

To: Cambridge Redevelopment Authority Board
From: Cecelia Cobb, Project Planner and Alex Levering, Senior Project Manager
RE: The Broad Institute's 75 Ames Street M1 Expansion Certificate of Completion
Date: May 10th, 2023

CONTEXT

In 2014, The Broad Institute (The Broad) constructed 75 Ames Street as a mixed-use laboratory and office building to support and expand their biomedical research efforts. When designed, The Broad reserved space on one of the mechanical floors (M1) to provide area for additional air handling equipment should it be needed. After six years of building operations, The Broad determined 14,000 SF of the M1 floor's mechanical space would be better utilized as office.

On April 15, 2020, the Cambridge Redevelopment Authority (CRA) Board approved The Broad's Schematic Design and Redevelopment Entitlement Agreement to repurpose the M1 floor from mechanical space to office. Subsequently, the CRA approved The Broad's Design Development and Construction Documents on December 1, 2022. Construction followed soon after.

Per the Redevelopment Entitlement Agreement with The Broad, the CRA must provide a Certificate of Completion for the project ahead of building occupancy. CRA staff attended a walkthrough of 75 Ames Street with Broad staff on May 4, 2023 to confirm construction completion. It was agreed that no further work items remain requiring an Escrow Agreement. A draft Certificate of Completion between The Broad Institute and the CRA is included as Exhibit A. Additionally, under the KSURP and the MXD Zoning, the CRA must provide the Inspectional Services Division a Cumulative GFA Chart tabulating all the completed and planned development withing the KSURP (Exhibit B).

We look forward to the completed expansion at 75 Ames Street and the continued growth of the Broad Institute in Kendall Square.

CONCLUSION

The CRA staff recommends authorizing the Chair and Executive Director to execute a Certificate of Completion approving the reconstruction of the M1 floor at 75 Ames Street.

Attachments

Exhibit A: Draft Certificate of Completion

Exhibit B: Cumulative GFA Chart

EXHIBIT A - DRAFT
CERTIFICATE OF COMPLETION

CAMBRIDGE REDEVELOPMENT AUTHORITY (the "Authority"), a public body, politic and corporate, duly organized and existing pursuant to the General Laws of Massachusetts, as amended, and having its principal office at 255 Main Street in the City of Cambridge, Middlesex County, Massachusetts, DOES HEREBY CERTIFY that it approves of the improvements completed by The Broad Institute (the "Broad") and Boston Properties Limited Partnership on the land shown as Tract VI of Parcel 3 of the Cambridge Center Development Area known as and numbered 75 Ames Street, Cambridge, Massachusetts, have been completed, to that end that, from and after the date of the recording of this Certificate of Completion with said Middlesex South District Registry of Deeds (the "Registry") and the Middlesex South Registry District of the Land Court (the "Land Court"), the only surviving continuing covenants with reference to said granted premises shall be those set forth in Paragraphs (1) through (23) of (i) that certain deed dated July 21, 2004 from the Authority to BP Seven Cambridge Center LLC, filed with the Land Court as Document No. 1343100 and recorded with the Registry in Book 43358, Page 395 (as applicable to Tract VI), and (ii) that certain deed dated April 14, 2005 from BP Seven Cambridge Center LLC to Cambridge Center West Garage LLC filed with the Land Court as Document No. 1371052 and recorded with the Registry in Book 45013, Page 121, both inclusive, for the respective periods stated therein.

IN WITNESS WHEREOF said CAMBRIDGE REDEVELOPMENT AUTHORITY has caused this CERTIFICATE to be executed and its seal to be hereto affixed by its officers thereunto duly authorized, as of the ____ day of _____ 2023.

ATTEST:

CAMBRIDGE REDEVELOPMENT
AUTHORITY

By: _____

Name: _____

Title: _____

COMMONWEALTH OF MASSACHUSETTS

_____, ss.

_____, 2023

On this __ day of _____, 2023, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding and acknowledged to me that he/she signed it voluntarily for its stated purpose as _____ for the Cambridge Redevelopment Authority.

Notary Public

My Commission Expires:

EXHIBIT B - DRAFT

Kendall Square Urban Redevelopment Area - Aggregate GFA of Development - May, 4, 2023

Sum of GFA of all buildings which are, are being, or may be constructed. As per Article 2.0 in the Zoning Ordinance, parking garages and accessory parking facilities shall not be included in the calculation of GFA. Per the MXD Zoning 14.32.3 (2) and the Kendall Square Urban Redevelopment Plan, the CRA shall provide an Aggregate GFA record to ISD and CDD with a building permit or certificate of occupancy utilizing infill GFA.

GFA Cap in MXD	4,473,000
GFA Infill Increase In Cap (Residential Only)	600,000
BZA Variance for 415 Main Street	29,100
Total Allowable GFA	5,102,100

MXD DISTRICT

Parcel Data				Development Program									
Parcel Number	Project Name	Owner	Aggregate Total (sf)	Completed GFA (sf)						Under Development (sf)			
				TOTAL	Office	Residential	Hotel	Retail/Recreational Use	Pool	TOTAL	Infill Residential	Infill Office	Infill Retail
2	105 Broadway / 10 CC	BXP	145,603	145,603	145,603								
2	145 Broadway / 11 CC	BXP	441,614	441,614	432,877			8,737					
2	115 Broadway / 12 CC	Biogen	233,945	233,945	96,537				137,408				
2	250 Binney / 14 CC (1)	BXP	435,454	435,454	62,576					372,878		365,932	6,946
2	125 Broadway / 15 CC	BXP	218,288	218,288						218,288			
2	300 Binney / 17 CC	BXP	176,582	188,079						188,079			
2	290 Binney (2)	BXP	427,994	-						(11,497)		(11,497)	
2	121 Broadway (3)	BXP	403,040	-						427,994		423,003	4,991
Sub-total Parcel 2			2,482,520	1,290,105	737,593	-	-	8,737	543,775	1,192,415	401,710	777,438	13,267
3	Residence Inn / 6 CC	Odyssey Propco LLC	187,474	187,474			185,356			2,118			
3	415 Main / 7 CC	MIT	194,096	194,096	181,641					12,455			
3	150 Broadway / 8 CC	BXP	176,562	176,562									
3	Whitehead / 9 CC	Whitehead	257,519	197,519	130,310				67,209	60,000		60,000	
3	75 Ames St	Broad	263,679	263,679	258,230				5,449				
Sub-total Parcel 3			1,079,330	1,019,330	746,743	-	185,356	20,022	67,209	60,000	-	60,000	-
4	255 Main / 1 CC (4)	BXP	110,377	110,377			10,342			100,035			
4	Marriott / 2 CC	BXP	330,058	330,058			250,000			40,245		39,813	
4	325 Main / 3 CC	BXP	383,479	383,479	343,093					40,386			
4	90 Broadway / 4 CC (5)	BXP	221,237	221,237	192,358					4,486		24,393	
4	355 Main / 5 CC	BXP	260,243	260,243	219,775					14,507		25,961	
4	88 Ames	BXP	212,477	212,477	10,492	197,107				4,878			
Sub-total Parcel 4			1,517,871	1,517,871	776,060	197,107	250,000	104,502	190,202	-	-	-	-
TOTALS			5,079,721	3,827,306	2,260,396	197,107	435,356	133,261	801,186	1,252,415	401,710	837,438	13,267

- (1) Subject to minor change as project is under development
- (2) Subject to minor change as project is under development
- (3) Subject to minor change as project is under development
- (4) This building has 105,000 SF of exempt office GFA due to the Article 14 Innovation Space allowance
- (5) 4,486 SF of retail space is allocated as temporary office, and will return to retail space on 9/30/28 as per the MOU between the CRA/BXP dated June 8, 2022

Total GFA Built To Date	3,827,306
Planned GFA Non-Multi-Family	600,000
GFA Multi-Family	401,710
Total Allowable SF	5,102,100
Aggregate Total	5,079,721
Projected GFA Under Cap	22,379