

# Design Review

## Station Plaza



*Presented by:*

**DW NP Property, LLC and DW NP Q, R, V  
Property, LLC c/o DivcoWest Real Estate  
Investments**

200 State Street, 12th Floor  
Boston, MA 02109



*Prepared by:*

**Beals and Thomas, Inc.**  
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144 Turnpike Road  
Southborough, MA 01772

*In collaboration with:*

**Michael Van Valkenburgh Associates, Inc.  
Galluccio & Watson, LLP  
Goulston & Storrs PC**



September 13, 2019

Ms. Catherine Preston Connolly, Chair  
Cambridge Planning Board  
344 Broadway  
Cambridge, MA 02139

Via: Hand Delivery

Reference: Cambridge Crossing – Station Plaza Design Review  
PB #179  
Cambridge, Massachusetts

Dear Chair Connolly and Members of the Board:

DivcoWest Real Estate Investments and its affiliates, DW NP Property, LLC and DW Q, R, V, LLC (collectively “DivcoWest”), respectfully submit this Design Review Application for the pedestrian plaza located on Blocks Q1, Q2 and R, each of which are a part of the larger Cambridge Crossing development (the “Station Plaza”). We have designed the Station Plaza to create a welcoming experience to Cambridge Crossing and the greater East Cambridge neighborhood that considers vehicular, pedestrian, and bicycle activities.

We note that significant portions of the Station Plaza are located on land owned by the Massachusetts Bay Transportation Authority (the “MBTA”) and delineated as “Station Plaza West (Divco Permanent Easement)” and “Station Plaza East (Divco Permanent Easement)” on the enclosed plans. As such, while these MBTA-owned areas are not technically subject to the City’s design review process under Article 19.000, DivcoWest is submitting these areas for the review of the Planning Board because these areas are adjacent to and contiguous with plaza areas that are located on DivcoWest-owned land subject to the Special Permit.

As described more fully in the Minor Amendment related to Parcels Q2 and R submitted separately, DivcoWest entered into a land exchange agreement with the MBTA. That agreement allowed DivcoWest to purchase the MBTA parking lot that had been at this location. Pursuant to its agreements with the MBTA, DivcoWest became responsible for completing the Station Plaza. This has required coordination between the MBTA and its design-build contractor for the Green Line Extension on the plaza that DivcoWest is designing and constructing on MBTA-owned land surrounding the new MBTA Lechmere Station, pursuant to DivcoWest’s requirements and easement rights under the above-referenced land exchange agreement.

In the Planning Board’s consideration of the Station Plaza, we note that the MBTA’s GLX Station design proposes to locate bicycle racks to the north of the MBTA Station North Headhouse and not in the



location that we have proposed to the west of the Headhouse. DivcoWest feels that the proposed westerly location would allow for improved pedestrian flow across the Station Plaza and is working with the MBTA to implement this design change. Ultimately, however, the decision as to the location of these bicycle amenities will lie with the MBTA. If the MBTA determines that it desires to locate any or all of the bicycle racks to the north of the Headhouse, we will update the Planning Board and CDD staff with drawings depicting this revised layout.

Importantly, DivcoWest commits to maintaining the plazas in perpetuity. We consider these plazas our front door, and these parcels the gateway to Cambridge Crossing.

We believe that the pedestrian plazas, as depicted in the enclosed drawings, will create an exciting nexus for Cambridge Crossing, the East Cambridge neighborhood and the new MBTA Green Line Station. It will provide many public benefits, among them:

- Creating a lively pedestrian-oriented environment surrounding the new Lechmere MBTA station.
- Providing a public space amenity, with seating and planting, for those who use public transit.
- Facilitating intermodal transportation connections between bus and train, bus and bicycle, train and bicycle, pedestrian and train, pedestrian and bus, and pedestrian and bicycle.
- Linking the retail center of Cambridge Crossing to regional transit, increasing the customer catchment area and thereby contributing to the vitality and health of the retail district.
- Providing space for public events such as farmers market, displays and events.
- Integrating Cambridge Crossing with the East Cambridge neighborhood by creating a finished, accessible open space where there otherwise would be a vacant lot and gap in the urban fabric.

We look forward to the opportunity to meet with the Planning Board to discuss this application and to bringing this exciting amenity to Cambridge Crossing. Thank you for your consideration.

Sincerely,

DIVCOWEST REAL ESTATE INVESTMENTS

A handwritten signature in blue ink, appearing to read "Mark Johnson".

Mark Johnson, FAIA  
Director of Development

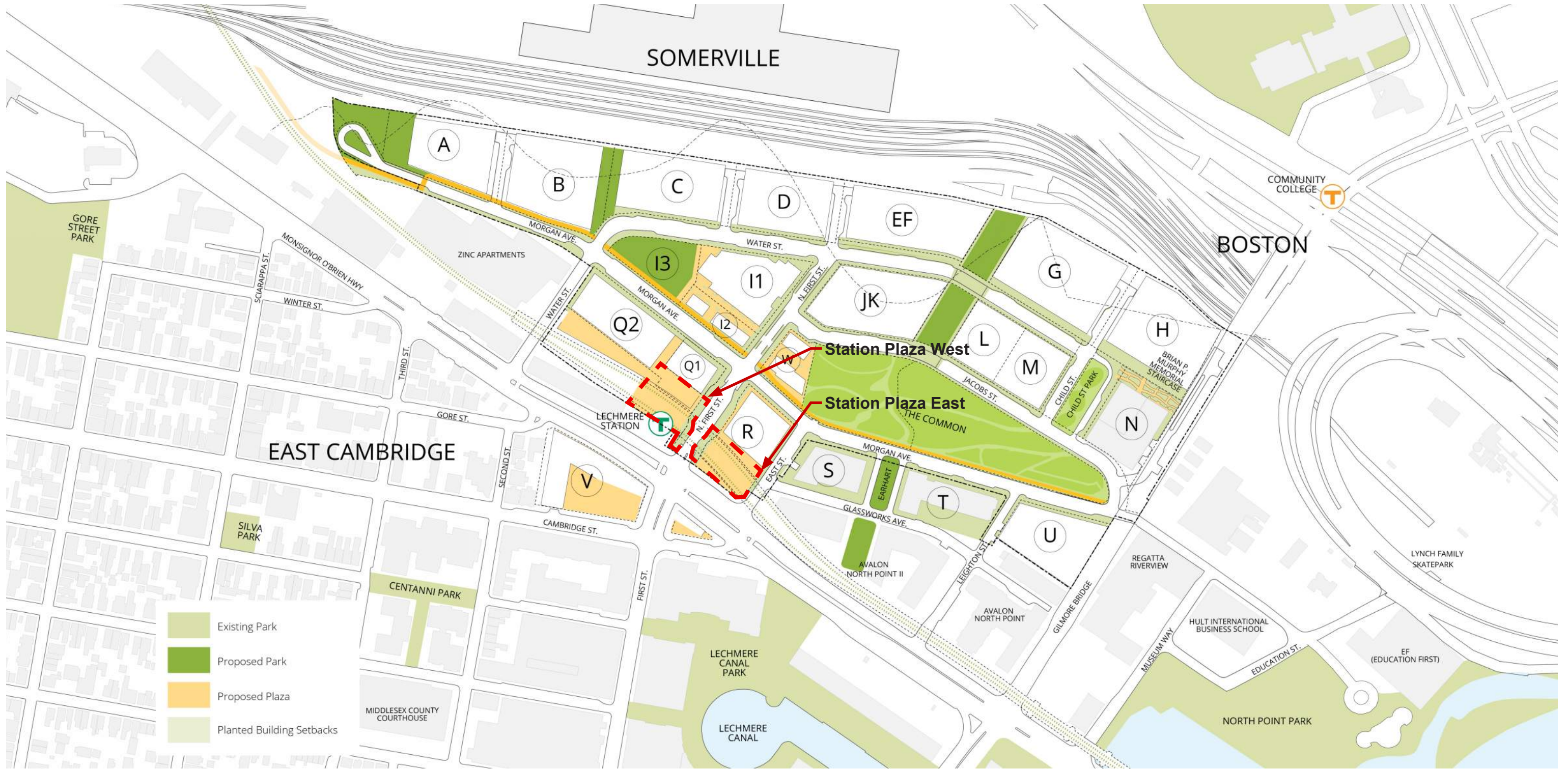


- Exhibits: Cambridge Crossing – Station Plaza, September 13, 2019, containing:
- Master Plan showing the location of the pedestrian plaza;
  - Site Plan of the Station Plaza;
  - Site Plan showing the Temporary Condition of the Station Plaza;
  - Property Ownership Diagram showing the Station Plaza and indicating the portions owned by DivcoWest (labeled “DivcoWest”) and the portions owned by the MBTA (labeled “DivcoWest Permanent Easement”);
  - Site Sections of the Station Plaza (2 sheets);
  - Rendered Views of the Station Plaza and the bicycle center at Parcel Q1 abutting the Station Plaza (3 sheets);
  - Outdoor Bicycle Parking Diagram;
  - Site Lighting Diagram;
  - Site Materials and Furnishings;
  - Street and Landscape Trees and Shrubs (2 sheets); and
  - Design Guidelines checklist.

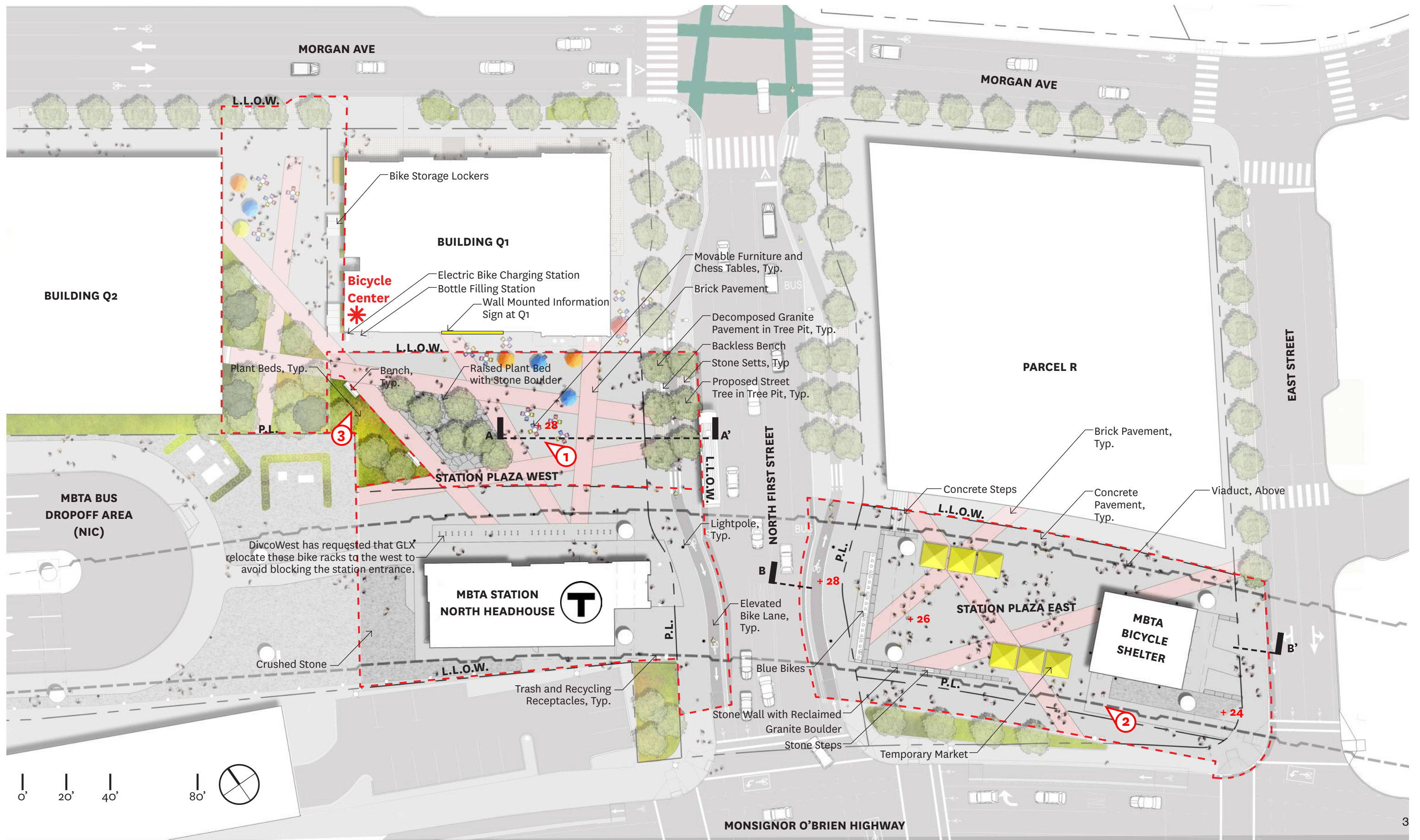


# **CAMBRIDGE CROSSING - STATION PLAZA**

**Cambridge Planning Board Design Review**

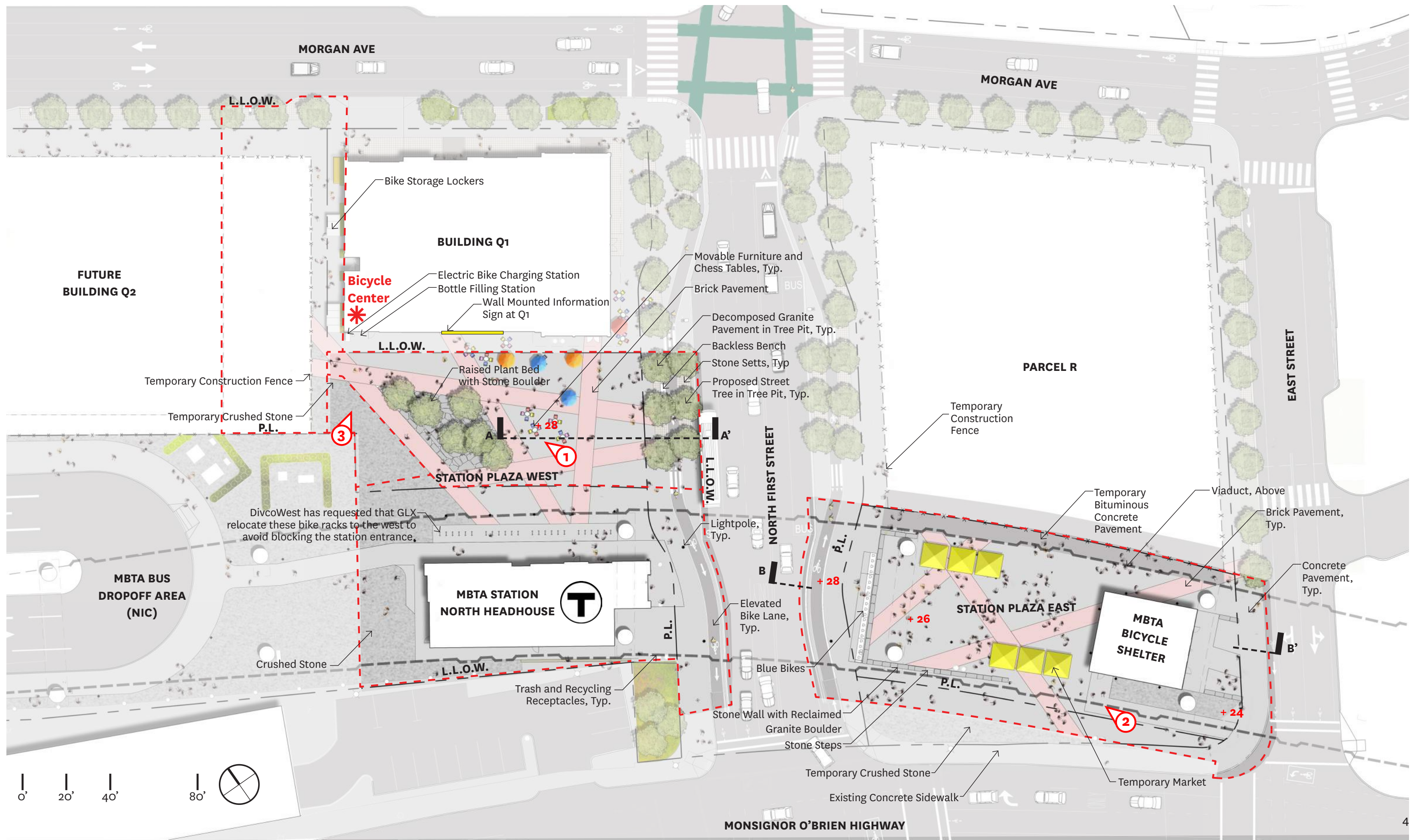






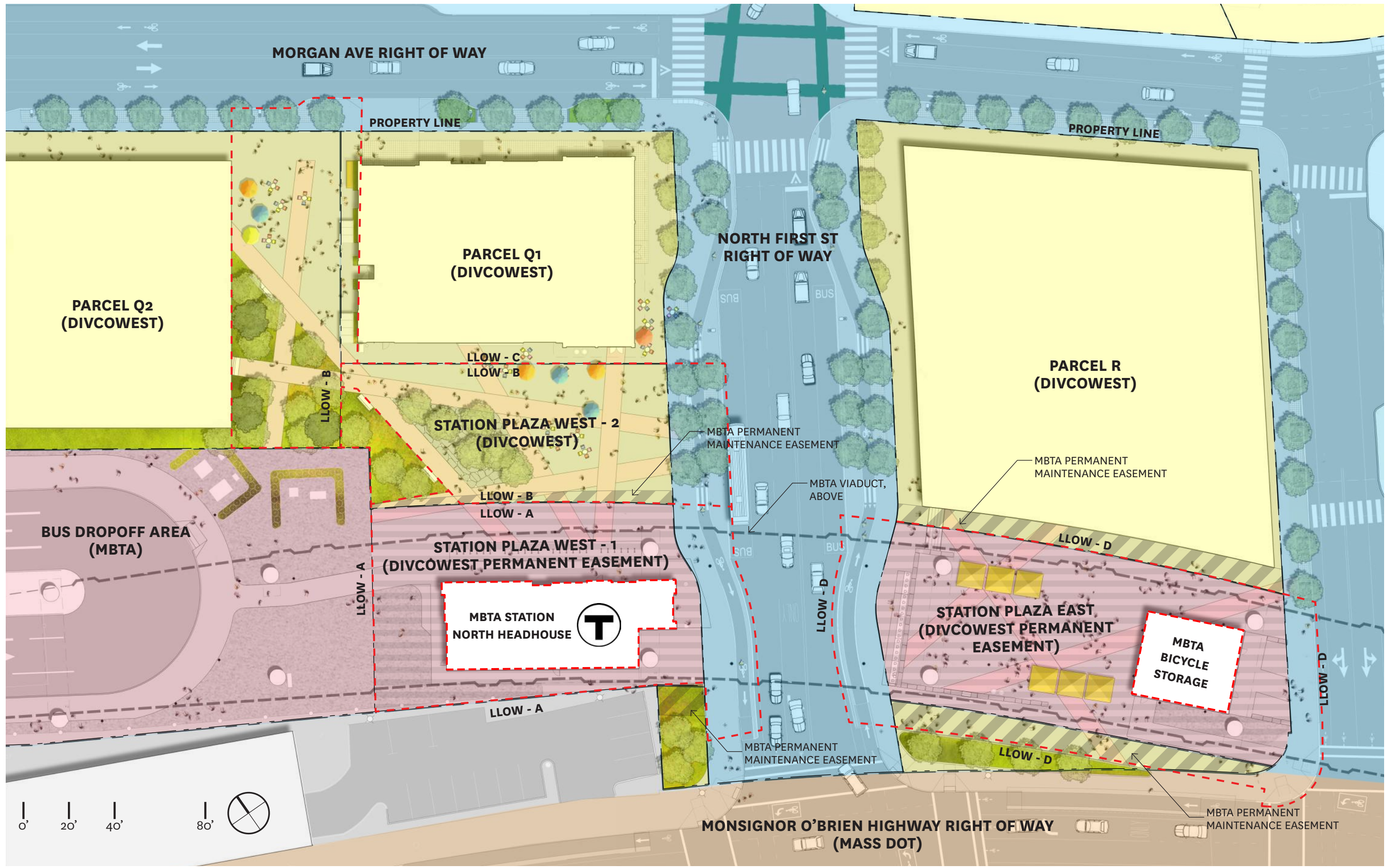
**Cambridge Crossing - Station Plaza**  
Site Plan



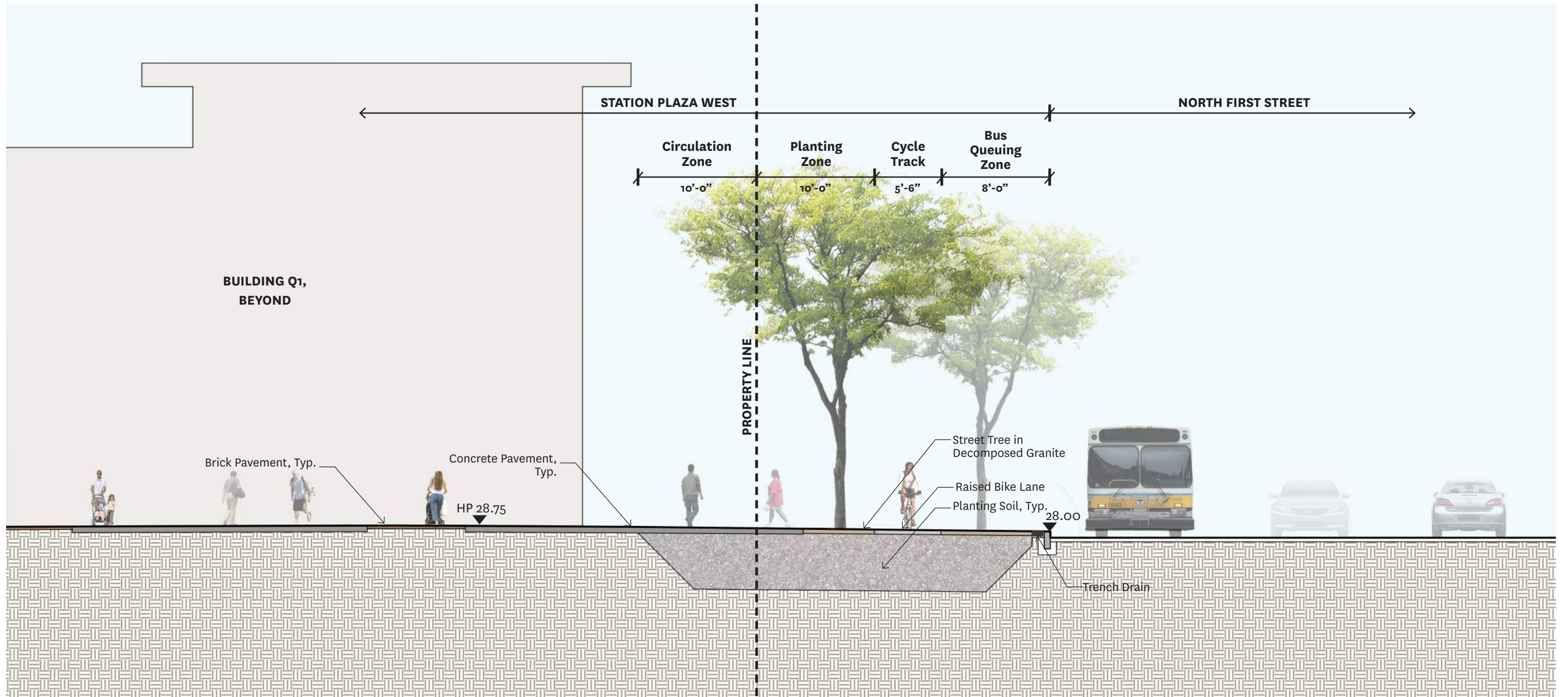


**Cambridge Crossing - Station Plaza**  
Site Plan - Temporary Condition



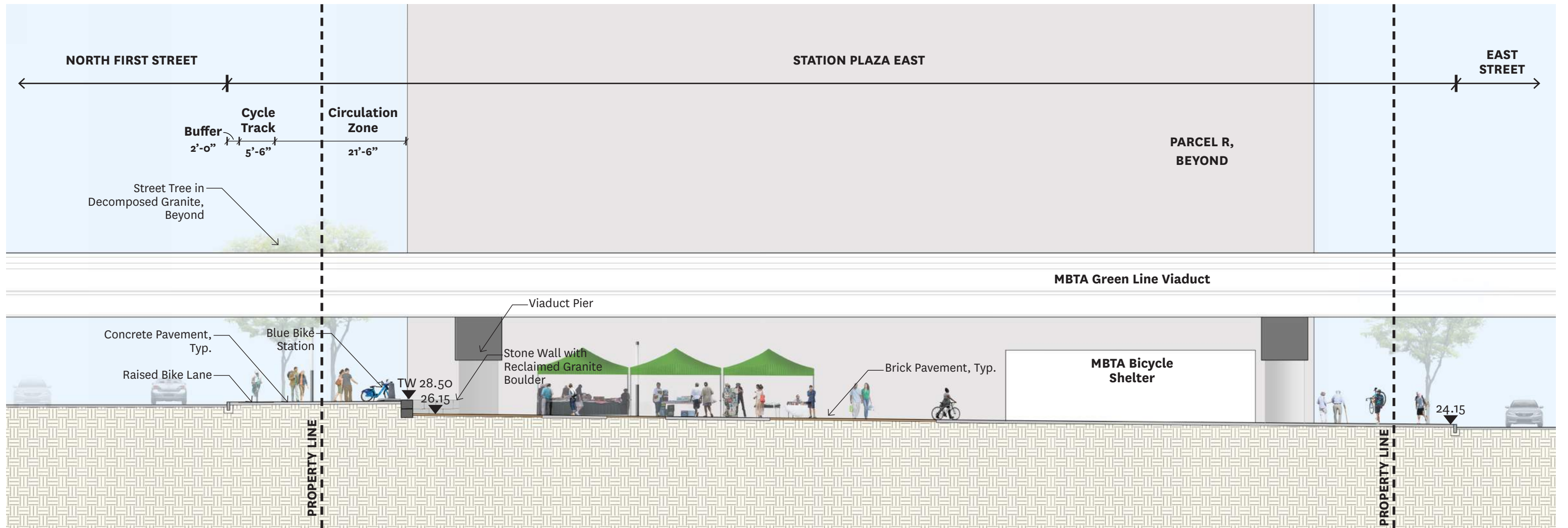






SECTION A-A'

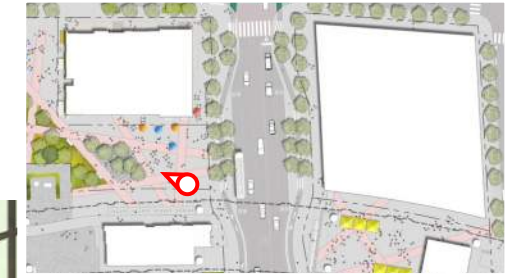
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SECTION B-B'

7





Rendered image is intended for landscape and plaza design review. As a result of the proposed landscape density, views of the building design may be obscured.

1. VIEW LOOKING TOWARD STATION PLAZA WEST

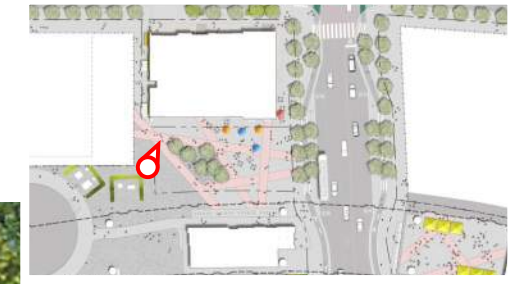




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2. VIEW LOOKING TOWARD STATION PLAZA EAST

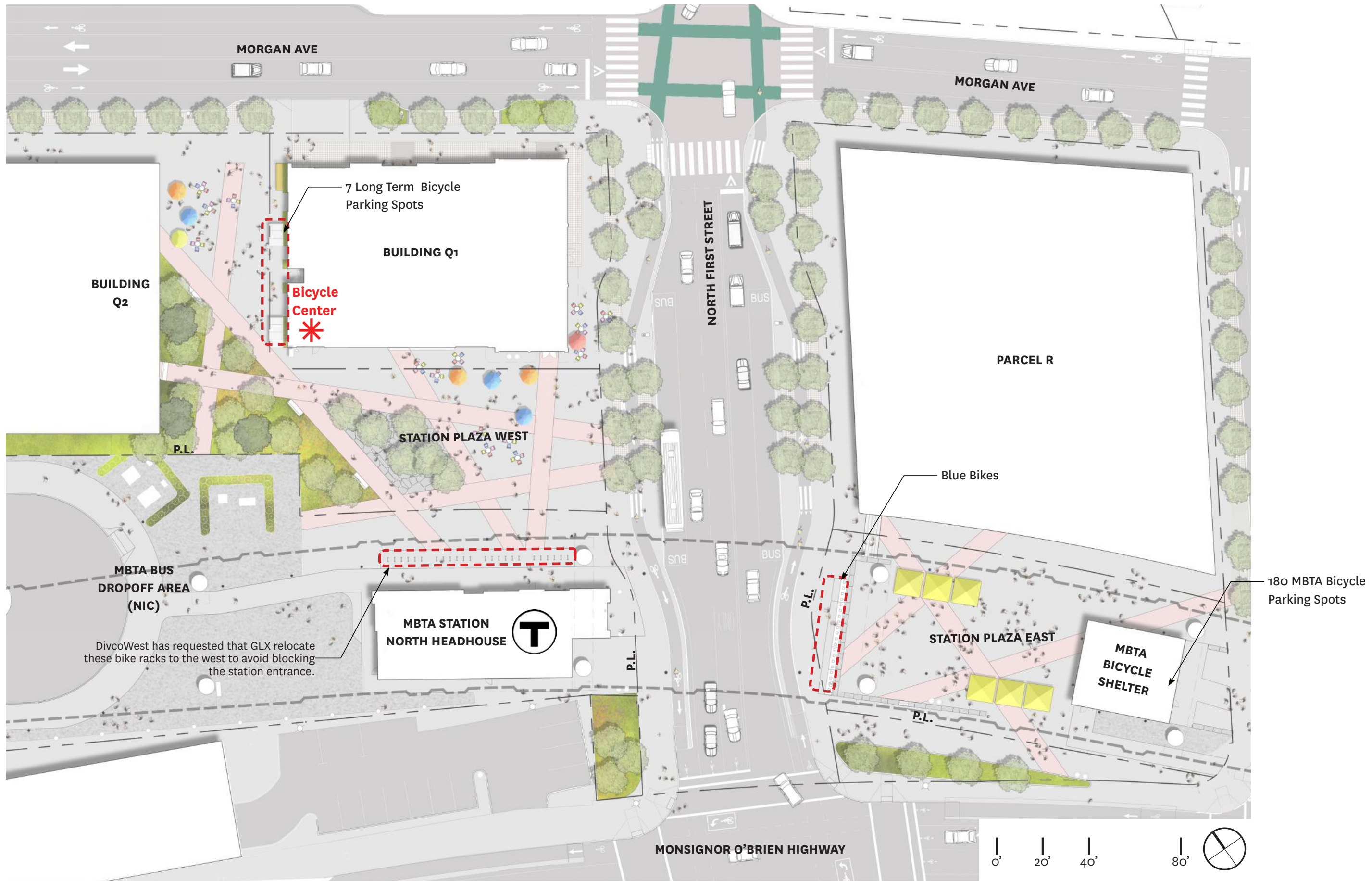




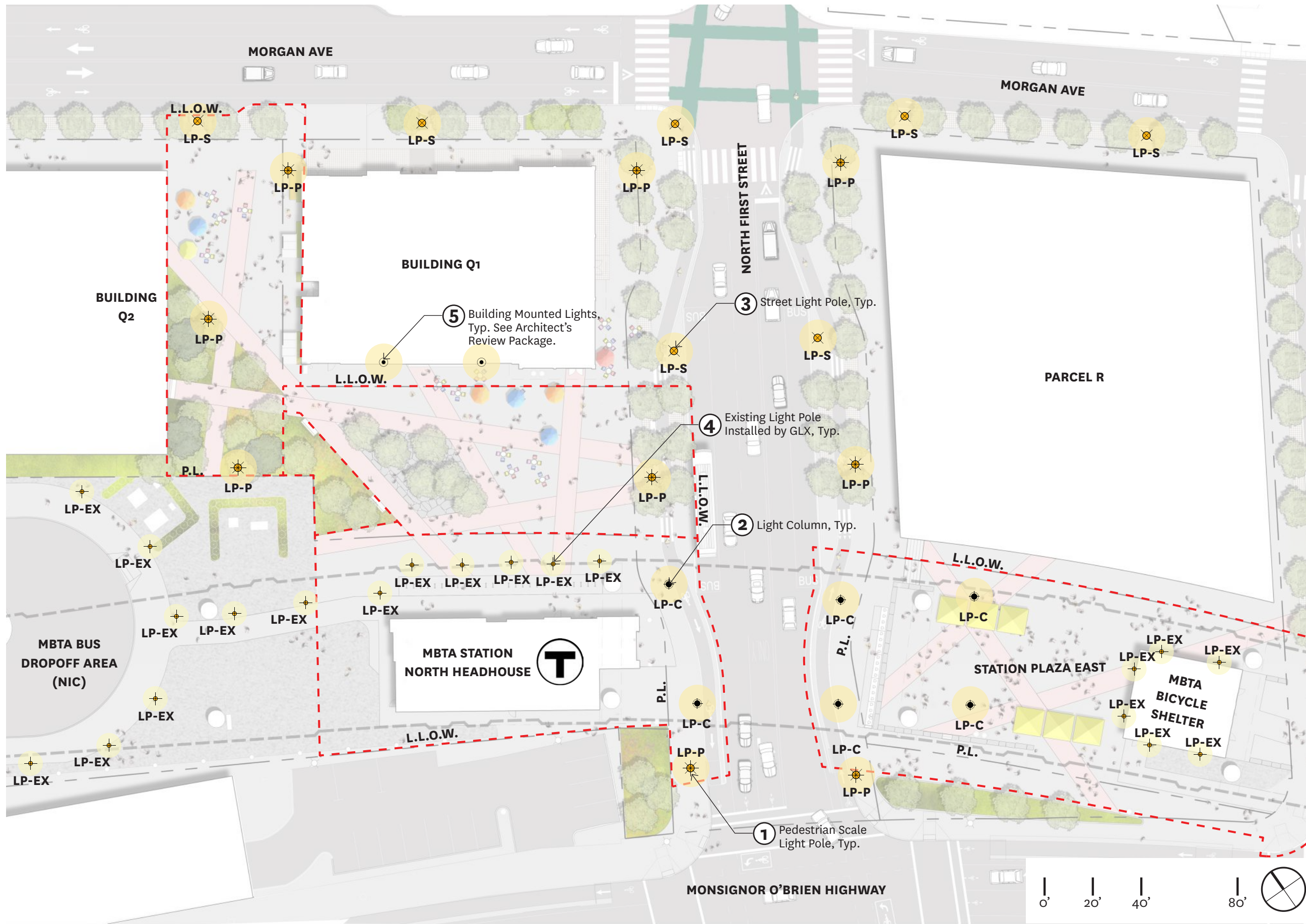
Rendered image is intended for landscape and plaza design review. As a result of the proposed landscape density, views of the building design may be obscured.

3. VIEW LOOKING TOWARD Q1 BICYCLE CENTER









① LP-P: Pedestrian Scale Light Pole



② LP-C: Light Column



③ LP-S: Street Light Pole





Stone Setts Pavement



Decomposed Granite Pavement



Concrete Pavement



Brick Pavement



Bike Rack



Trash Receptacle



Light Column



Light Pole - Pedestrian



Light Pole - Street



Stone Wall and Planter with Reclaimed Granite Boulder



Bench



Backless Bench



Movable Tables and Chairs



Movable Chess Tables





*Platanus x acerifolia* 'Bloodgood'  
Bloodgood Plane Tree



*Ginkgo biloba* 'Autumn Gold'  
Ginkgo



*Cornus florida*  
Flowering Dogwood



*Cladrastis kentuckea*  
Yellowwood



*Tilia americana* 'McKSentry'  
American Sentry Linden



*Zelkova Serrata*  
Japanese Zelkova

All trees are included in the City of Cambridge recommended species list.





*Ceanothus americanus*  
New Jersey Tea



*Cornus sericea*  
Redtwig Dogwood



*Cornus amomum*  
Silky Dogwood



*Cornus sanguinea*  
Bloodtwig Dogwood



*Fothergilla gardenia*  
Dwarf fothergilla



*Itea virginica* 'Henry's Garnet'  
Henry's Garnet Sweetspire



*Itea virginica* 'Little Henry'  
Little Henry Sweetspire



*Rhus aromatica* 'Gro-Low'  
Gro-Low Fragrant Sumac



*Sambucus canadensis*  
American Black Elderberry



*Viburnum x burkwoodii*  
Burkwood Viburnum

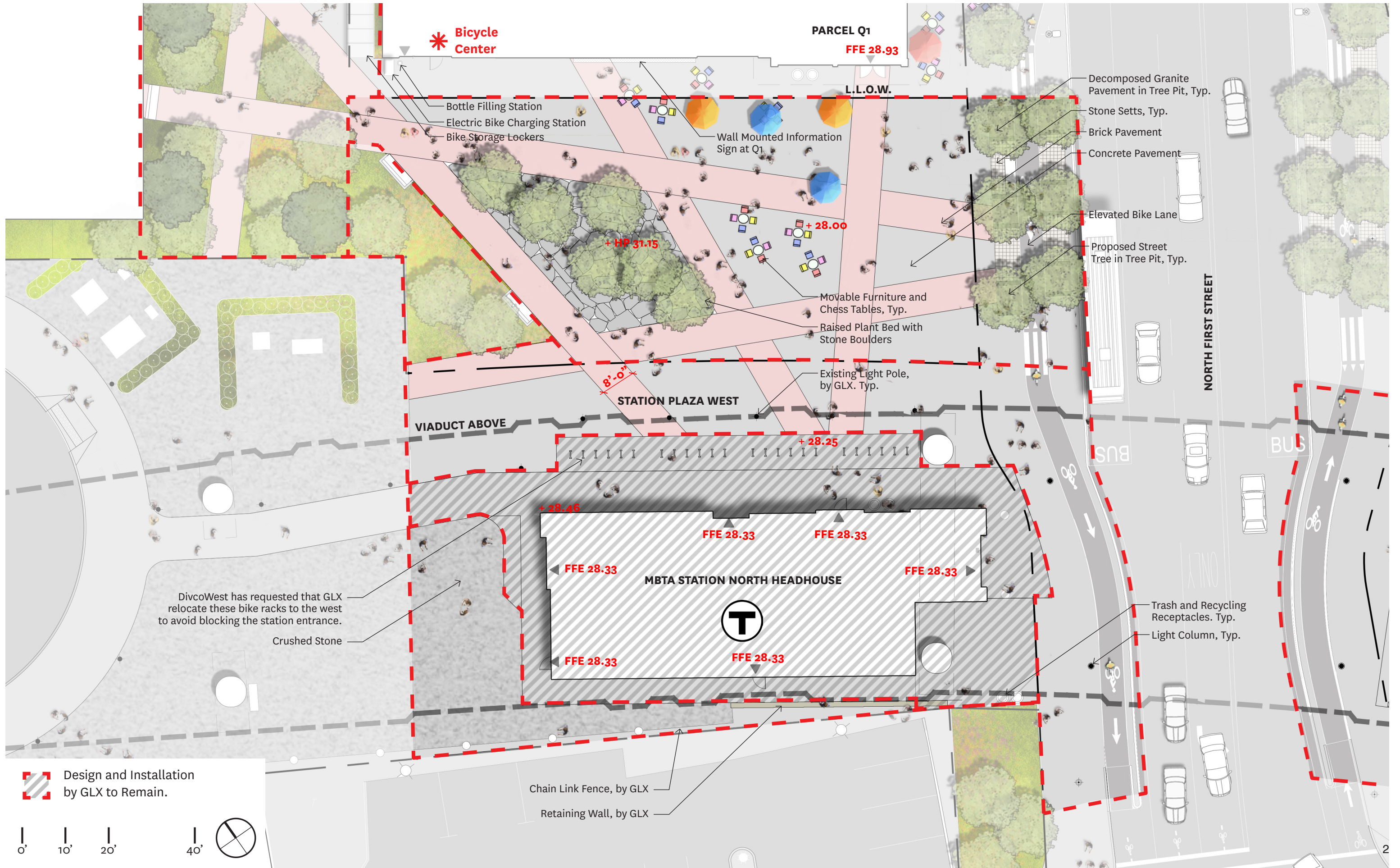


Page	Section	Guideline Description	Compliance	Check
39	3.1 Open Spaces	The provision of open spaces of diverse size and use is encouraged to enhance the public environment at Cambridge Crossing. All open spaces at Cambridge Crossing shall be designed to be public in nature, creating an open environment that the public can easily identify that is welcoming for everyone's use.	The design of Station Plaza aims to create a welcoming experience to Cambridge Crossing and the wider East Cambridge neighborhood with a contiguous pedestrian area from the MBTA Station to the plaza and First Street. The openness of the plaza and connections to the surrounding streets create a public space with a clear identity where everyone feels welcome. Signage, planting, benches and pedestrian scale lighting enhance the function and public nature of the plaza.	✓
39	3.1.1 Open Space Programming	Plaza: Cafes, Retail, Markets, Public Events, Seating, Water Features, Gathering, People Watching.	The design of Station Plaza encourages seating, people watching and gathering. The design allows for event organizing such as farmers market.	✓
42	3.1.3 Plazas	Tree and built shade structures are encouraged to create a strong green connection, and a comfortable micro-climate during the summer months. Great care should be taken in the design of plazas and paths to minimize the potential for unsafe conflicts between vehicles, pedestrians and cyclists.	The plaza is designed to consider vehicular, pedestrian, and bicycle activity. The double row of trees along First Street shades the street and sidewalk, defines the pedestrian sidewalks and cycle tracks from the roadway. Planting and seating within the plaza are arranged to direct pedestrian movement, while providing shaded places to sit in the hot summer months.	✓



# **CAMBRIDGE CROSSING - STATION PLAZA**

**Cambridge Planning Board Design Review**



Design and Installation by GLX to Remain.



**Cambridge Crossing - Station Plaza**  
Site Plan - Station Plaza West





Design and Installation by GLX to Remain.



**Cambridge Crossing - Station Plaza**  
**Site Plan - Station Plaza East**

**MICHAEL VAN VALKENBURGH ASSOCIATES INC**