



October 21, 2021

Ms. Catherine Preston Connolly, Chair
Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Via: Electronic Mail and Hand Delivery

Reference: Parcel I-2 Design Review Revision
PB #179
Cambridge Crossing
Cambridge, Massachusetts

Dear Chair Connolly and Members of the Board:

DivcoWest Real Estate Investments and its affiliate DW Propco I2, LLC (collectively, "DivcoWest") respectfully submit this package for amending the existing Design Review approval already granted by the Planning Board for Parcel I-2, which is part of the Cambridge Crossing development. As you are aware, on July 17, 2018, the Planning Board approved the design of two (2) small retail buildings and other public realm improvements on Parcel I-2 (the "Project").

In the intervening time since the Planning Board granted this approval, a new more stringent energy code has been adopted. As we have advanced the design of the Project, we have revised the design of the facades to comply with this new code by reducing the amount of glass, raising the height of the sills and introducing more solid panels. The reduction of the amount of exterior glass will avoid heat loss in the winter and reduce solar gain in the summer. This proposed change to the glass does not change GFA or any of the other dimensions or massing of the Project as previously approved by the Planning Board. Community Development Department staff has reviewed the proposed changes to the Project and is supportive of them as they increase the energy efficiency of the Project and allows for the Project to satisfy energy code requirements.

As part of this Application, we have included eight (8) copies, as well as a flash drive containing an electronic version, of the following materials for review by the Cambridge Planning Board:

- Updated Architectural Elevations of the Project showing the changes in the elevations resulting from the proposed façade changes; and
- Updated renderings showing of the Project showing the proposed façade changes in the context of their surroundings within the Cambridge Crossing Project.

Thank you for your consideration.



Sincerely,
DIVCOWEST REAL ESTATE INVESTMENTS

Mark Johnson

Mark Johnson, FAIA
Director of Development

Attachment

October 18, 2021

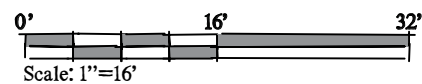
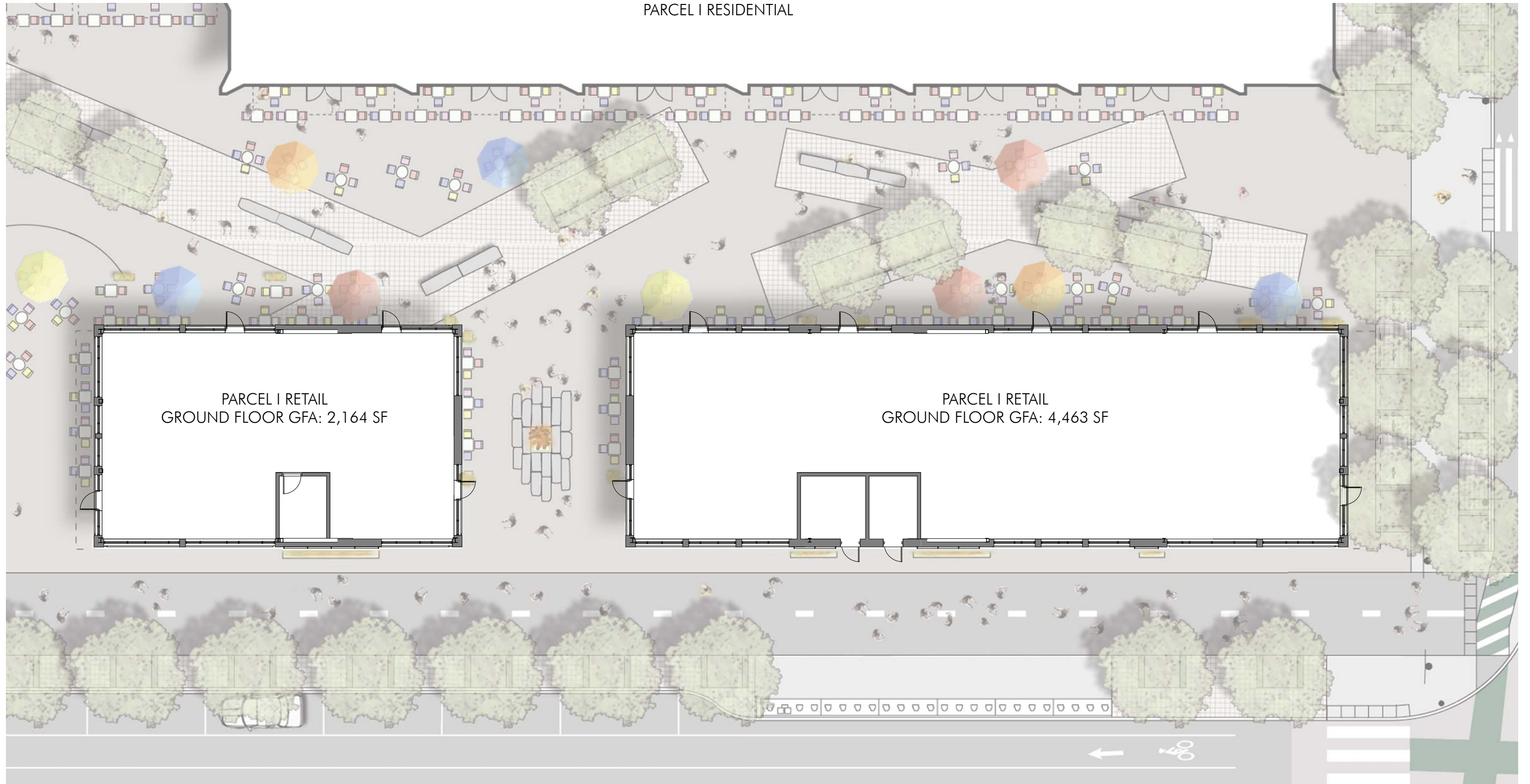


| Parcel 1-2

DESIGN REVIEW REVISIONS TO ADDRESS NEW ENERGY CODE

APPROVED 2019 GROUND FLOOR PLAN

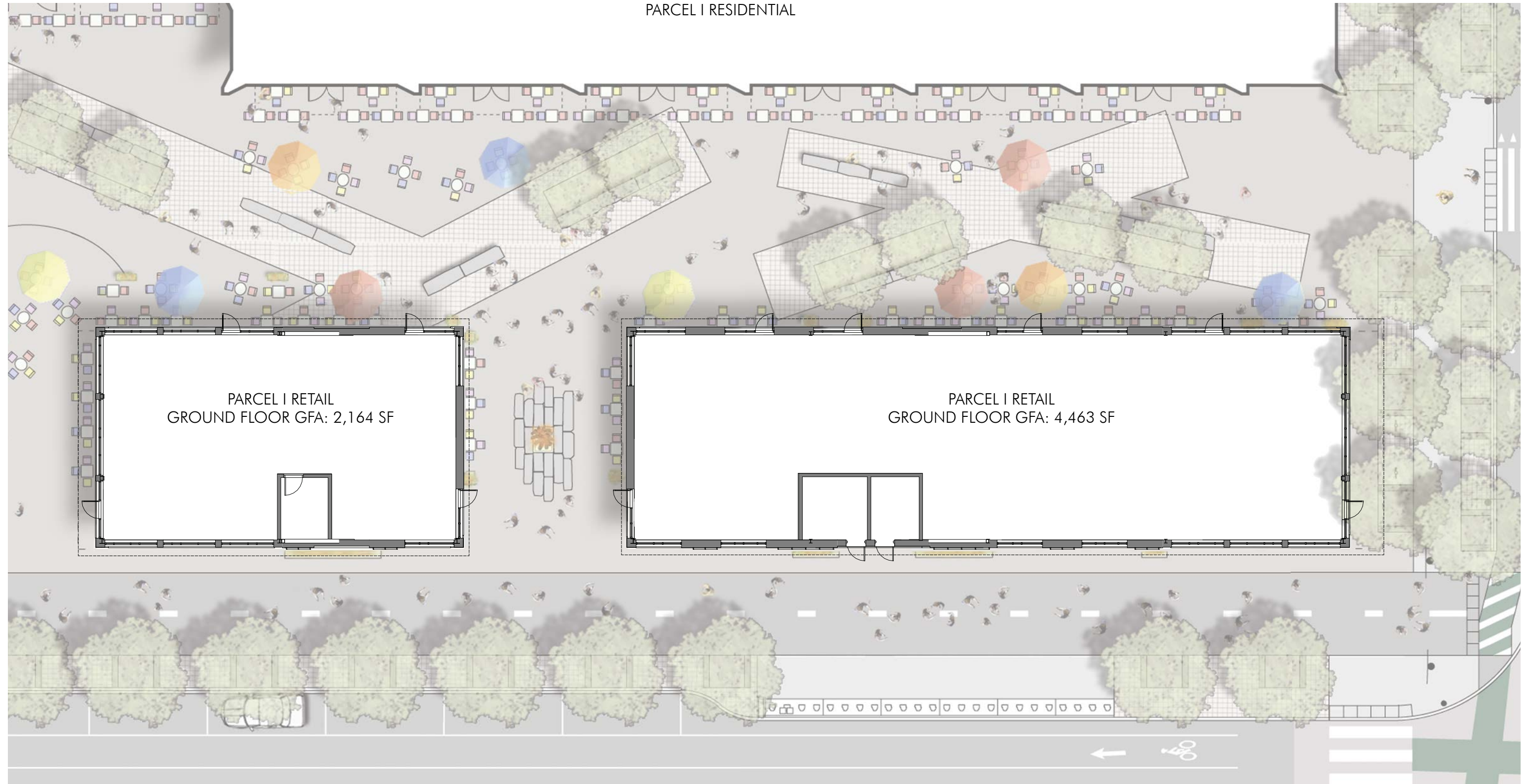
PARCEL I RESIDENTIAL



PARCEL I RETAIL TOTAL
TOTAL GFA: 6,627 SF
PARCEL I-2: 17,825 +/- SF

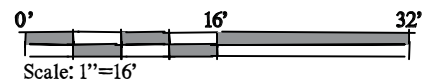
PROPOSED 2021 GROUND FLOOR PLAN

PARCEL I RESIDENTIAL



PARCEL I RETAIL
GROUND FLOOR GFA: 2,164 SF

PARCEL I RETAIL
GROUND FLOOR GFA: 4,463 SF



PARCEL I RETAIL TOTAL
TOTAL GFA: 6,627 SF
PARCEL I-2: 17,825 +/- SF

EAST BUILDING ELEVATIONS



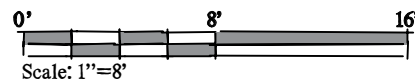
APPROVED 2019 EAST BUILDING SOUTH ELEVATION

*REDUCED OVERALL GLAZING PERCENTAGE TO MEET REVISED ENERGY CODE REQUIREMENTS



PROPOSED 2021 EAST BUILDING SOUTH ELEVATION

West East



EAST BUILDING ELEVATIONS



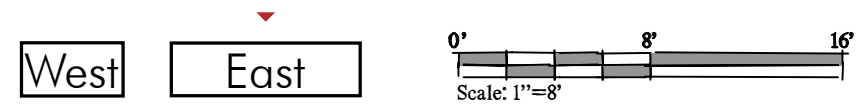
APPROVED 2019 EAST BUILDING NORTH ELEVATION

*REDUCED OVERALL GLAZING PERCENTAGE TO MEET REVISED ENERGY CODE REQUIREMENTS



PROPOSED 2021 EAST BUILDING NORTH ELEVATION

X
REGULAR CMU
PANEL WIDTHS



EAST BUILDING ELEVATIONS



APPROVED 2019 EAST BUILDING EAST ELEVATION

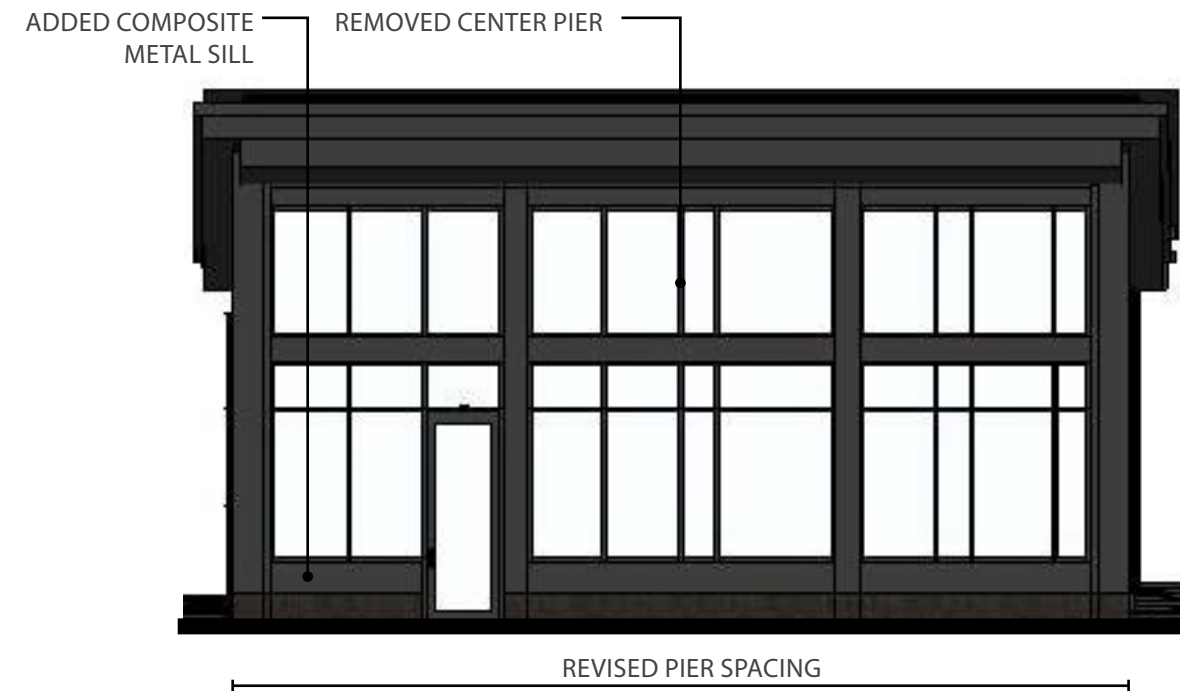


APPROVED 2019 EAST BUILDING WEST ELEVATION

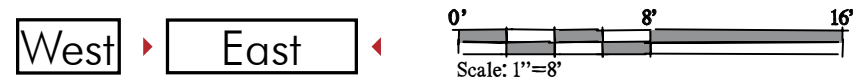
*REDUCED OVERALL GLAZING PERCENTAGE TO MEET REVISED ENERGY CODE REQUIREMENTS



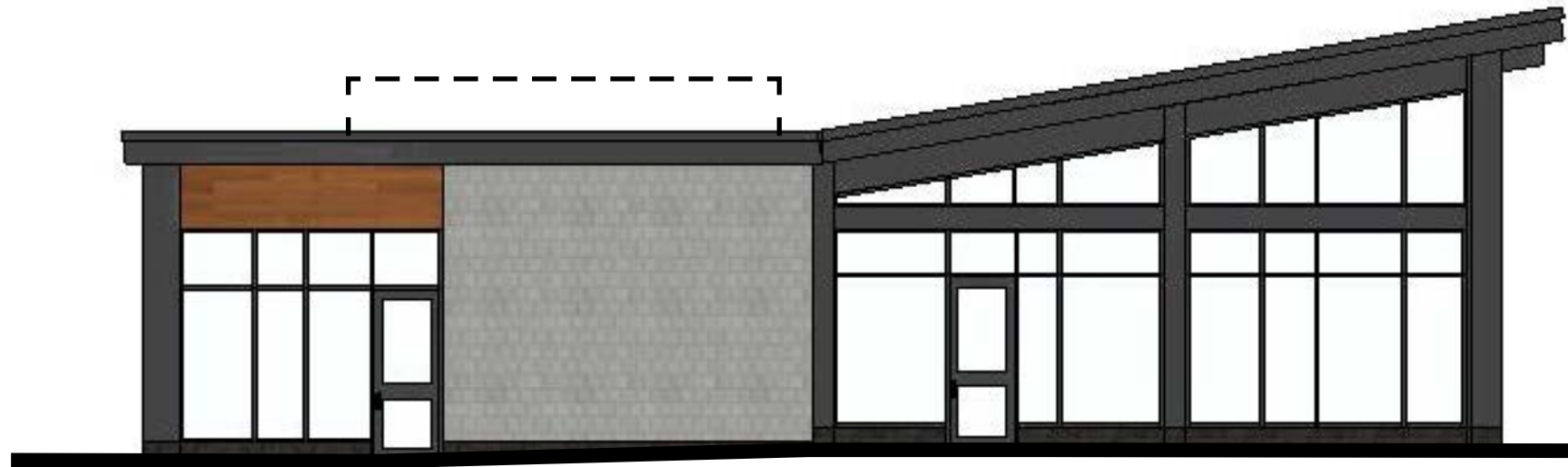
PROPOSED 2021 EAST BUILDING EAST ELEVATION



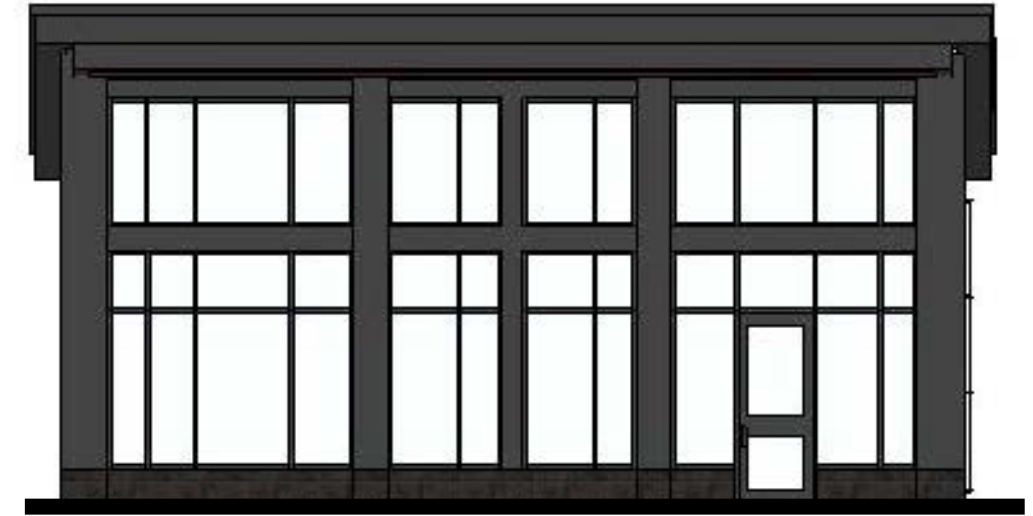
PROPOSED 2021 EAST BUILDING WEST ELEVATION



WEST BUILDING ELEVATIONS



APPROVED 2019 WEST BUILDING NORTH ELEVATION



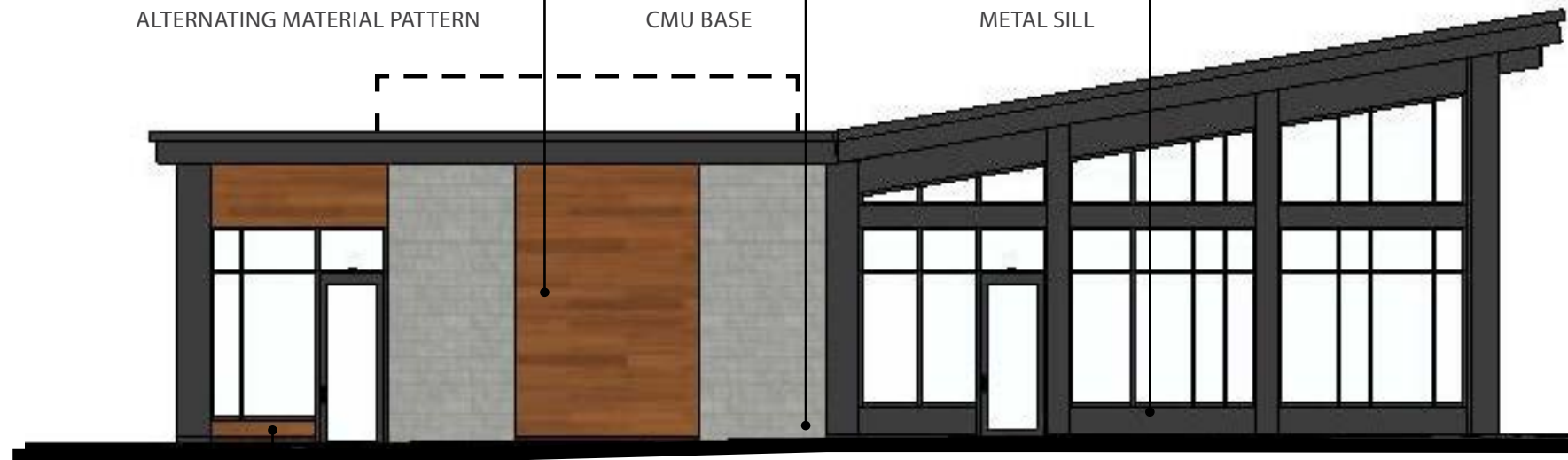
APPROVED 2019 WEST BUILDING WEST ELEVATION

*REDUCED OVERALL GLAZING PERCENTAGE TO MEET REVISED ENERGY CODE REQUIREMENTS

ADDED CEDAR SIDING TO CREATE ALTERNATING MATERIAL PATTERN

REMOVED DARK CMU BASE

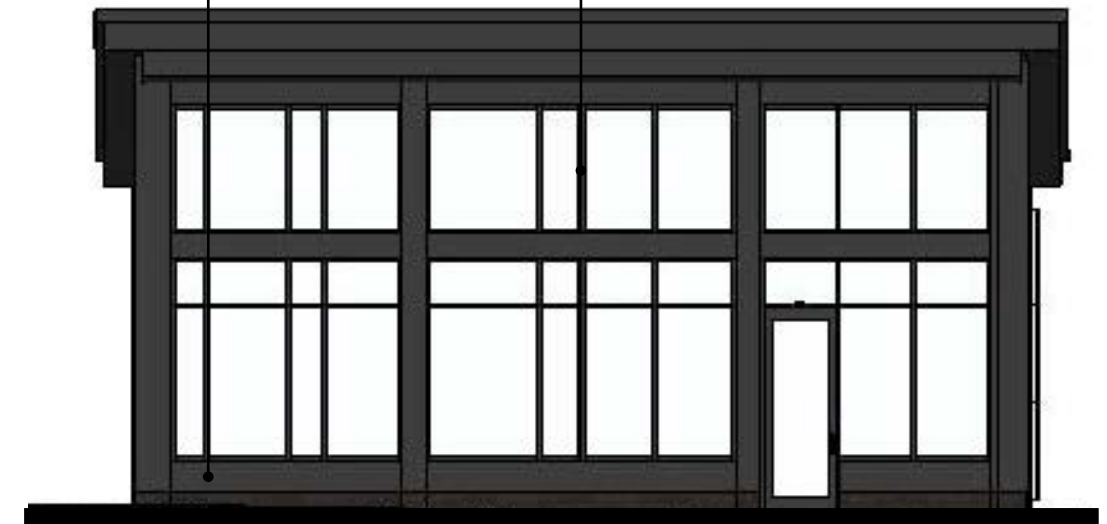
ADDED COMPOSITE METAL SILL



ADDED CEDAR SILL
REGULAR CMU PANEL WIDTHS (X)
REVISED PIER SPACING (X)

ADDED COMPOSITE METAL SILL

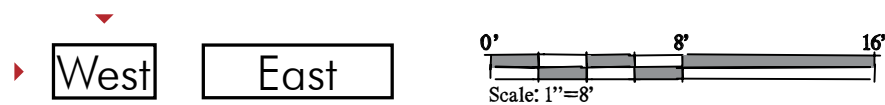
REMOVED CENTER PIER



REVISED PIER SPACING

PROPOSED 2021 WEST BUILDING NORTH ELEVATION

PROPOSED 2021 WEST BUILDING WEST ELEVATION



WEST BUILDING ELEVATIONS

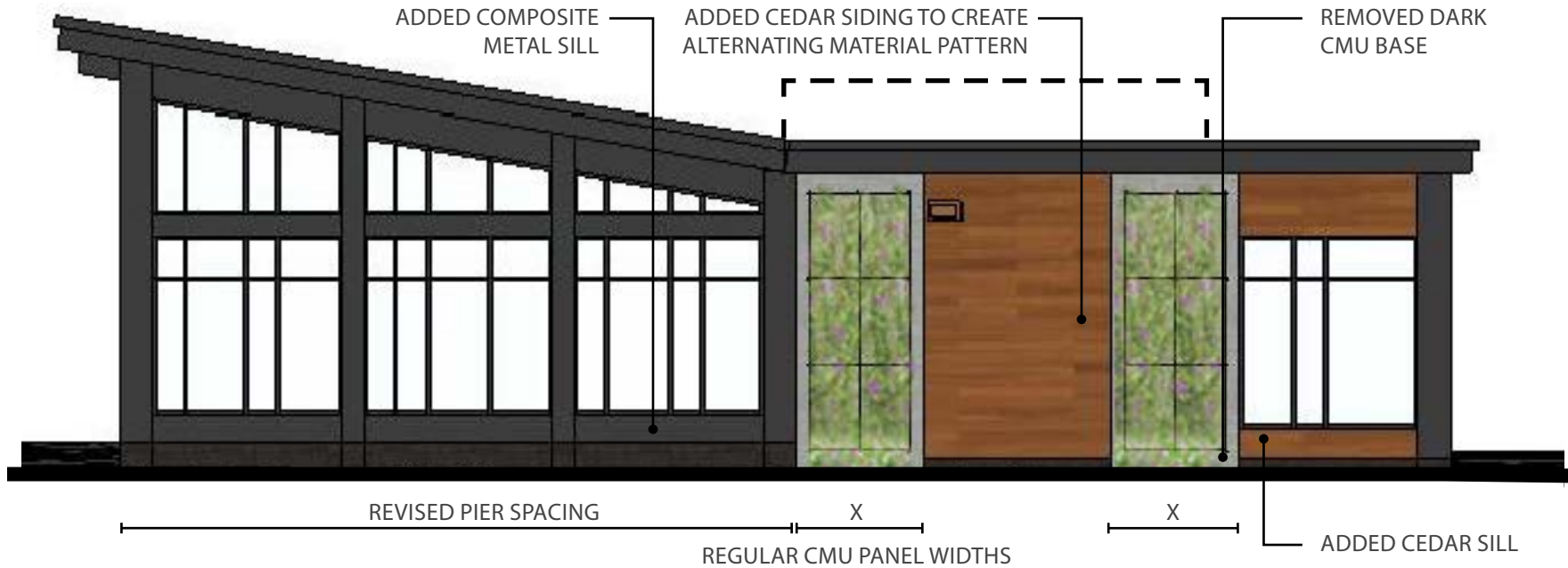


APPROVED 2019 WEST BUILDING SOUTH ELEVATION



APPROVED 2019 WEST BUILDING EAST ELEVATION

*REDUCED OVERALL GLAZING PERCENTAGE TO MEET REVISED ENERGY CODE REQUIREMENTS

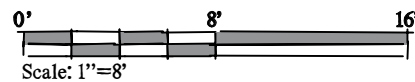


PROPOSED 2021 WEST BUILDING SOUTH ELEVATION



PROPOSED 2021 WEST BUILDING EAST ELEVATION

West ◀ East



APPROVED 2019 VIEW FROM MORGAN AVE



PROPOSED 2021 VIEW FROM MORGAN AVE



APPROVED 2019 VIEW FROM MORGAN AVE



PROPOSED 2021 VIEW FROM MORGAN AVE



APPROVED 2019 VIEW FROM PARK



PROPOSED 2021 VIEW FROM PARK

