SUMMARY OF RESIDENTIAL
INCLUSIONARY HOUSING SQUARE FOOTAGES

- Cambridge housing area requirements:
  - Total residential SF required - 220,000 GSF
  - Built at 270 Third Street - 87,799 GSF
  - Delta to be built at 50 Rogers - 132,201 GSF

- Inclusionary housing SF remaining:
SITE PLAN
BRICK COLOR, TEXTURE + CORNER ARTICULATION
BRICK COLOR, TEXTURE + CORNER ARTICULATION | NEW vs. PREVIOUS

NEW PROPOSED BRICK

PREVIOUS PROPOSED BRICK
BRICK COLOR, TEXTURE + CORNER ARTICULATION | NEW vs. PREVIOUS
**INCREASED COPING HEIGHT AND PROJECTION**

**UNDULATING DOUBLE SOLDIER COURSE CORNICE ADDED TO TOP OF BUILDING**

**STACKED BOND INSET / FLUSH BRICK “WASHBOARD” TEXTURE PROVIDED AT CORNERS**

**JULIETTE BALCONY GUARD RAILS GIVEN A GRAPHIC PATTERN IN A CONTRASTING COLOR TO THE BRICK**

**INSET STACKED BRICK PATTERN ADDED TO THE PERIMETER OF THE FRAMED WINDOW OPENINGS**
BRICK COLOR, TEXTURE + CORNER ARTICULATION | NEW vs. PREVIOUS
BRICK COLOR, TEXTURE + CORNER ARTICULATION | NEW vs. PREVIOUS [BEFORE]
EXTERIOR VARIATION
EXTERIOR VARIATION | BINNEY STREET ELEVATION

ALEXANDRIA CENTER AT KENDALL SQUARE

50 ROGERS STREET | PLANNING BOARD SPECIAL PERMIT #243 | 18
EXTERIOR VARIATION | BINNEY STREET ELEVATION

- ADDITIONAL JULIETTE BALCONIES PROVIDE INCREASED VARIATION IN WINDOW SIZES
- SOME WINDOW SIZES REDUCED INCREASING WOOD PANELING WITHIN FRAMED OPENINGS
- WOOD PANEL PLACEMENT SHIFTED TO CREATE MORE ACTIVE FACADE

ALEXANDRIA CENTER AT KENDALL SQUARE

50 ROGERS STREET | PLANNING BOARD SPECIAL PERMIT #243 | 19
EXTERIOR VARIATION | BINNEY STREET ELEVATION DETAIL

ALEXANDRIA CENTER AT KENDALL SQUARE

50 ROGERS STREET | PLANNING BOARD SPECIAL PERMIT #243 | 23
BUILDING BASE + SIDEWALK EXPERIENCE
BUILDING BASE + SIDEWALK EXPERIENCE | BINNEY STREET ENTRANCE

ALEXANDRIA CENTER AT KENDALL SQUARE
BUILDING BASE + SIDEWALK EXPERIENCE | SOUTH WEST CORNER AT BINNEY STREET

ALEXANDRIA CENTER AT KENDALL SQUARE

ALEXANDRIA. DIMELLA SHAFFER

50 ROGERS STREET | PLANNING BOARD SPECIAL PERMIT #243 | 31
COURTYARD
COURTYARD | VIEW LOOKING EAST TOWARD THE EXISTING 161 FIRST STREET BUILDING