

October 5, 2020

City of Cambridge  
Community Development Department  
344 Broadway  
Cambridge, MA 02138

Re: 55 Wheeler Street Development

Dear Members of the Planning Board,

Please see the following items for review and discussion regarding the 55 Wheeler Street development, set forth through recent design review by and with the Community Development Department (CDD). The items and descriptions of the various design items below have been itemized to relate the attached imagery and annotation, included in this document package.

- **General Project Details**

- 7 Stories
- 525 rental units
  - 426 market rate units
  - 99 inclusionary units
  - Studio, One, Two & Three-Bed Units
- 448 parking spaces
- 608 bicycle parking spaces

- **Building/Façade**

- Window infill locations: metal panel to fiber cement panel. (Pg. 2-4)
  - The majority of fiber cement locations will be comprised of a single panel, limiting the number of joints in these locations.
  - The fiber cement panels coincide and install easily with the required rain screen behind surrounding finishes and achieves the same design intent for these locations of a smooth, flat panel.
  - Utilizing a thicker dimension than some fiber cement, the product will provide long-lasting integrity. All locations are 3<sup>rd</sup> story or above, to keep a distance from ground level views.
- Change from “Stucco” to EIFS system. (Pg. 4&6)
  - The original design used “Stucco” as a generic term for these locations. The design intent has been maintained by utilizing EIFS to create a smooth finish, with the ability to apply insulation to the concrete structure, improving the buildings energy model.

- Unit balcony railing design consolidation from various materials to vertical picket. (Pg. 2-5)
  - The special permit design had a mix of glazed, horizontal and vertical picket designs represented on the elevations. During the design development process the railings were consolidated to all vertical picket.
  
- **Site/Landscaping Design**
  - Drive lane and North Park (open space) design development. (Pg. 10)
    - Coordination with DPW, TPT and Conservation Commission have resulted in final tree, drive lane and parking plans. Additional design development, including a boardwalk, for pedestrian use is included for your review.
  
  - Use of artificial turf in select locations. (Pg. 11&12)
    - Artificial turf is intended for private patio locations at first floor units with direct entry. Artificial turf allows for minimal maintenance by property staff, as well as responsibility from the residents. The turf sections are located within privacy screens, shielding them from public walking paths or roadways.
    - Artificial turf is intended for the cover of a “raised mound” in the north park hardscape. The turf allows for a complimentary mix of materials, without the potential for degradation from use, while providing an interesting topographical element to the surrounding hardscape.
  
  - Electrical substation enclosure, use of ground-faced CMU. (Pg. 13)
    - During the special permit review and approval, the development’s substation enclosure had not yet been finalized. The intent is to shield the substation from the public using ground-faced CMU, similar to the application at Fuse, on Cambridge Park Drive.
  
  - Wheeler and Fawcett St. design development complete.
    - Coordination and review with DPW and TPT have resulted in the final, approved tree, street, signage and striping designs.

Thank you for your time and consideration.

Sincerely,



Evan Staples  
Project Manager  
Toll Brothers

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P: (401) 225-8499

# WHEELER STREET ELEVATIONS





# EXTERIOR MATERIALS CHANGES - BUILDING A

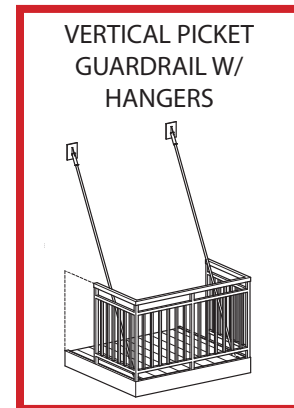
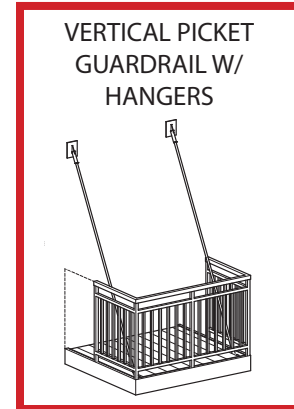
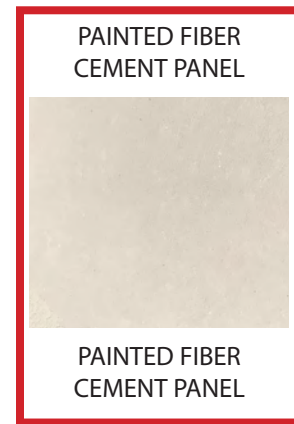


METAL PANEL

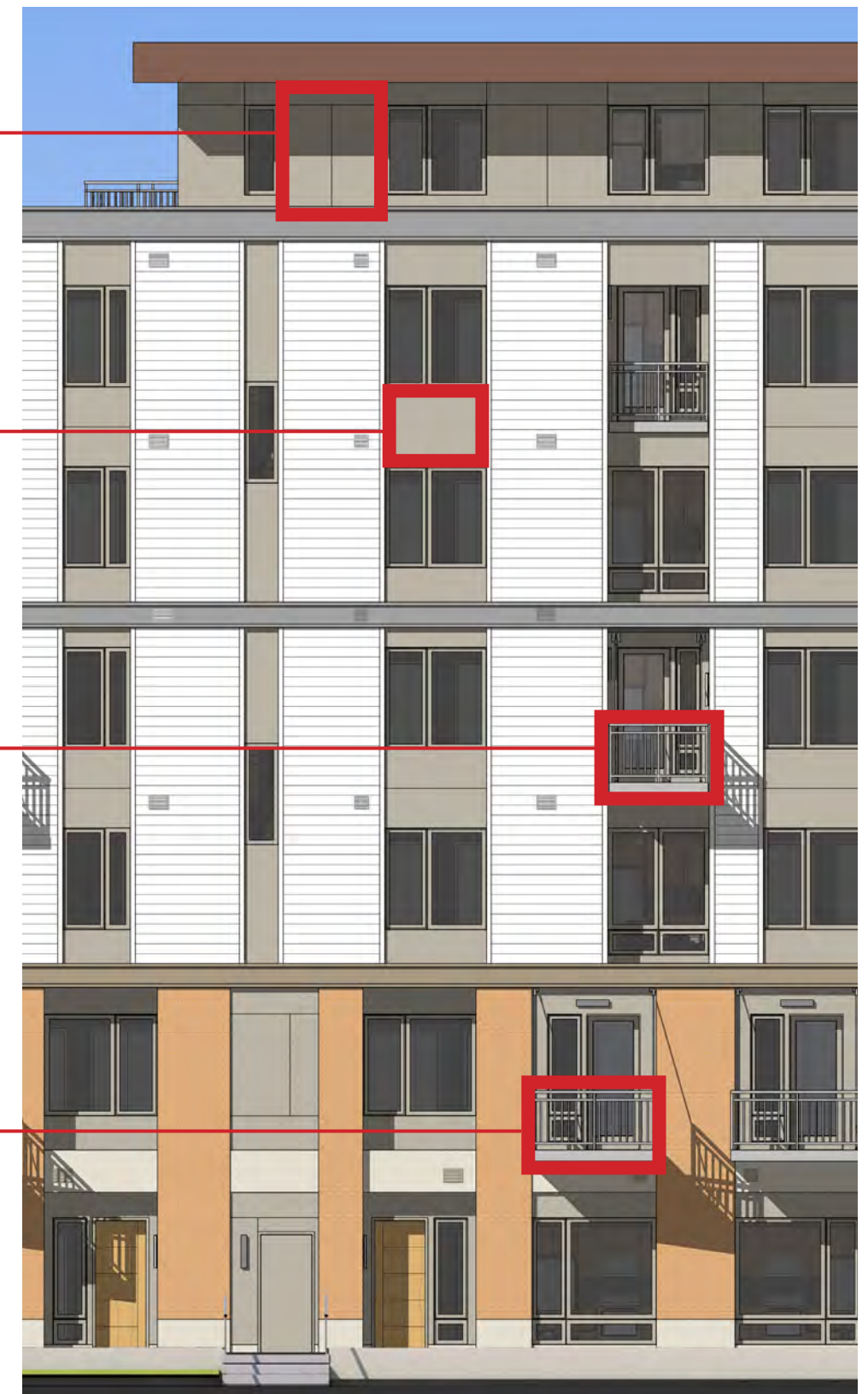
METAL PANEL

HORIZONTAL GUARDRAIL

VERTICAL PICKET GUARDRAIL



NOTE: RENDERINGS PRESENTED FOR 2017 SPECIAL PERMIT SHOW SCHEMATIC REPRESENTATION OF MATERIALS AND COLORS



2017 BUILDING A EAST (WHEELER STREET) PARTIAL ELEVATION

2020 BUILDING A EAST (WHEELER STREET) PARTIAL ELEVATION



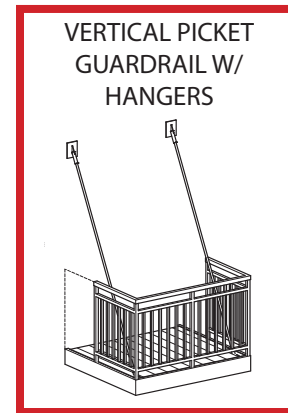
# EXTERIOR MATERIALS CHANGES - BUILDING A



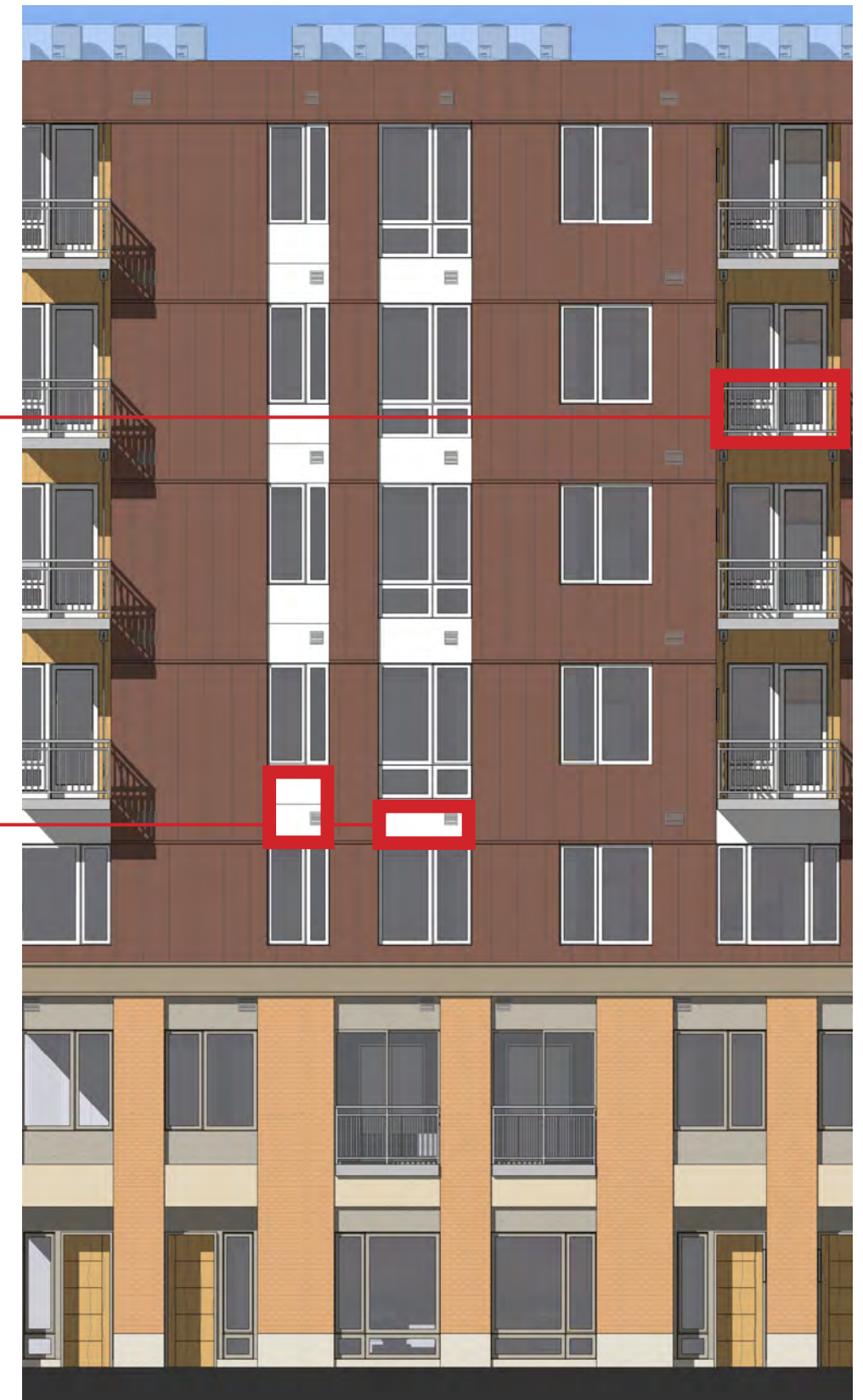
2017 BUILDING A NORTH (MEWS) PARTIAL ELEVATION

HORIZONTAL GUARDRAIL

METAL PANEL



NOTE: RENDERINGS PRESENTED FOR 2017 SPECIAL PERMIT SHOW SCHEMATIC REPRESENTATION OF MATERIALS AND COLORS



2020 BUILDING A NORTH (MEWS) PARTIAL ELEVATIONS



# EXTERIOR MATERIAL CHANGES - BUILDINGS B & C



METAL PANEL

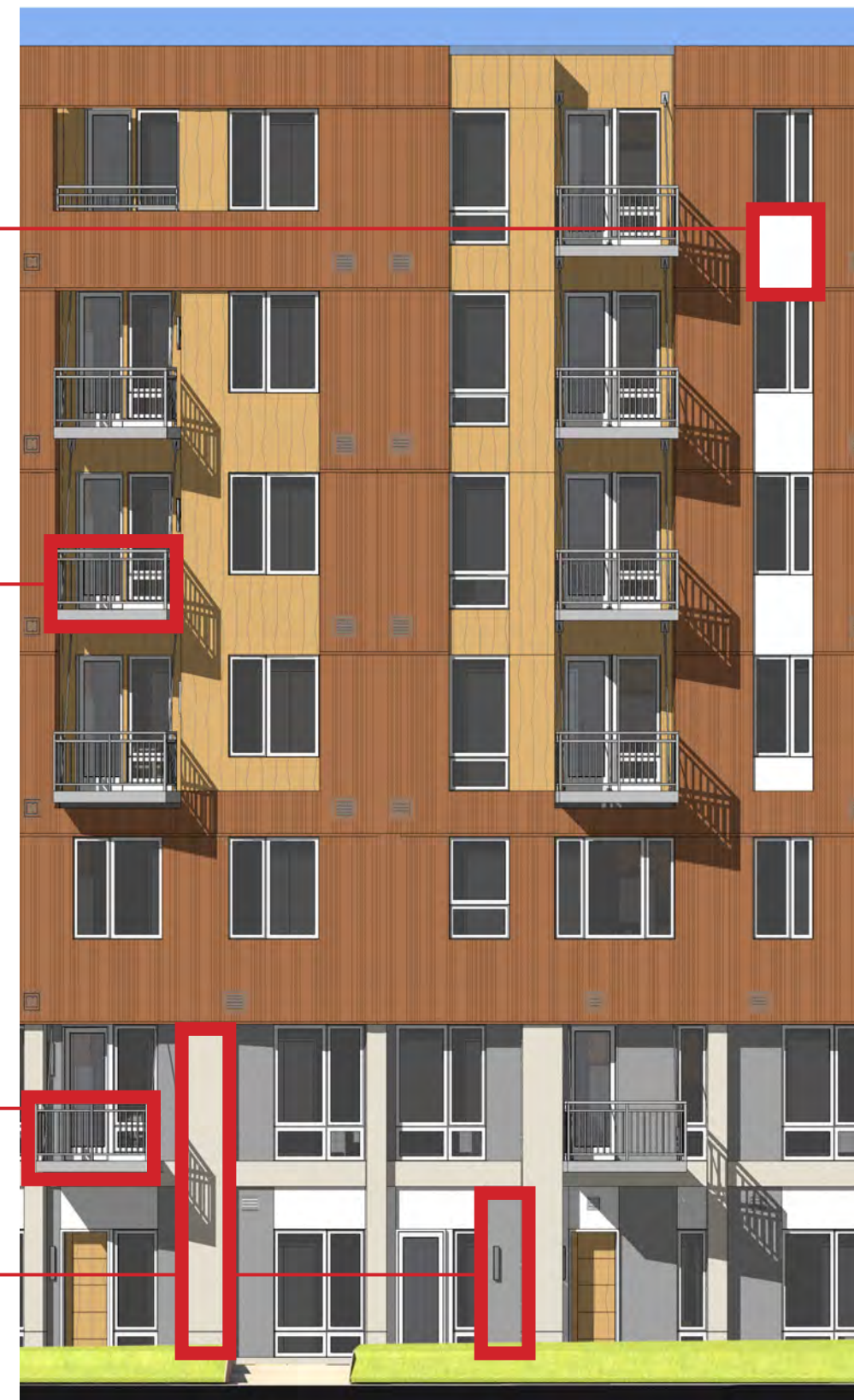
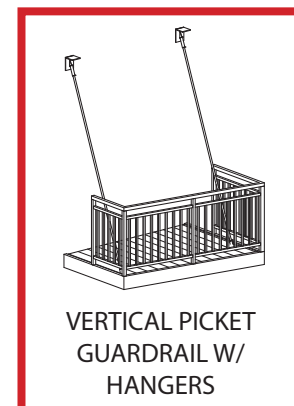
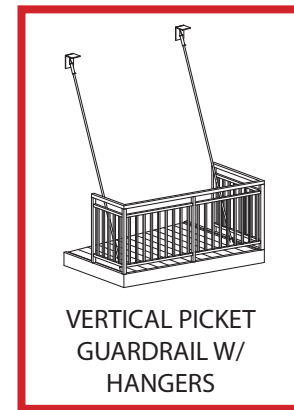
GLASS GUARDRAIL

HORIZONTAL GUARDRAIL

STUCCO

METAL PANEL

NOTE: RENDERINGS PRESENTED FOR 2017 SPECIAL PERMIT SHOW SCHEMATIC REPRESENTATION OF MATERIALS AND COLORS

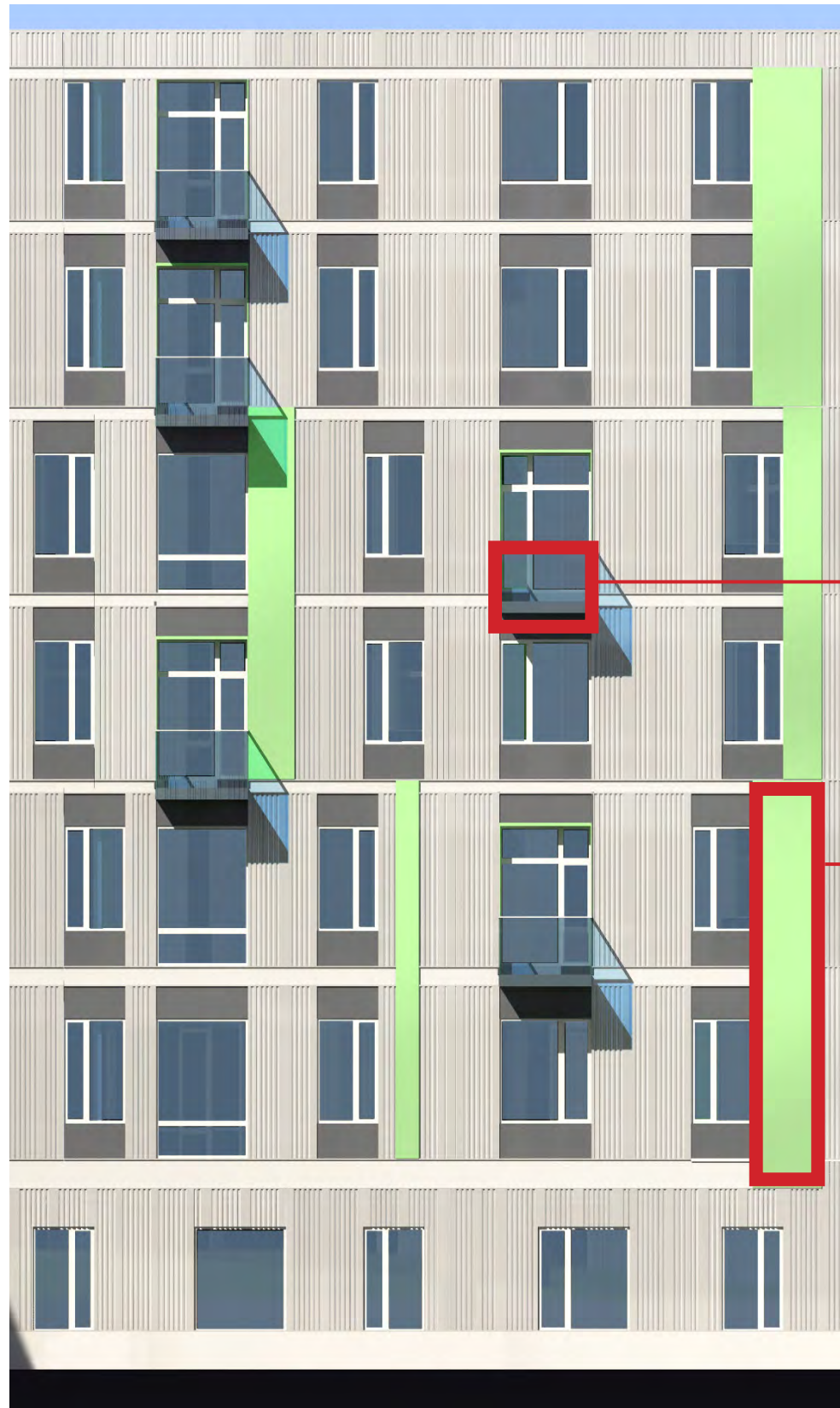


2017 BUILDING B EAST (WHEELER STREET) PARTIAL ELEVATION

2020 BUILDING B (WHEELER STREET) PARTIAL ELEVATION



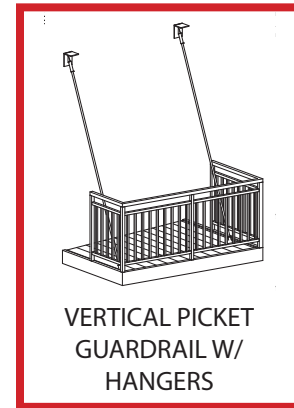
# EXTERIOR MATERIAL CHANGES - BUILDINGS B & C



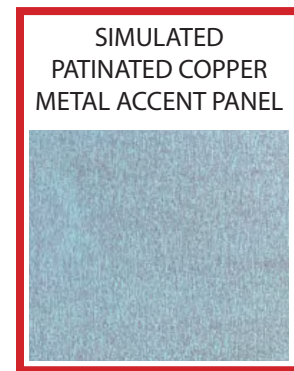
2017 BUILDING C EAST (ENTRANCE COURTYARD) PARTIAL ELEVATION

GLASS GUARDRAIL

METAL ACCENT PANEL



VERTICAL PICKET  
GUARDRAIL W/  
HANGERS



SIMULATED  
PATINATED COPPER  
METAL ACCENT PANEL

NOTE: RENDERINGS PRESENTED FOR 2017 SPECIAL PERMIT SHOW SCHEMATIC REPRESENTATION OF MATERIALS AND COLORS



2020 BUILDING C EAST (ENTRANCE COURTYARD) PARTIAL ELEVATION



# EXTERIOR MATERIAL CHANGES - BUILDINGS B & C

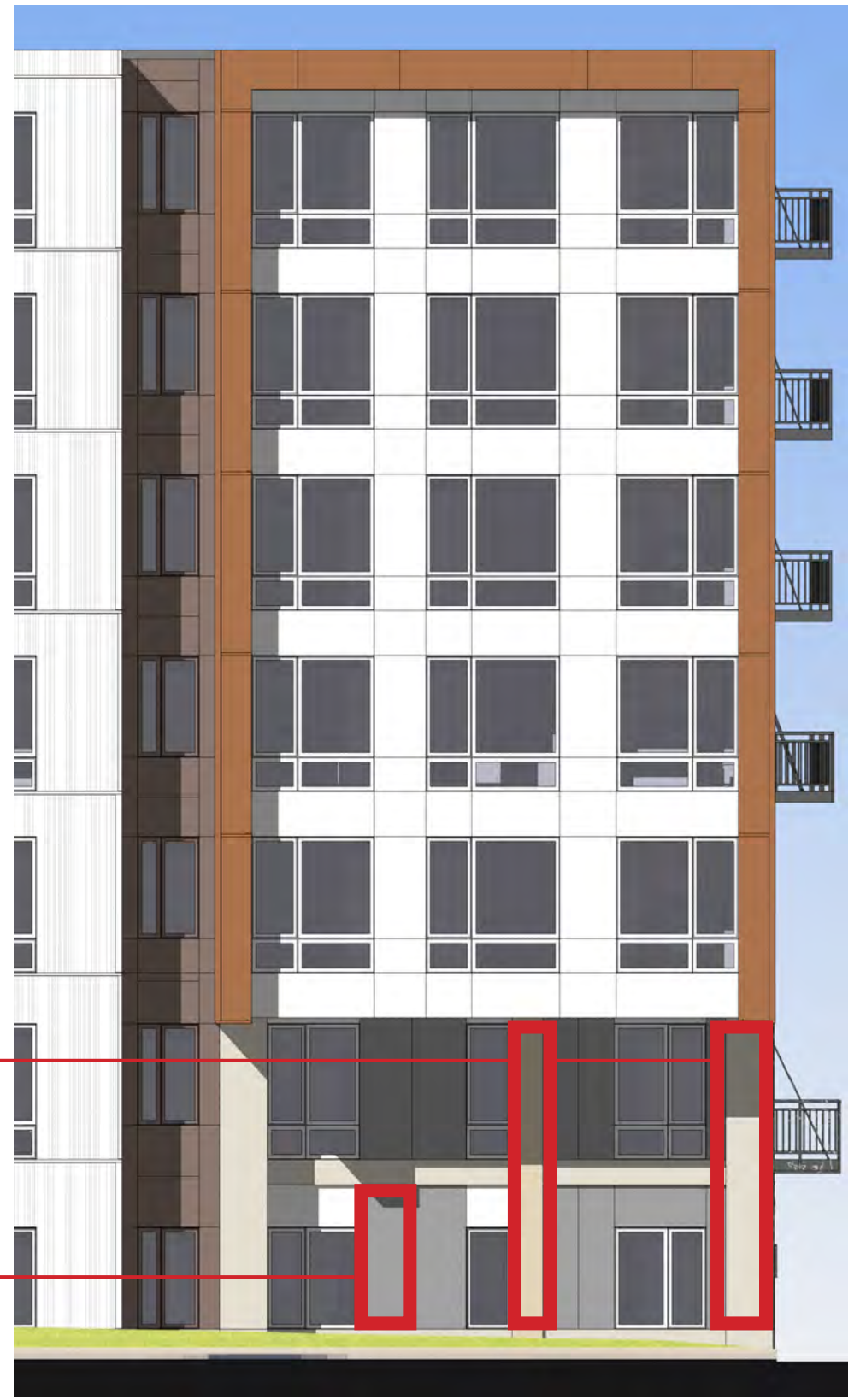
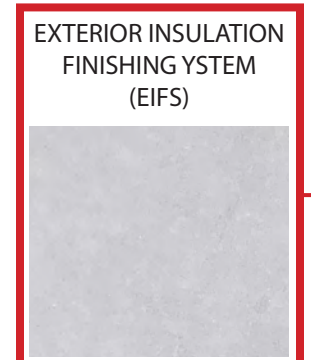
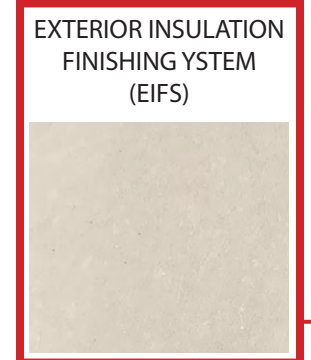


2017 BUILDING C EAST PARTIAL ELEVATION

STUCCO

METAL PANEL

NOTE: RENDERINGS PRESENTED FOR 2017 SPECIAL PERMIT SHOW SCHEMATIC REPRESENTATION OF MATERIALS AND COLORS



2020 BUILDING C EAST PARTIAL ELEVATION

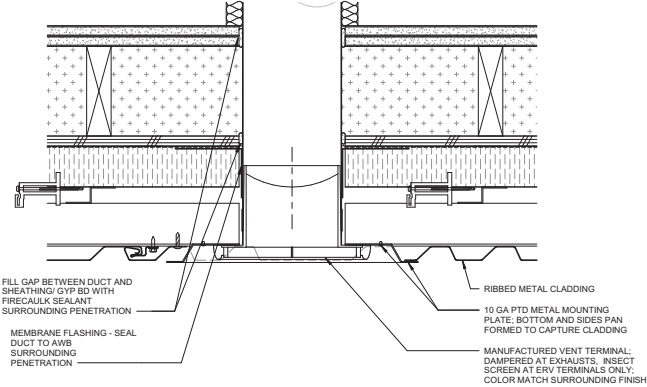


# SIDEWALL VENTING - BUILDING B

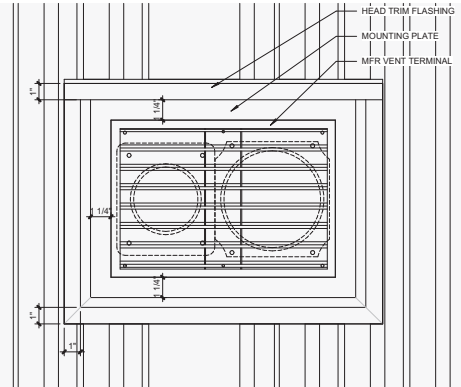
2017 BUILDING B PERSPECTIVE



2020 BUILDING B PERSPECTIVE



PLAN DETAIL



ELEVATION DETAIL



# SIDEWALL VENTING - BUILDING B



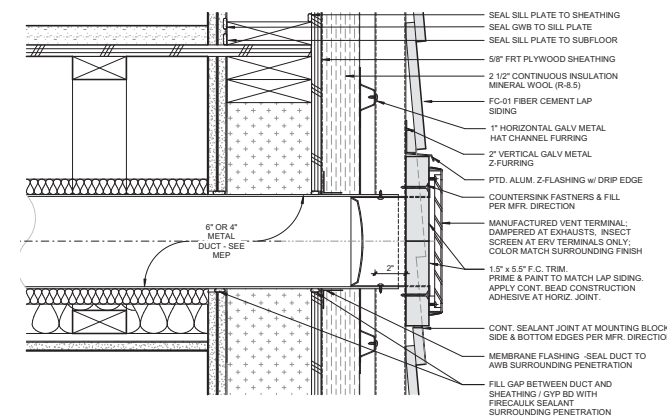
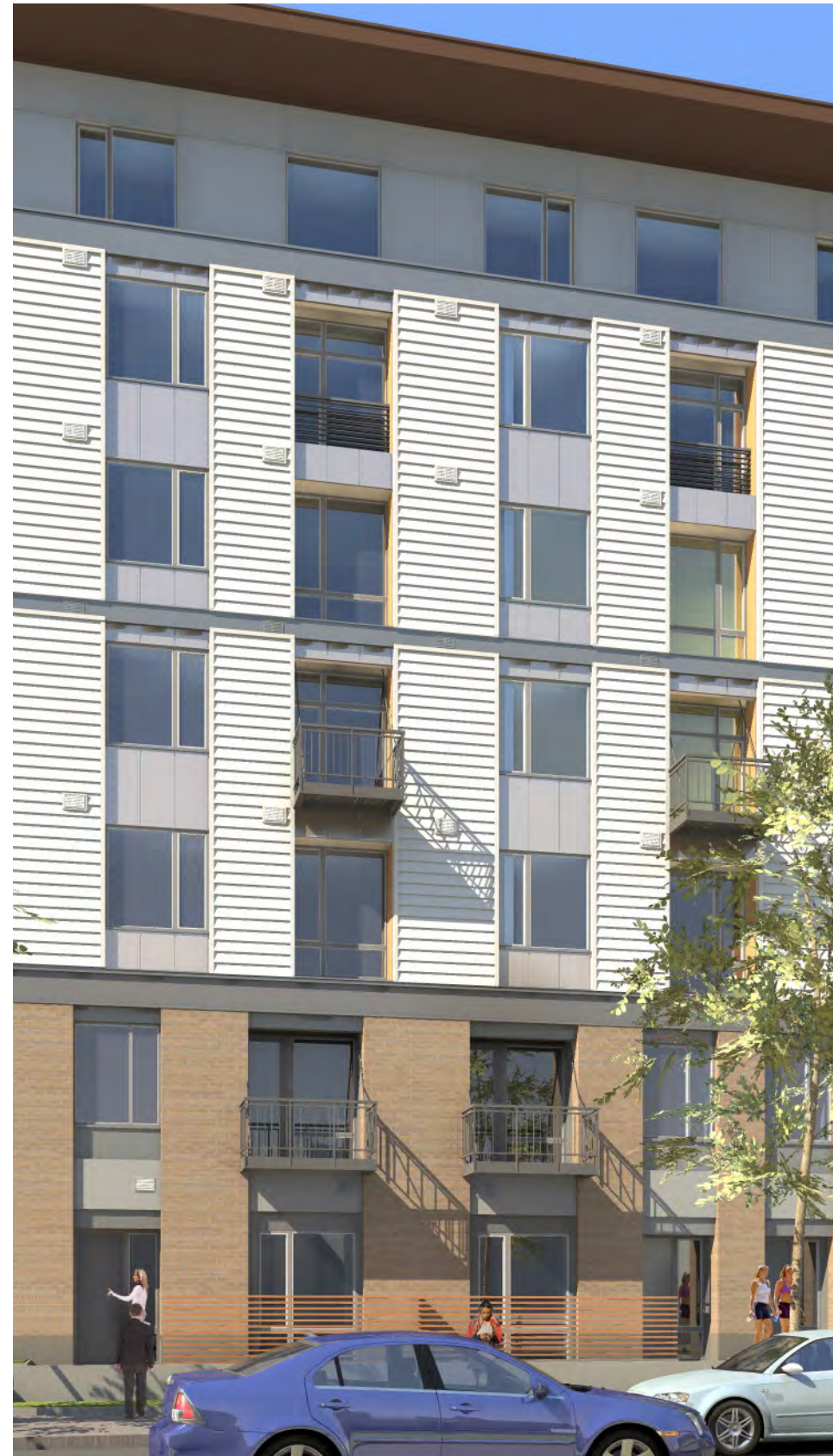
2017 BUILDING B PERSPECTIVE



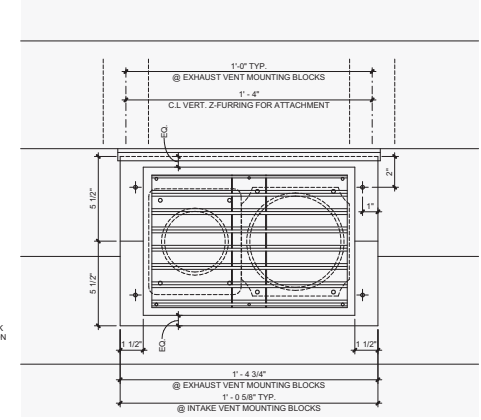
2020 BUILDING B PERSPECTIVE



# SIDEWALL VENTING - BUILDING A



SECTION DETAIL



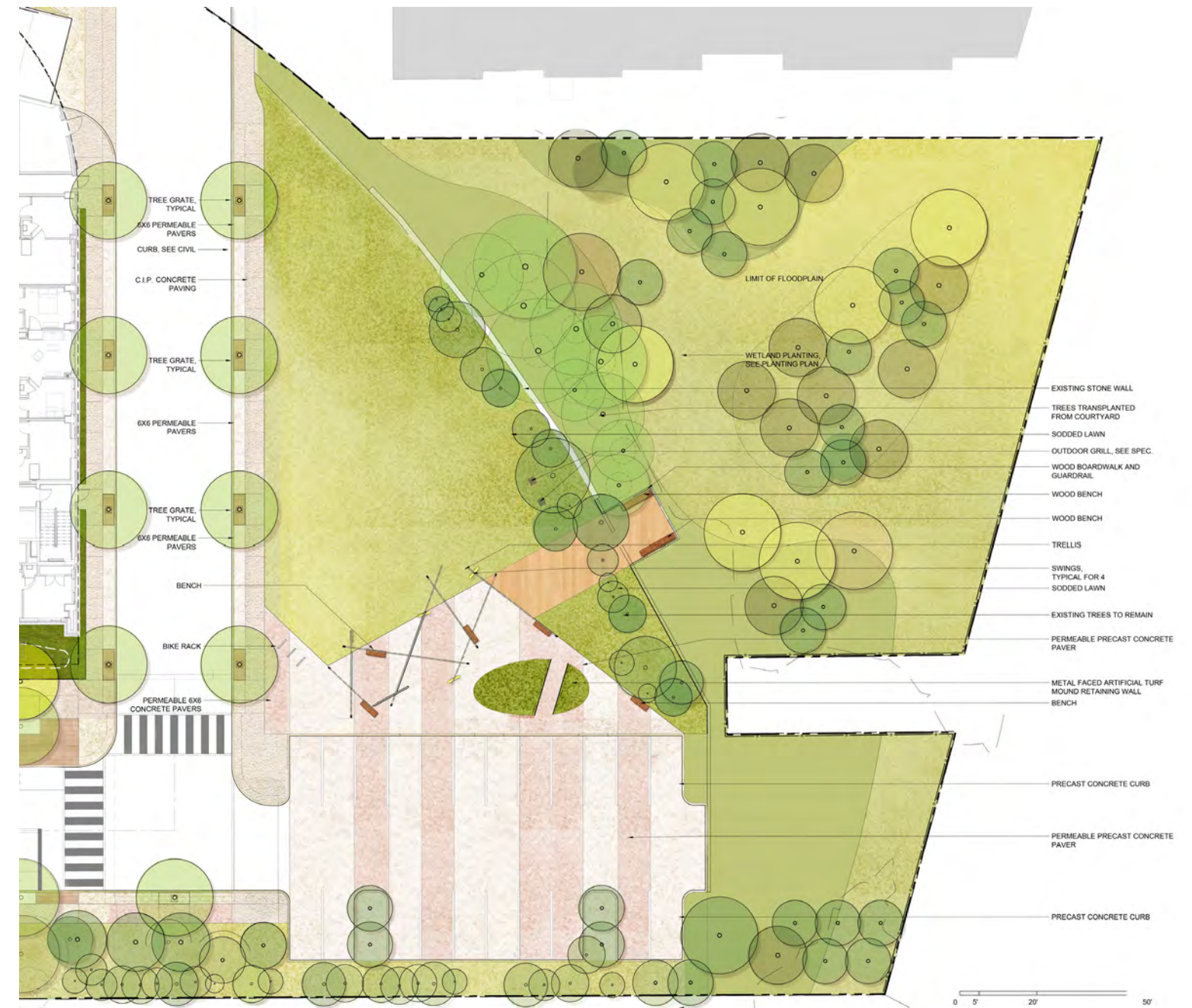
ELEVATION DETAIL



# NORTH OPEN SPACE DESIGN



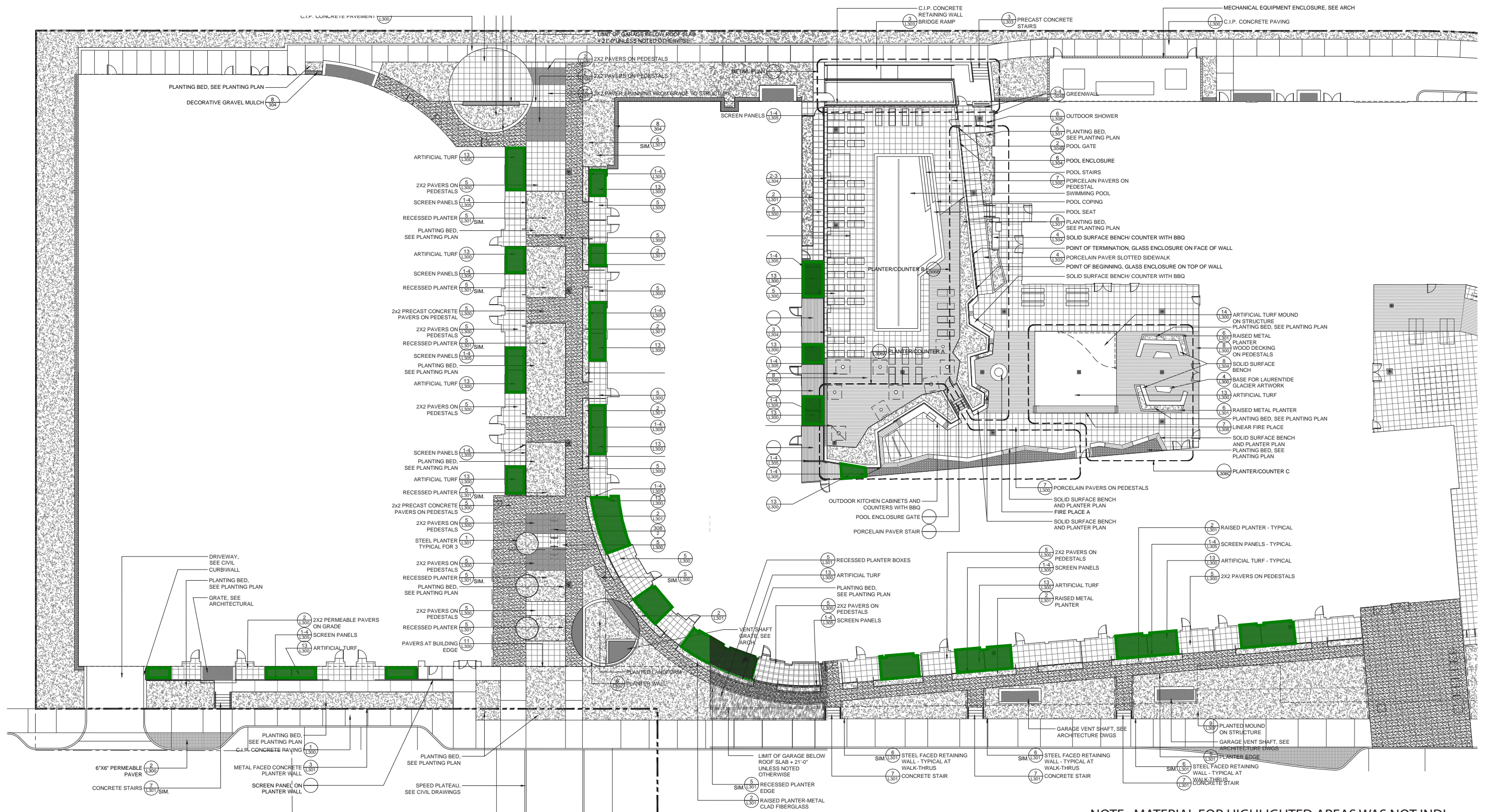
2017 NORTH OPEN SPACE PLAN



2020 NORTH OPEN SPACE PLAN



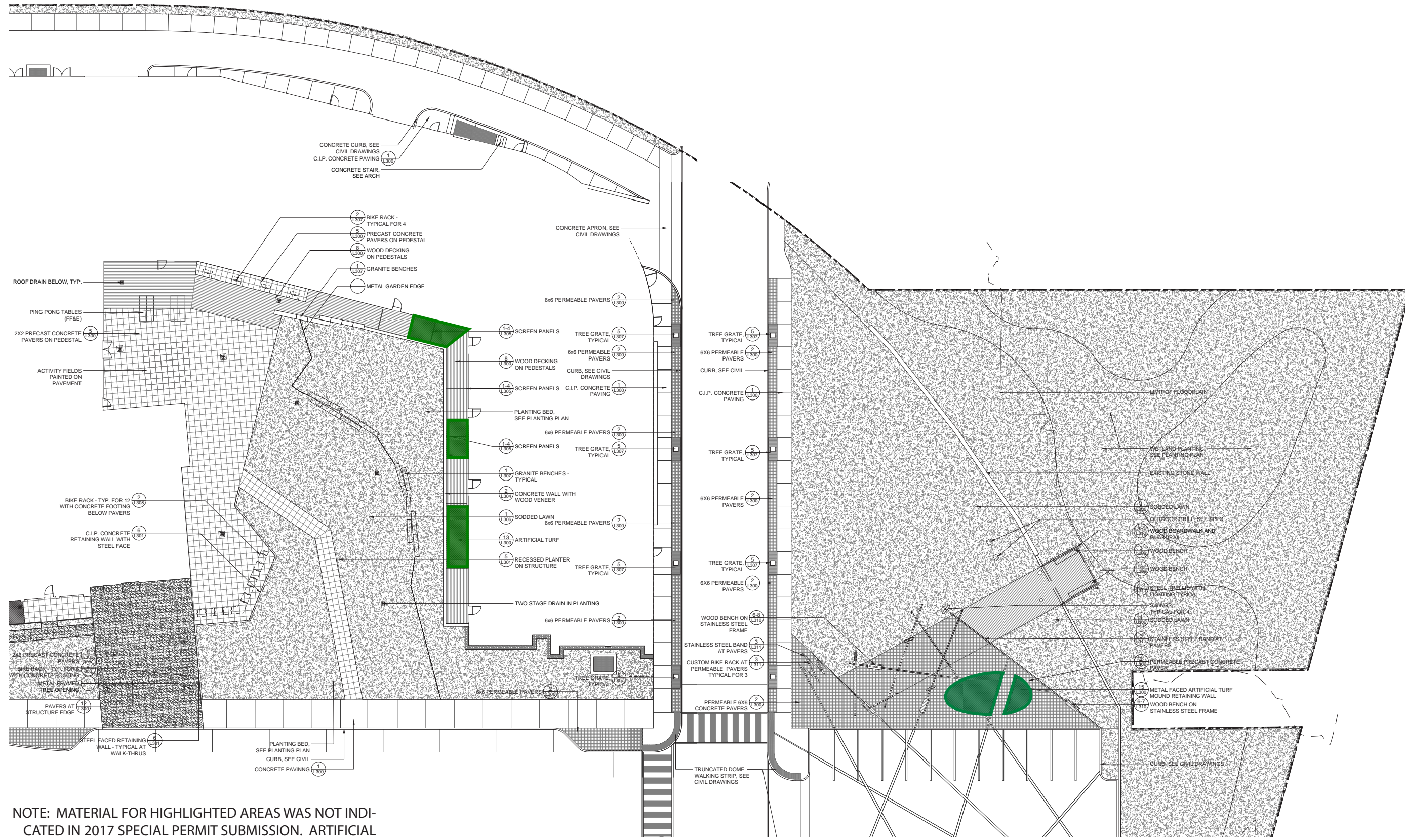
# ARTIFICIAL TURF LOCATIONS



NOTE: MATERIAL FOR HIGHLIGHTED AREAS WAS NOT INDICATED IN 2017 SPECIAL PERMIT SUBMISSION. ARTIFICIAL TURF SELECTED FOR MAINTENANCE CONSIDERATIONS



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# ELECTRICAL SUBSTATION

