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March 26, 2021

__Via Email__

City of Cambridge Planning Board
City Hall Annex
344 Broadway
Cambridge, MA 02139

Re: Modifications to Volpe Site Plan / Special Permit Application (PB #368)

Ladies and Gentlemen:

Over the past few months, our abutters at 303 Third Street have raised concerns about the impacts of proposed structures along Potter Street in front of their property. In addition, we were asked to consider adding open space to our proposal. The current site plan includes a stand-alone community center and a residential building (R1) with upper floor plates of approximately 14,600 square feet in front of 303 Third Street. We are proposing a new option that connects the community center to the "RI" residential building.

This proposed change creates more usable open space and gives the community center access to a bigger open space adjacent to its most prominent entry. This not only creates a third significant open space at the Volpe site, it gives us more flexibility in designing and programming the community center outside of a more limited footprint.
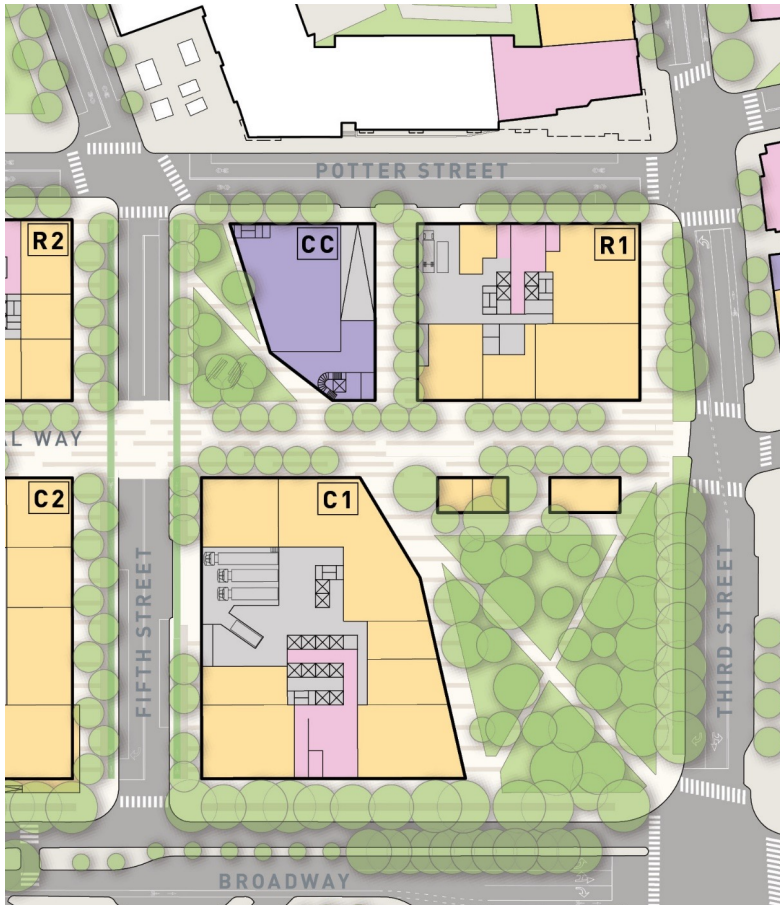
In addition, this option significantly reduces the upper floor floorplates of Building R1 to approximately 11,000 square feet and relocates residential square footage to residential buildings "R2" and "R3" situated farther west on Potter Street. We presented this option to our neighbors and the broader community at an open space workshop on March 25th. This option was well received in general and we look forward to obtaining your input when we come to the Planning Board on April 6th.
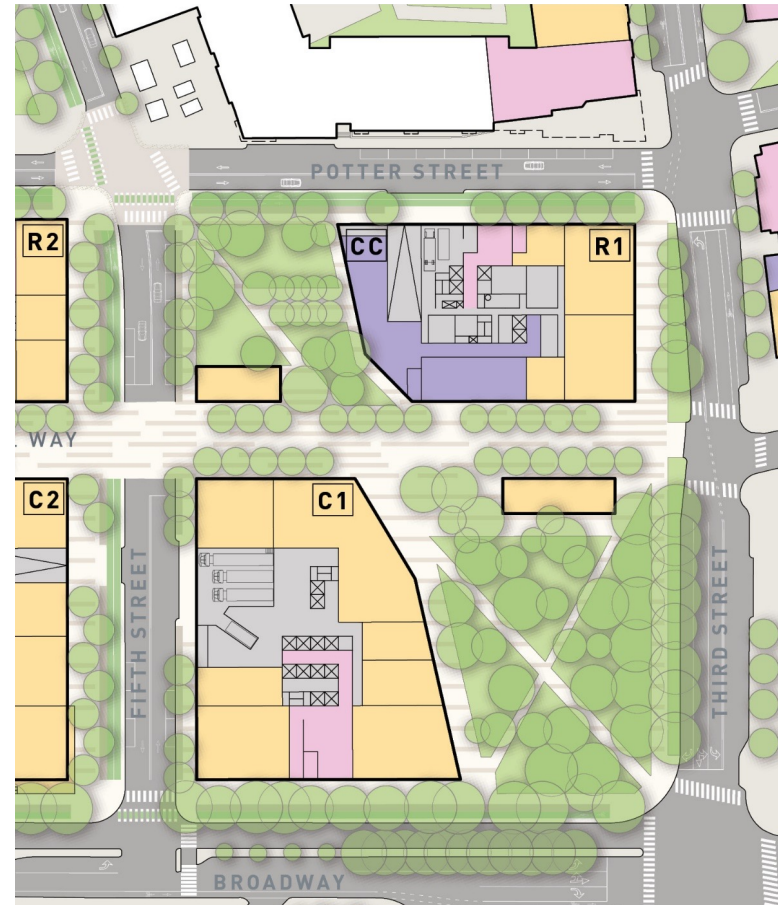
Sincerely,

Michael K. Owu
Managing Director, Real Estate
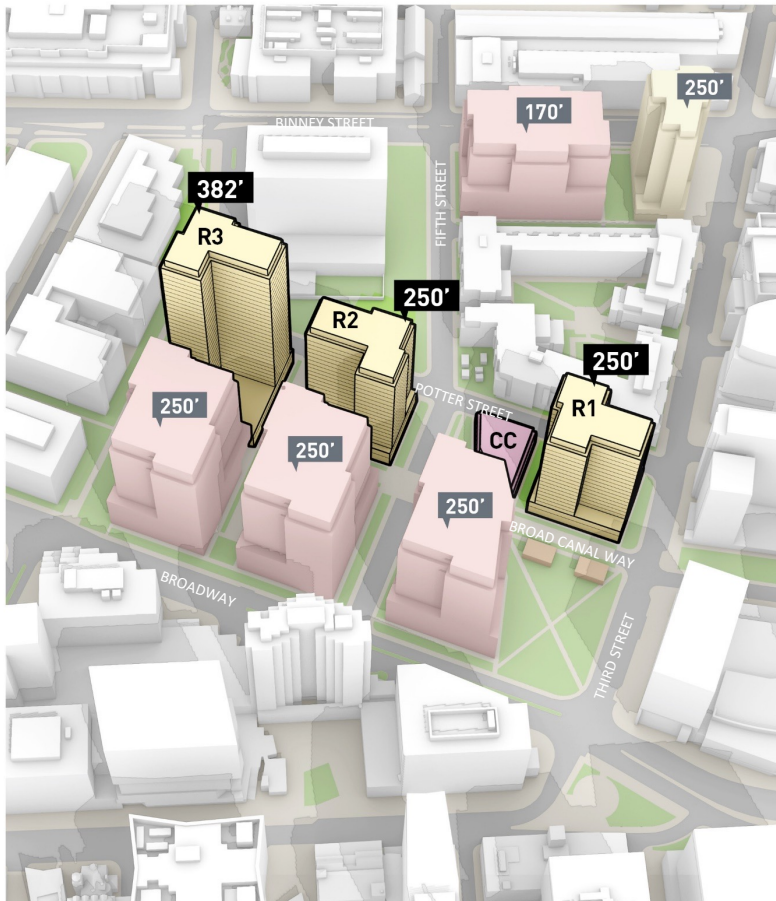MIT Investment Management Company

Figure 1: Site Plan

Baseline

Alternative

Figure 2: Massing

Baseline

- R2 building height at **250'**
- R3 building height at **382'**

Alternative

- R2 building height at **300'**
- R3 building height at **456'**