

MEMORANDUM

To: CRA Board

From: Fabiola Alikpokou

Date: September 21, 2022

Re: Biogen Building 8 Tanks & Enclosure, 125 Broadway

INTRODUCTION

Biogen has proposed installing two new tanks (oxygen and carbon dioxide) immediately adjacent to 125 Broadway. The tanks would be located between 125 Broadway and 145 Broadway, north of the east-west pedestrian path, occupying approximately 500 square feet on the 125 Broadway property. The area is currently landscaped with four shrubs and mulch and would require the installation of a concrete in the proposed conditions.

The tanks are proposed to be enclosed on two sides with a visual screen made from a perforated metal panel with decorative applique and 4-inch square aluminum posts. The enclosure will surround a concrete pad and include two doors to allow for refilling and maintenance work. A 10-foot-long portion of the west elevation will consist of the fire-rated wall, approximately 15.5-feet in height, composed of concrete masonry block. The wall is required to be fire rated because of the proximity to an existing louver/exhaust fan and will provide the required separation from the tank and vaporizer to the louver. Lastly, the maintenance requirement encompasses tank refilling once every two weeks or twice monthly between 8:00 pm – 4:00 am.

DESIGN REVIEW PROCESS

The CRA staff along with City staff have worked with Biogen, and its design team, SMMA, reviewing the proposal. In August 2021, the CRA staff met on site with Biogen and its design team, SMMA, to discuss the oxygen and carbon dioxide proposal. During the site visit, the group discussed the conceptual project, the design review process, and the potential steps for permitting. During the CRA's research on the project, it was discovered that the 125 Broadway building (15CC) was initially approved by the CRA Board and then reviewed by the Cambridge Planning Board as a Special Permit. Therefore, the proposed oxygen and carbon dioxide tanks will also require review by the Community Development Department. On September 1, 2022, The CRA staff met with the CDD staff to discuss the first submission from Biogen and the process for potential Planning Board review. The CRA staff provided SMMA with feedback and questions, and shared the City's additional comments and process instructions. The design team next presented the proposal to the CRA Design Review committee on September 7, 2022, and addressed the staff comments that had been shared

with them. An updated design (**Attachment A**) was shared with the CRA and the City, reflecting items discussed on September 7, 2022.

PROPOSED MOTION

Draft Motion: *Approving the installation by Biogen of two external tanks with enclosure and visual screening at 125 Broadway with the Kendall Square Urban Redevelopment Project area.*

ATTACHMENTS

Attachment A: Biogen Building 8 Tanks & Enclosure, 125 Broadway- Updated Design

Attachment A
Biogen Building 8 Tanks & Enclosure, 125 Broadway- Updated Design