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
DESIGN REVIEW REVISIONS TO ADDRESS NEW ENERGY CODE
DESIGN REVIEW REVISIONS TO ADDRESS NEW ENERGY CODE

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

Scale: 1" = 16'
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

DESIGN REVIEW REVISIONS TO ADDRESS NEW ENERGY CODE
EAST BUILDING ELEVATIONS

PROPOSED 2021 EAST BUILDING SOUTH ELEVATION

REDUCED OVERALL GLAZING PERCENTAGE TO MEET REVISED ENERGY CODE REQUIREMENTS

COMPOSITE METAL PIERS ONLY AT ENDS
REMOVED DARK CMU BASE
ADDED CEDAR SIDING TO CREATE ALTERNATING MATERIAL PATTERN
ADDED CEDAR SILL
ADDED COMPOSITE METAL SILL

REGULAR CMU PANEL WIDTHS
REVISED PIER SPACING

DESIGN REVIEW REVISIONS TO ADDRESS NEW ENERGY CODE
DESIGN REVIEW REVISIONS TO ADDRESS NEW ENERGY CODE

EAST BUILDING ELEVATIONS

APPROVED 2019 EAST BUILDING NORTH ELEVATION

PROPOSED 2021 EAST BUILDING NORTH ELEVATION

*REDUCED OVERALL GLAZING PERCENTAGE TO MEET REVISED ENERGY CODE REQUIREMENTS

- ADDED COMPOSITE METAL SILL
- ADDED CEDAR SILL
- ADDED CEDAR SIDING
- REMOVED DARK CMU BASE
- COMPOSITE METAL PIERS ONLY AT ENDS

REVISED PIER SPACING

REGULAR CMU PANEL WIDTHS

Scale: 1"=8'

West
East
**EAST BUILDING ELEVATIONS**

**APPROVED 2019 EAST BUILDING EAST ELEVATION**
- *REDUCED OVERALL GLAZING PERCENTAGE TO MEET REVISED ENERGY CODE REQUIREMENTS*

**APPROVED 2019 EAST BUILDING WEST ELEVATION**

**PROPOSED 2021 EAST BUILDING EAST ELEVATION**
- ADDED CEDAR SIDING
- ADDED CEDAR SILL

**PROPOSED 2021 EAST BUILDING WEST ELEVATION**
- ADDED COMPOSITE METAL SILL
- REMOVED CENTER PIER
- REVISED PIER SPACING

**DESIGN REVIEW REVISIONS TO ADDRESS NEW ENERGY CODE**
WEST BUILDING ELEVATIONS

PROPOSED 2021 WEST BUILDING NORTH 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
- Added composite Metal Sill
- Removed center pier
- Regular CMU panel widths
- Revised pier spacing

APPROVED 2019 WEST BUILDING NORTH ELEVATION

APPROVED 2019 WEST BUILDING WEST ELEVATION

PROPOSED 2021 WEST BUILDING WEST ELEVATION

Scale: 1"=8'

DESIGN REVIEW REVISIONS TO ADDRESS NEW ENERGY CODE
WEST BUILDING ELEVATIONS

APPROVED 2019 WEST BUILDING SOUTH ELEVATION

PROPOSED 2021 WEST BUILDING SOUTH ELEVATION

*REDUCED OVERALL GLAZING PERCENTAGE TO MEET REVISED ENERGY CODE REQUIREMENTS

ADDED COMPOSITE METAL SILL
ADDED CEDAR SIDING TO CREATE ALTERNATING MATERIAL PATTERN
REMOVED DARK CMU BASE

REVISED PIER SPACING
REGULAR CMU PANEL WIDTHS
ADDED CEDAR SILL

PROPOSED 2021 WEST BUILDING EAST ELEVATION

ADDED CEDAR SILL
ADDED CEDAR SIDING

APPROVED 2019 WEST BUILDING EAST ELEVATION

REVISED PIER SPACING

SCALE: 1"=8'

DESIGN REVIEW REVISIONS TO ADDRESS NEW ENERGY CODE
DESIGN REVIEW REVISIONS TO ADDRESS NEW ENERGY CODE

APPROVED 2019 VIEW FROM MORGAN AVE
PROPOSED 2021 VIEW FROM MORGAN AVE
DESIGN REVIEW REVISIONS TO ADDRESS NEW ENERGY CODE

APPROVED 2019 VIEW FROM MORGAN AVE
PROPOSED 2021 VIEW FROM MORGAN AVE