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Architecture/Urban Design
Preservation/Space Planning

Bruner/Cott

July 21, 1998

Mr. Larry Grossman
Add, Inc.
80 Prospect Street
Cambridge, MA 02139

**Re: One Cambridge Place
Cambridge, MA**

Dear Larry:

I am pleased to have had an opportunity to review the presentation drawings for your most recent design for One Cambridge Place. As drawn, your proposed building appears to respond positively to a number of important site related issues.

Building Height and Architectural Massing

- The new nine-story design has a more nicely proportioned base than did the earlier ten-story version. It seems to be appropriately scaled for the pedestrian while providing a strong base for the building.
- The design of the nine-story building envelope is sculpted in a manner that provides a good deal of architectural interest and acts to diminish the overall mass of the building. I particularly like the setbacks at the corners at the Broadway elevation, the visual lightness of the ninth floor along with the cornice at the eighth floor and, the change of the fenestration over the lobby entries on the Broadway and Hampshire Street facades.

Urban Design

- The building meets the street in a very strong and straightforward manner. The inclusion of an active retail tenant on the Broadway facade is certain to strengthen, and provide continuity to, the pedestrian activity along the street.
- The design and massing of the building is respectful of the adjacent one-story office building. The pedestrian arcade along the base of the western elevation provides an effective scale transition to the existing one-story building.

I hope you find these comments to be useful as you move forward through the approval process. Speaking as a thirty year resident of Cambridge, I believe your building will be a positive and welcome addition to the community. I wish you well.

Sincerely,



Leland D. Cott, FAIA
Principal

Consent Communication #3

5815

A communication was received from
Leland D. Cott, FAIA, Principal, transmitting
a letter regarding One Cambridge Place.

In City Council September 14, 1998

No Action Taken

SEP. 28 1998

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