



50 ROGERS STREET | MAJOR AMENDMENT #243 | DESIGN REVIEW | 05.22.2018



ALEXANDRIA

DIMELLA
SHAFFER

SUMMARY OF RESIDENTIAL

INCLUSIONARY HOUSING SQUARE FOOTAGES

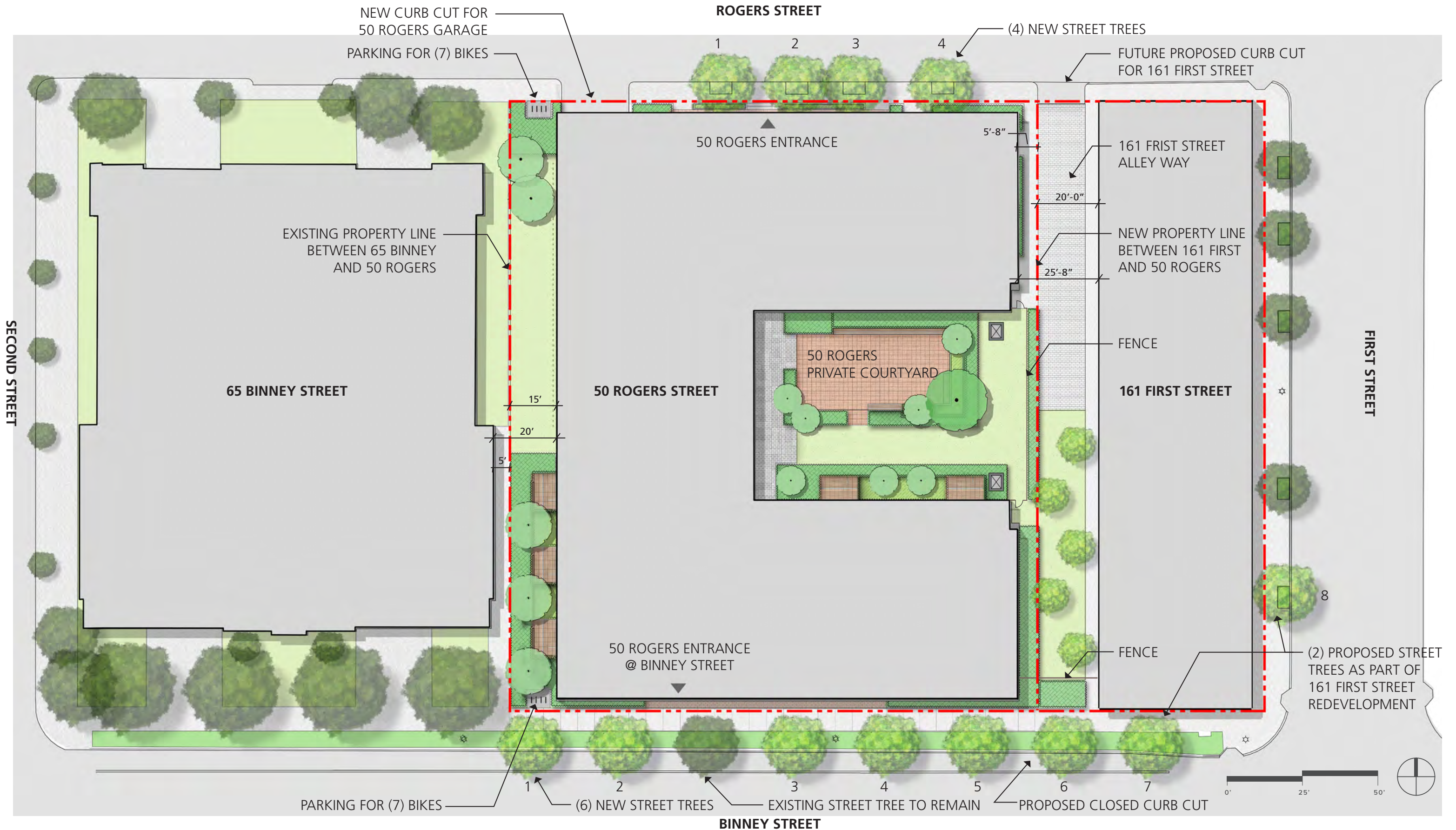
- Cambridge housing area requirements:
 - Total residential SF required - 220,000 GSF
 - Built at 270 Third Street - 87,799 GSF
 - Delta to be built at 50 Rogers - **132,201 GSF**

- Inclusionary housing SF remaining:

Inclusionary Housing GFA calculations built and remaining to satisfy

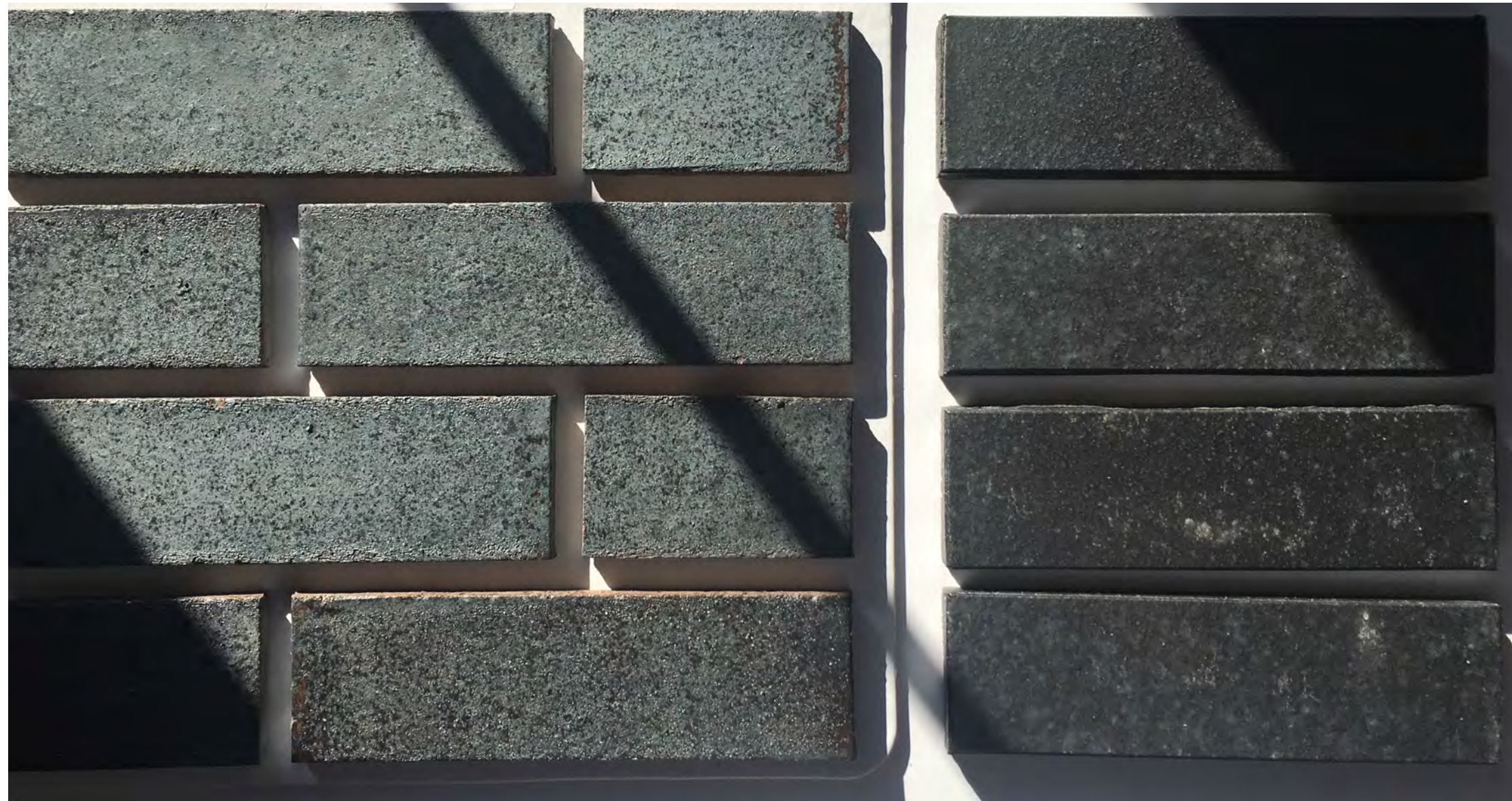
total required	affordable counts			
	AMI	Resi GFA built 270	Resi GFA needed at 50 Rogers	
47,000	80%	13,272	33,728	
33,000	90%	9,466.5	14,067	7,033.5
	110%	9,466.5		7,033.5
80,000		32,205	47,795	80,000

SITE PLAN





BRICK COLOR, TEXTURE + CORNER ARTICULATION



NEW PROPOSED BRICK

PREVIOUS PROPOSED BRICK







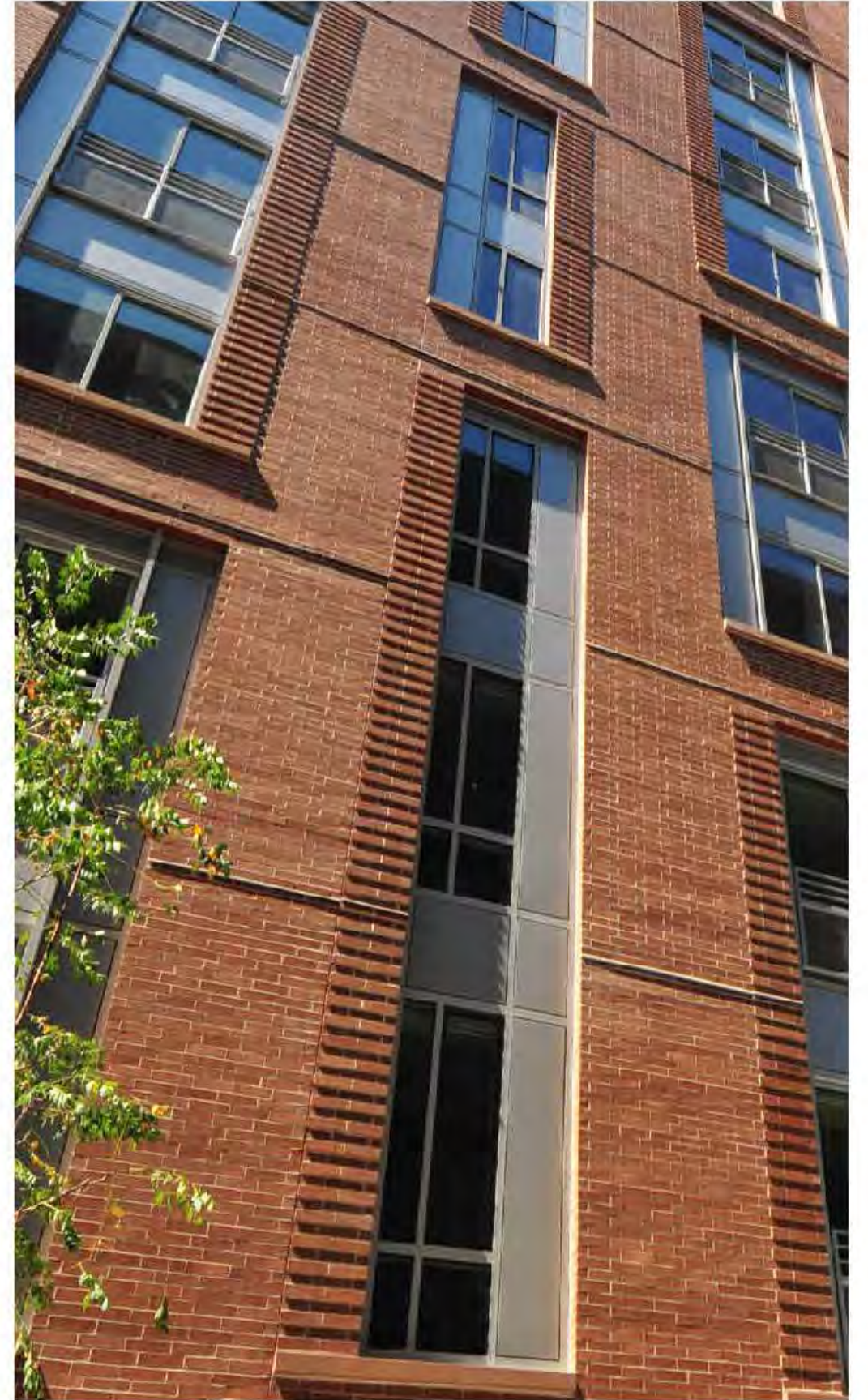
INCREASED COPING HEIGHT AND PROJECTION

UNDULATING DOUBLE SOLDIER COURSE CORNICE ADDED TO TOP OF BUILDING

STACKED BOND INSET / FLUSH BRICK
"WASHBOARD" TEXTURE PROVIDED AT
CORNERS

INSET STACKED BRICK PATTERN ADD-
ED TO THE PERIMETER OF THE FRAMED
WINDOW OPENINGS

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











EXTERIOR VARIATION





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











BUILDING BASE + SIDEWALK EXPERIENCE





























COURTYARD





