



# Cambridge Crossing

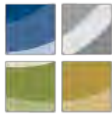
Cambridge, Massachusetts

## *Design Review Application – Parcel H*



*Presented by:*

**DW NP Property, LLC**  
c/o DivcoWest Real Estate Investments  
200 State Street, 12<sup>th</sup> Floor  
Boston, MA 02109



**BEALS + THOMAS**

*Prepared by:*

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

*In collaboration with:*

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

*Submitted in Compliance with the City of Cambridge Zoning Ordinance and M.G.L. c.40A*

**November 7, 2017**



# BEALS + THOMAS

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November 7, 2017

Mr. H. Theodore Cohen, Chair  
Cambridge Planning Board  
344 Broadway  
Cambridge, MA 02139

Via: Hand Delivery

Reference: Cambridge Crossing (formerly known as NorthPoint) Parcel H  
Design Review Application  
PB #179  
Cambridge, Massachusetts  
B+T Project No. 2084.02

Dear Chairman Cohen and Members of the Board:

On behalf of the Applicant, DW NP Property, LLC (an affiliate of DivcoWest), Beals and Thomas, Inc., respectfully submits this Design Review Application for Parcel H (the Site), which is part of the larger Cambridge Crossing (formerly known as NorthPoint) development. The proposed development on Parcel H is for an office and laboratory building containing approximately 347,600 sf of Gross Floor Area (GFA). Parcel H is located partially in Boston, with the majority of the Site in Cambridge.

As shown on the master plan included as part of this Application, the Site is bounded by the MBTA right of way to the north, Parcel G and the shared driveway to the west, the intersection of Dawes Street and Child Street to the south, and the Gilmore Bridge to the east.

The Site is currently undeveloped vacant land adjacent to the existing North Point Common. It is one of twenty (20) building parcels in the Cambridge Crossing mixed-use development. To date, condominium buildings on Lot S and Lot T, a rental residential building on Lot N, North Point Common, Child Street Park and related infrastructure and other public amenities (including the Brian P. Murphy Memorial Staircase) have been constructed at Cambridge Crossing. In addition, Parcel JK has obtained Design Review approval in Cambridge and Somerville, and building permit applications have been procured in both cities. The Parcel JK building is currently under construction. The surrounding roadway network was approved by the Planning Board on September 2, 2016, as part of Major Amendment #6, and is currently under construction.

The Parcel H building contains approximately 347,600 sf of GFA. The building is proposed to be fifteen (15) stories of occupied floors, consisting of ten (10) office, five (5) parking, and one (1) story of mechanical penthouse. The proposed building will be 150 feet in height, based on the Cambridge definition of building height (unoccupied). Approximately 445 parking spaces are proposed for Parcel H, all of which will be internal to the building. Approximately 112 long-term and 22 short-term bicycle parking spaces will be provided on-site.

The Parcel H design proposes a two-level, publicly beneficial open space, pedestrian plazas connected by, and to, the existing Brian P. Murphy Memorial Staircase to the south; and serviced by two publicly accessible elevators internal to the Parcel H building envelope. Both plaza levels (one at the Gilmore Bridge elevation, one at Dawes Street elevation) will have direct access into the building's main lobby. The eastern portion of the upper plaza is designed to abut the Gilmore Bridge, expanding the pedestrian walkway and the creation of a planter adequately sized to plant street trees and understory plantings. The Gilmore Bridge abutment is subject to review and approval of the Massachusetts Department of Transportation.

As you are aware, a portion of Parcel H is located in Boston and is subject to the Large Project Review requirements of Article 80B of the City of Boston Zoning Ordinance as well as review and approval by the Boston Civic Design Committee. Both bodies studied the project in 2002-2003. The Applicant has filed a Notice of Project Change with the Boston Planning and Development Agency on September 1, 2017, which was subsequently approved by the BPDA Board on October 12, 2017.

As part of this application, we have included fifteen (15) copies, as well as a flash drive containing an electronic version, of the following materials for review by the Cambridge Planning Board:

- Site Plans;
- Floor Plans and Building Sections;
- Architectural Elevations;
- A Zoning Compliance Summary;
- LEED/Green Building Compliance Summary;
- Shadow Study;
- Wind Study;
- Acoustical Report and Noise Mitigation Narrative;
- Preliminary Signage Plan;
- Compliance Checklist – Zoning Ordinance and NorthPoint Design Guidelines;
- Materials showing the cross-sections of abutting streets;
- Subdivision Plan, previously approved by the Cambridge Planning Board; and
- Study done in compliance with Design Guideline Section 5.7 of the Urban Design Guidelines.

We are contemplating changes to the 1:40 road network – potentially modifying the service drive off of Child Street to accommodate the entrance to Parcel H.

Mr. H. Theodore Cohen, Chair  
Cambridge Planning Board  
November 7, 2017  
Page 3

The Cambridge Crossing team is excited to meet with the Planning Board to review and discuss the evolution of design of the proposed project. Thank you for your consideration of the enclosed.

Very truly yours,

BEALS AND THOMAS, INC.



John P. Gelcich, AICP  
Senior Planner

JPG/aak/208402PT032



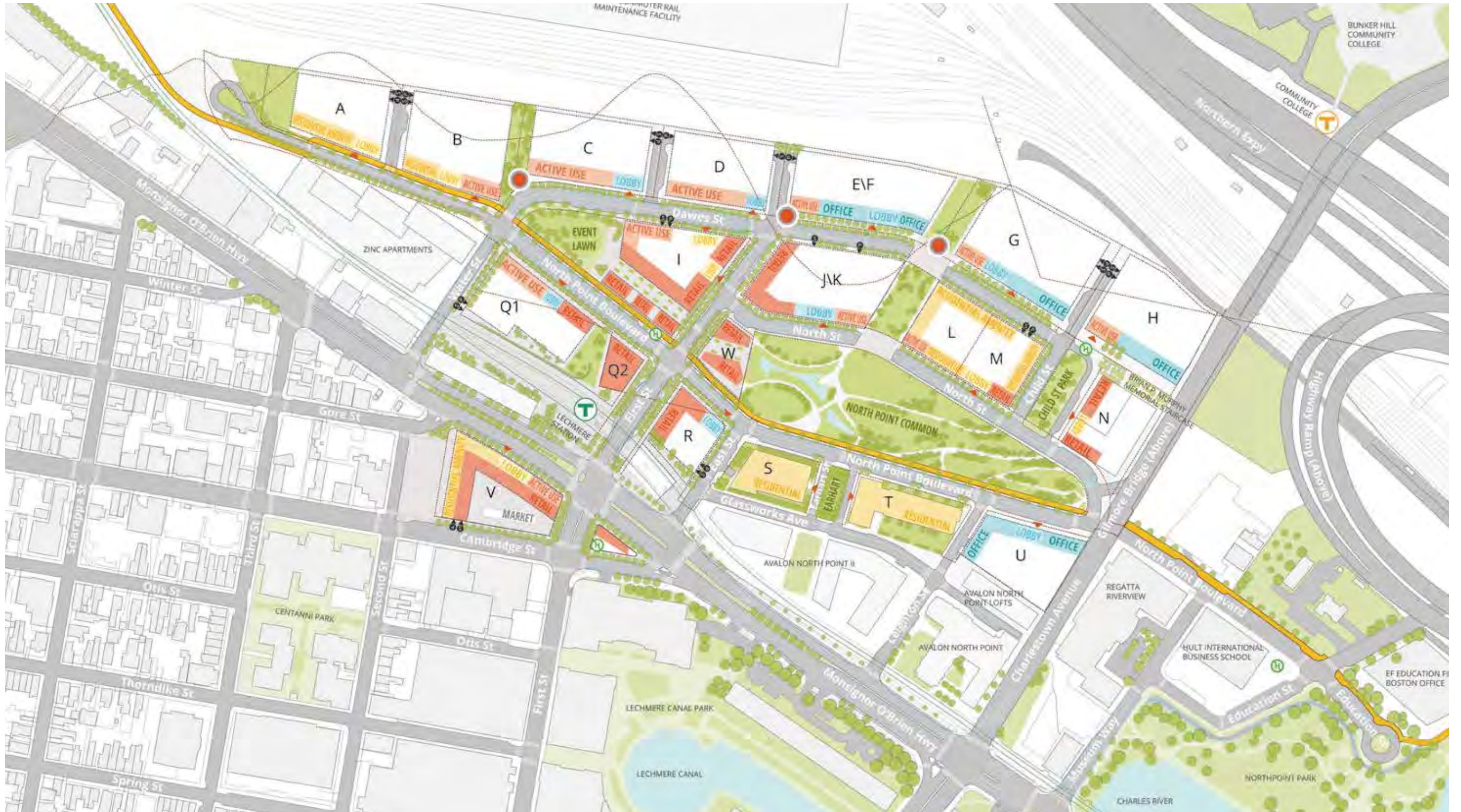
**NORTHPOINT**  
**SUMMARY OF BUILDING TO DATE**  
**AS OF NOVEMBER 2017**

To date, the following building parcels in NorthPoint have been constructed and are occupied: S, T and N. All are residential buildings; Parcel N (also known as Twenty|20) has some retail space on the ground floor. S and T are condominium buildings, while N is a rental building. All are in Phase 1A of the Project. The chart below sets forth more specific details for each completed building.

<u>Parcel</u>	<u>Use</u>	<u>Gross Square Footage</u>	<u>Unit Count</u>	<u>Bedroom Count</u>	<u># of Inclusionary Units</u>
N	Rental Residential	386,000	Total – 355 Studio/Loft – 74 1 BR – 180 2 BR – 85 3 BR - 16	472	41
N	Retail	8,000	N/A	N/A	N/A
S	Condominium	112,398	Total – 99	104	12
T	Condominium	242,194	Total – 230	278	32

A building permit application has been granted for Parcel JK, also a Phase 1A project, and this building is under construction.





MASTER SITE PLAN



## Parcel H

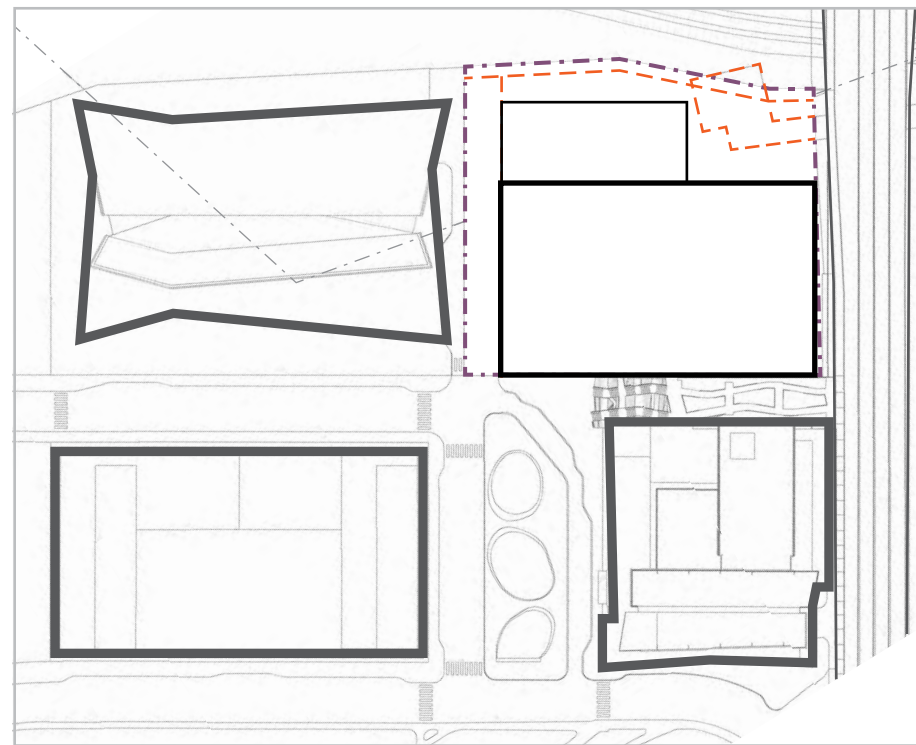
Parcel H is a 347,600 GFA proposed office building that is sited on the north side of Child Street Open Space and the end of Dawes Street. The project is located in the growing Cambridge Crossing (formerly NorthPoint) neighborhood. The site is bounded by the Murphy Park Stair on the South, the Gilmore Bridge to the East, the MBTA Commuter Rail Maintenance Facility on the North, and Parcel G on the West. The building sits on a parcel within both the City of Cambridge as well as the City of Boston. The total building is 14 stories consisting of nine (9) office and five (5) below-grade parking.

A clear and pedestrian-friendly entrance lobby to the building is located at the northern end of Child Street Park, as this is one of the principal approaches to the entire Cambridge Crossing district from the east. The double height lobby gives access to a ground floor drop-off and the main elevator lobby at the upper plaza (approximately level with the existing Gilmore Bridge) which is accessed through escalators and a grand stair. A separate public lobby for the Garage elevators and the upper plaza.

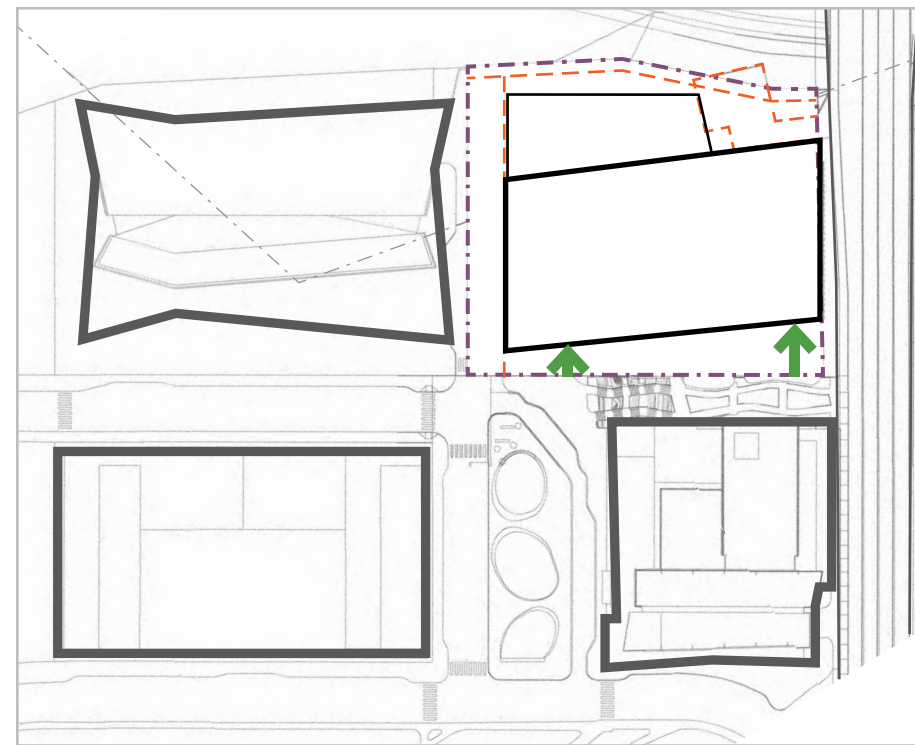
The entrance to the five-level parking garage and the loading dock is located on a private service road on the West side of the building. The building's fully enclosed loading dock connects directly to the building's service elevator core. Long term and short term bicycle parking is located at the garage entrance level, as well as lockers and showers. Given the visibility of Parcel H from the highway system, additional geometric and detailing articulation will be dedicated to the northeast corner of the building including raising the corner by

extending the fabric of the façade upward to screen the mechanical penthouse. For anyone driving north on I-93 and Route 1 North this will be the most prominent part of Cambridge Crossing, and so deserves this special architectural expression. A new sidewalk is proposed at the Gilmore Bridge along the length of Parcel H. This will be achieved by widening the sidewalk, by removing one side of the Jersey barriers, by adding landscaping, and creating an arcade. The result will enable the pedestrians approaching from Charlestown and the Orange Line to enjoy a far better pedestrian urban experience.

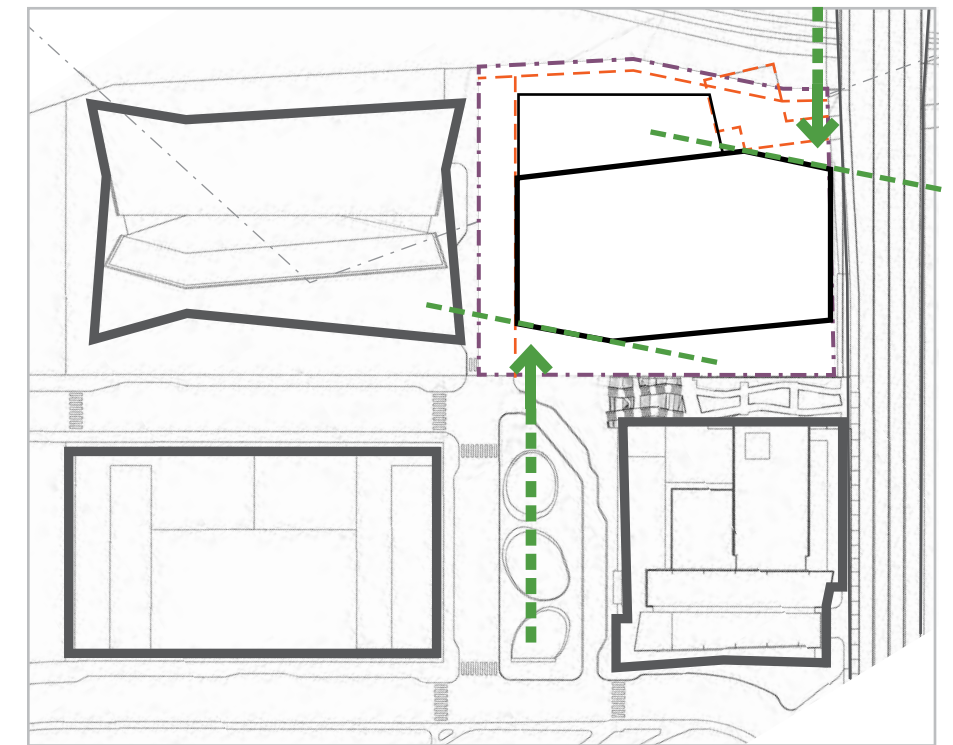
Increasing the building setback on the southern elevation has numerous urban design benefits including: an increased area for landscaping and green space; increased buffer between commercial and residential uses; increased view corridor on Dawes Street towards the iconic Zakim Bridge and views toward downtown Boston; and a more pleasant pedestrian experience when approaching and entering Cambridge Crossing from the Gilmore Bridge.



MASTERPLAN MASSING



PUSH MASSING NORTH and "SKEW" AWAY from TWENTY/20



CHAMFER CORNERS TO ADDRESS URBAN APPROACHES from the CHILD STREET OPEN SPACE and THE GILMORE BRIDGE

TOTAL FLOOR G.F.A. : 0 sf  
 TOTAL BUILDING G.F.A. : 347,600 sf

- PARKING
- MECHANICAL / CORE
- BICYCLE STORAGE
- OFFICE
- ROOF
- EGRESS STAIR
- PENTHOUSE MECHANICAL ROOMS
- SHAFT / ELEVATOR
- SERVICE / BACK of HOUSE
- MAIN BUILDING LOBBY
- GARAGE LOBBY
- FSAE LOBBY
- TOILET ROOMS

PROPERTY LINE

- BICYCLE PARKING ENTRY
- PARKING GARAGE ENTRY
- MAIN BUILDING ENTRY
- PUBLIC GARAGE ELEVATOR LOBBY ENTRY
- LOADING DOCK ENTRY



FLOOR PLAN - PARKING P5

TOTAL FLOOR G.F.A. : 0 sf  
 TOTAL BUILDING G.F.A. : 347,600 sf

- PARKING
- MECHANICAL / CORE
- BICYCLE STORAGE
- OFFICE
- ROOF
- EGRESS STAIR
- PENTHOUSE MECHANICAL ROOMS
- SHAFT / ELEVATOR
- SERVICE / BACK OF HOUSE
- MAIN BUILDING LOBBY
- GARAGE LOBBY
- FSAE LOBBY
- TOILET ROOMS

PROPERTY LINE

- BICYCLE PARKING ENTRY
- PARKING GARAGE ENTRY
- MAIN BUILDING ENTRY
- PUBLIC GARAGE ELEVATOR LOBBY ENTRY
- LOADING DOCK ENTRY



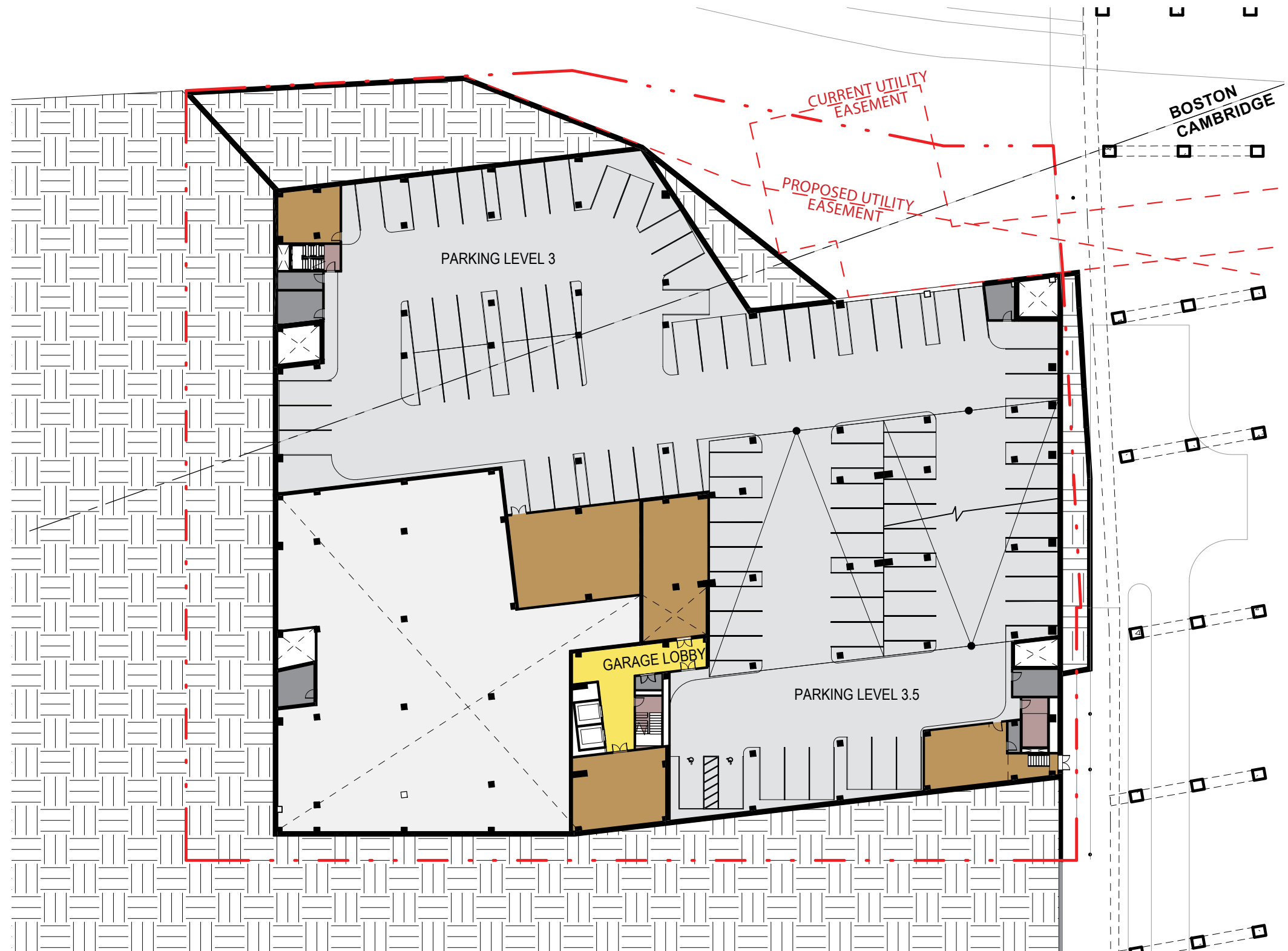
FLOOR PLAN - PARKING P4

TOTAL FLOOR G.F.A. : 0 sf  
 TOTAL BUILDING G.F.A. : 347,600 sf

- PARKING
- MECHANICAL / CORE
- BICYCLE STORAGE
- OFFICE
- ROOF
- EGRESS STAIR
- PENTHOUSE MECHANICAL ROOMS
- SHAFT / ELEVATOR
- SERVICE / BACK of HOUSE
- MAIN BUILDING LOBBY
- GARAGE LOBBY
- FSAE LOBBY
- TOILET ROOMS

PROPERTY LINE

- BICYCLE PARKING ENTRY
- PARKING GARAGE ENTRY
- MAIN BUILDING ENTRY
- PUBLIC GARAGE ELEVATOR LOBBY ENTRY
- LOADING DOCK ENTRY



FLOOR PLAN - PARKING P3



TOTAL FLOOR G.F.A. : 5,057 sf  
 TOTAL BUILDING G.F.A. : 347,600 sf

- PARKING
- MECHANICAL / CORE
- BICYCLE STORAGE
- OFFICE
- ROOF
- EGRESS STAIR
- PENTHOUSE MECHANICAL ROOMS
- SHAFT / ELEVATOR
- SERVICE / BACK OF HOUSE
- MAIN BUILDING LOBBY
- GARAGE LOBBY
- FSAE LOBBY
- TOILET ROOMS
- PROPERTY LINE
- BICYCLE PARKING ENTRY
- PARKING GARAGE ENTRY
- MAIN BUILDING ENTRY
- PUBLIC GARAGE ELEVATOR LOBBY ENTRY
- LOADING DOCK ENTRY

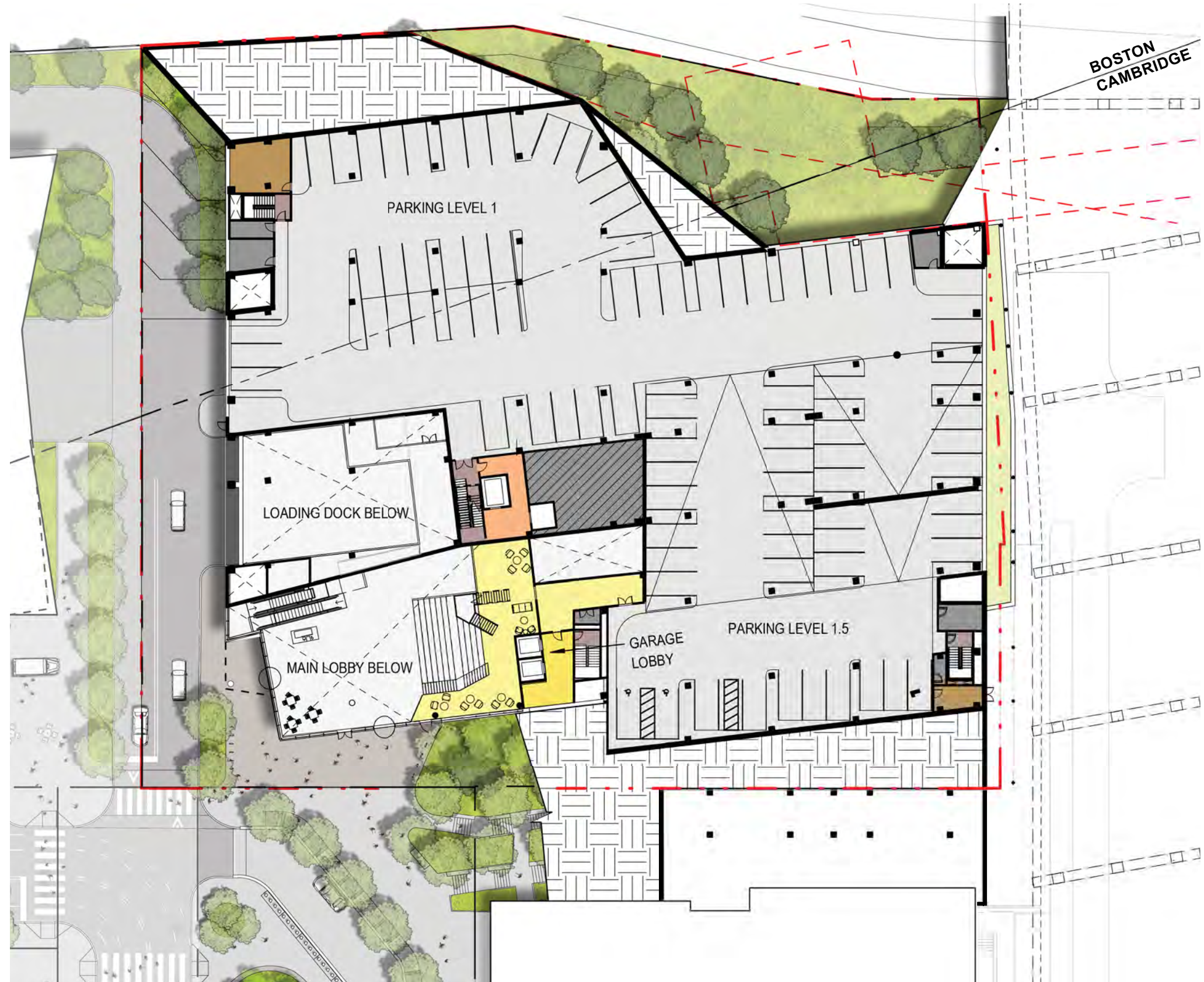


FLOOR PLAN - GROUND FLOOR / PARKING P2



TOTAL FLOOR G.F.A. : 1,965 sf  
 TOTAL BUILDING G.F.A. : 347,600 sf

- PARKING
- MECHANICAL / CORE
- BICYCLE STORAGE
- OFFICE
- ROOF
- EGRESS STAIR
- PENTHOUSE MECHANICAL ROOMS
- SHAFT / ELEVATOR
- SERVICE / BACK OF HOUSE
- MAIN BUILDING LOBBY
- GARAGE LOBBY
- FSAE LOBBY
- TOILET ROOMS
- PROPERTY LINE
- BICYCLE PARKING ENTRY
- PARKING GARAGE ENTRY
- MAIN BUILDING ENTRY
- PUBLIC GARAGE ELEVATOR LOBBY ENTRY
- LOADING DOCK ENTRY

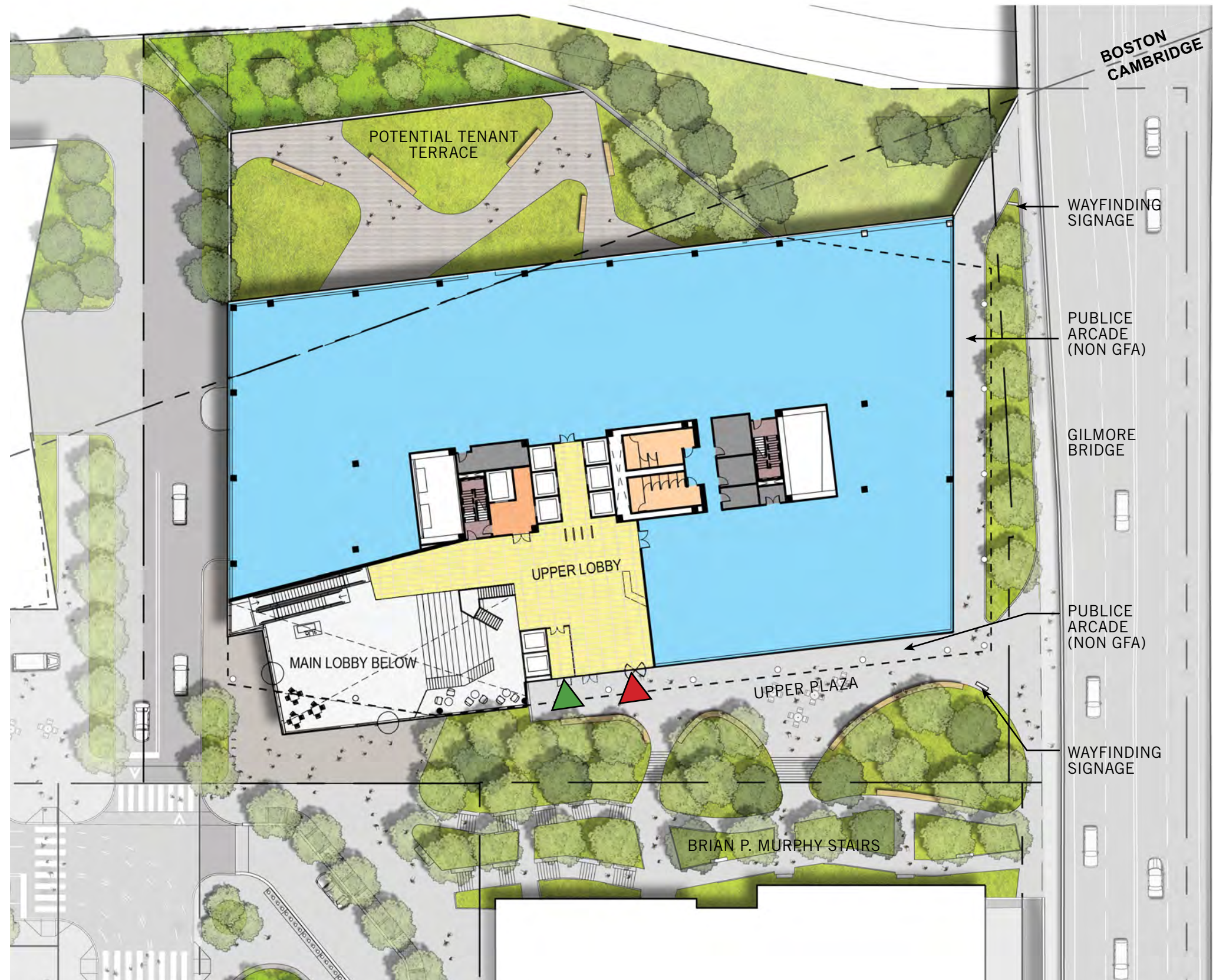


FLOOR PLAN - PARKING P1



TOTAL FLOOR G.F.A. : 35,120 sf  
 TOTAL BUILDING G.F.A. : 347,600 sf

- PARKING
- MECHANICAL / CORE
- BICYCLE STORAGE
- OFFICE
- ROOF
- EGRESS STAIR
- PENTHOUSE MECHANICAL ROOMS
- SHAFT / ELEVATOR
- SERVICE / BACK OF HOUSE
- MAIN BUILDING LOBBY
- GARAGE LOBBY
- FSAE LOBBY
- TOILET ROOMS
- PROPERTY LINE
- BICYCLE PARKING ENTRY
- PARKING GARAGE ENTRY
- MAIN BUILDING ENTRY
- PUBLIC GARAGE ELEVATOR LOBBY ENTRY
- LOADING DOCK ENTRY



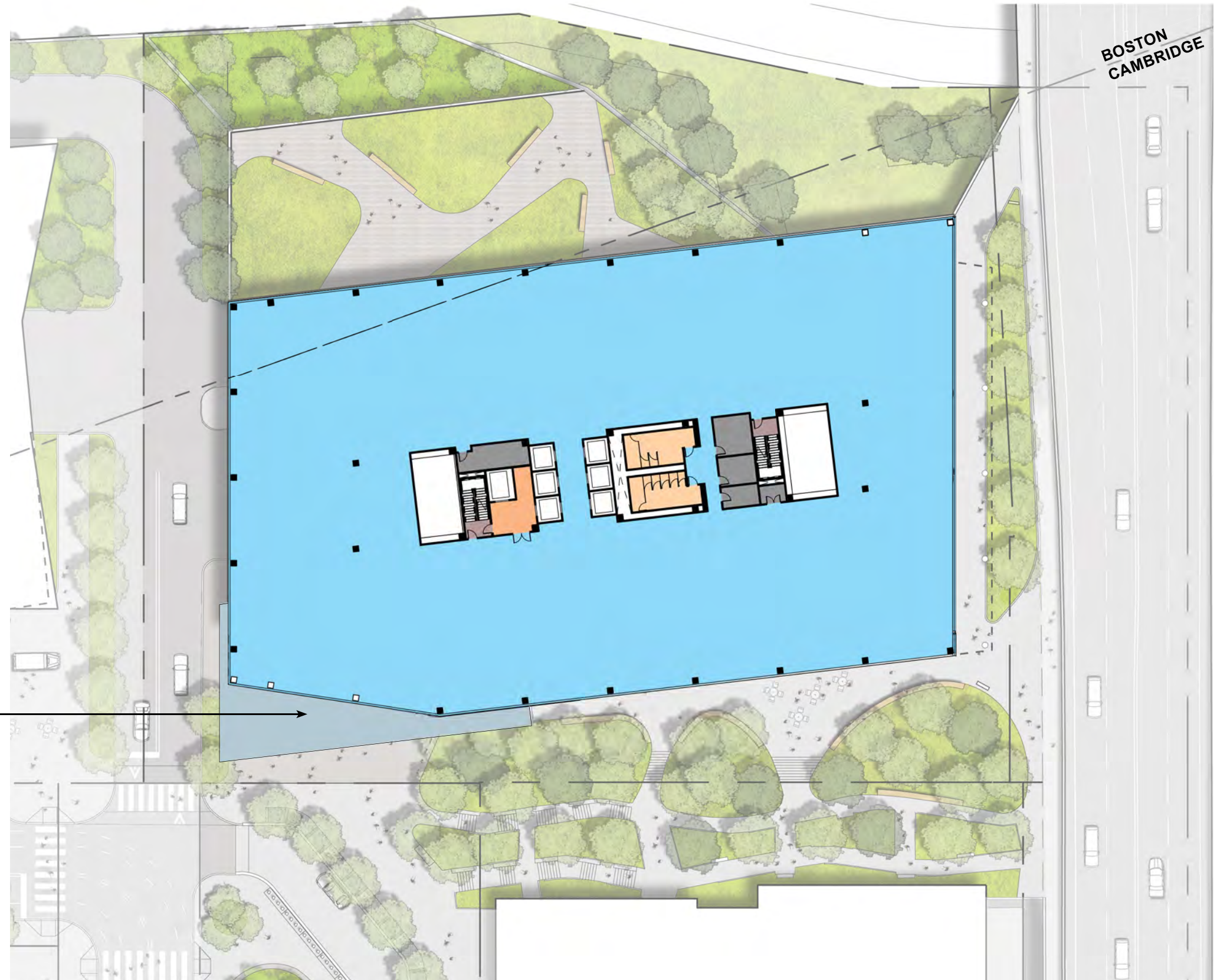
FLOOR PLAN - 2ND FLOOR / BRIDGE LEVEL



TOTAL FLOOR G.F.A. : 37,064 sf  
 TOTAL BUILDING G.F.A. : 347,600 sf

- PARKING
- MECHANICAL / CORE
- BICYCLE STORAGE
- OFFICE
- ROOF
- EGRESS STAIR
- PENTHOUSE MECHANICAL ROOMS
- SHAFT / ELEVATOR
- SERVICE / BACK OF HOUSE
- MAIN BUILDING LOBBY
- GARAGE LOBBY
- FSAE LOBBY
- TOILET ROOMS
- PROPERTY LINE
- BICYCLE PARKING ENTRY
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3RD FLOOR ROOF



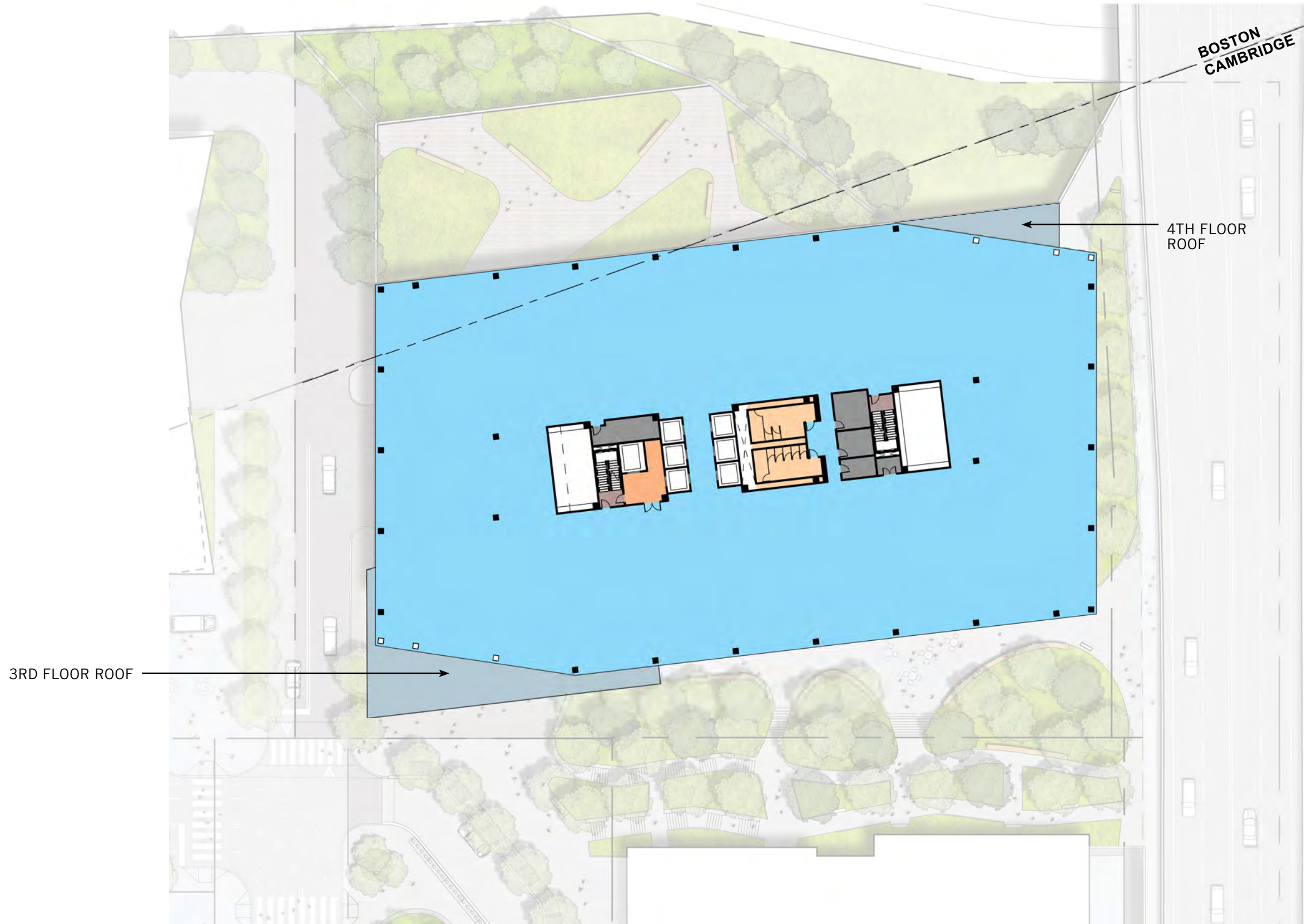
BOSTON  
CAMBRIDGE

FLOOR PLAN - 3RD FLOOR



TOTAL FLOOR G.F.A. : 38,342 sf  
 TOTAL BUILDING G.F.A. : 347,600 sf

- PARKING
- MECHANICAL / CORE
- BICYCLE STORAGE
- OFFICE
- ROOF
- EGRESS STAIR
- PENTHOUSE MECHANICAL ROOMS
- SHAFT / ELEVATOR
- SERVICE / BACK OF HOUSE
- MAIN BUILDING LOBBY
- GARAGE LOBBY
- FSAE LOBBY
- TOILET ROOMS
- PROPERTY LINE
- BICYCLE PARKING ENTRY
- PARKING GARAGE ENTRY
- MAIN BUILDING ENTRY
- PUBLIC GARAGE ELEVATOR LOBBY ENTRY
- LOADING DOCK ENTRY



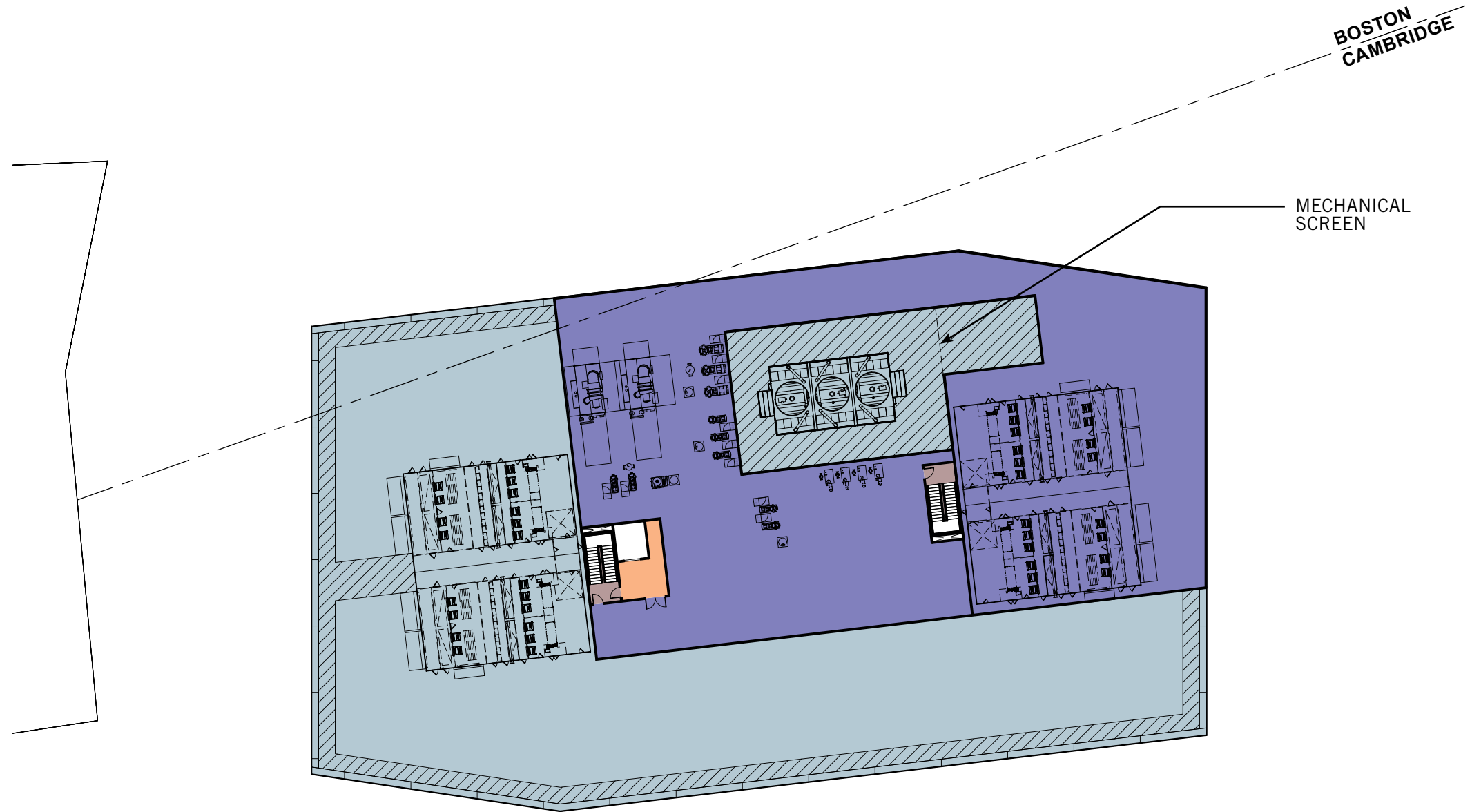
FLOOR PLAN - 4TH - 10TH FLOOR

TOTAL FLOOR G.F.A. : 0 sf  
 TOTAL BUILDING G.F.A. : 347,600 sf

- PARKING
- MECHANICAL / CORE
- BICYCLE STORAGE
- OFFICE
- ROOF
- EGRESS STAIR
- PENTHOUSE MECHANICAL ROOMS
- SHAFT / ELEVATOR
- SERVICE / BACK OF HOUSE
- MAIN BUILDING LOBBY
- GARAGE LOBBY
- FSAE LOBBY
- TOILET ROOMS

PROPERTY LINE

- BICYCLE PARKING ENTRY
- PARKING GARAGE ENTRY
- MAIN BUILDING ENTRY
- PUBLIC GARAGE ELEVATOR LOBBY ENTRY
- LOADING DOCK ENTRY



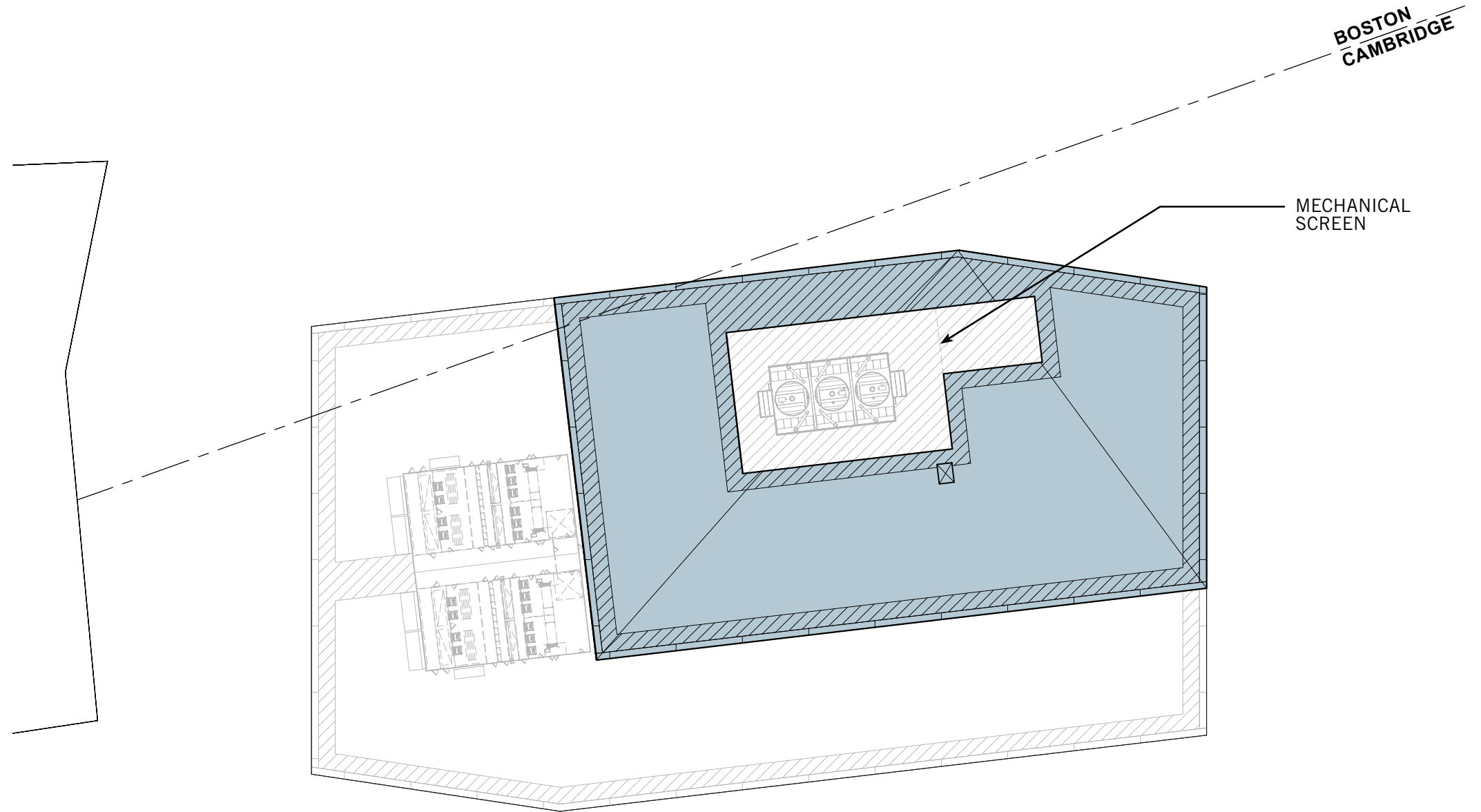
FLOOR PLAN - MECHANICAL FLOOR

TOTAL FLOOR G.F.A. : 0 sf  
 TOTAL BUILDING G.F.A. : 347,600 sf

- PARKING
- MECHANICAL / CORE
- BICYCLE STORAGE
- OFFICE
- ROOF
- EGRESS STAIR
- PENTHOUSE MECHANICAL ROOMS
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- SERVICE / BACK of HOUSE
- MAIN BUILDING LOBBY
- GARAGE LOBBY
- FSAE LOBBY
- TOILET ROOMS

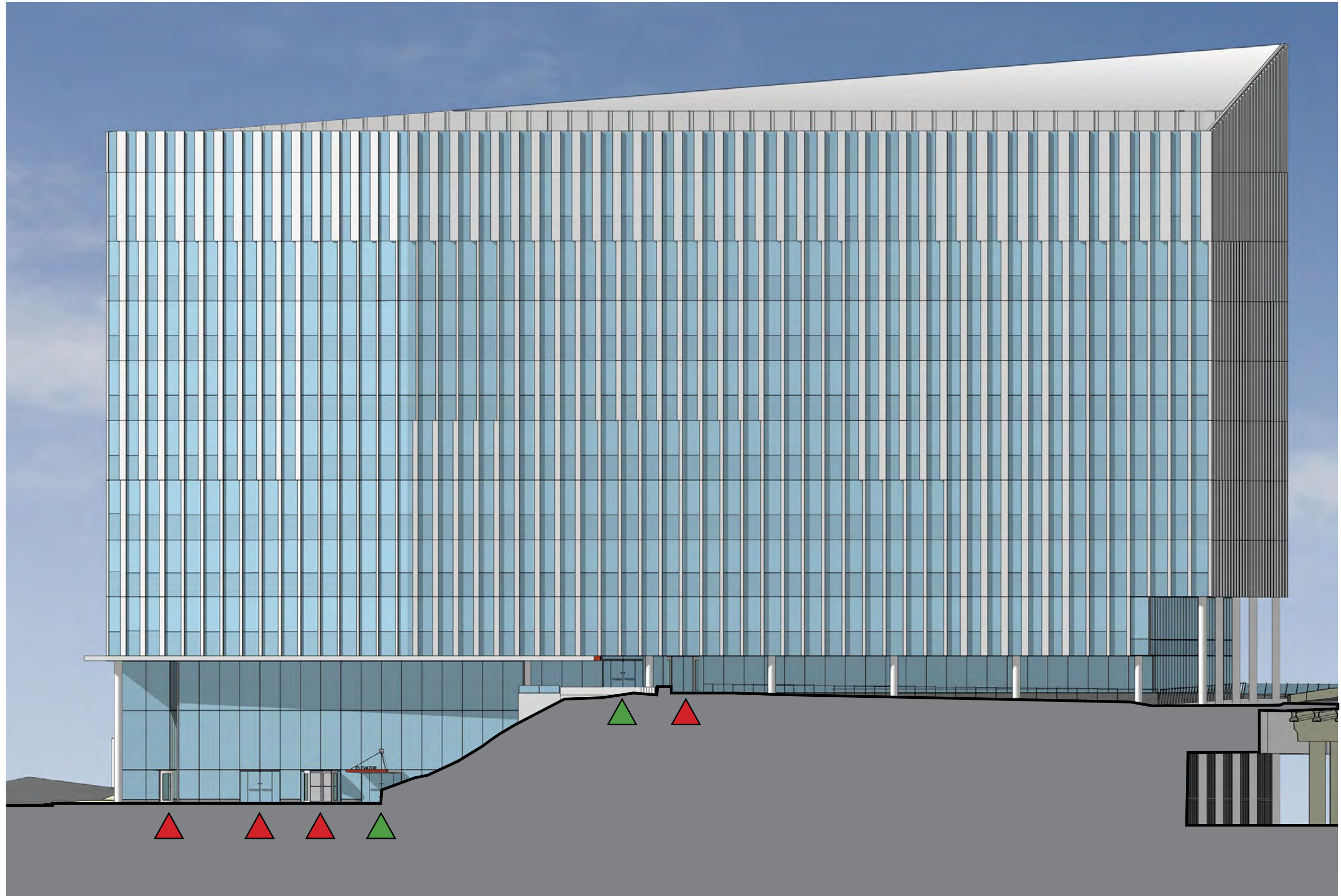
PROPERTY LINE






- BICYCLE PARKING ENTRY
- PARKING GARAGE ENTRY
- MAIN BUILDING ENTRY
- PUBLIC GARAGE ELEVATOR LOBBY ENTRY
- LOADING DOCK ENTRY



ROOF PLAN

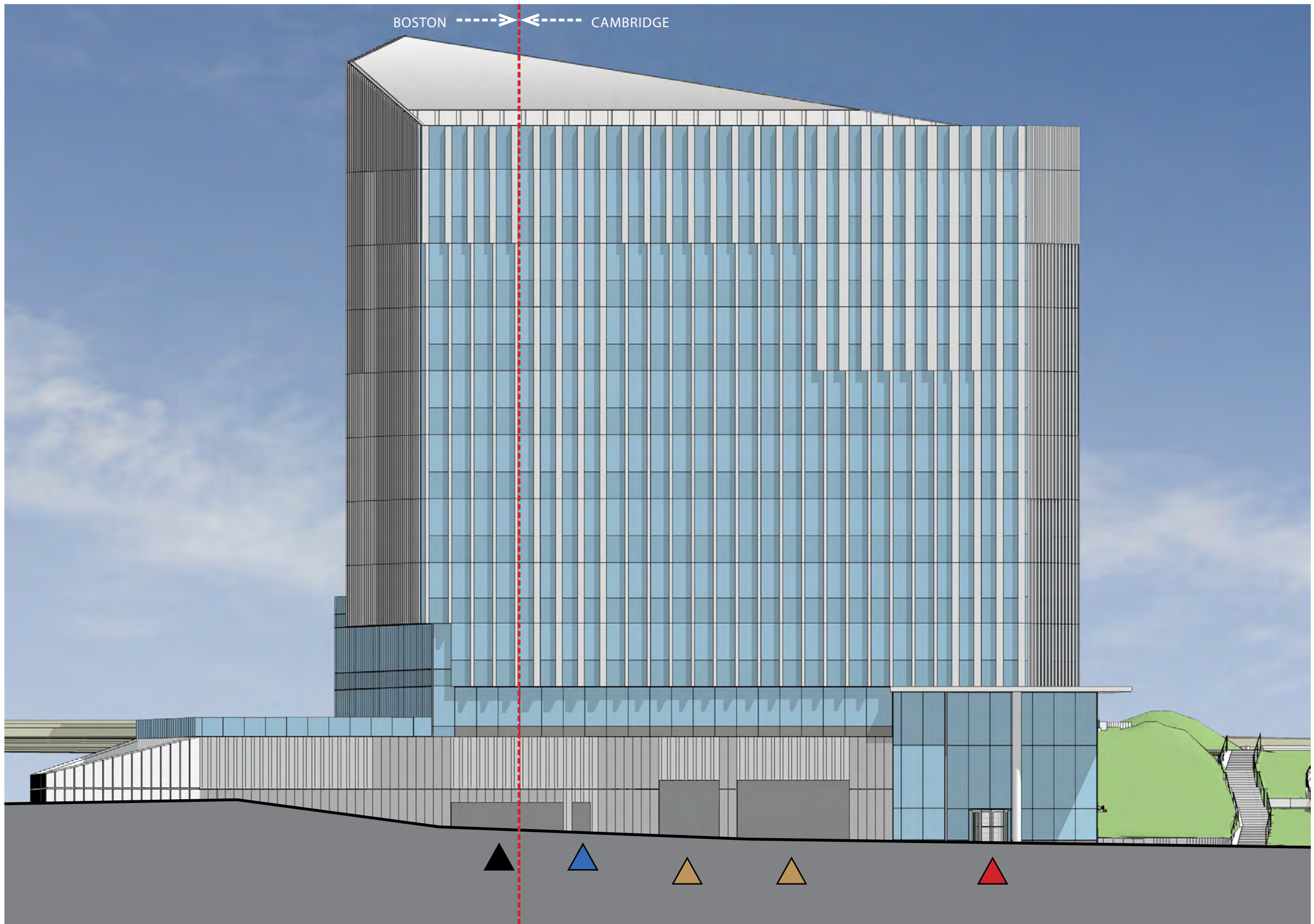









-  BICYCLE PARKING ENTRY
-  PARKING GARAGE ENTRY
-  MAIN BUILDING ENTRY
-  PUBLIC GARAGE ELEVATOR LOBBY ENTRY
-  LOADING DOCK ENTRY

SOUTH ELEVATION

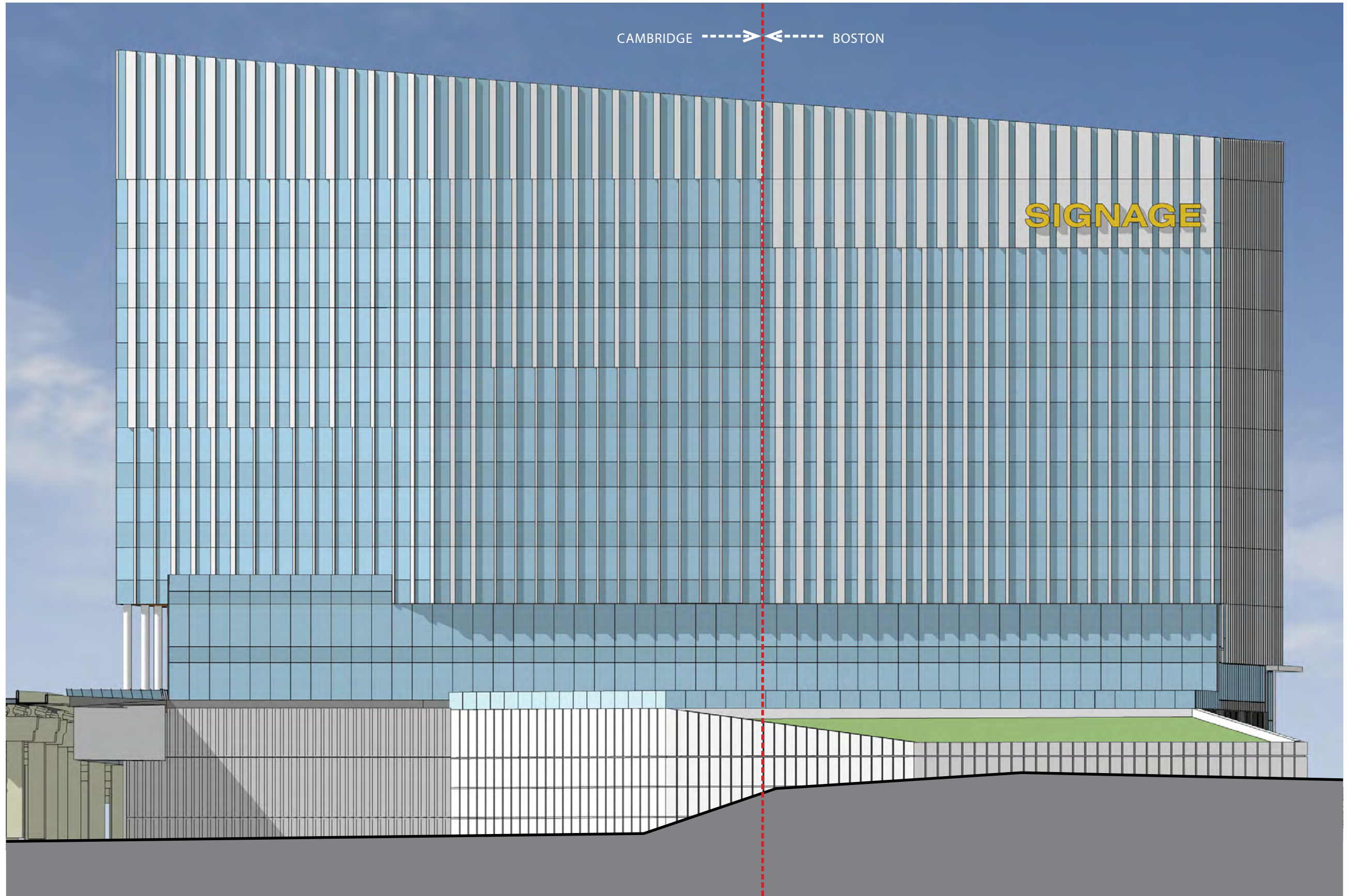









-  BICYCLE PARKING ENTRY
-  PARKING GARAGE ENTRY
-  MAIN BUILDING ENTRY
-  PUBLIC GARAGE ELEVATOR LOBBY ENTRY
-  LOADING DOCK ENTRY

WEST ELEVATION










-  BICYCLE PARKING ENTRY
-  PARKING GARAGE ENTRY
-  MAIN BUILDING ENTRY
-  PUBLIC GARAGE ELEVATOR LOBBY ENTRY
-  LOADING DOCK ENTRY

NORTH ELEVATION

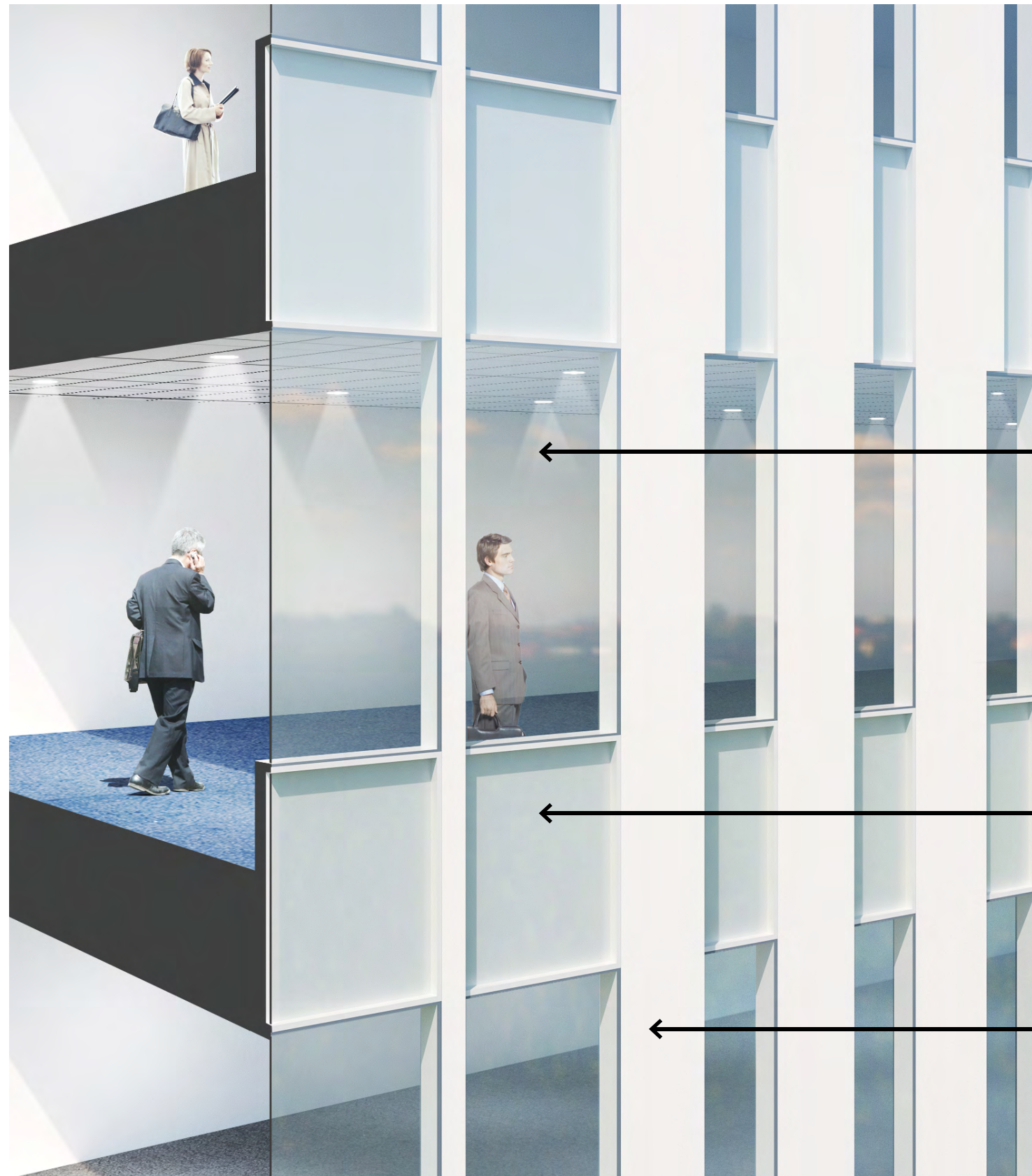




-  BICYCLE PARKING ENTRY
-  PARKING GARAGE ENTRY
-  MAIN BUILDING ENTRY
-  PUBLIC GARAGE ELEVATOR LOBBY ENTRY
-  LOADING DOCK ENTRY

EAST ELEVATION





CLEAR VISION  
GLASS

CLEAR GLASS  
SHADOW BOX

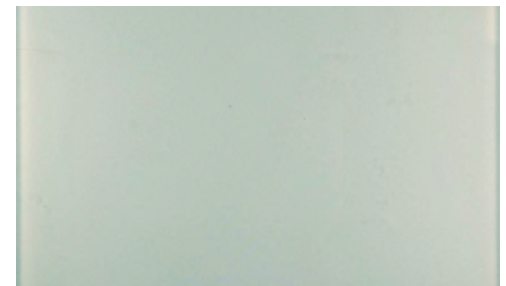
WHITE COMPOSITE  
METAL PANEL



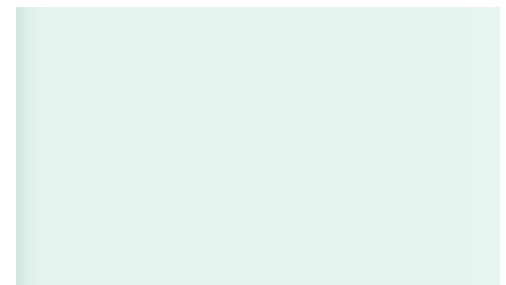
METAL PANEL AT PENTHOUSE



METAL PANEL



CLEAR GLASS SHADOW BOX



CLEAR VISION  
GLASS





METAL SOFFIT,  
WOOD FINISH

CLEAR VISION  
GLASS

CLEAR GLASS  
SHADOW BOX

METAL COLUMN  
COVER

PAINTED STEEL  
RAILING

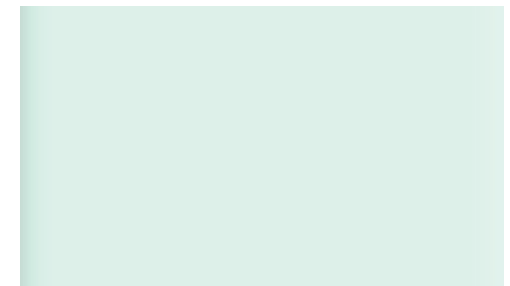
GRANITE BASE



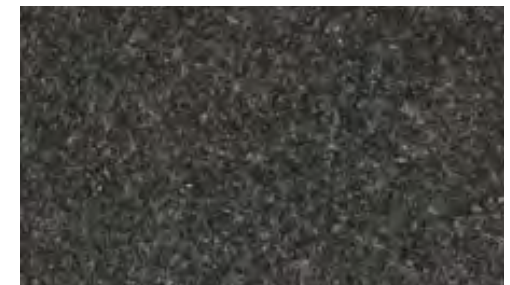
SMOOTH METAL PANEL, POWDER  
COATED POST-PRODUCTION  
PAINTED WOOD FINISH



METAL COLUMN COVER

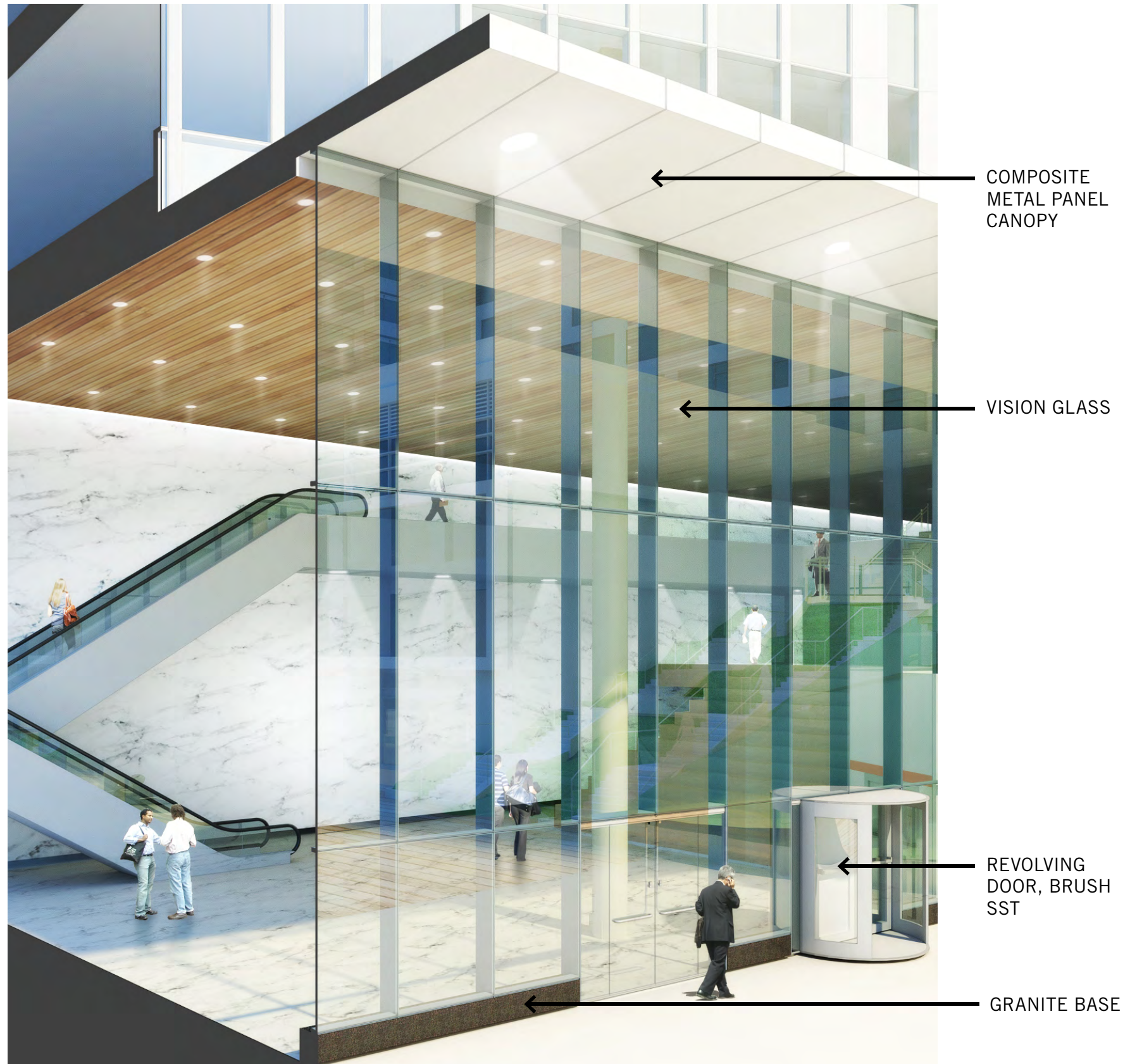


CLEAR VISION GLASS



GRANITE BASE



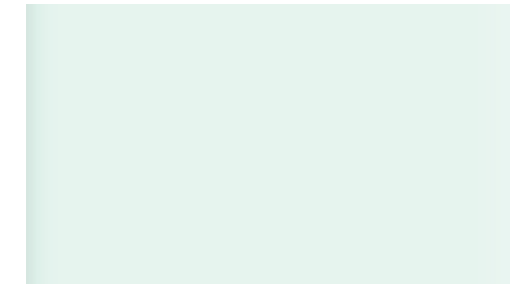


COMPOSITE  
METAL PANEL  
CANOPY



METAL CANOPY

VISION GLASS



CLEAR VISION GLASS

REVOLVING  
DOOR, BRUSH  
SST



BRUSH SST

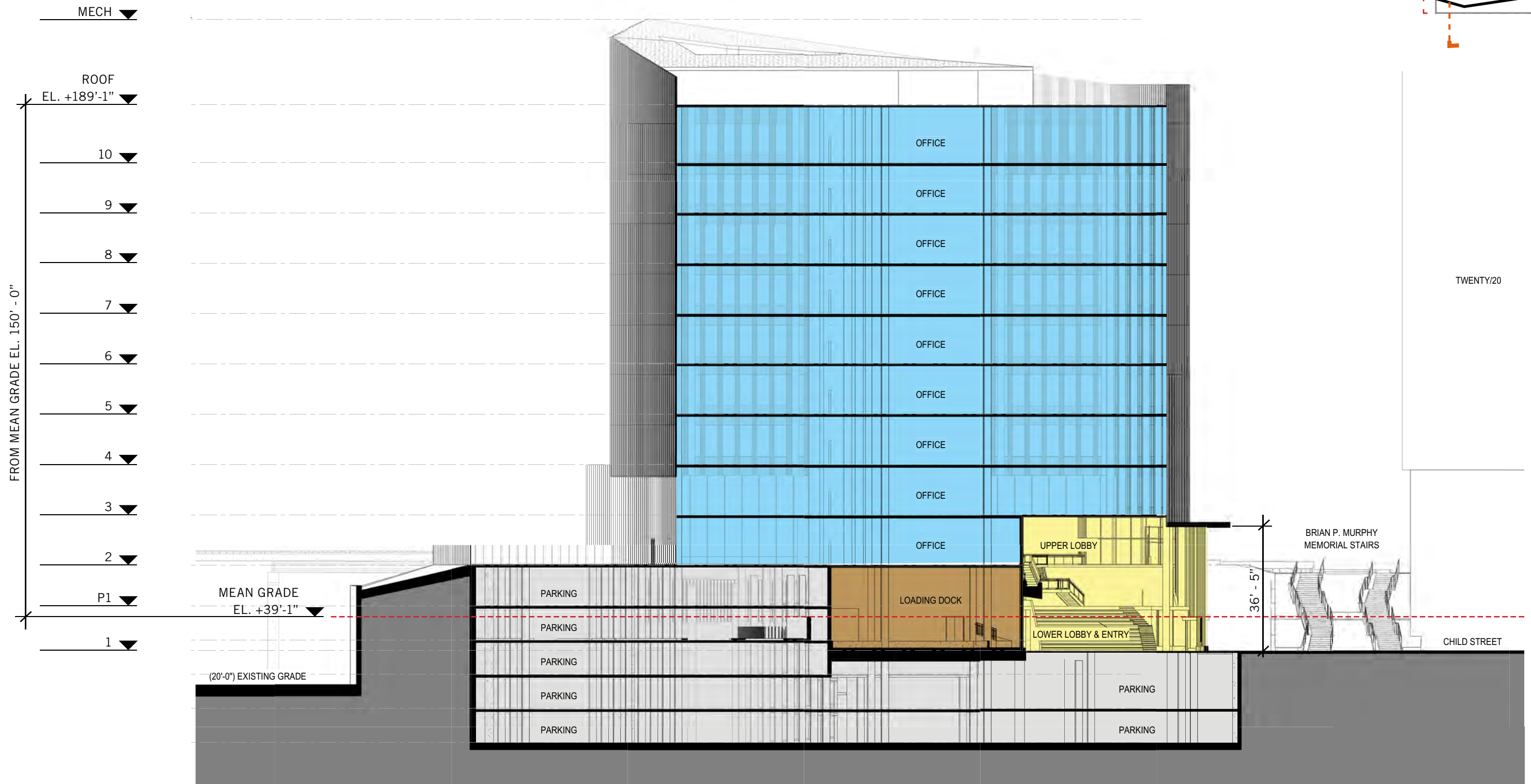
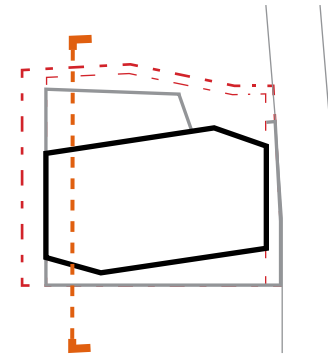
GRANITE BASE



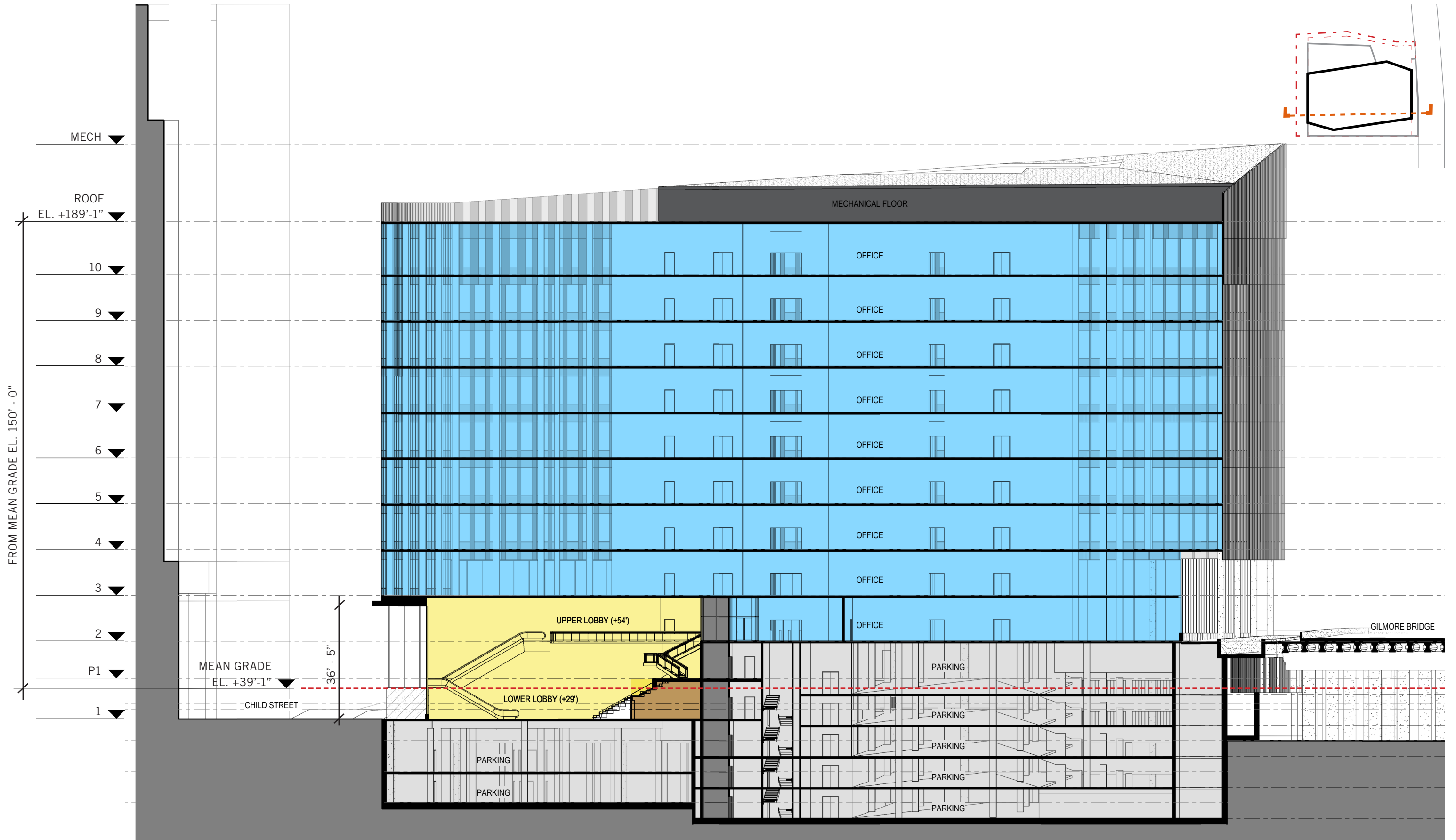
GRANITE BASE

BUILDING MATERIALS AND FACADE TYPES: BUILDING ENTRANCE





BUILDING SECTION: NORTH-SOUTH



BUILDING SECTION: EAST-WEST





VIEW FROM GILMORE BRIDGE LOOKING SOUTHWEST





VIEW FROM GILMORE BRIDGE LOOKING SOUTH





STREET LEVEL VIEW APPROACHING FROM GILMORE BRIDGE





STREET LEVEL VIEW LOOKING WEST AT SOUTH PLAZA





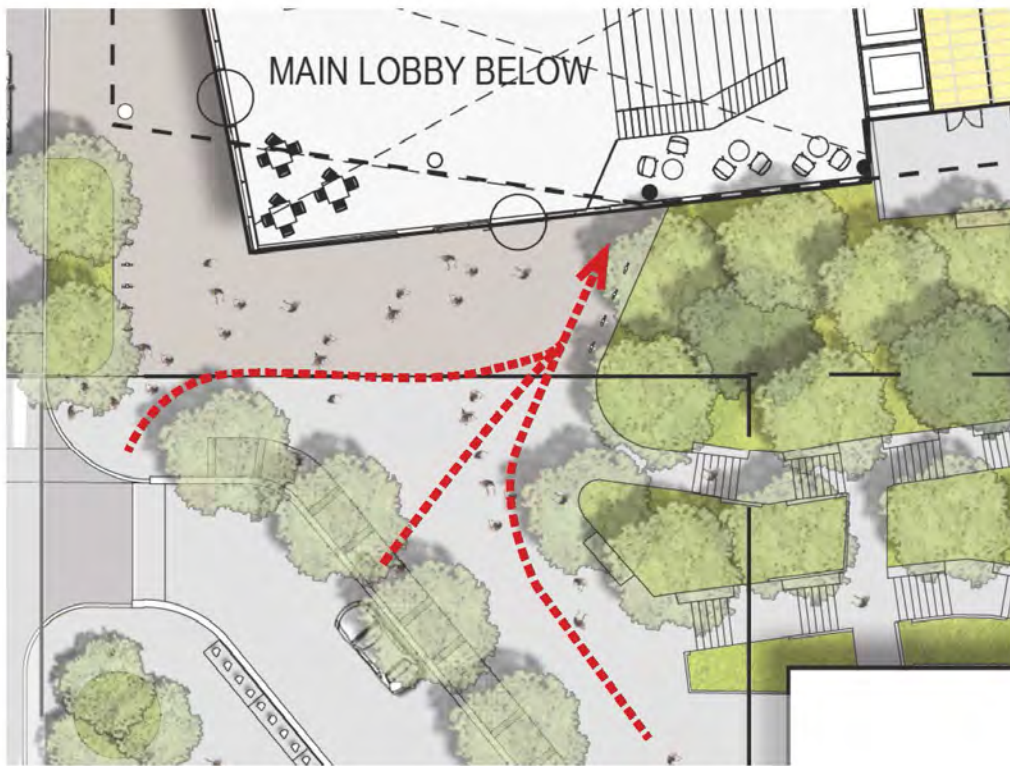
VIEW FROM CHILD STREET LOOKING NORTH





STREET LEVEL VIEW AT PARCEL H ENTRANCE PLAZA

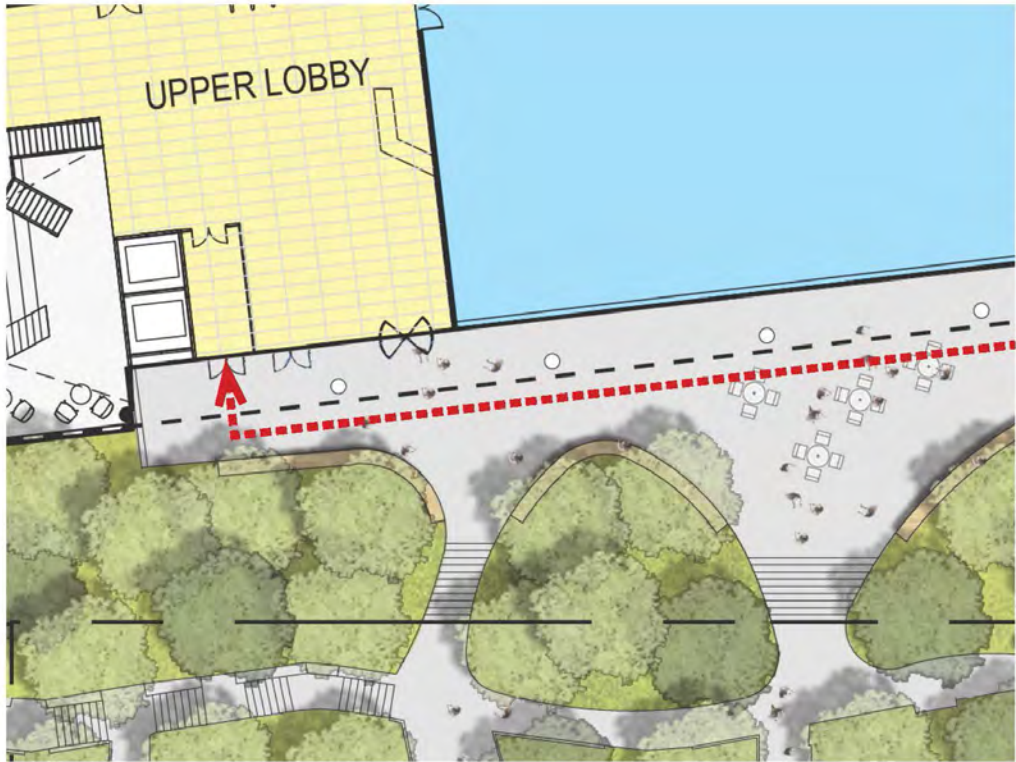




PUBLIC ELEVATOR WAY FINDING AT ENTRANCE PLAZA







PUBLIC ELEVATOR WAY FINDING AT SOUTH PLAZA

