



**RE: UPDATE TO
PERMIT SUBMISSION**

CHARLES PARK
REPOSITIONING
005192.00

ONE CHARLES PARK
CAMBRIDGE, MA
02141

02.04.2022

ARCHITECTURE | PLANNING
INTERIOR DESIGN | VDC
BRANDED ENVIRONMENTS

BOSTON
200 HIGH ST, FLOOR 2
BOSTON, MA 02110

NEW YORK
54 W 21ST ST, SUITE 804
NEW YORK, NY 10010

SGA-ARCH.COM
857.300.2610

February 4, 2022

Suzannah Bigolin
Urban Design Project Planner
Cambridge Community Development Department
344 Broadway
Cambridge, MA 02139

Dear Suzannah,

As requested, the following is a brief submission that includes a short narrative about the proposed design update and graphics to show existing and proposed updates to share with the board ahead of adding this to a meeting agenda.

- As set forth in the Description of Work in the building permit application, the work involves mechanical upgrades and common area renovations to One Rogers Street, a 262,552 SF technical office building and One Charles Street, a 119,021 SF technical office building.
- The scope of the project includes replacement of and additions to the existing penthouse mechanical and generator equipment with new upgraded mechanical and generator equipment.
 - height of screens and penthouse structure will align with the existing penthouse height.
 - new screens for mechanical equipment above the existing penthouse roof will align with existing penthouse height.
 - penthouses and mechanical equipment will be screened using grey metal panels and louvers.
 - reference: East, South, West, North elevations (p.7,11,17,20), respectively.
- Roof plan indicating changes to the penthouse including new A/C units, upgraded HVAC equipment, intake/exhaust stacks and façade equipment such as vents, louvers, etc.
 - reference: roof plans (p.5).
 - Rogers service elevator override and stair 1 at penthouse roof.
 - design reason: Rogers service elevator adding a stop at mechanical level and stair one to provide access to penthouse roof.
 - reference: roof plan (p.5)
- Updated existing windows where changes are needed to accommodate mechanical upgrades.
 - Charles: updated modification exterior existing window and door
 - design reason: to accommodate mechanical upgrades.
 - Reference: east elevation proposed (p.7)
 - Rogers: updated modification exterior existing window and door
 - design reason: additional door proposed location.
 - Reference level 6 plan terrace (p.4).
- Exterior existing lighting shall remain with no proposed changes.



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- Updated Ground Level Changes:
 - Rogers-updated portions of the former tenant space “Intrepid” to be demolished for the installation of bike storage, shower and fitness rooms.
 - design reason: market feedback need for building service and tenant amenity area.

We look forward to reviewing our project with your team.

Sincerely,
SPAGNOLO/GISNESS & ASSOCIATES, INC.

Jeff Tompkins IIDA, NCIDQ, LEED AP
Founding Partner

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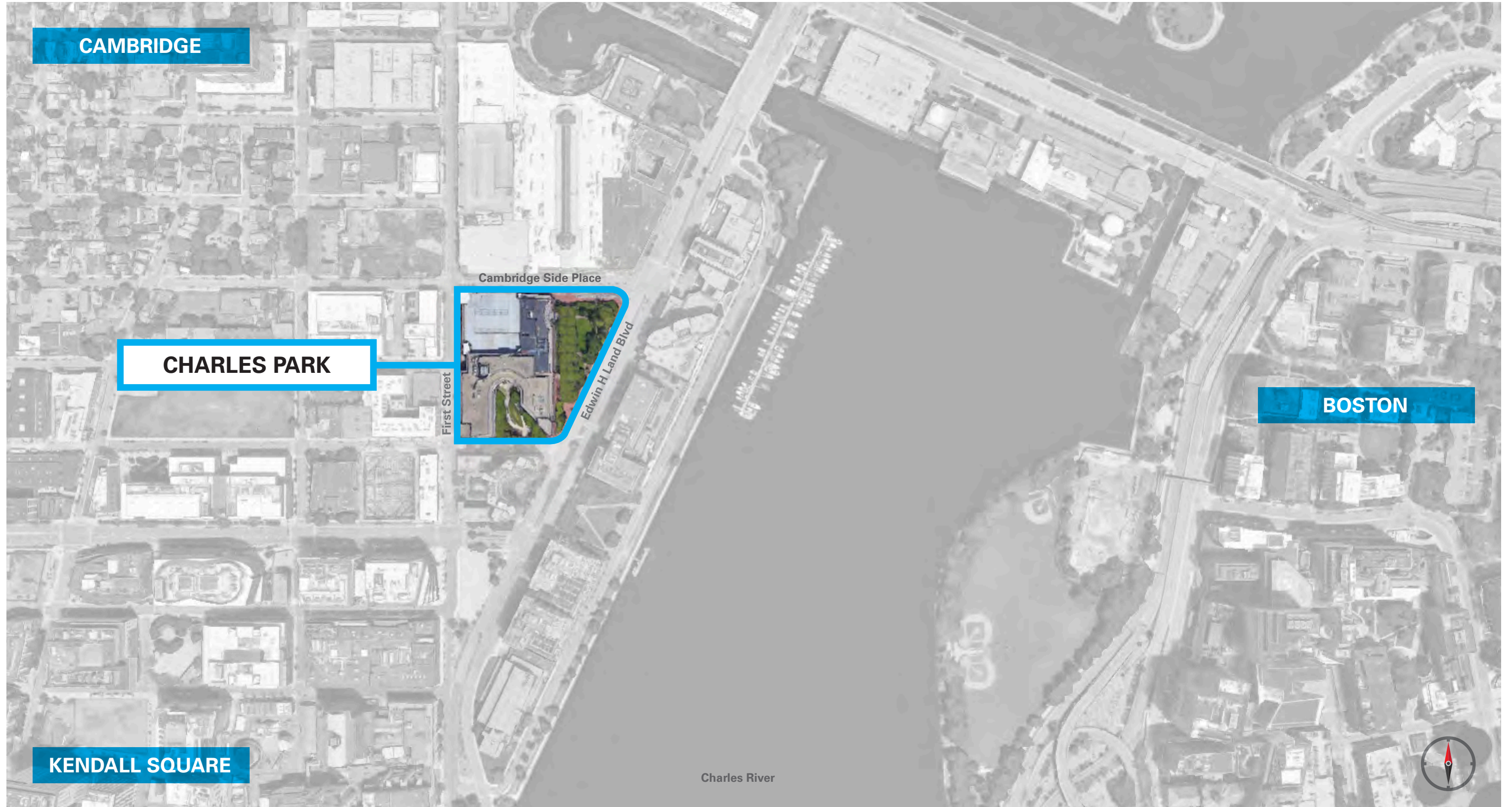
CHARLES PARK CAMBRIDGE, MA

The Davis Companies



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CHARLES PARK SITE PLAN



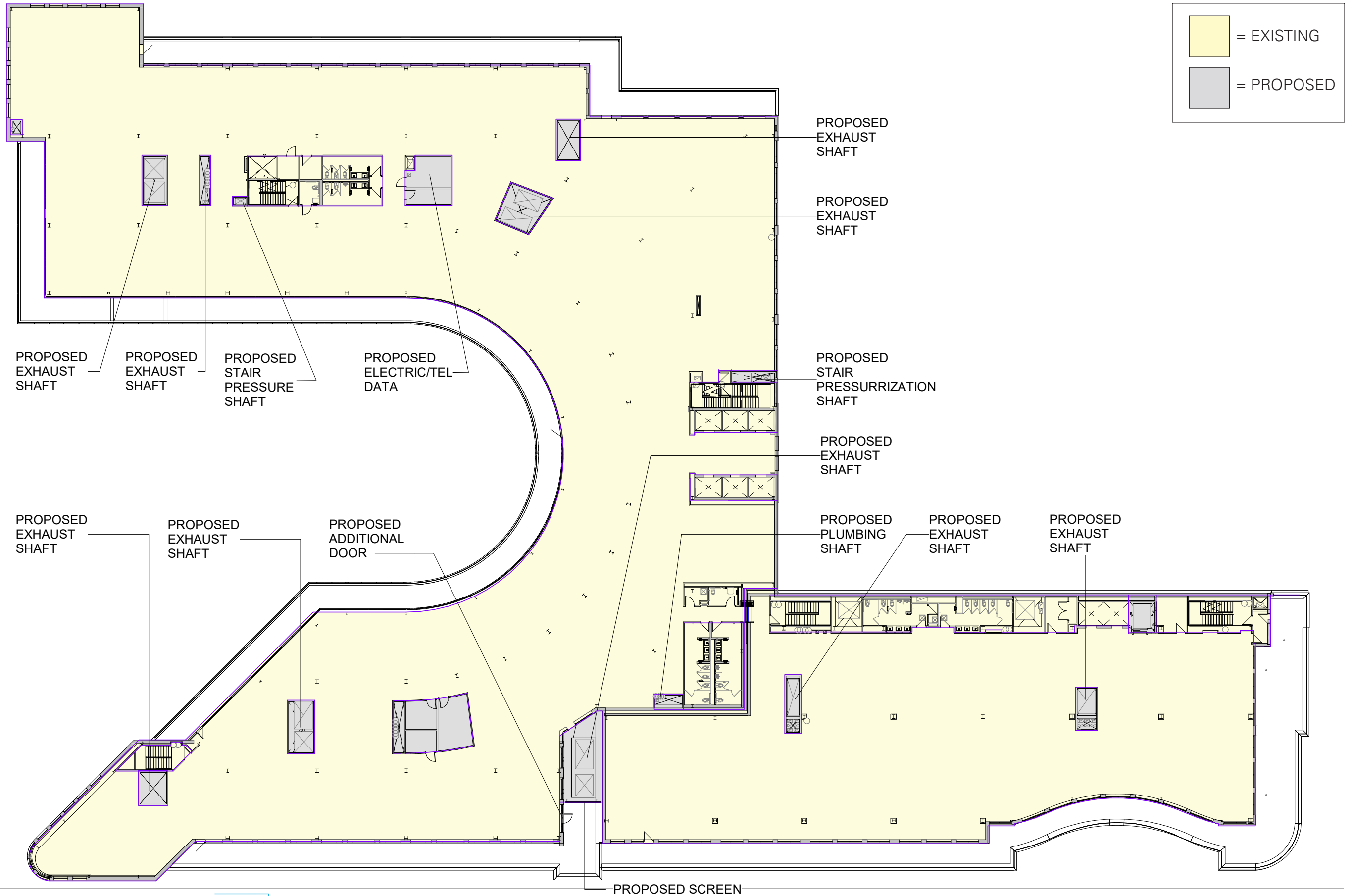
CHARLES PARK SITE PLAN | EXISTING



CHARLES PARK

SITE

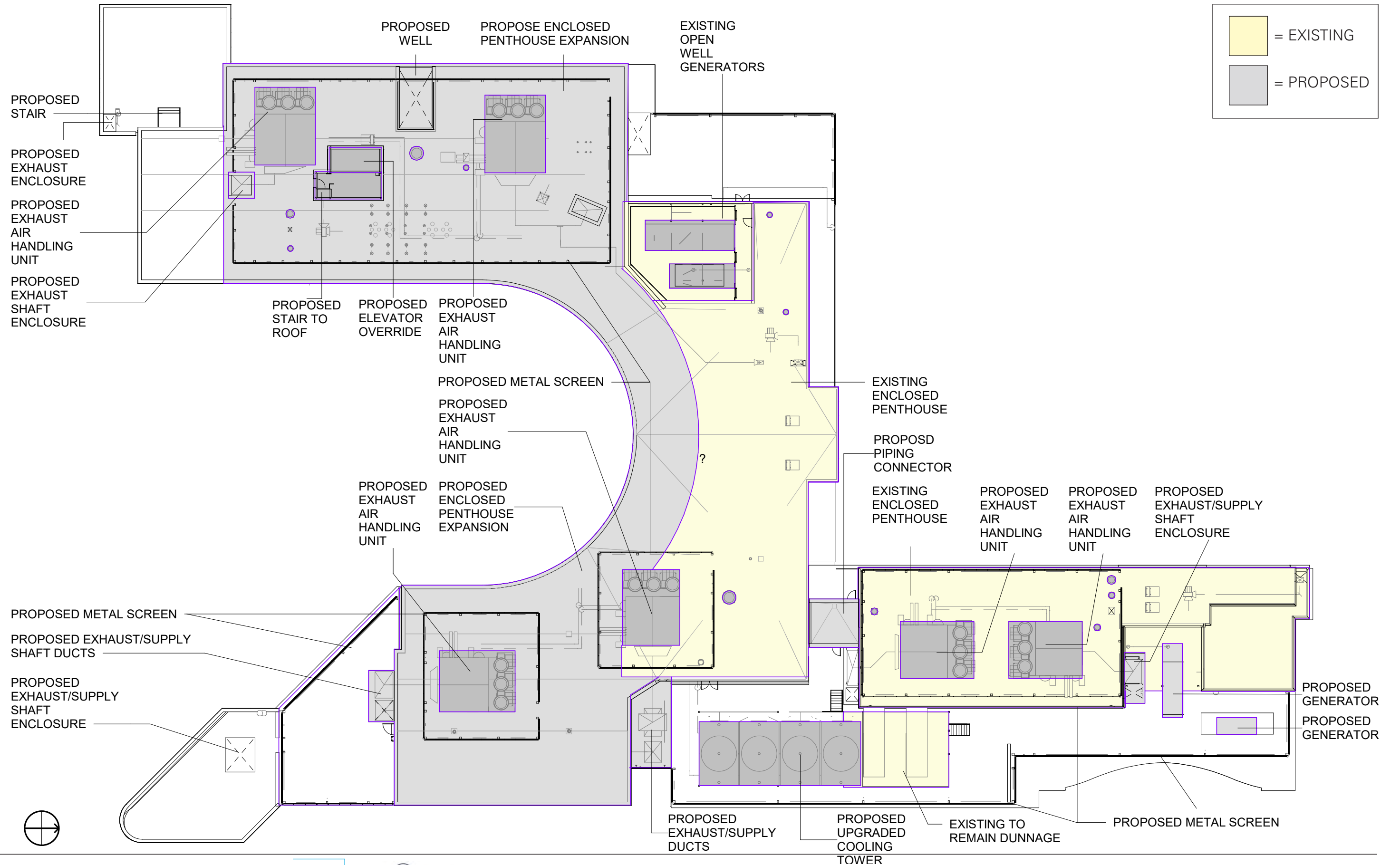
CHARLES PARK 6TH FLOOR PLAN | PROPOSED



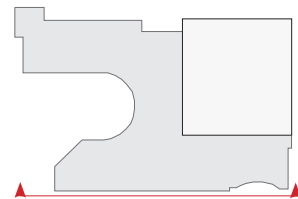
= EXISTING
 = PROPOSED



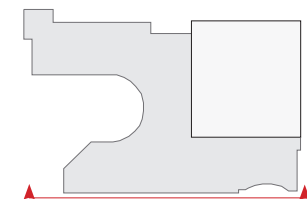
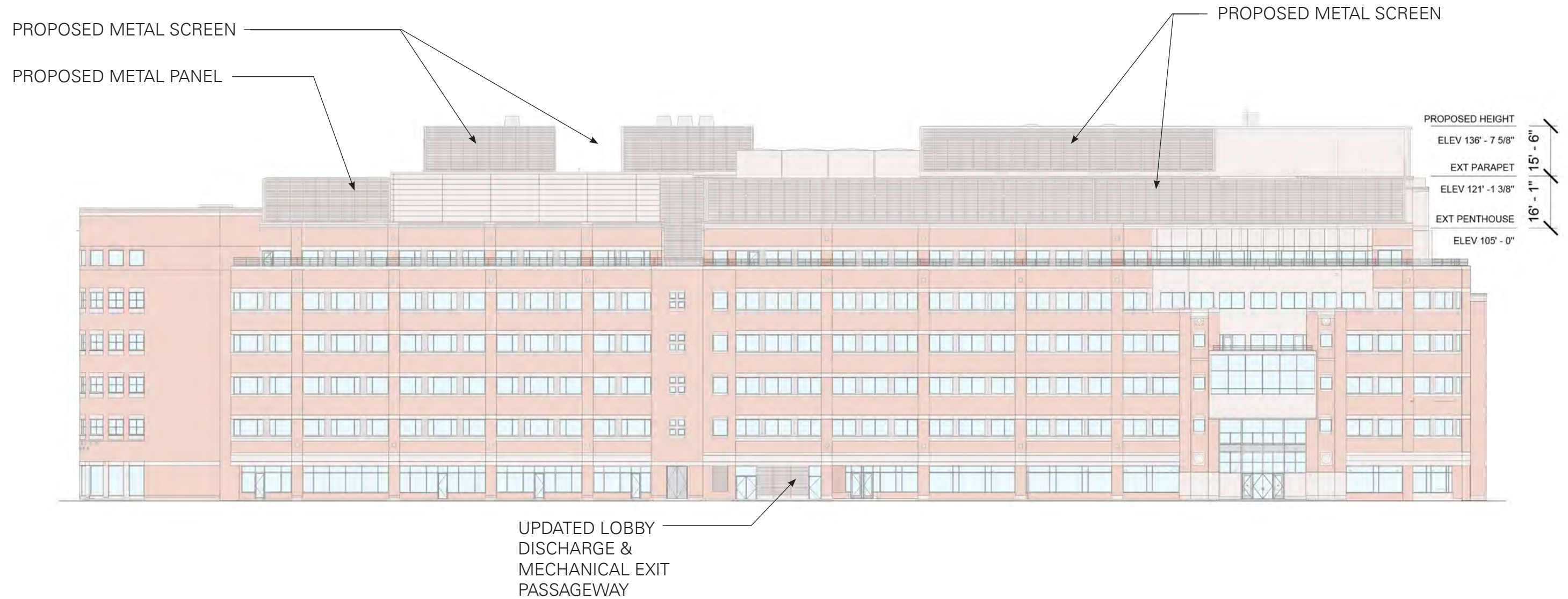
CHARLES PARK ROOF PLAN | PROPOSED



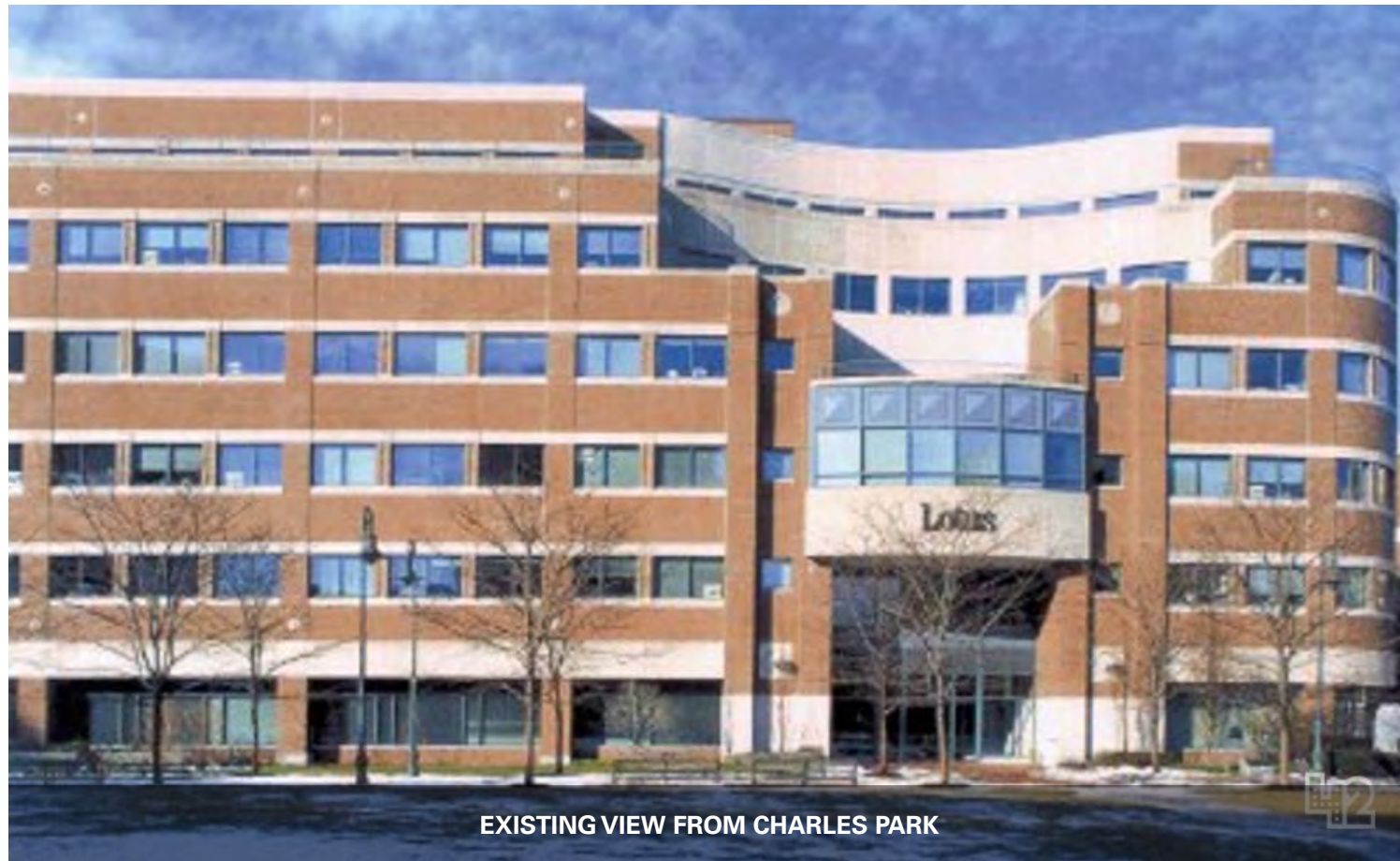
CHARLES PARK EAST ELEVATION | EXISTING



CHARLES PARK EAST ELEVATION | PROPOSED



CHARLES PARK MECHANICAL ROOF VIEWS FROM PARK



CHARLES PARK VIEW DOWN LAND BOULEVARD

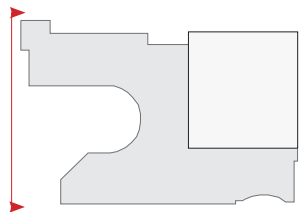
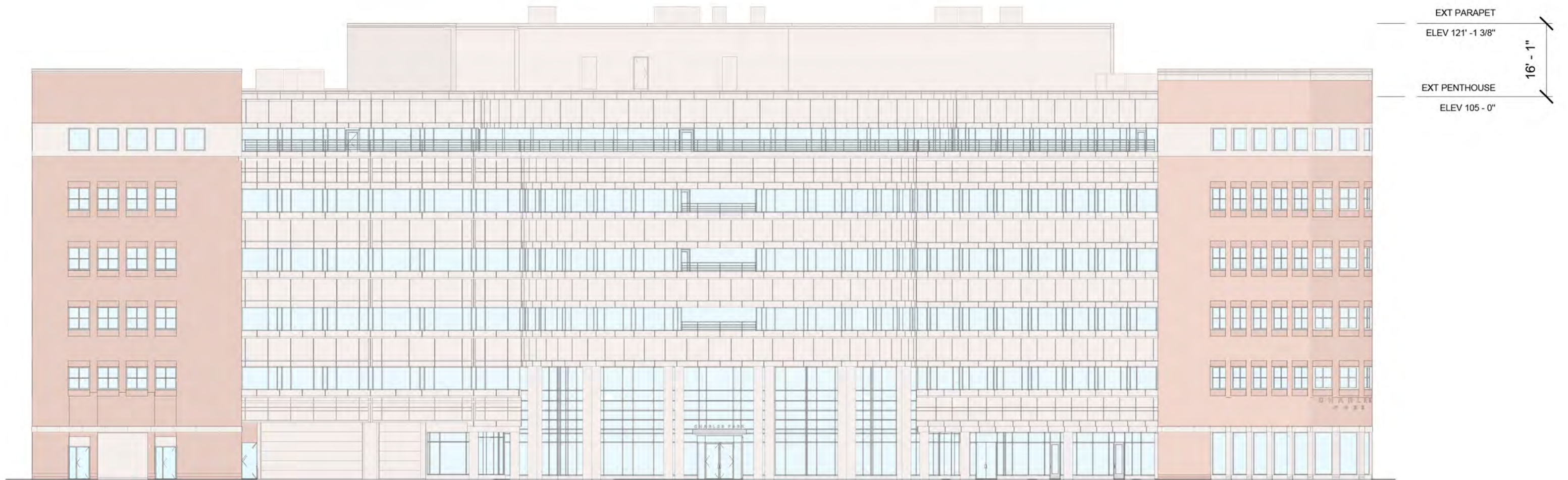


EXISTING VIEW DOWN LAND BOULEVARD

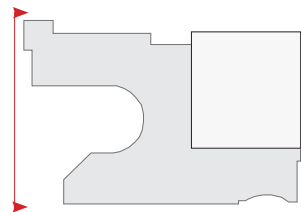
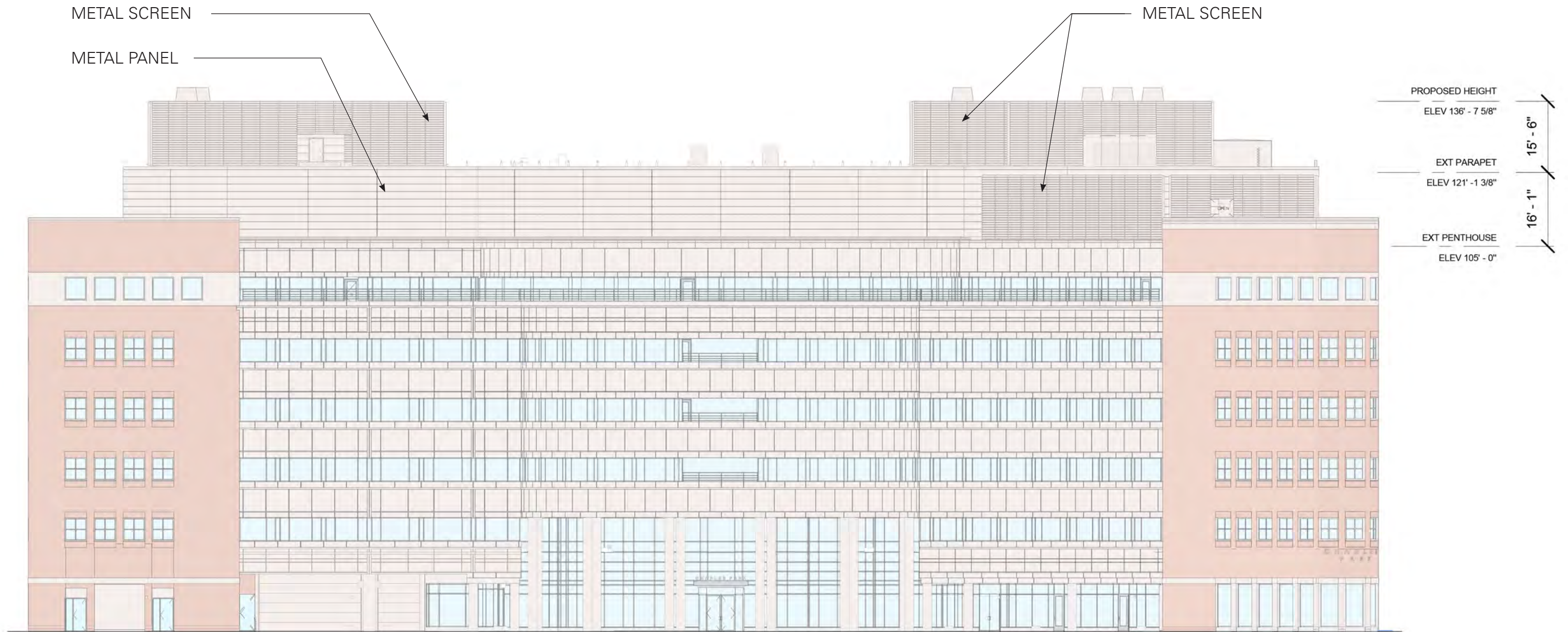


PROPOSED VIEW DOWN LAND BOULEVARD

CHARLES PARK SOUTH ELEVATION | EXISTING



CHARLES PARK SOUTH ELEVATION | PROPOSED



CHARLES PARK COURTYARD EXTERIOR VIEWS



EXISTING VIEW FROM ROGERS STREET



PROPOSED VIEW FROM ROGERS STREET

CHARLES PARK VIEW INTO ROGERS COURTYARD | 1



CHARLES PARK VIEW INTO ROGERS COURTYARD | 2



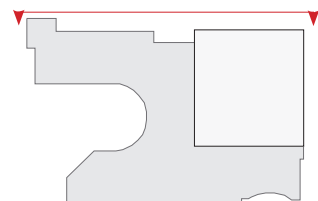
EXISTING VIEW INTO ROGERS COURTYARD



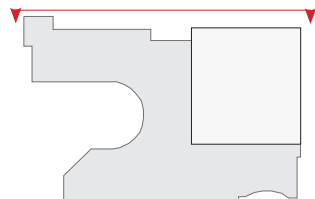
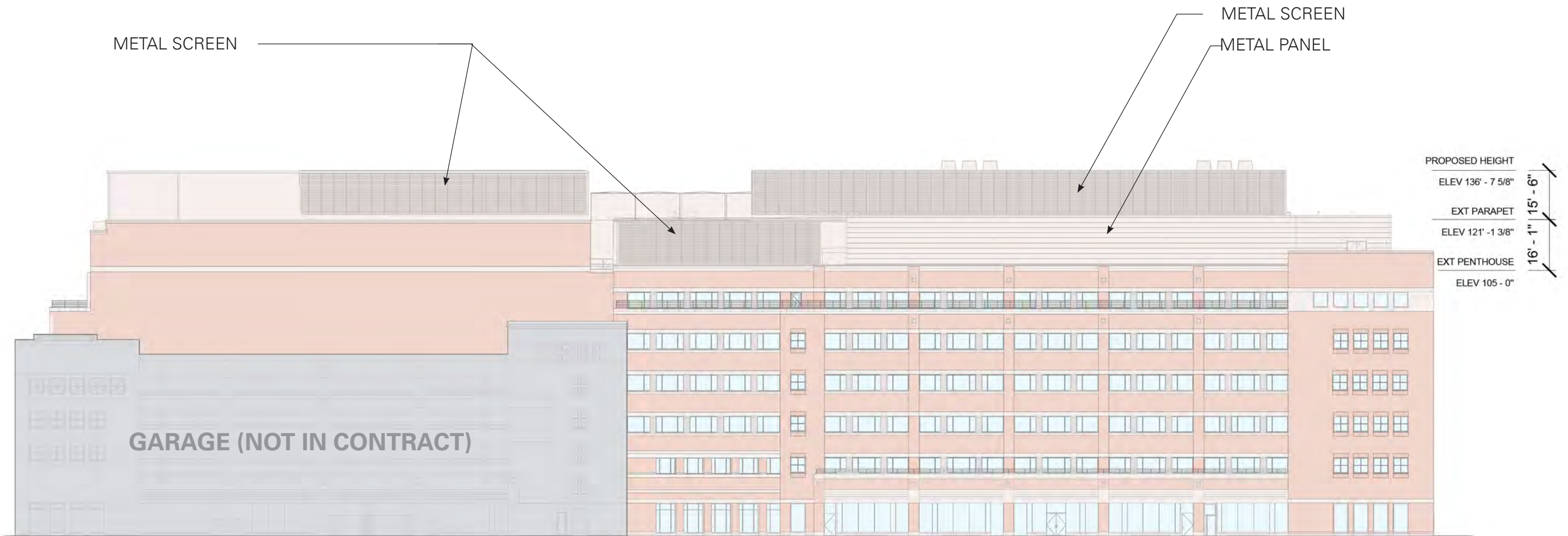
PROPOSED VIEW INTO ROGERS COURTYARD



CHARLES PARK WEST ELEVATION | EXISTING



CHARLES PARK WEST ELEVATION | PROPOSED



CHARLES PARK VIEW DOWN FIRST ST

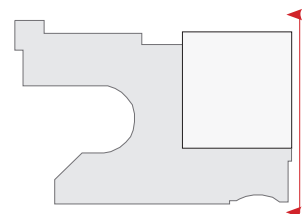
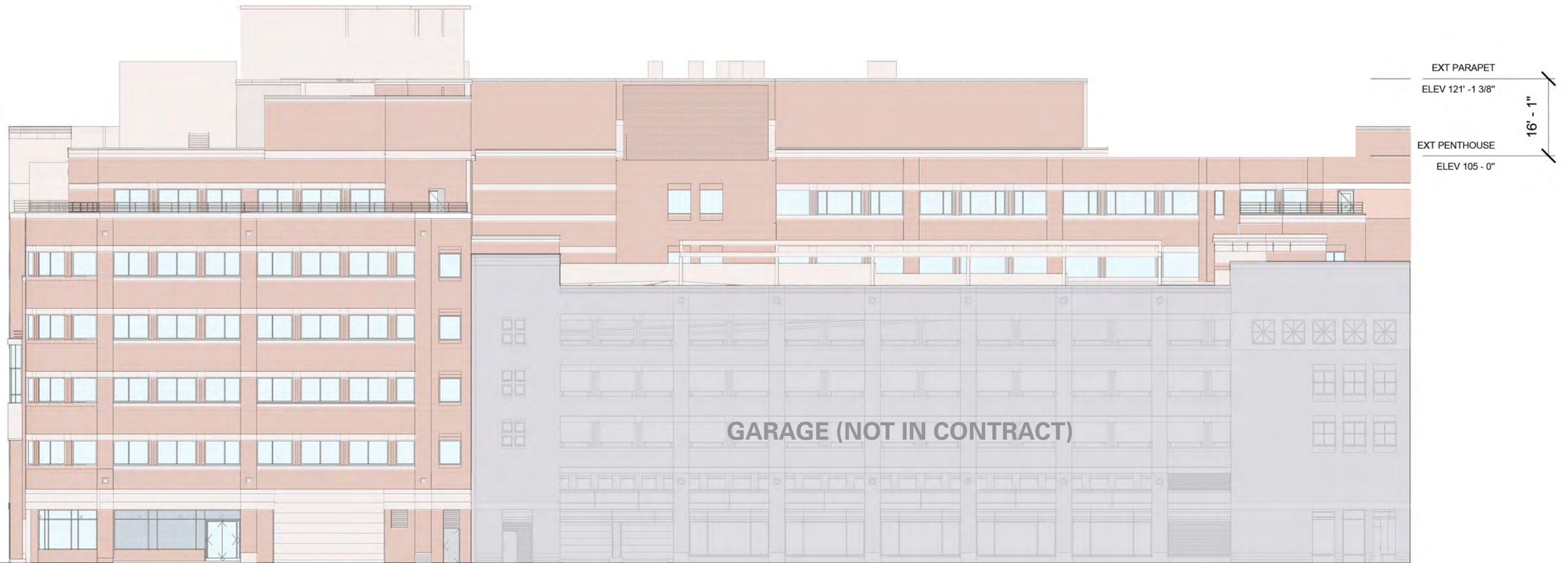


EXISTING VIEW DOWN FIRST ST

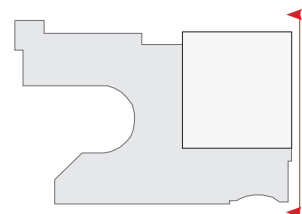
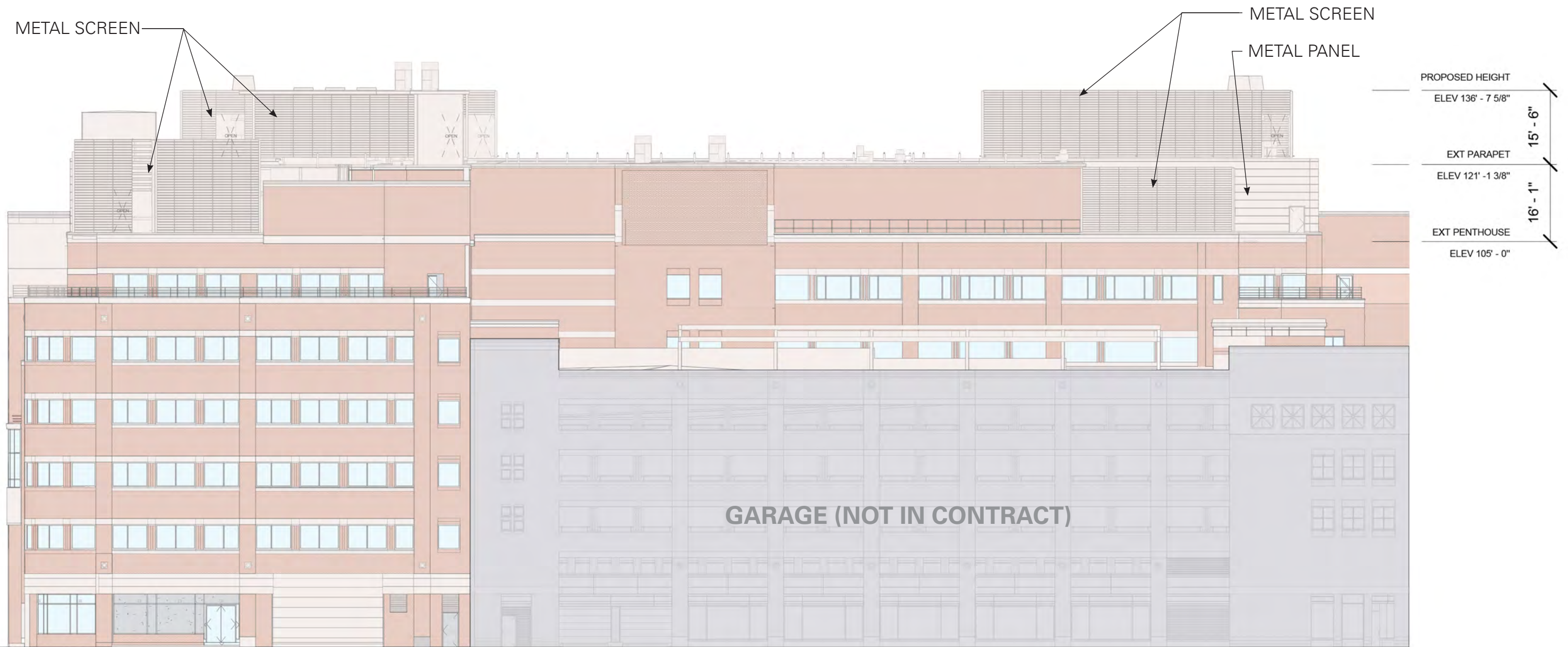


PROPOSED VIEW DOWN FIRST ST

CHARLES PARK NORTH ELEVATION | EXISTING



CHARLES PARK NORTH ELEVATION | PROPOSED



CHARLES PARK VIEW DOWN CAMBRIDGESIDE PL



CHARLES PARK VIEW DOWN CHARLES PARK



CHARLES PARK SUSTAINABILITY IMPROVEMENTS


1 Mechanical Equipment in Enclosed Penthouse

3 Vibration Mitigation
 » Sound Attenuation of All Louvers & Exhaust Stacks

5 Fitwel Certification | 

7 Ultra-Efficient Systems
 » Energy Recovery Unit to Save Energy
 » Efficient Mechanical Equipment- Chillers & Boilers
 » LED Lighting Fixtures
 » Water-Efficient Plumbing Fixtures
 » 15.5% Predicted Energy Savings
 » New Building Management Systems with Automatic Temperature Controls
 » Existing Eversource Service shall remain with new & improved equipment to meet the most recent standards

2 Emergency Generators in Enclosed Existing Roof Wells & Behind Screens for Standby Power

4 LEED Certification | 
 » Low-Flow Features: 36% below baseline
 » White Roof: mitigates heat island effect & a reduction in energy required to lower building temperature
 » EV Stations

6 Wire Scored | 

