space**





CIC Innovation Space 2023 Update  
245 Main Street



December 8  
2023





## What we believe

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Our clients provide tomorrow's answers to today's problems. They renew our economies, create gainful and rewarding employment opportunities, and frequently crack tough problems facing humanity

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## What we've accomplished

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We built the world's largest science/tech focused innovation hub, in Cambridge, MA

We have built hubs in 9 cities

We are creating the first global network of such hubs, initially covering 50 major cities

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## **Introduction**

Per the Innovation Space Plan, accepted by the CRA in December 2018, CIC has submitted an annual compliance report to CRA.

As of December 2023, CIC has met guidelines for all requirements of the innovation space, as indicated in this document.

# Requirement

## #1

### Description of Requirement

Durations of lease agreements (or other similar occupancy agreements) with individual office tenants shall be for periods of approximately one (1) month.

### How CIC Fulfills this Requirement

CIC maintains the same 30 day service agreements for all clients



The licensee(s) identified on the signature block of this agreement (the "Licensee") and CIC hereby agree to the following (the "Agreement" or "Service Agreement").

Please note that "Client", "you" and "your" refer to the aforementioned Licensee, and "CIC", "we" and "our" refer to the CIC agent identified in the signature block of this Agreement (the "Agent") for the Licensor(s) identified on Exhibit A for the locations that you use.

**I. License:** On behalf of the Licensors identified in Exhibit A, CIC hereby grants you, and you hereby accept from CIC, a license and privilege to operate a workspace and use the facilities designated by CIC (and as set forth in our monthly invoice to you) at one or more of the premises indicated in Exhibit A (individually and collectively the "Premises" or "CIC Premises"). This license does not convey title to any land or buildings and does not create a possessory interest or tenancy of any kind.

Either party may terminate this Agreement and license for any reason or no reason with 30 days' written notice (the Termination Notice as defined below).

notice if your needs change. CIC requests that you provide as much informal notice as possible of any planned decrease in your use of our services. Giving us an idea of your future plans will not prejudice your access to current services, and may allow us to introduce you to alternative options.

Over and above any informal conversations you may have with us, you agree to provide CIC at least 30 days' advance formal definitive written notice of termination of this Agreement (the "Termination Notice") as well as of any material reduction of your use of space or services under this agreement. This means 30 days' Termination Notice is required if you plan to leave, but also if you plan to drop a part of your space at any of CIC's facilities. Please keep in mind that once you give us formal Termination Notice, CIC will release that space for reservation by others following the date you told us you will no longer require it, and it may not be possible for you to later reverse your decision.

If you choose to vacate your space in fewer than 30 days from the time you provide us with Termination Notice, you will still be responsible for full payment of your fees through the date that is 30 days after Termination Notice is given, regardless of whether we reuse your space for others after you vacate.

# Requirement

## #2

### Description of Requirement

No single business entity may occupy more than two thousand (2,000) square feet or ten percent (10%) of the entire Innovation Space provided in the District, whichever is greater.

### How CIC Fulfills this Requirement

Total innovation space in the district is 92,482 for Phase 1. All CIC clients are currently under 10% of this total space.

\*Top 5 Largest Clients at 245 Main Street by Square Footage

CLIENT A	2419
CLIENT B	1222
CLIENT C	1191
CLIENT D	1163
CLIENT E	1106

# Requirement

## #3

### Description of Requirement

The average size of separately contracted private office suites may not exceed two hundred (200) square feet of GFA.

### How CIC Fulfills this Requirement

Based on a review of offices in the defined innovation space, the average size of separately contracted private offices is 180 square feet.



# Requirement

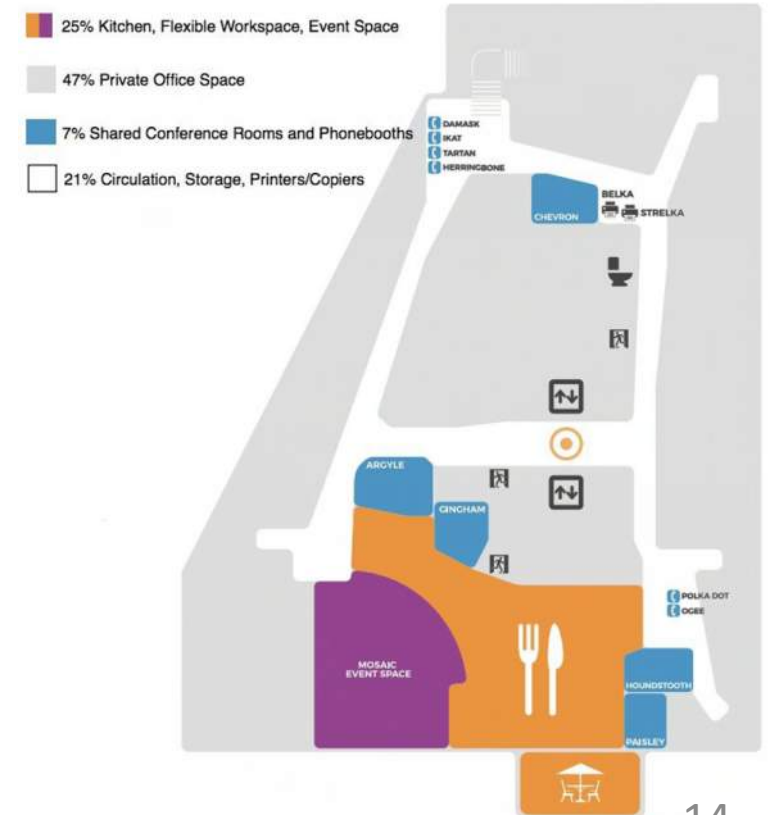
## #4

### Description of Requirement

Innovation Space shall include shared resources (i.e., co-working areas, conference space, classroom space, office equipment, showroom, shop or lab equipment, storage, circulation, supplies and kitchens) available to all tenants and must occupy at least fifty percent (50%) of the Innovation Space.

### How CIC Fulfills this Requirement

All innovation space floors have at least 50% shared resources. Below is a diagram of an actual floor showing breakdown of shared resources to private office space.













# Requirement

## #5

### Description of Requirement

Individual entities occupying Innovation Space may include small businesses, incubators, small research laboratories, office space for investors and entrepreneurs, facilities for teaching and for theoretical, basic and applied research, product development and testing and prototype fabrication or production of experimental products.

### How CIC Fulfills this Requirement

All CIC clients at 245 Main currently fall within one or more of the described sectors:

- Approximately 56%: Science + Technology
- Remaining 44%:
  - Finance + VC
  - Business Services
  - Artificial Intelligence



# Success Stories

FROM CIC

## CIC, Zipcar and Massachusetts Competitive Partnership Announce New Board and Executive Director for the Mass Mobility Hub

November 28, 2023 CAMBRIDGE



VENTURE CAFÉ | CAMBRIDGE

Connect Learn Share About Thursday Gathering


CONNECT PROGRAMS THURSDAY GATHERING CHANGE YOUR OWN ADVENTURE NO COLLEGE & FOODSACKS BOSTON

## LAUNCHING C10 LABS: A NEW DIMENSIONAL AI HUB AT CIC

Hybrid session | Panel, Presentation, Learn, Engage

NOVEMBER 16, 2023 | 5:00 PM - 6:00 PM  
ROOM: HAVANA ROOM

ADD TO CALENDAR



## MASSACHUSETTS Social Impact at CIC Massachusetts

CIC Massachusetts is proud to open a Social Impact Cohort which will provide unique programming that supports small organizations led by historically underserved entrepreneurs—including BIPOC, female-identifying, and veteran-led businesses—based in Massachusetts. This opportunity is made possible by the Capital Readiness Program grant awarded by the Minority Business Development Agency, in which CIC was the only Massachusetts organization selected to receive funds.



# **(B) Below Market Innovation Space**



Partners in social change

Third Sector New England, Inc. (TSNE) is a capacity building organization that partners with nonprofit organizations to provide the services, programs, and resources they need to support their communities and ultimately, create a more equitable society. We work with organizations to mitigate barriers, like access to resources and capacity, by ensuring they have the financial, staff, and additional support they need to operationalize their work. In doing so, we partner with organizations to increase sustainability, help do their work more effectively, and lead change.

# Overview

The Link, operated by TSNE, seeks to connect underrepresented job seekers to the innovation ecosystem of Kendall Square and Greater Boston

The Link officially opened in June of 2019 and is currently home to CRA, Per Scholas, MassBioEd, CDA Collaborative, A-T Children's Project, Coalition of Schools Education Boys of Color (COSEBOC), and Green Soul Organics Foundation



# Operations

## **Education:**

- (3) instructional spaces, 25 students each
- (1) large event space, 50 students

## **Co-working:**

- (43) Workstations

## **Private Office:**

- (15) private offices

## **Shared Resources:**

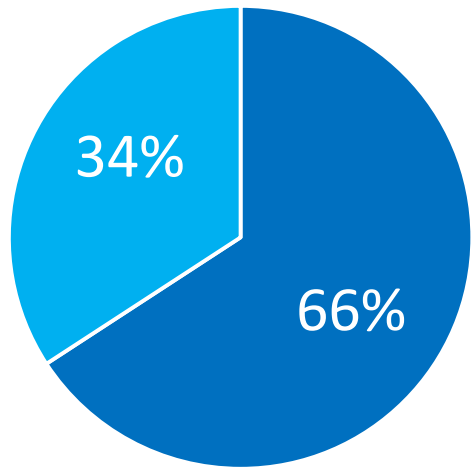
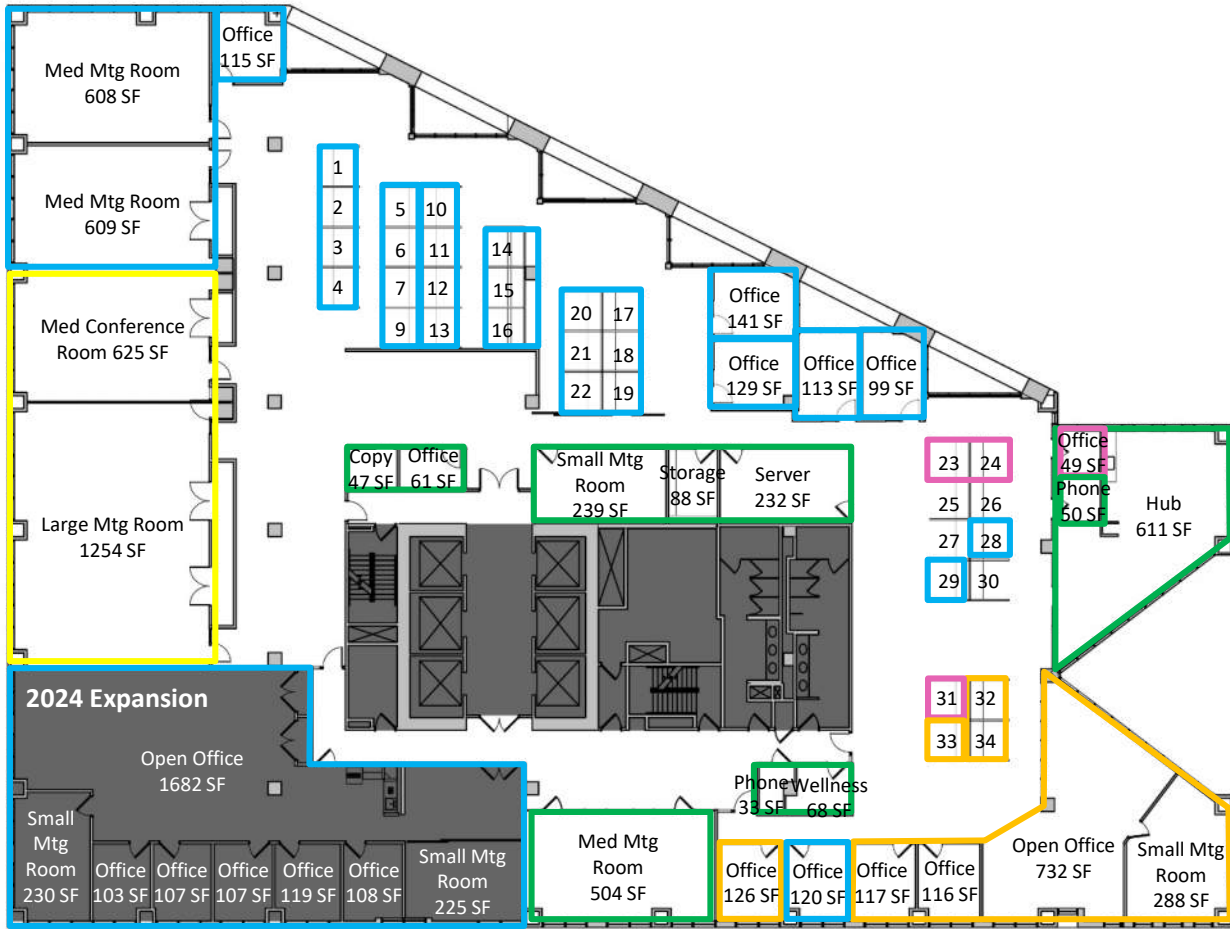
- Kitchen/cafeteria, lounge, shared meeting, operational (storage, copy room, servers, etc.)

## **Vacancy:**

- Workstations: (4) vacant
- Private offices: (0) vacant



# Floorplan and Use Breakdown



■ Shared Resources     ■ Tenant Workspaces

- Instructional Spaces
- Worforce Dev/Education Workspaces
- Research/Advisory Workspaces
- Shared Resources/Operational
- CRA

# Tenant Impact



## Per Scholas

“Per Scholas envisions a technology workforce as diverse as the customers it serves... Our mission is to advance economic equity through rigorous training for tech careers and to connect skilled talent to leading businesses.”

Supported 108 learners in 2023

- Four (4) IT classes
- Two (2) cybersecurity classes

Hosted numerous lunch & learns and mock interview sessions for learners in partnership with companies like Verizon and Pegasystems



## MassBioEd

“Our mission is to build a sustainable life sciences workforce in the region through educational programs that engage and excite teachers, inspire and propel students, and illuminate the pathway from the classroom to career with a focus on expansion, opportunity and diversity.”

Hosted large-scale, 200+ person conferences as well as professional training courses at the Link—including the ACCESS Program, which provides partner districts lab lessons and career experiences for students grade 6-10

# III. FUTURE INNOVATION SPACE

# Future Opportunities

BXP is focused on delivering its remaining 12,771 GFA of Innovation Space. To do so, BXP has progressed substantial conversations with The Fab Foundation that would meet the majority of GFA still required – and likely overdeliver on remaining Below Market requirements by approx. 3-5,000 SF.



## COMMUNITY FAB LAB

Space Needs: 10,000+ GFA

Status: Design

- Publicly programmed convening space
- Community-accessible lab and classroom space
- Office space for Fab Foundation staff and entrepreneurs





# An Introduction to Fab Foundation

An Anchor Organization of the Maker Movement

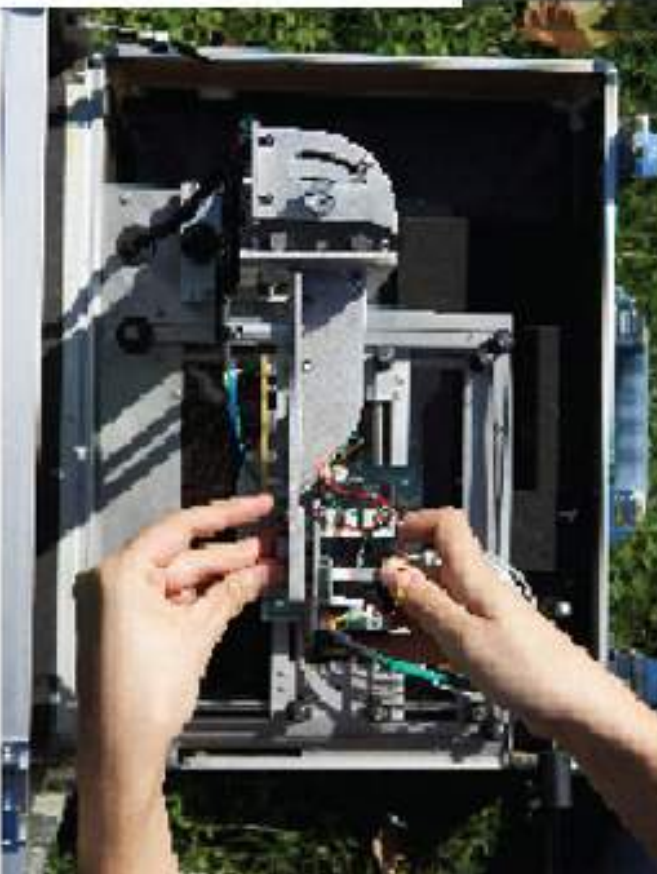
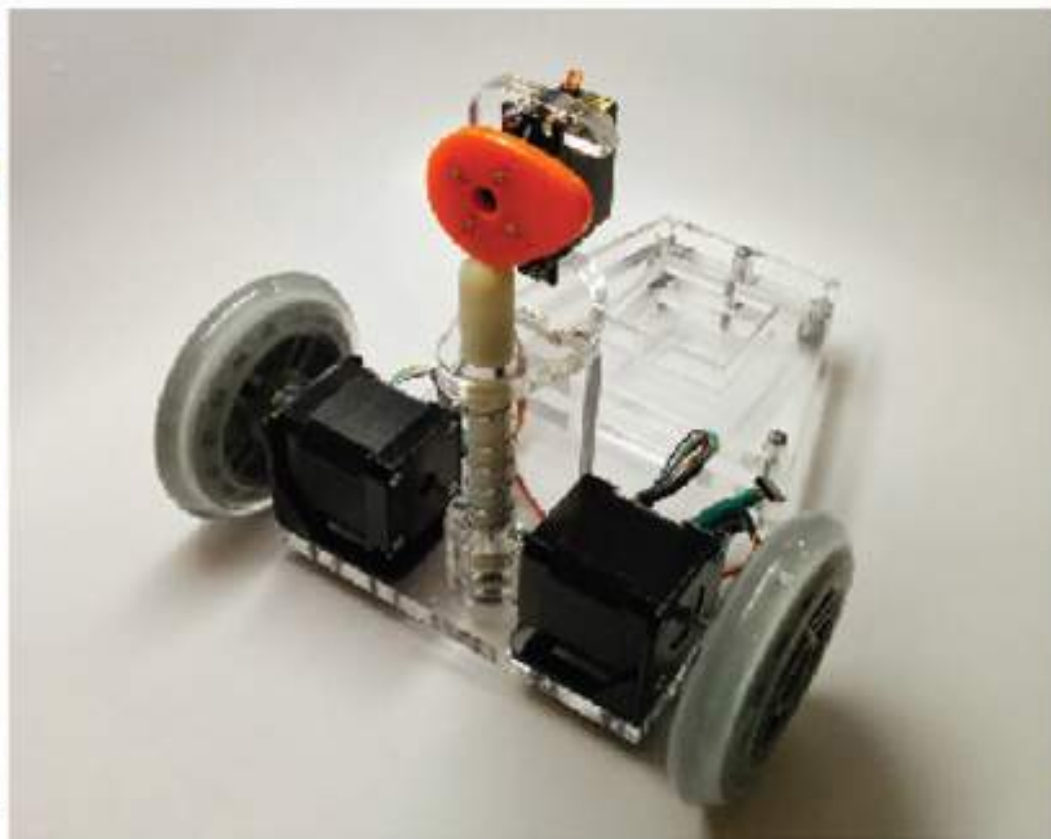
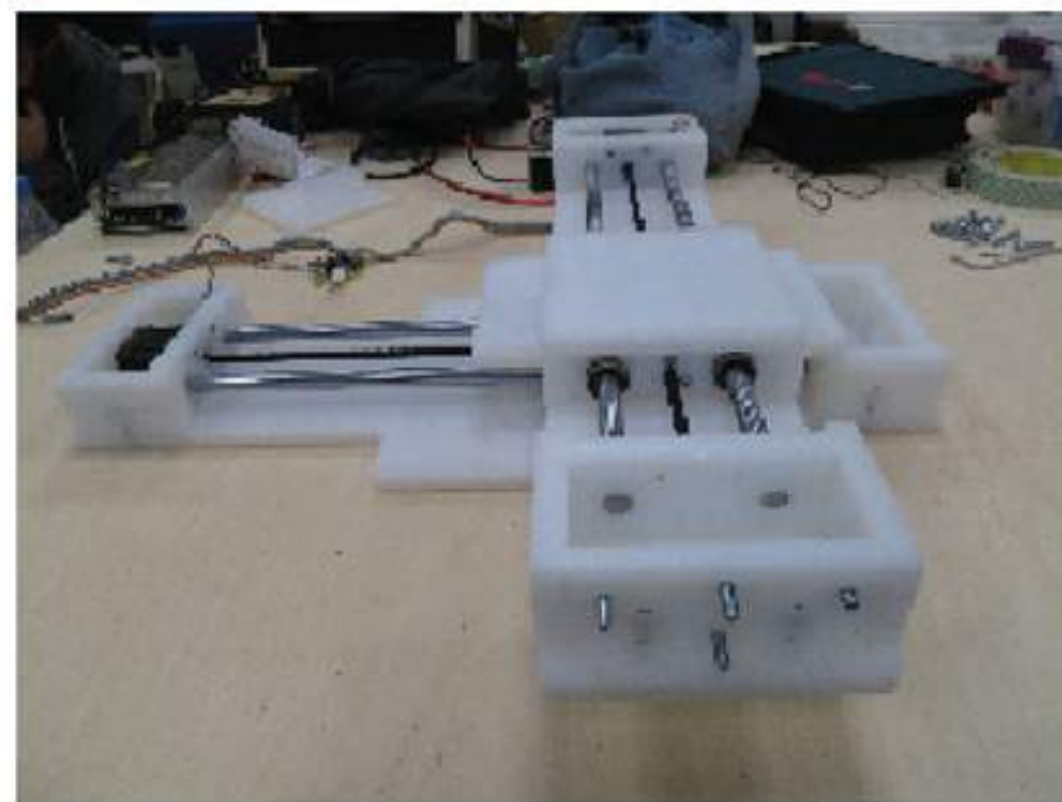
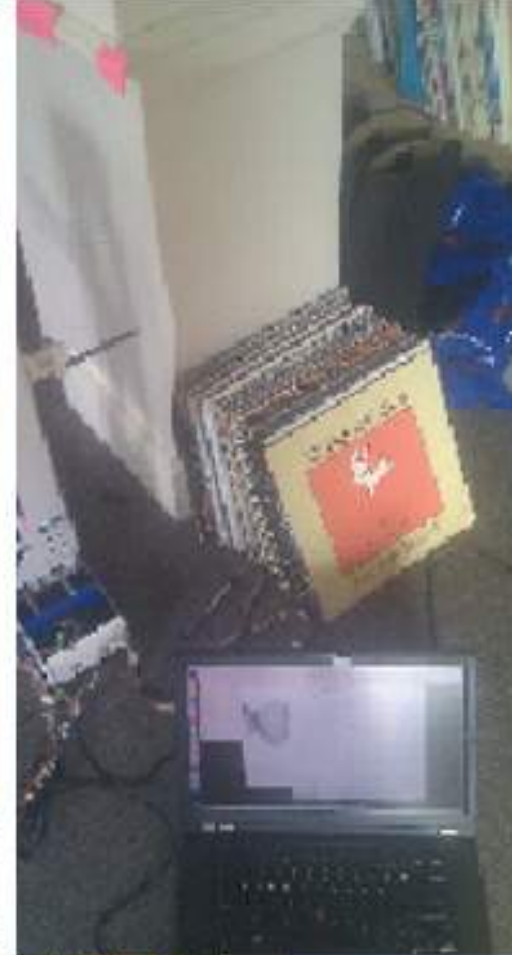
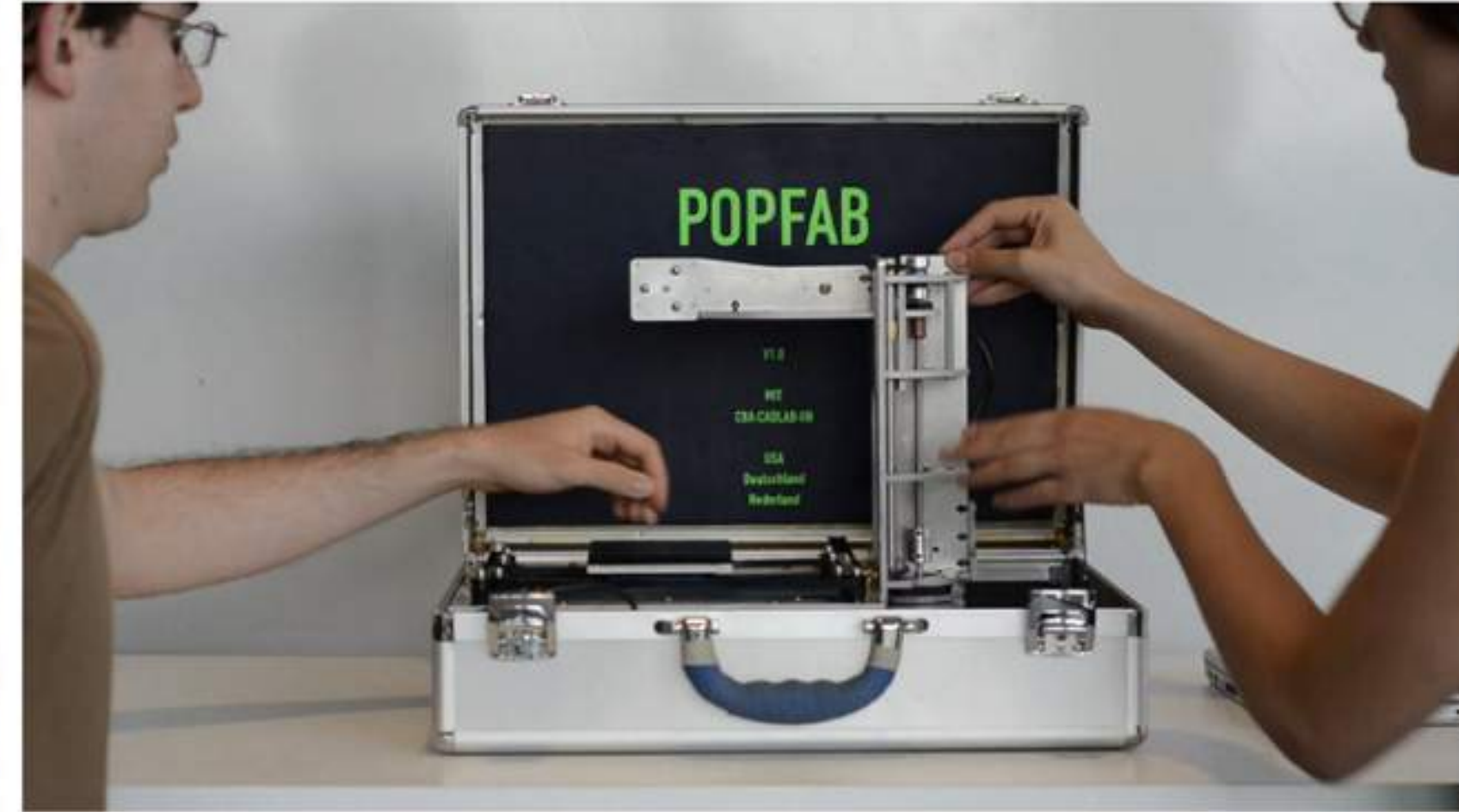
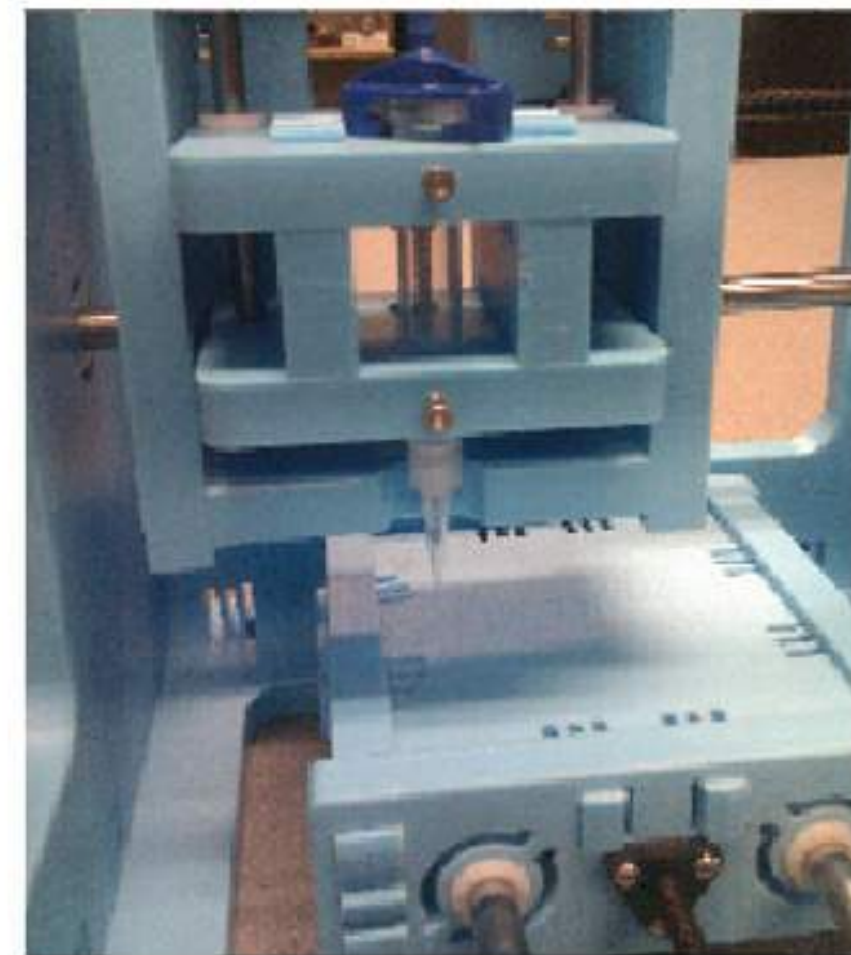
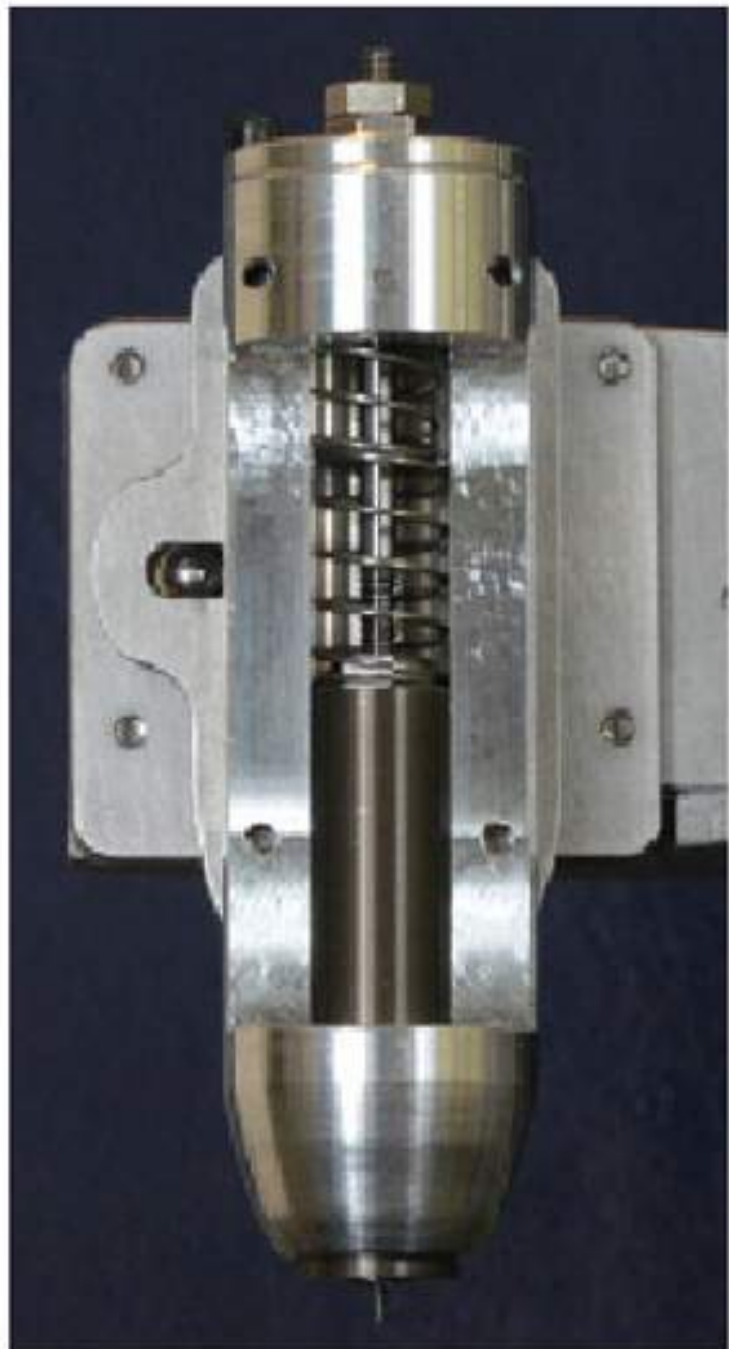
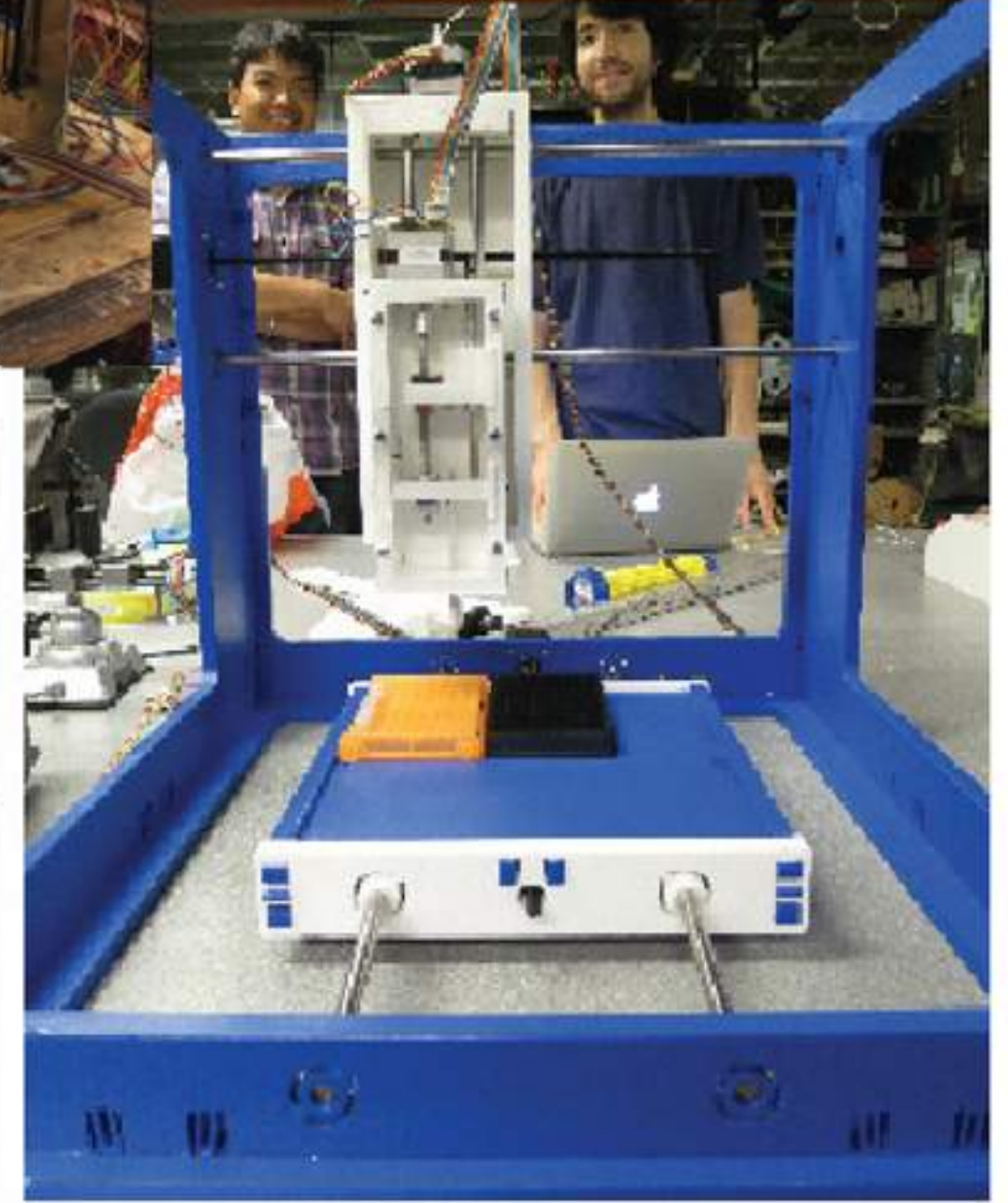
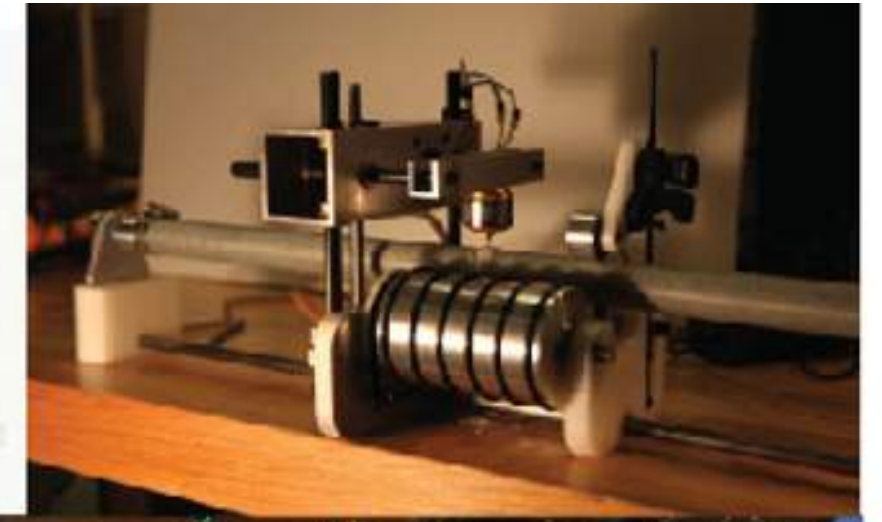
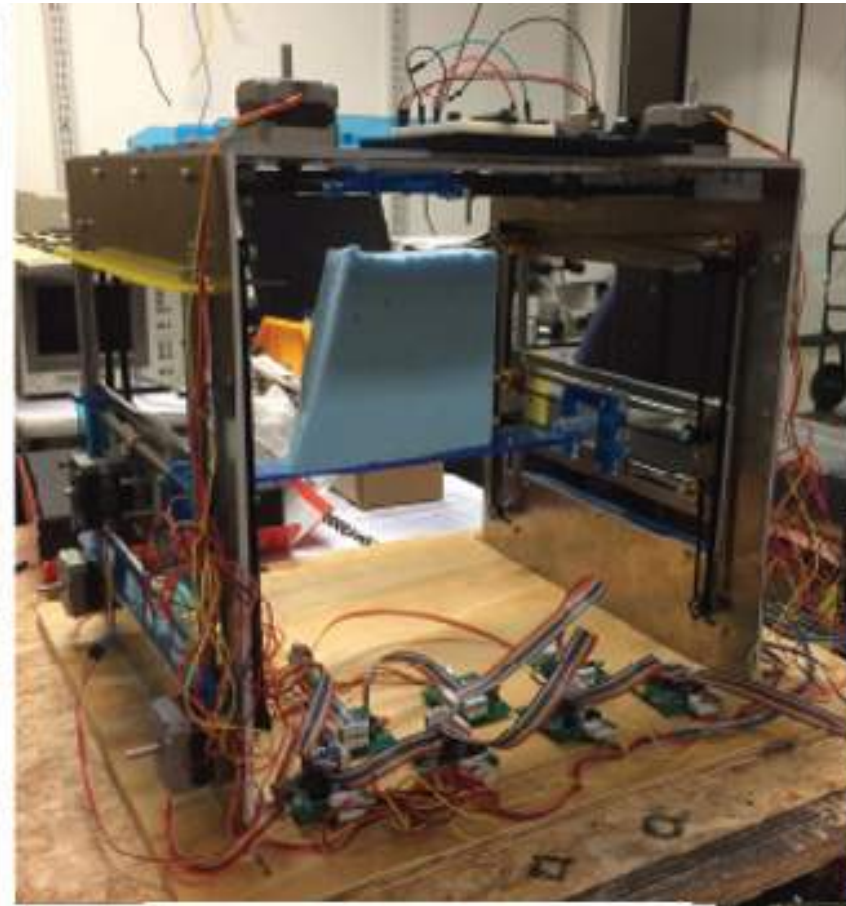
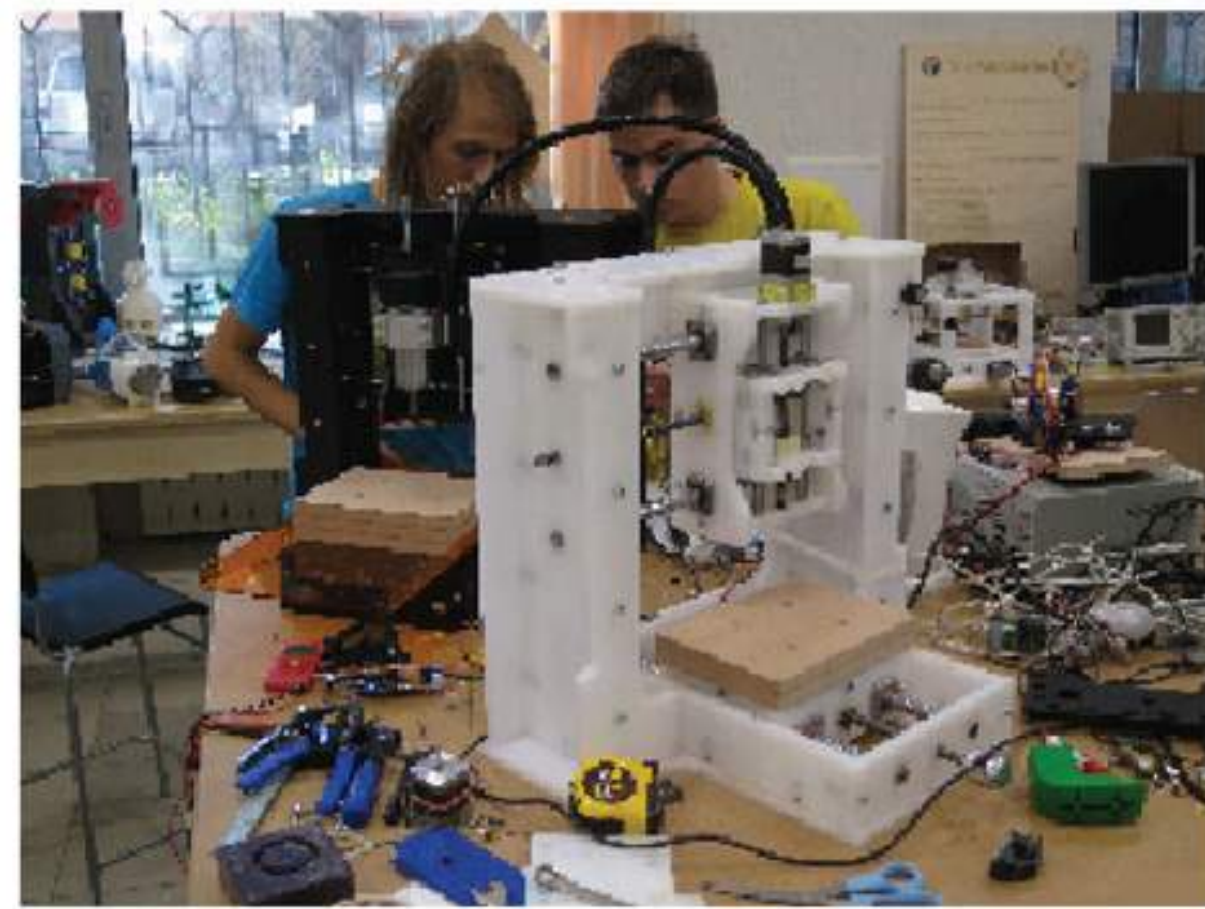
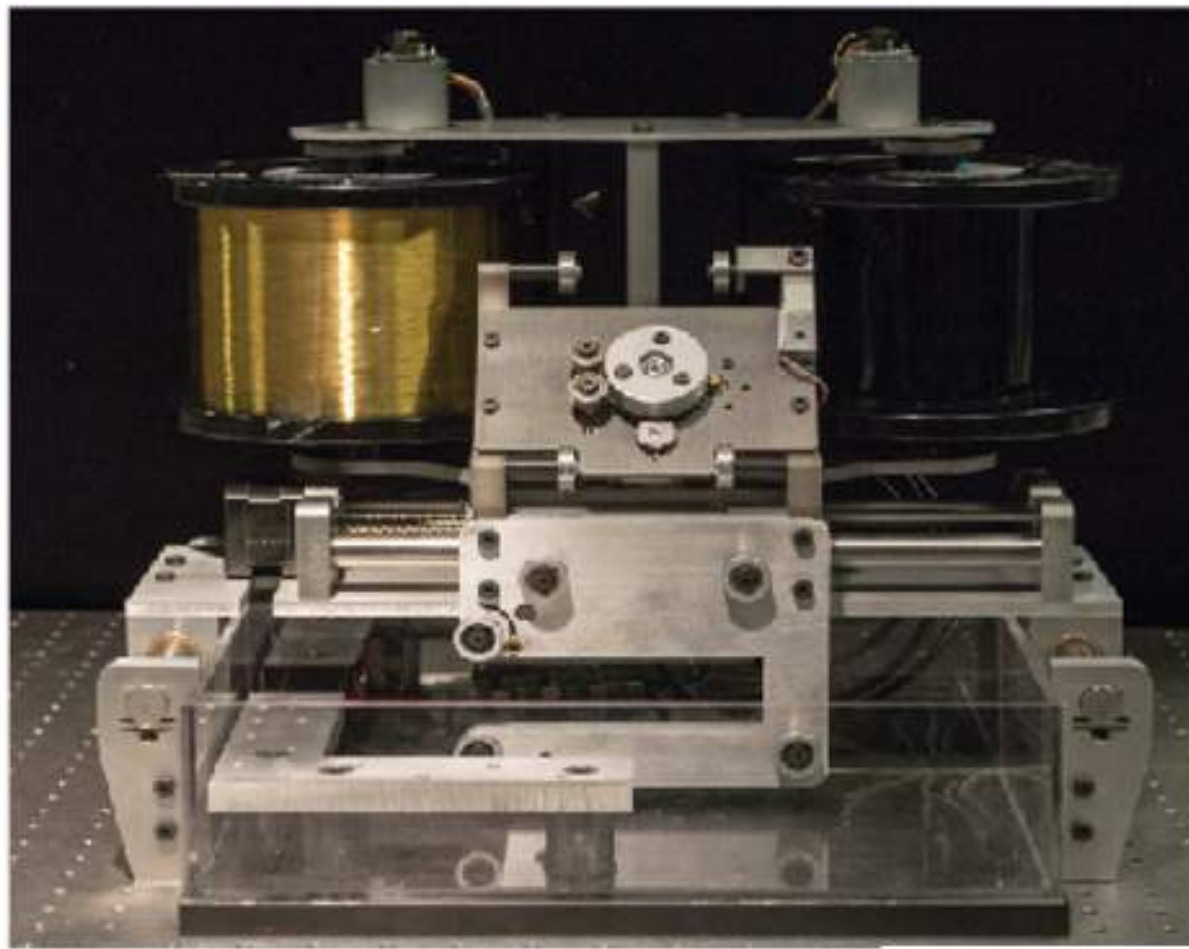


**A** Global steward of the fab lab network: 2,500+ locations in 150+ countries

**B** A fab lab example from Iceland

**C** Fab labs create opportunities for STEAM education, personal and artistic expression, as well as technology development







The fab lab concept was created at MIT through an NSF grant, which inspired Fab Foundation - now a movement with roots in local communities around the globe. Fab Foundation continues to grow the movement through Public-Private Partnerships.



113TH CONGRESS  
1ST SESSION

**H. R. 1289**

IN THE HOUSE OF REPRESENTATIVES

March 20, 2013

Mr. Foster (for himself, Mr. Hultgren, Mr. Massie, Mr. Van Hollen, Mr. Capuano, Mr. Carney, Mr. Cicilline, Mr. Connolly, Mr. Danny K. Davis of Illinois, Mr. Loebsock, Ms. McCollum, Mr. Peters of Michigan, Mr. Pocan, Mr. Rush, Ms. Schakowsky, and Ms. Shea-Porter) introduced the following bill; which was referred to the Committee on the Judiciary

**A BILL**

To provide a Federal charter to the Fab Foundation for the National Fab Lab Network, a national network of local digital fabrication facilities providing community access to advanced manufacturing tools for learning skills, developing inventions, creating businesses, and producing personalized products.

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**Section 1. Short title**

This Act may be cited as the " National Fab Lab Network Act of 2013 ".

**Sec. 2. Findings**

Congress finds the following:

- (1) Scientific discoveries and technical innovations are critical to the economic and national security of the United States.
- (2) Maintaining the leadership of the United States in science, technology, engineering, and mathematics will require a diverse population with the skills, interest, and access to tools required to advance these fields.
- (3) Just as earlier digital revolutions in communications and computation provided individuals with the Internet and personal computers, a digital revolution in fabrication will allow anyone to make almost anything, anywhere.
- (4) The Center for Bits and Atoms of the Massachusetts Institute of Technology (CBA) has contributed significantly to the advancement of these goals through its work in creating and advancing digital fab labs in the United States and abroad.
- (5) CBA's fab labs provide a model for a new kind of national laboratory that links local facilities for advanced manufacturing to expand access and empower communities.
- (6) A coordinated national public-private partnership will be the most effective way to accelerate the provision of this infrastructure for learning skills, developing inventions, creating businesses, and producing personalized products.

**Sec. 3. Establishment of national fab lab network**





# Regional Partnerships:



- Haystack Mountain School of Crafts
- Artisan's Asylum
- Dassault Systèmes /SolidWorks
- Formlabs
- Mel King and the South End Technology Center
  - Learn 2 Teach / Teach 2 Learn
  - Madison Park Technical and Vocational High School
  - McKinley South End Academy





# Regional Partnerships and Participation: GE - Celtics

**36 Schools - 6,151 Students - 147 Teachers**

- Marshall Middle School
- McCormack Middle School
- Dearborn STEM Academy
- Beebe School
- Forestdale School
- George Keverian School
- Sumner G. Whittier School
- Forest Park Middle School
- 1LT Charles W. Whitcomb School
- James P. Timilty School
- Lilia G. Frederick Pilot Middle School
- Arlington Middle School
- Marshall Middle School
- Breed Middle School
- Pickering Middle School
- New Mission High School
- English High School
- Tech Boston Academy
- Excel High School
- Edward M. Kennedy Academy for Health Careers
- Jeremiah E. Burke High School
- John D. O'Bryant School of Mathematics & Science High School
- The Community Academy of Science and Health
- Boston Arts Academy
- Snowden International School
- Boston Green Academy
- Fenway High School
- East Boston High School
- Another Course for College
- West Roxbury High School
- Urban Science Academy

# Conceptual “Fab Kendall” Programming

A wide variety of programming would be geared toward different experience levels, age groups and interest.

## **Academy Courses** - Intensive technical literacy courses (6 months)

- [FabAcademy](#) - How to Make (almost) Anything
- [Fabricademy](#) - Intersection of Making, Biology and Fashion
- [BioAcademy](#) - How to Grow (almost) Anything
- [Agricademy](#) - 21st Century Food Production

## **Teaching and Learning Center**

- Professional development for K-12 Educators
- Classroom oriented [activities and programming](#)
- Fab Lab Manager Training

## **Café and Exhibition Spaces**

- Talks, panels and fireside conversations
- Exhibitions
- Receptions and book / film / media launches

