



2022 KSURP  
Innovation  
Space Update

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CRA Board Presentation

March 16, 2022

# I. OVERVIEW

# Overview

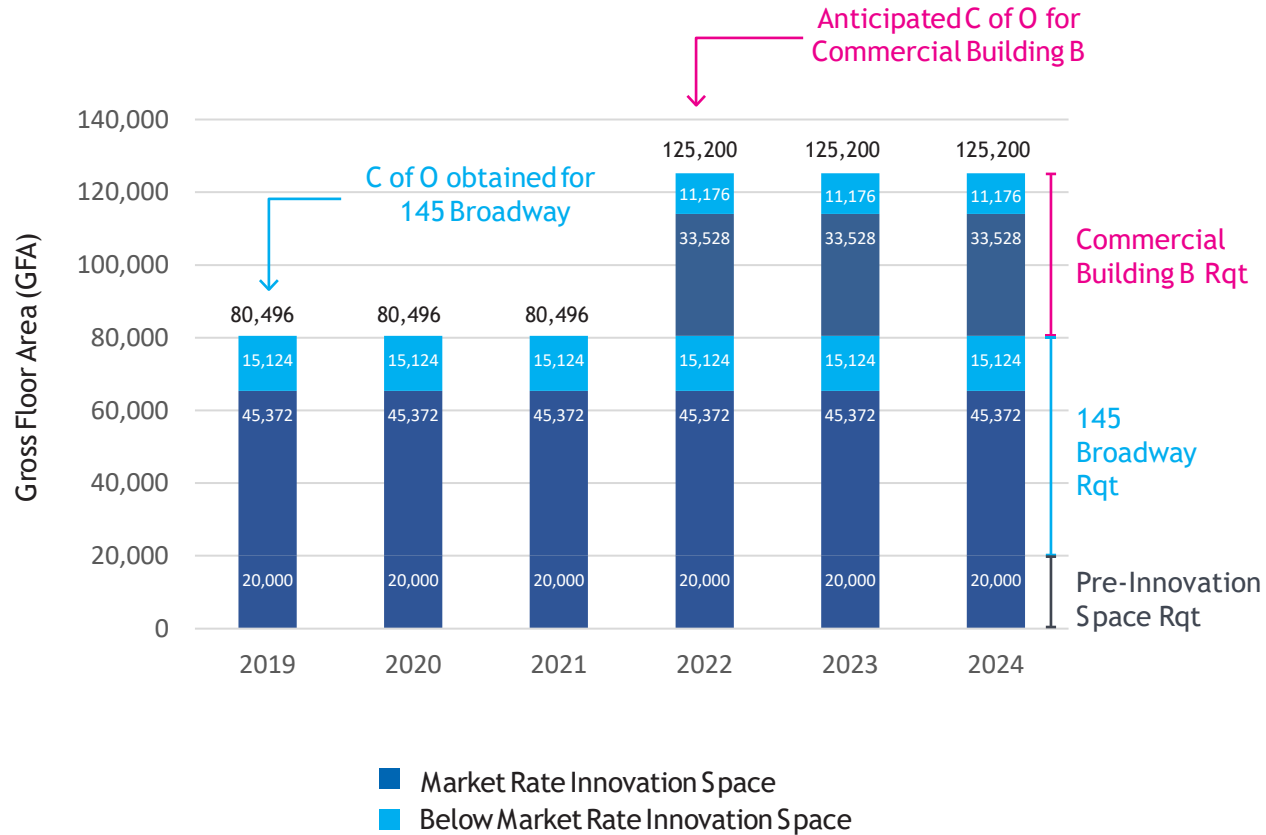
As initially envisaged, the Innovation Space mandate is intended to ensure a dynamic and diverse environment within the urban ecosystem of Kendall Square and the City of Cambridge at large.

Three components:

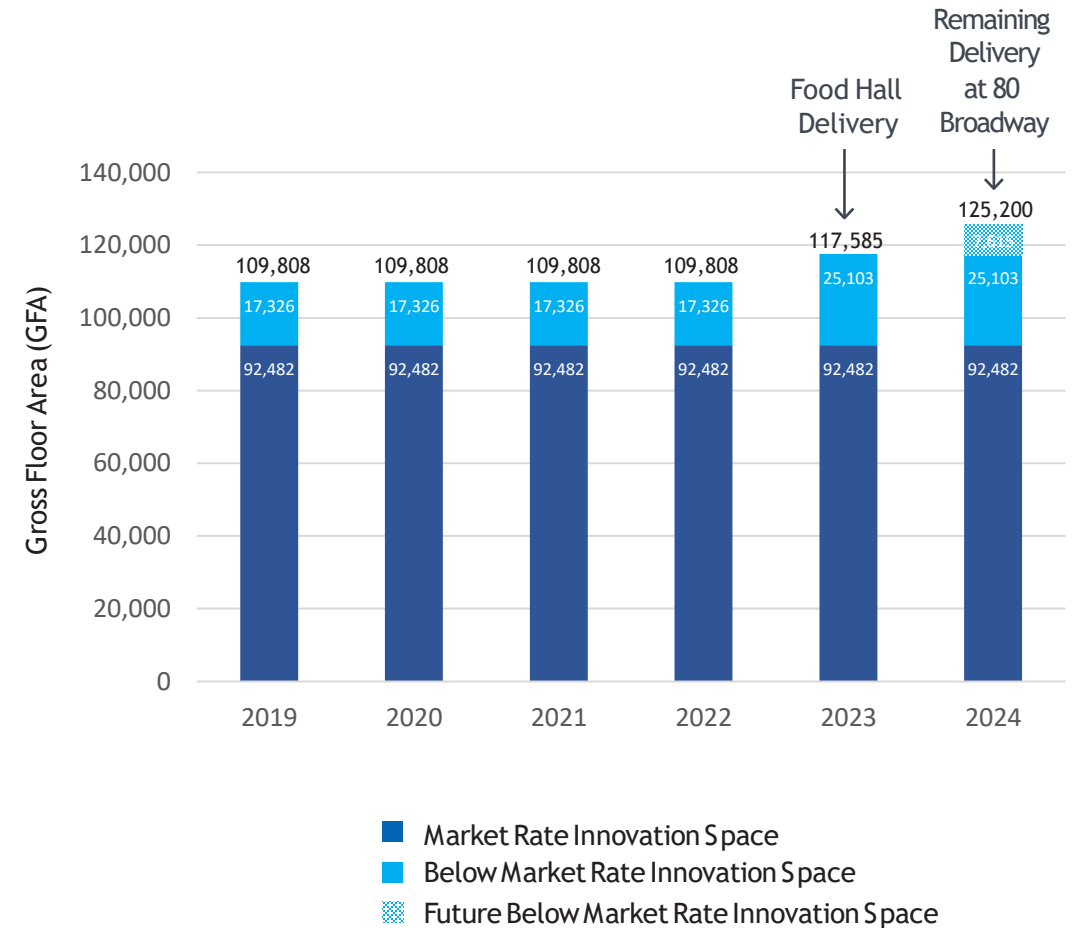
- Innovation space associated with Commercial Building A (145 Broadway)
- Innovation space associated with Commercial Building B (325 Main)
- Pre-Innovation space associated stipulated in the Commitment Letter for Ordinance Number 1334 (75 Ames Street)

# Innovation Space Phasing Plan

## Required Innovation Space Delivery

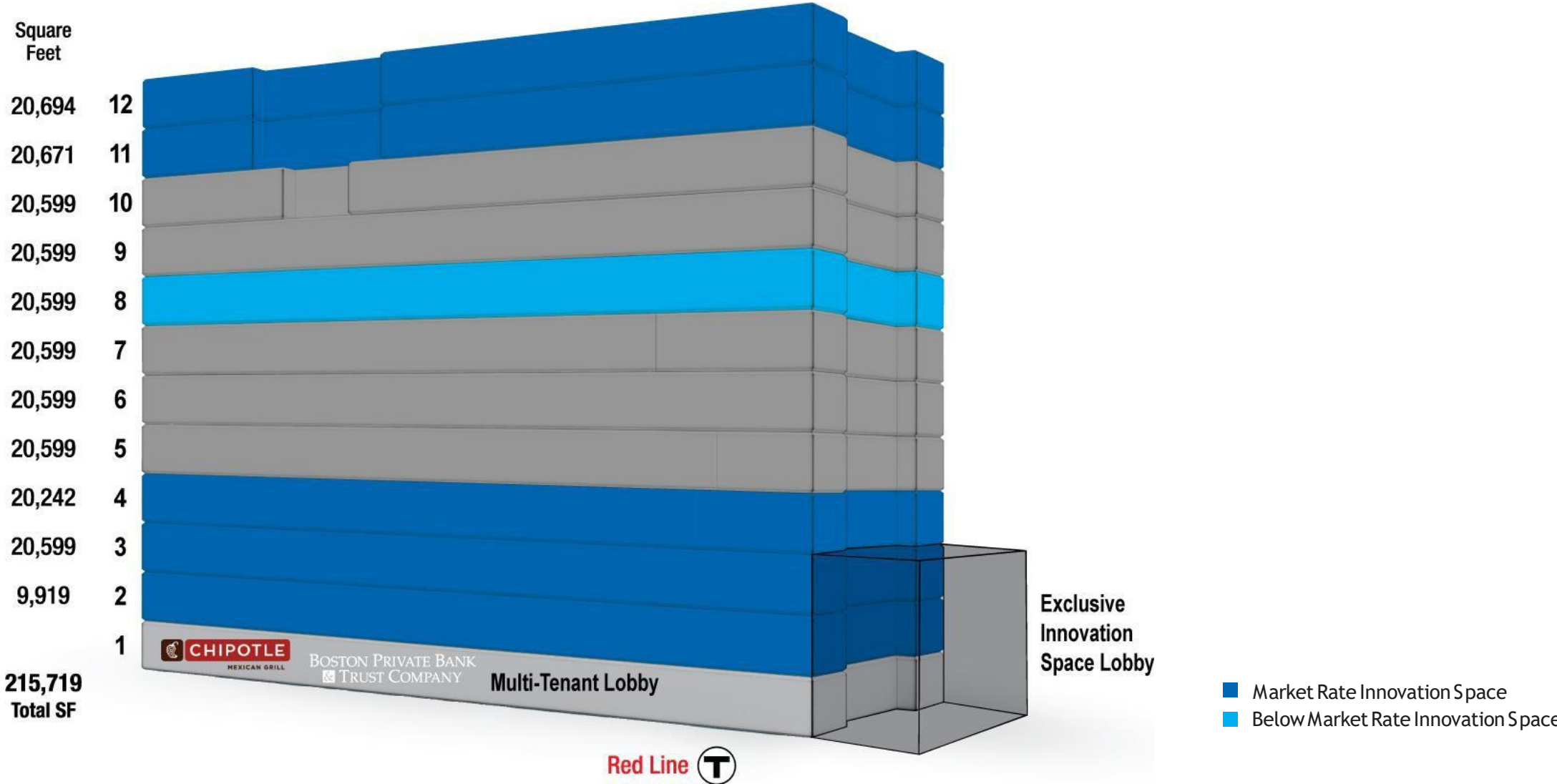


## Planned Innovation Space Delivery



## **II. EXISTING INNOVATION SPACE**

# Overall Stacking Diagram



**CHIPOTLE**  
MEXICAN GRILL

BOSTON PRIVATE BANK  
TRUST COMPANY

Multi-Tenant Lobby



- Market Rate Innovation Space
- Below Market Rate Innovation Space

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





CIC Innovation Space 2022 Update  
245 Main Street





## 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 February 2022, 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



#### SERVICE AGREEMENT

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.

**1. 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 | 1238 |
| CLIENT C | 1163 |
| CLIENT D | 990  |
| CLIENT E | 966  |

# 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

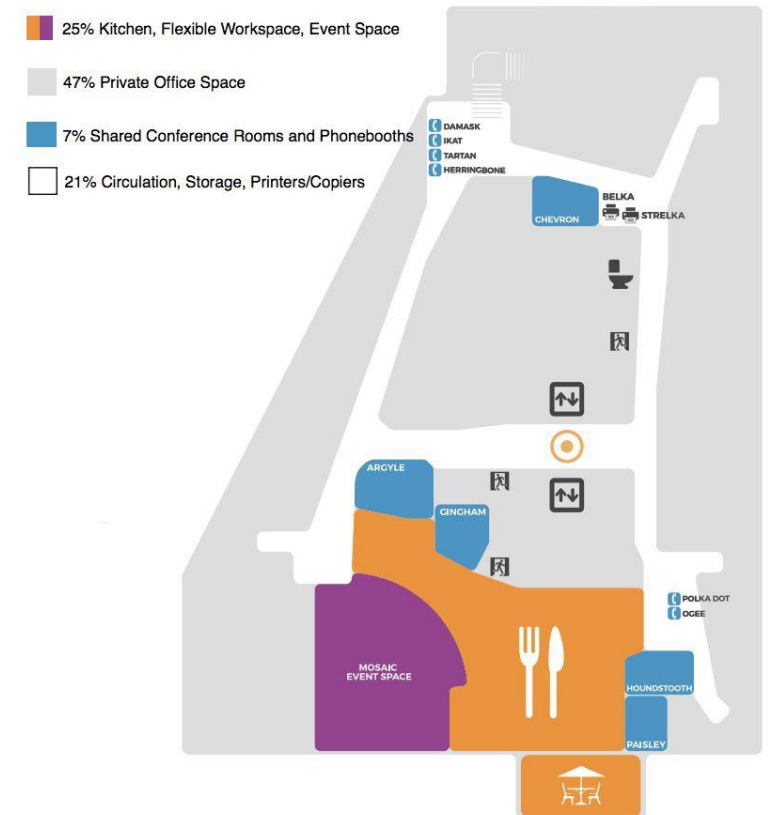
## #4

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

- Approximately 75%: Science + Technology
- Remaining 25%:
  - Finance + VC
  - Education + Policy
  - Business Services

**(B) Below Market Opportunity Space**

# Overview

The Link 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, Algebra Project, Cambridge Community Foundation, Coalition of Schools Educating Boys of Color (COSEBOC), Foundry Consortium, Green Cambridge, and Green Soul Organics Foundation





# Operations

## **Education:**

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

## **Co-working:**

- (33) Workstations

## **Private Office:**

- (10) private offices

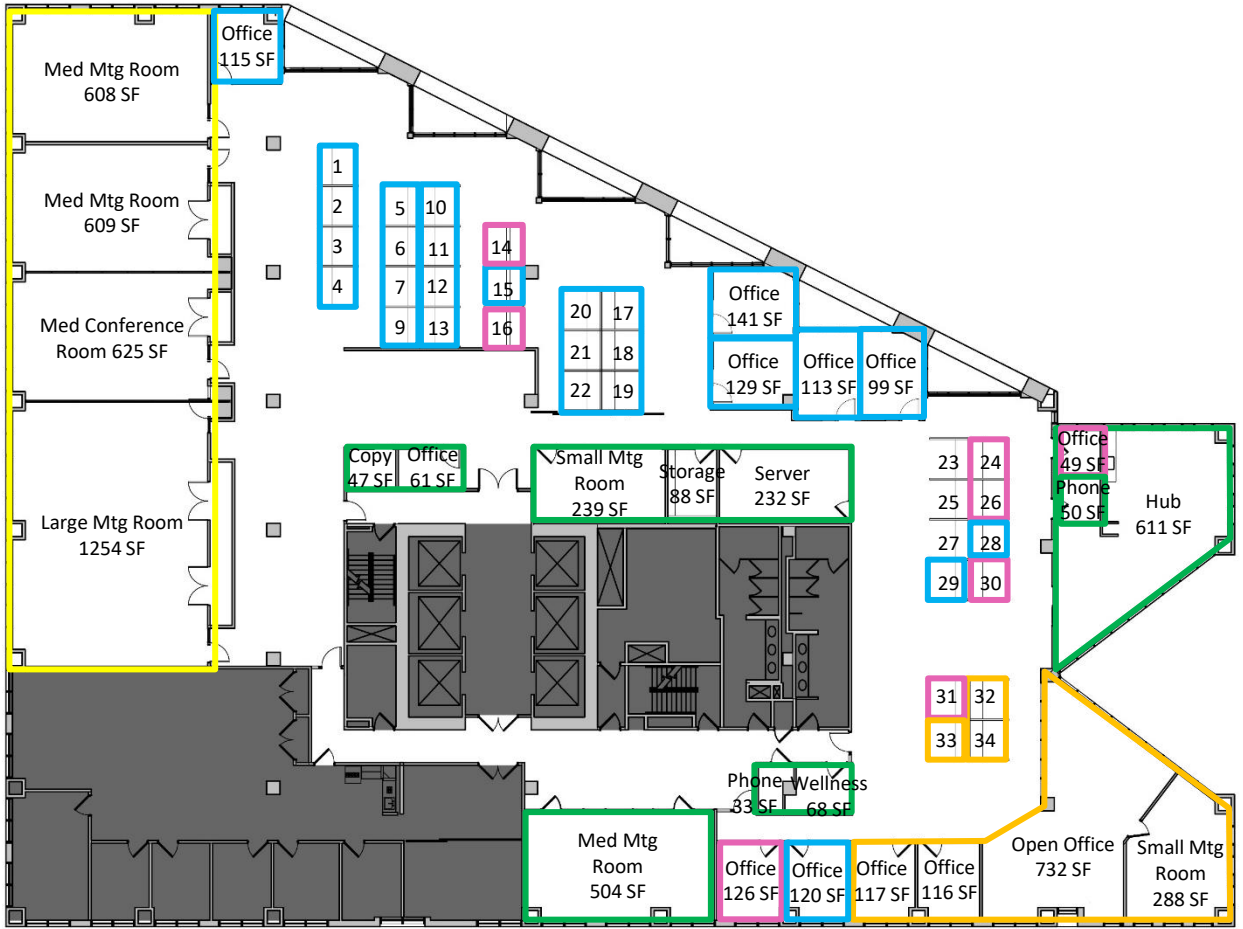
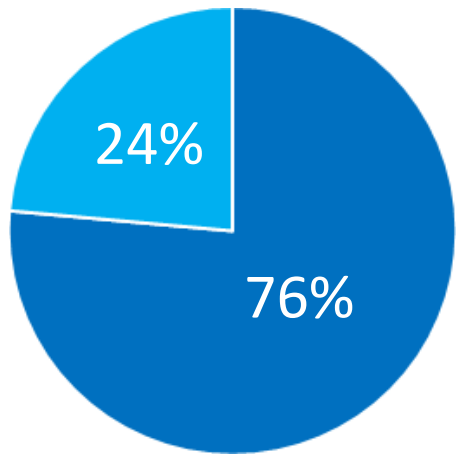
## **Shared Resources:**

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

## **Vacancy:**

- Workstations: (3) vacant
- Private offices: (0) vacant

# Floorplan and Use Breakdown



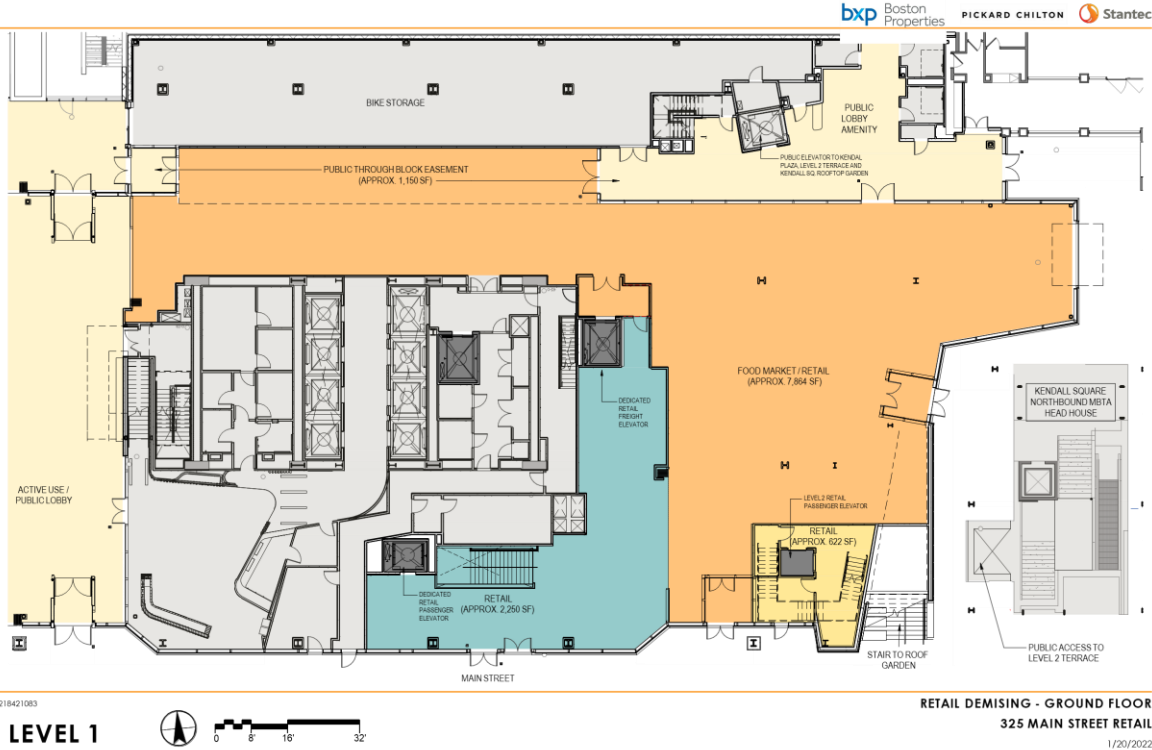
■ Shared Resources
 ■ Tenant Workspaces

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

# III. FUTURE INNOVATION SPACE

# 325 Main Street Food Hall

As part of BXP's commitment to deliver 15,392 additional SF of innovation space, BXP has kicked off planning and schematic design for a food hall at 325 Main Street – scheduled to open summer 2023 subject to mutually agreeable terms with operator, Commonwealth Kitchen.



# Vision

We envision a space that is:

- A platform for emerging businesses to build a retail presence in the heart of Kendall Square
- Publicly accessible for workers, residents, and visitors alike
- An opportunity to experience a diverse range of local, homegrown food options
- Dynamically programmed with food tastings, demonstrations, and other community events

# Operating Partner: CommonWealth Kitchen



CommonWealth Kitchen supports diverse local entrepreneurs start and grow successful food businesses – and has had success bringing local start-up food entrepreneurs to Kendall Square.



- 75% member businesses that are BIPOC-owned
- 70 member businesses that are women-owned
- 250+ companies launched
- 600+ new jobs created
- \$55 M combined annual revenue



## BRAND PILLARS

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### AN AGENT FOR CHANGE

Transforming the local food economy by supporting local, diverse entrepreneurs while also transforming the heart of Kendall Square



### GOOD FOOD FAST, FOR ALL

Providing an array of high quality, culturally diverse food quickly for all types of people.



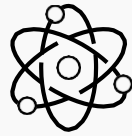
### KENDALL SQUARE'S LIVING ROOM

A magnetic, inclusive gathering spot that draws people in and makes them feel comfortable and welcome.



### MORNING THRU EVENING

A place that is as enticing at 7 am as it is at lunch, happy hour and late night.



### AUTHENTIC

A place that feels "of Cambridge" and reflects that area's history, energy, intelligence and current transformation.



### FUNKY & INVITING

A distinct contrast to some of Kendall's more sterile places, this space will engage all your senses with a dynamic, edgy sensibility.

"THE POWER OF MANY"  
REVISED CONCEPT MOOD





325 MAIN STREET  
PLAN LAYOUT OPTION

LEGEND



Bar



Vendor Stall



Coffee



Support



Retail



Restrooms



# 325 MAIN STREET SCHEMATIC DESIGN



| PROGRAM LEGEND   |            |           |
|--|------------|-----------|
|  | PROVIDED   | REQUESTED |
| <span style="color: #00B0F0;">■</span> Coffee              | 100 SF     | 100-150SF |
| <span style="color: #4CAF50;">■</span> Bar                 | 200 SF     | 200SF     |
| <span style="color: #4CAF50;">■</span> Bar Cooler          | 100 sf     | **        |
| <span style="color: #2196F3;">■</span> Vendor Stalls       | 5 @ 150SF  | 4         |
| <span style="color: #FF9800;">■</span> Movable Flex Stalls | 3 @ 100SF  | 3         |
| <span style="color: #FF9800;">■</span> Movable Retail      | 3 @ 40 SF  | **        |
| <b>Support Spaces***</b>                                   |            |           |
| Fuel Station   | 107SF      |           |
| Warewashing  | 100SF      |           |
| Cold Storage   | 236SF      |           |
| Dry Storage/Prep   | 200SF      |           |
| <span style="color: #FFD700;">■</span> Public Restrooms    | 4M/4F **** |           |
| <span style="color: #FFD700;">■</span> Staff Lockers       | 100 SF     |           |
| <b>Seating</b>   |            |           |
| Bar  | 12         |           |
| General  | 128        |           |
| <b>Total Seats</b>   | <b>140</b> |           |

\* Total stalls (permanent and Flex to be 4-6  
 \*\* To be confirmed  
 \*\*\* Support spaces determined by equipment layouts; cold and dry storage utilize 2'x6' cage storage modules  
 \*\*\*\* Base building/ existing single-use restrooms



# 80 BROADWAY PLAN LAYOUT

## LEGEND



Demo Kitchen



Prefunction Space



Production Kitchen



Support



Staff Area

