

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

December 22, 2022

Dear Chair Connolly, Members of the Planning Board, and
the Cambridge Community Development Department:

Leighton & Glassworks (MA) Owner LLC is pleased to submit the following to the Planning Board, and
the Cambridge Community Development Department in our pursuit of

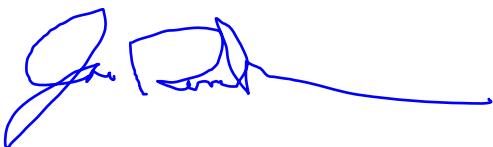
- A minor amendment to existing special permit PB-175 and subsequent amendments 1 through 4 to allow
 - exterior revisions to the grade plane surrounding the building
 - minor changes to the building skin,
 - a relocation and increase in size of the retail offering, and
 - modifications to the existing community use space.

We discussed this project on several occasions with City of Cambridge Community Development Department (CDD) staff and have responded to their questions and concerns within this submittal. We believe the interventions proposed in our redevelopment of the previously approved PB-175 make tangible improvement to the neighborhood and the site, and position us as a more contributive and relevant neighbor by

- Creating a more informal, accessible, and open public realm offering a variety of seating and relaxation venues
- Creating a more convenient and enhanced retail offering
- Improving bicycle parking and access, and
- Reducing delivery congestion along Leighton Street.

We trust that the information presented is sufficient to provide a thorough understanding of what we propose, and approvals required of the City of Cambridge. We look forward to the process to mutually craft a beneficial improvement to the neighborhood.

Sincerely



Joseph Demshar
Senior Director Redevelopment
LivCor LLC, on behalf of
Leighton & Glassworks (MA) Owner LLC