

NORTHPOINT

Cambridge, Massachusetts

Pre-Design Review Application Update – Parcel H



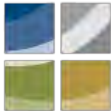
Presented by:

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c/o DivcoWest Real Estate Investments
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Boston, MA 02109



In collaboration with:

The HYM Investment Group, LLC
One Congress Street
10th Floor, Suite 101
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BEALS + THOMAS

Prepared by:

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In collaboration with:

NBBJ
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Goulston & Storrs PC
Michael Van Valkenburgh Associates, Inc.

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

September 12, 2017



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September 12, 2017

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

Via: Hand Delivery

Reference: North Point Parcel H Pre-Design Review Application Update
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 the enclosed materials to provide the Planning Board with a brief update of the proposed design of the Parcel H building prior to submitting a full Design Review Application for Parcel H (the Site), which the Applicant expect to file in the coming few weeks. Parcel H, which is part of the larger NorthPoint development, is proposed to contain 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 NorthPoint 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 in NorthPoint. In addition, Parcel JK has gone through Design Review in Cambridge and Somerville, and building permit applications have been granted 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 undergoing construction.

The Parcel H building contains approximately 347,600 square feet GFA. The building is proposed to be fourteen (14) stories of occupied floors with one (1) story of mechanical penthouse. The proposed building will be 150 feet in height, based on the Cambridge definition of building height. Approximately 452 parking spaces are proposed for Parcel H, all of which will be internal to the building. Approximately 105 long-term and 21 short-term bicycle parking spaces will be provided on-site.

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The Parcel H Building also proposes to create an expanded pedestrian connection from the Gilmore Bridge to the north of, and connecting to, the Brian P. Murphy Memorial Staircase, but it should be noted that such an expanded pedestrian connection is subject to the 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, and is currently pursuing its approvals with the City of Boston.

In connection with this update, we have submitted 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
- Building Sections
- Architectural Elevations;
- Landscape Plans and Sections
- A Zoning Compliance Summary;
- LEED/Green Building Compliance Summary;
- Shadow Study;
- Subdivision Plan, previously approved by the Cambridge Planning Board; and
- Draft Subdivision Plan.

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.

The NorthPoint 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/mac/208402LT087



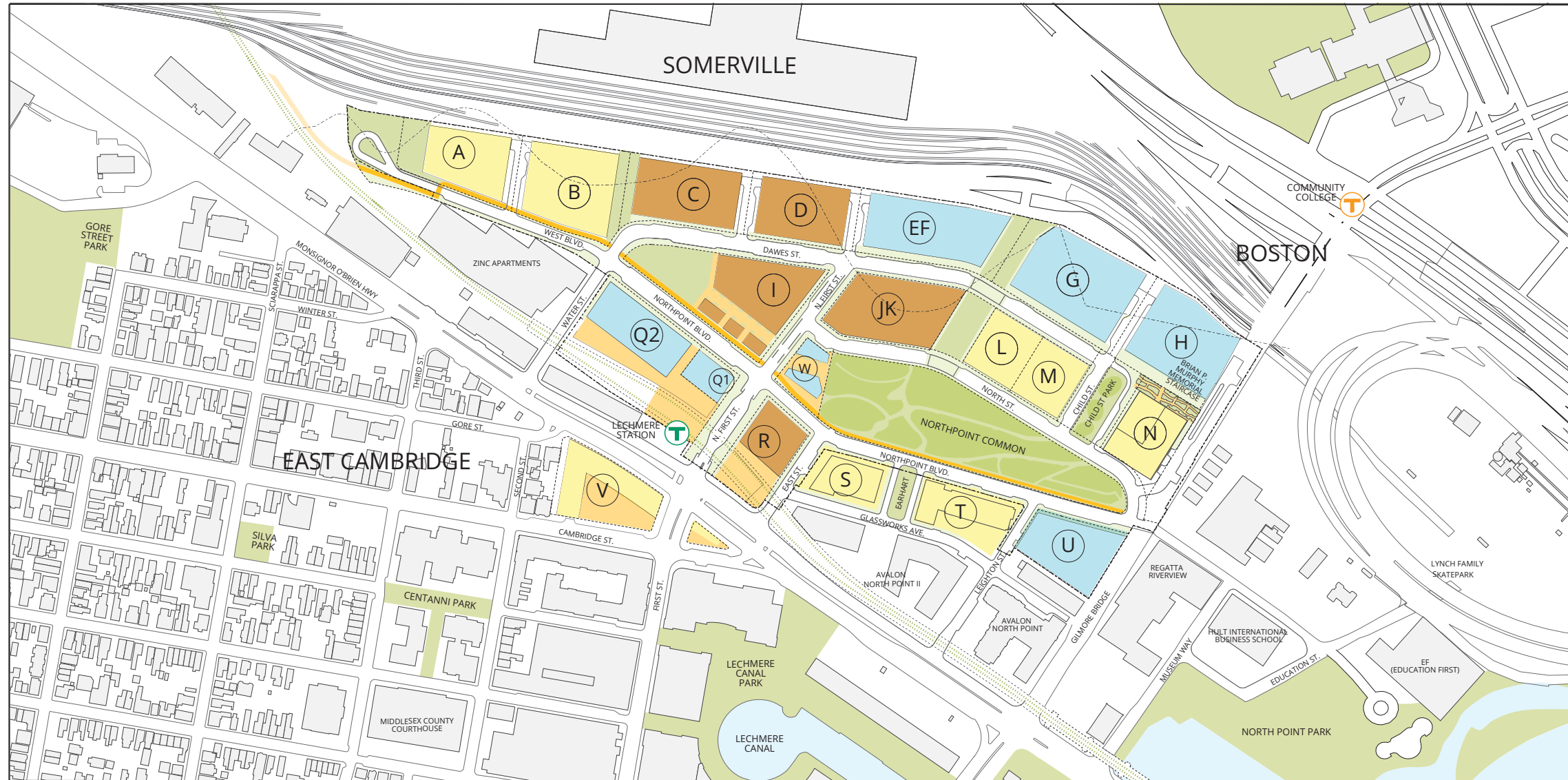
NORTHPOINT
SUMMARY OF BUILDING TO DATE
AS OF SEPTEMBER 2017

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 - 5	474	41
N	Retail	8,000	N/A	N/A	N/A
S	Condominium	112,398	Total – 99 1 BR – 94 2 BR - 5	208	12
T	Condominium	242,194	Total – 230 Studio – 40 1 BR – 138 2 BR – 5 3 BR - 1	278	32

A building permit application has been granted for Parcel JK and this building is under construction.

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LEGEND

- Residential
- Commercial
- Residential, Commercial or Mixed-Use

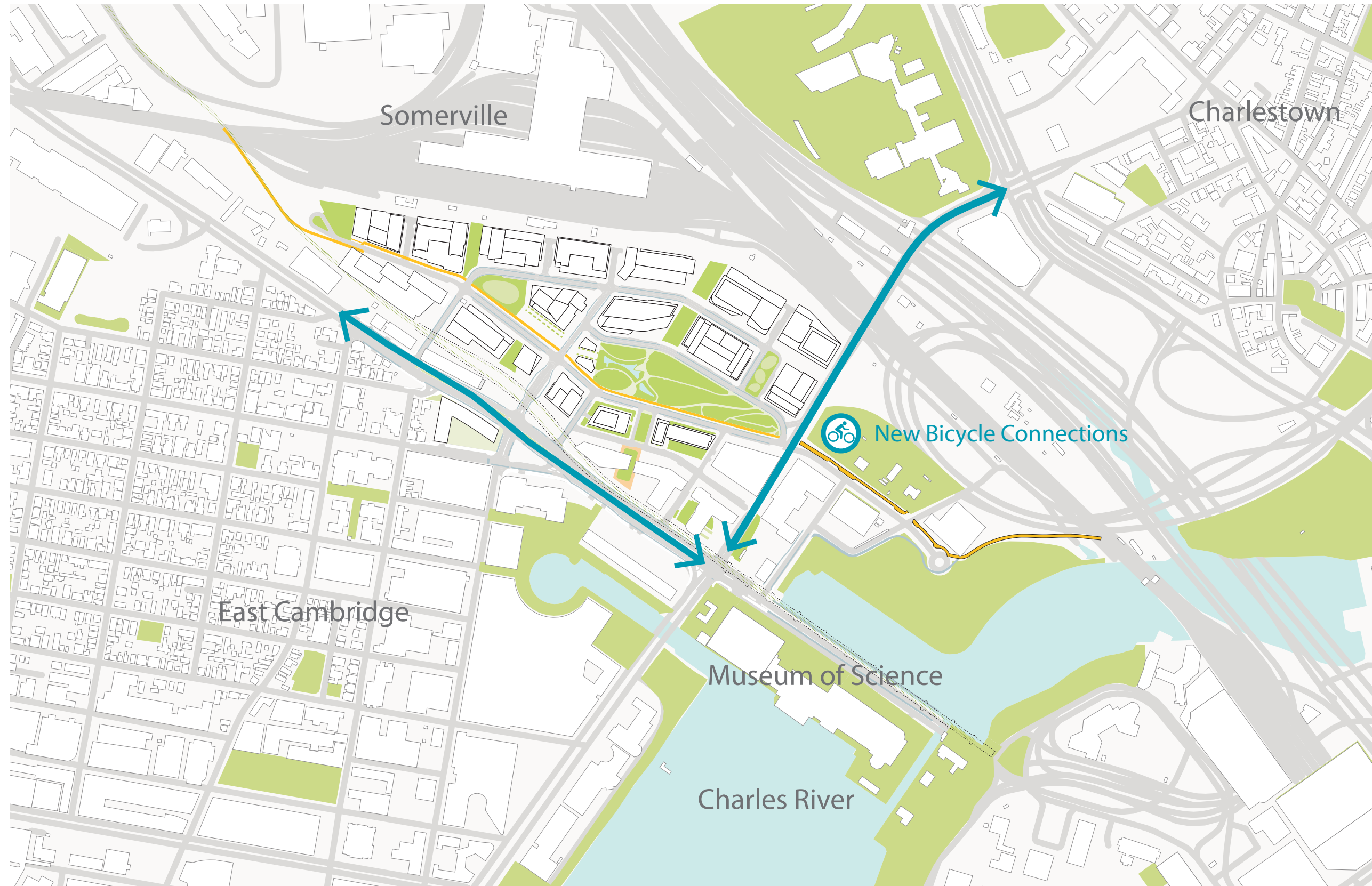
Table 1:
GFA by Block

	GFA	USE
A	175,000 gfa	RESIDENTIAL
B	373,000 gfa	RESIDENTIAL
C	348,000 gfa	MIXED-USE
D	340,000 gfa	MIXED-USE
EF	400,000 gfa	COMMERCIAL
G	410,000 gfa	COMMERCIAL
H	345,000 gfa	COMMERCIAL
I	390,000 gfa	MIXED-USE
JK	370,000 gfa	MIXED-USE
L	286,000 gfa	RESIDENTIAL
M	208,400 gfa	RESIDENTIAL
N	394,000 gfa	RESIDENTIAL
Q1	17,675 gfa	COMMERCIAL
Q2	147,387 gfa	COMMERCIAL
R	148,945 gfa	MIXED-USE
S	112,398 gfa	RESIDENTIAL
T	242,194 gfa	RESIDENTIAL
U	320,000 gfa	COMMERCIAL
V	199,855 gfa	RESIDENTIAL
W	18,000 gfa	COMMERCIAL
	5,245,854 gfa	

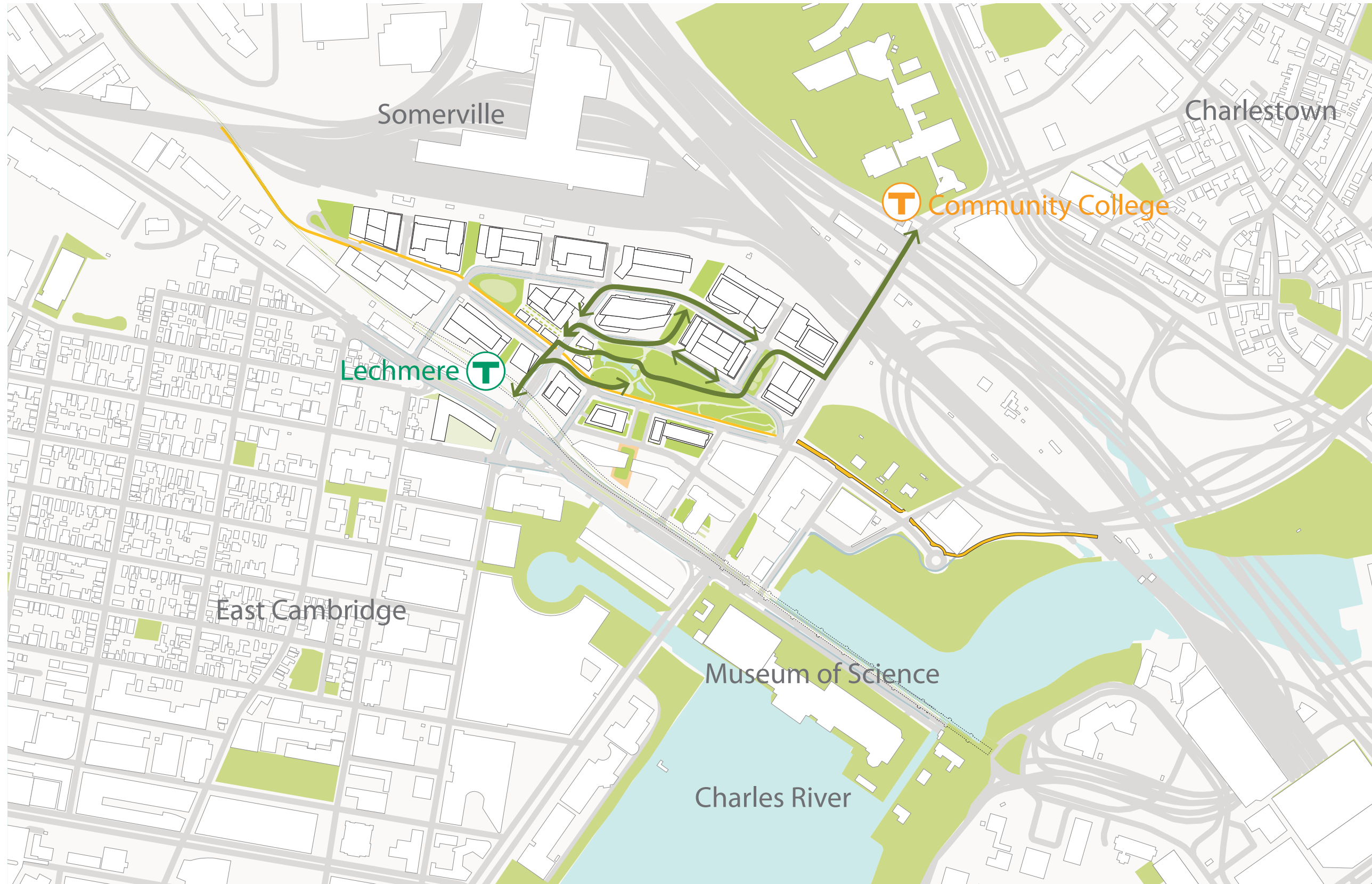
Table 2:
Special Permit Approved GFA (Entire Master Plan)

Maximum Non Residential:	2,185,062 gfa
Minimum Residential:	3,060,792 gfa
Maximum Total:	5,245,854 gfa

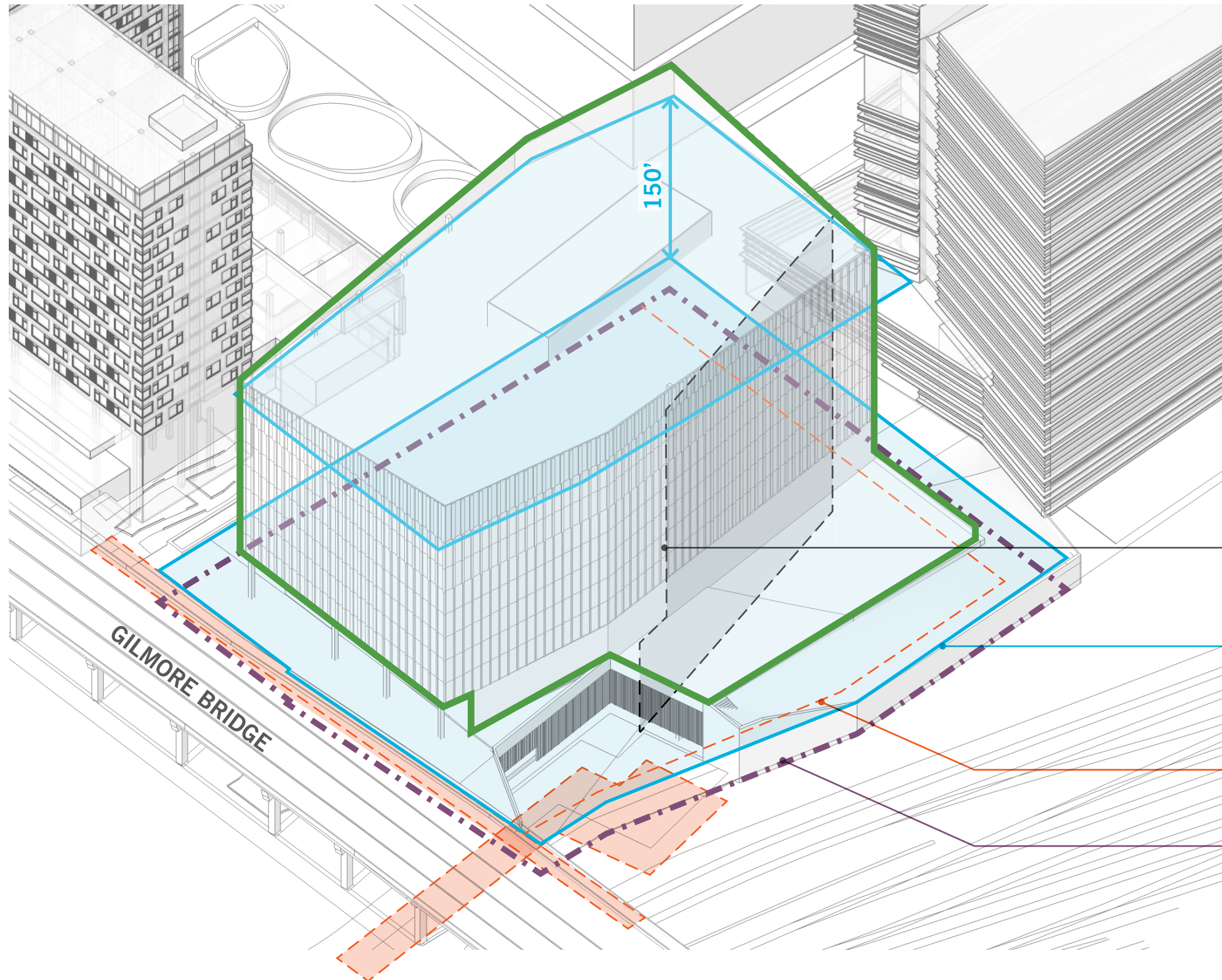
NORTHPOINT



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ZONING OUTLINE PARCEL H



TOTAL GSF: 644,015
 BOSTON: 64,533
 CAMBRIDGE: 579,482
TOTAL GFA: 347,600
 BOSTON: 13,968
 CAMBRIDGE: 333,633
***TOTAL GFA: 366,689**
 BOSTON: 33,056
 CAMBRIDGE: 333,633
TOTAL PARKING: 460
 BOSTON: 107
 CAMBRIDGE: 353

*includes above-grade parking for Boston

BOSTON/CAMBRIDGE CITY LINE

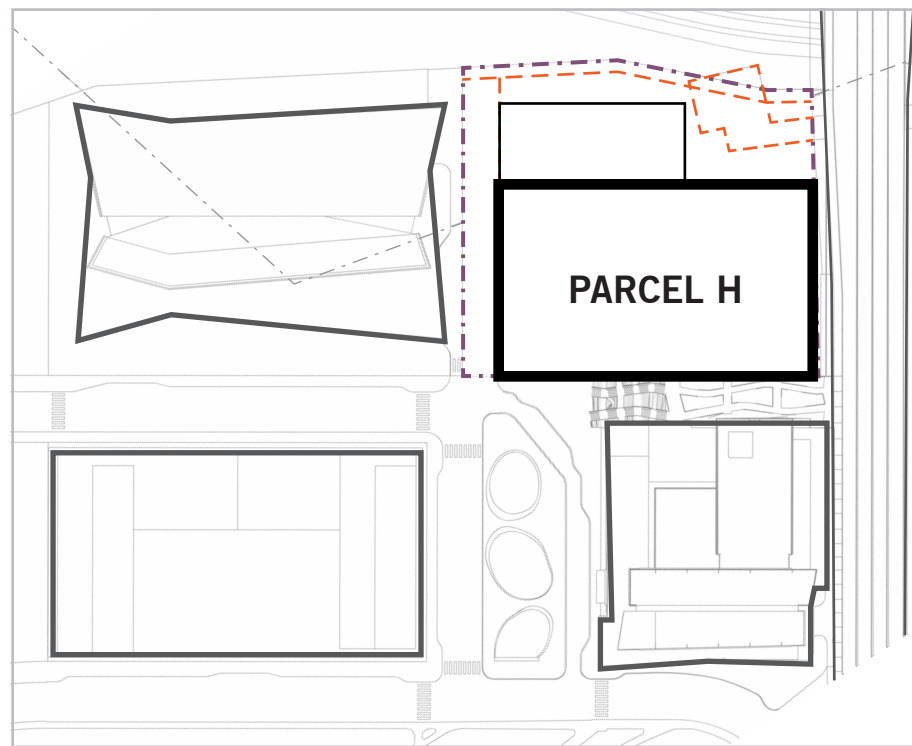
MEDIAN GRADE / MAXIMUM ALLOWABLE HEIGHT
 $39'-1" + 150' = 189'-1"$ ABOVE SEA LEVEL

EASEMENTS and SETBACKS

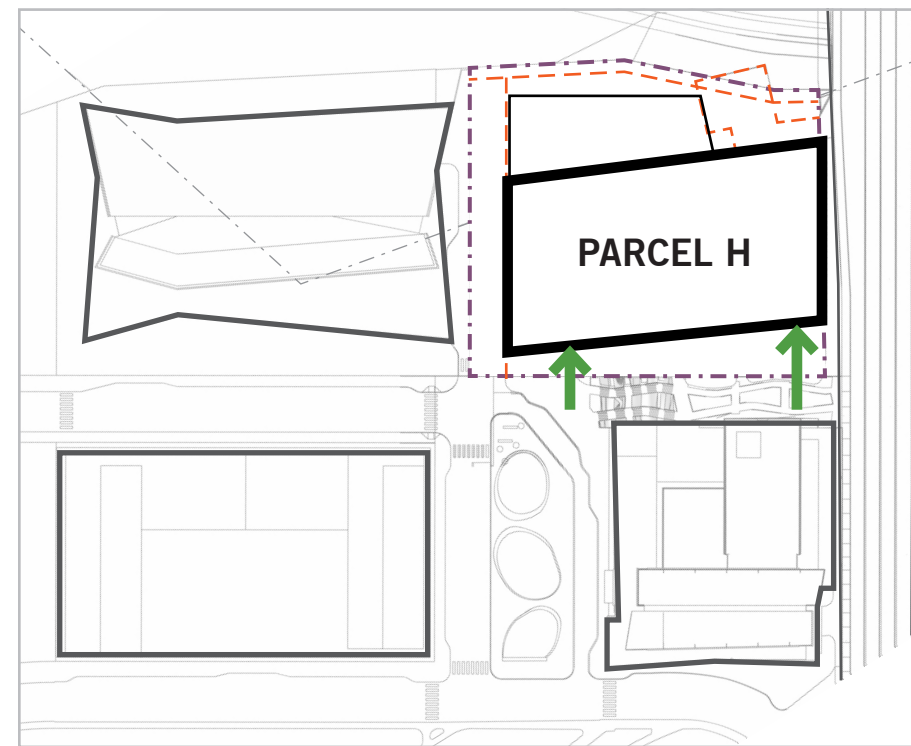
PROPERTY LINE
 MAX COVERAGE | 75%
 CURRENT COVERAGE | 65%

CONCEPT DIAGRAMS

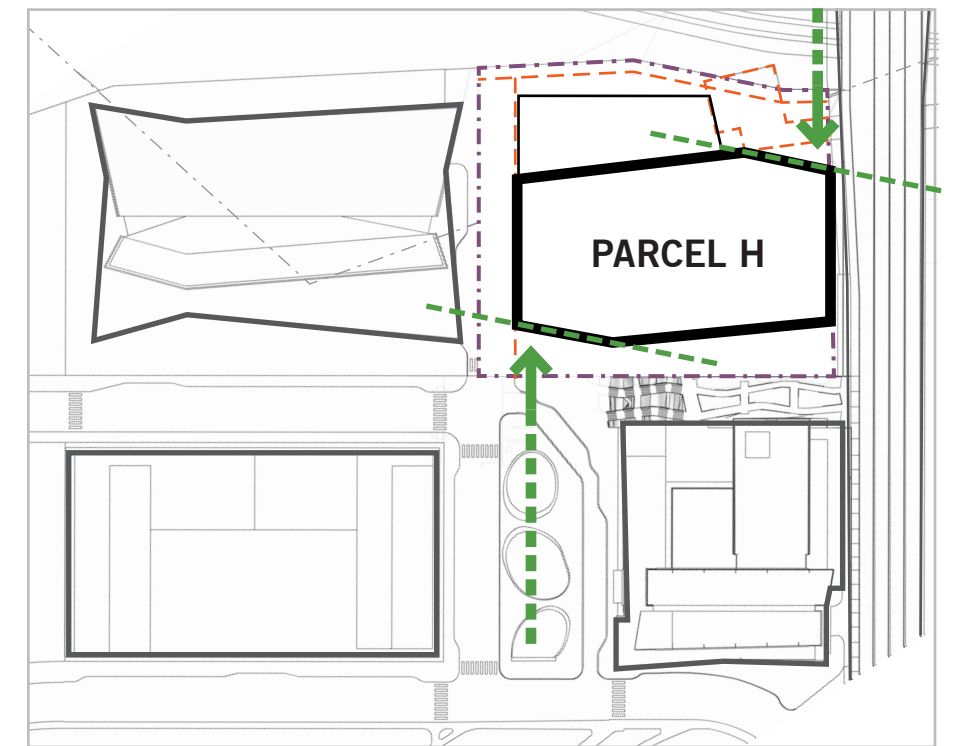
PARCEL H



MASTERPLAN MASSING



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

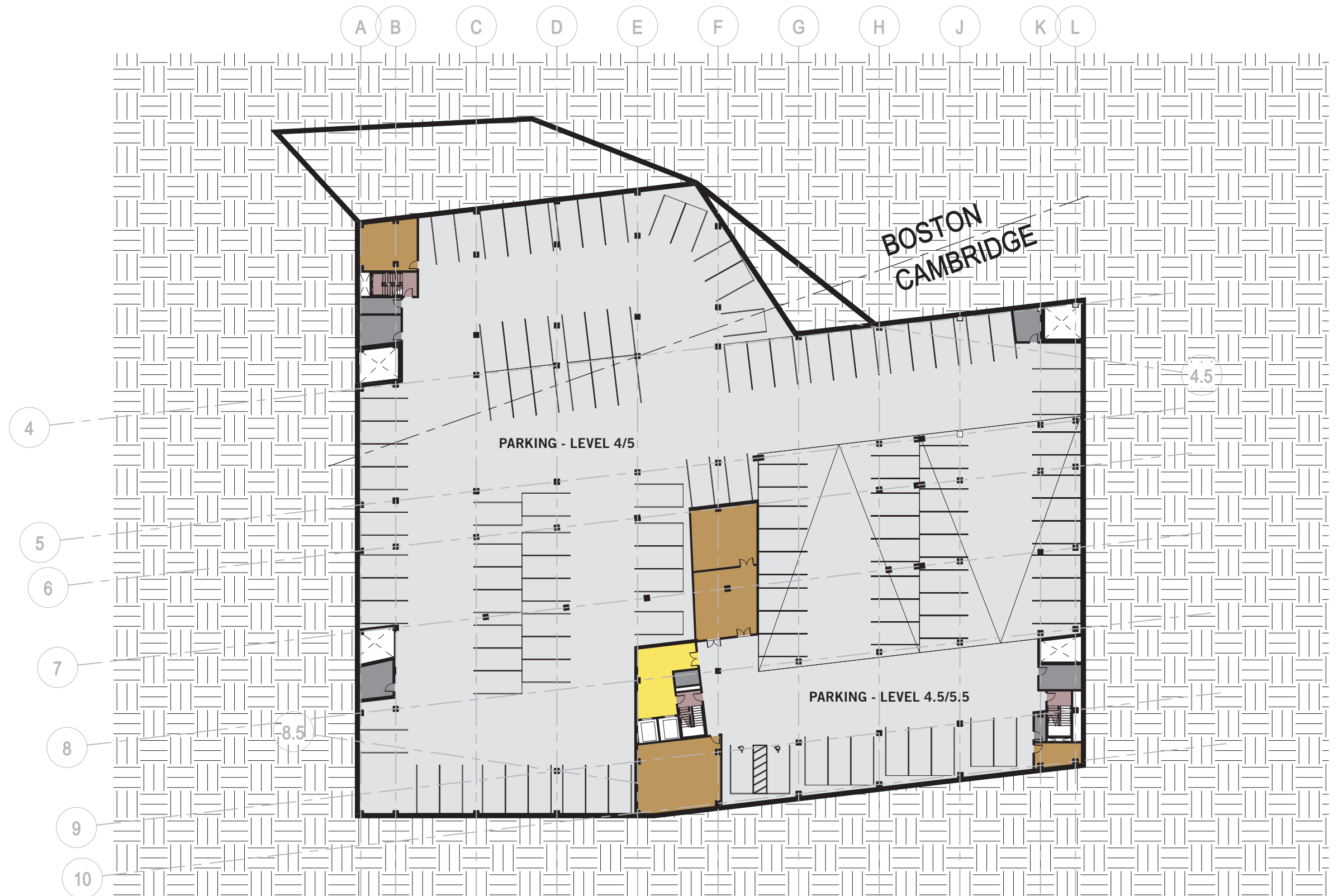


CHAMFER CORNERS TO ADDRESS URBAN
APPROACHES from CHILD STREET PARK
and THE GILMORE BRIDGE

PLANS

TYPICAL FLOOR - PARKING

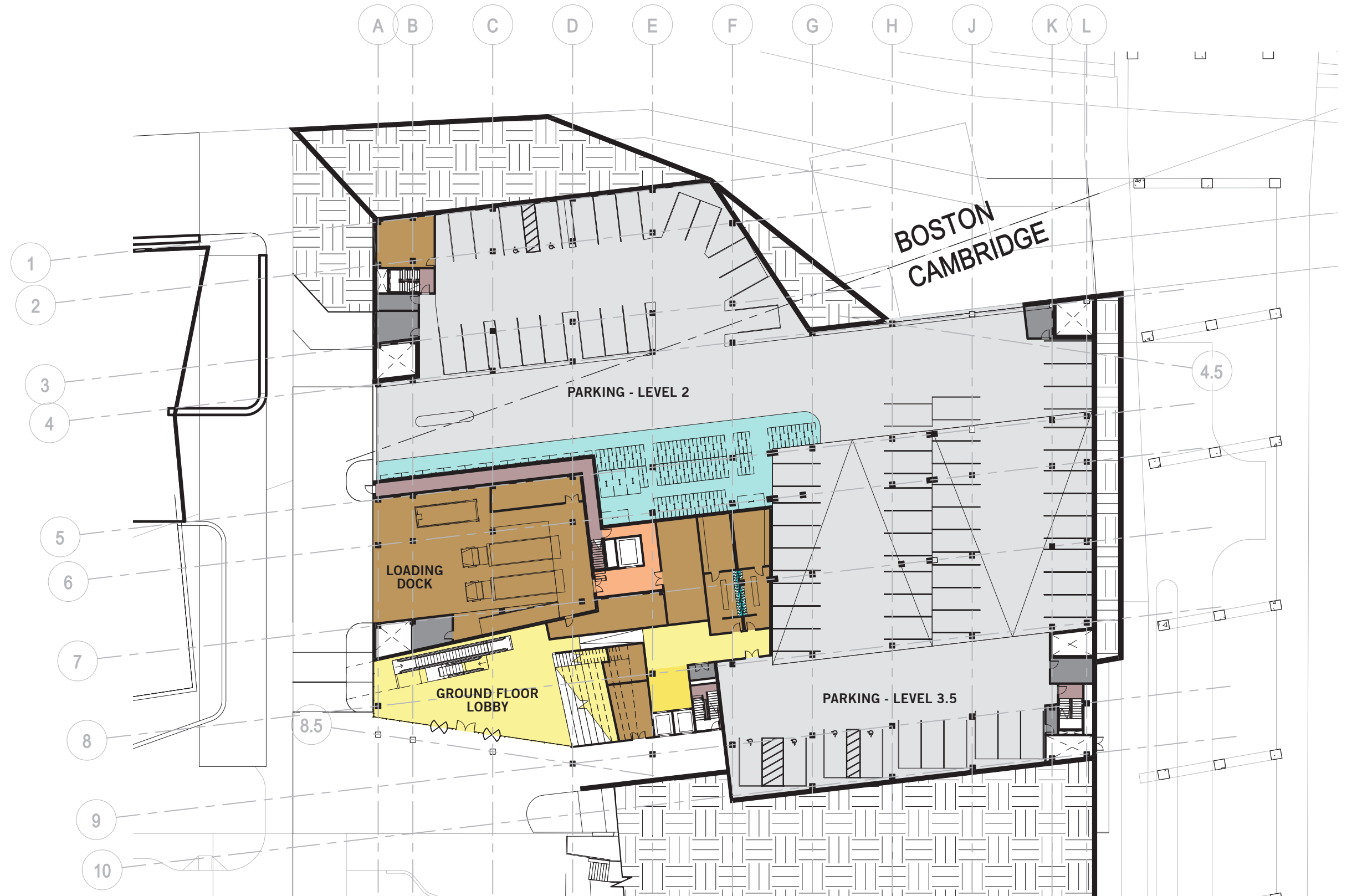
- PARKING
- MECHANICAL / CORE
- BICYCLE STORAGE
- OFFICE
- EGRESS STAIR
- PENTHOUSE MECHANICAL ROOMS
- SHAFT / ELEVATOR
- SERVICE / BACK of HOUSE
- MAIN BUILDING LOBBY
- GARAGE LOBBY
- FSAE LOBBY
- TOILET ROOMS
- ROOF
- PUBLIC SPACE



PLANS

P2 FLOOR - STREET LEVEL

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



PLANS

2ND FLOOR - BRIDGE LEVEL

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



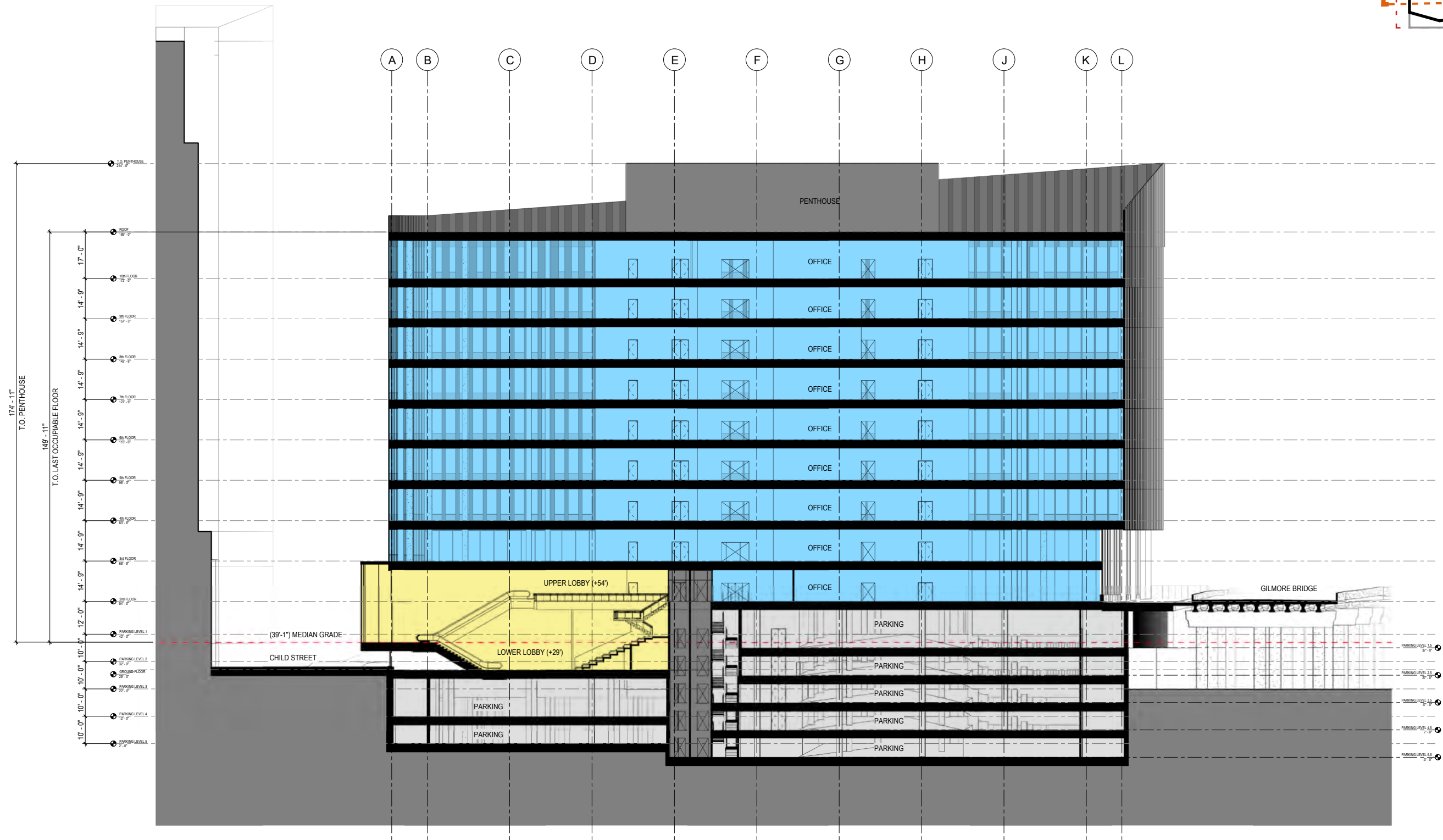
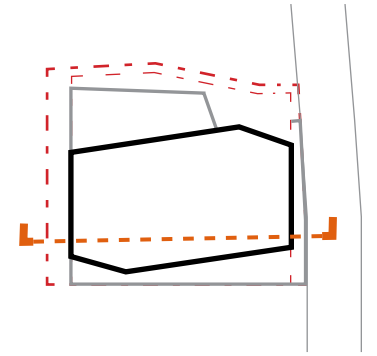
PLANS

TYPICAL FLOOR PLAN

- PARKING
- MECHANICAL / CORE
- BICYCLE STORAGE
- OFFICE
- EGRESS STAIR
- PENTHOUSE MECHANICAL ROOMS
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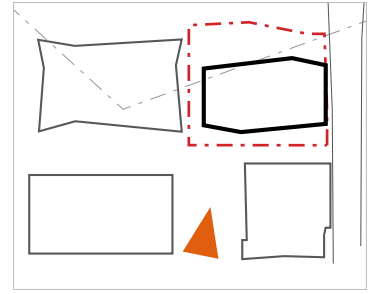


SECTIONS EAST/WEST

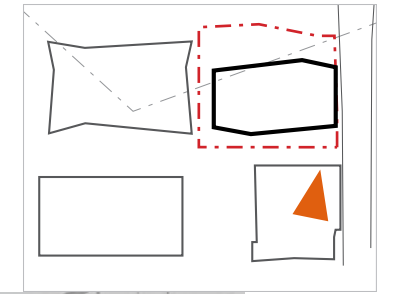


PERSPECTIVES

AERIAL VIEW FROM CHILD STREET

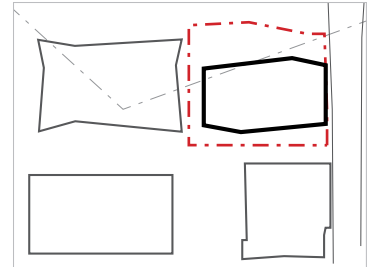


PERSPECTIVES VIEW FROM CHILD STREET



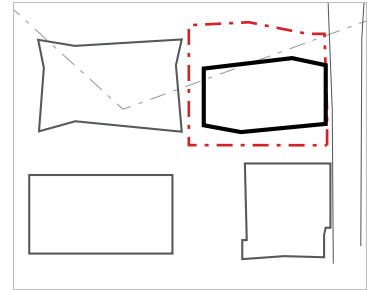
PERSPECTIVES

EXISTING VIEW FROM GILMORE BRIDGE



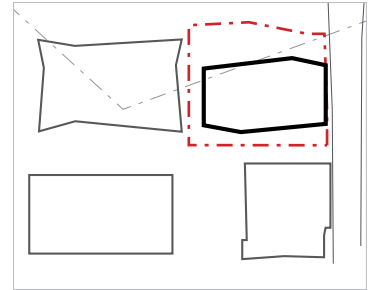
PERSPECTIVES

PROPOSED VIEW FROM GILMORE BRIDGE

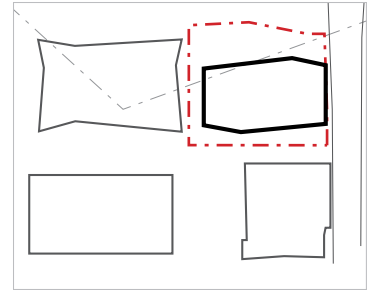


PERSPECTIVES

EXISTING VIEW AT MURPHY STAIRS



PERSPECTIVES PROPOSED VIEW AT MURPHY STAIRS



ELEVATION CURTAINWALL SYSTEM TYPES

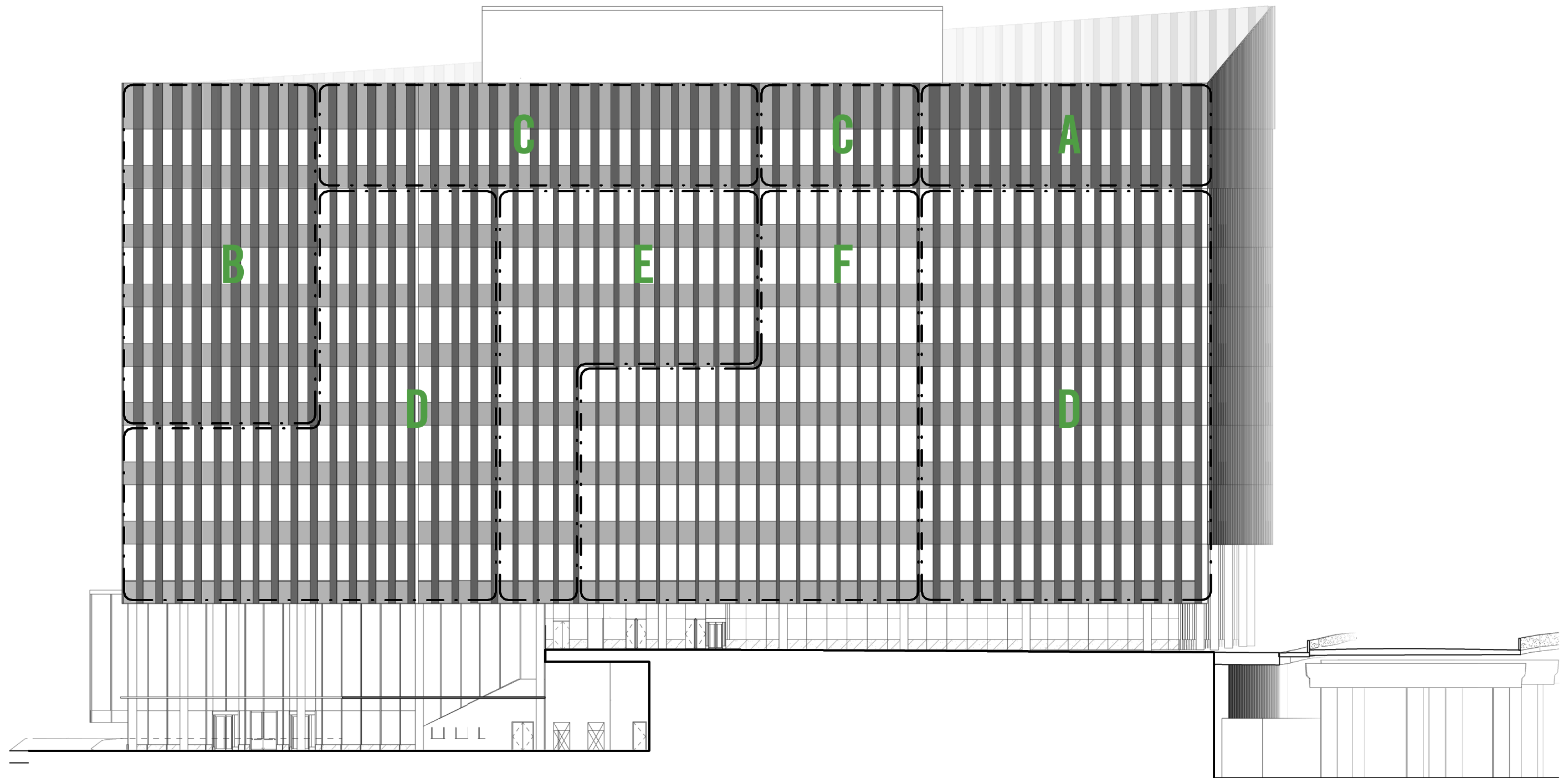
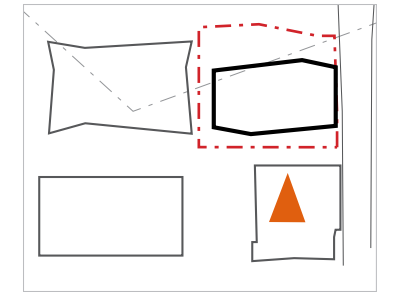
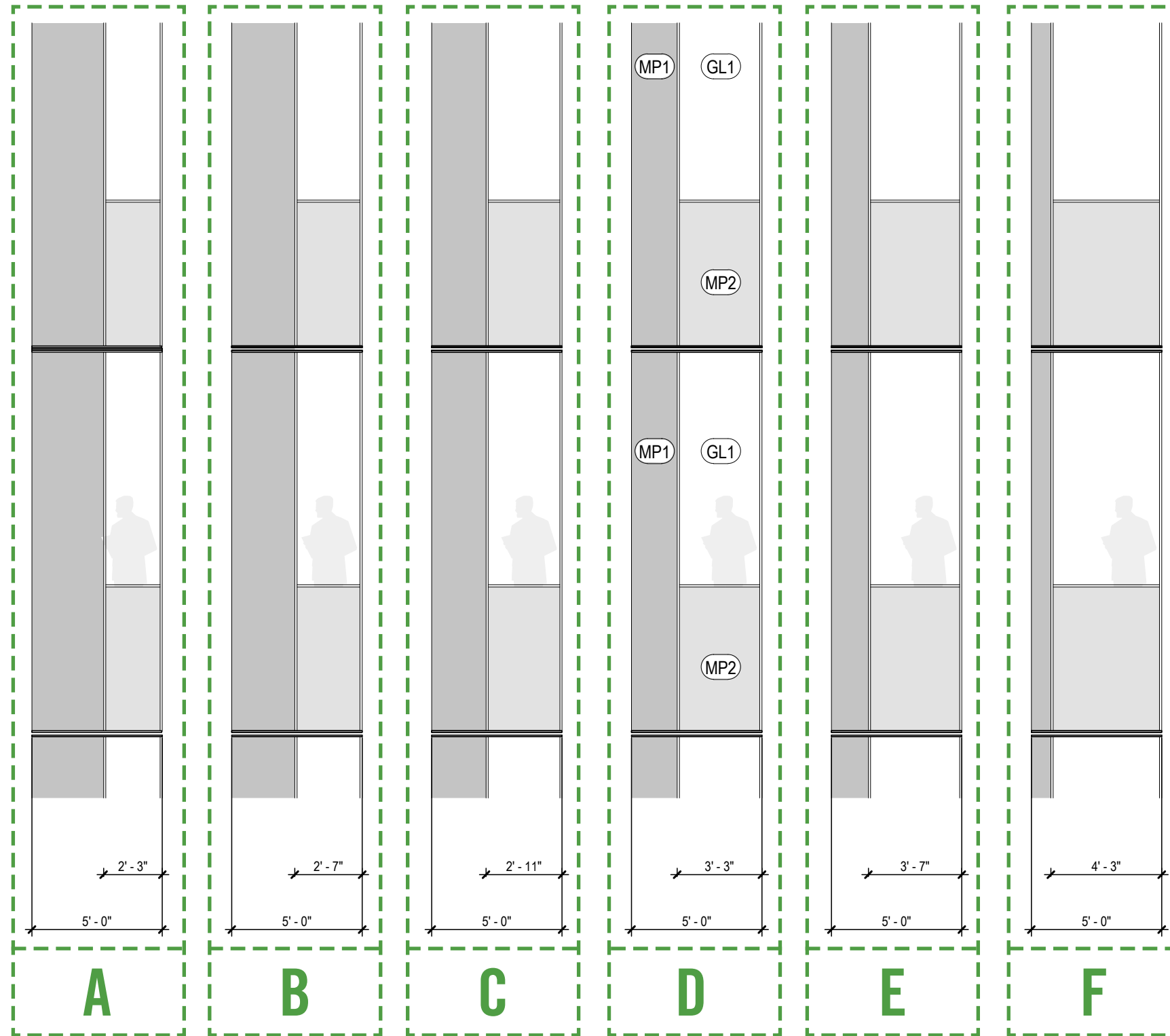
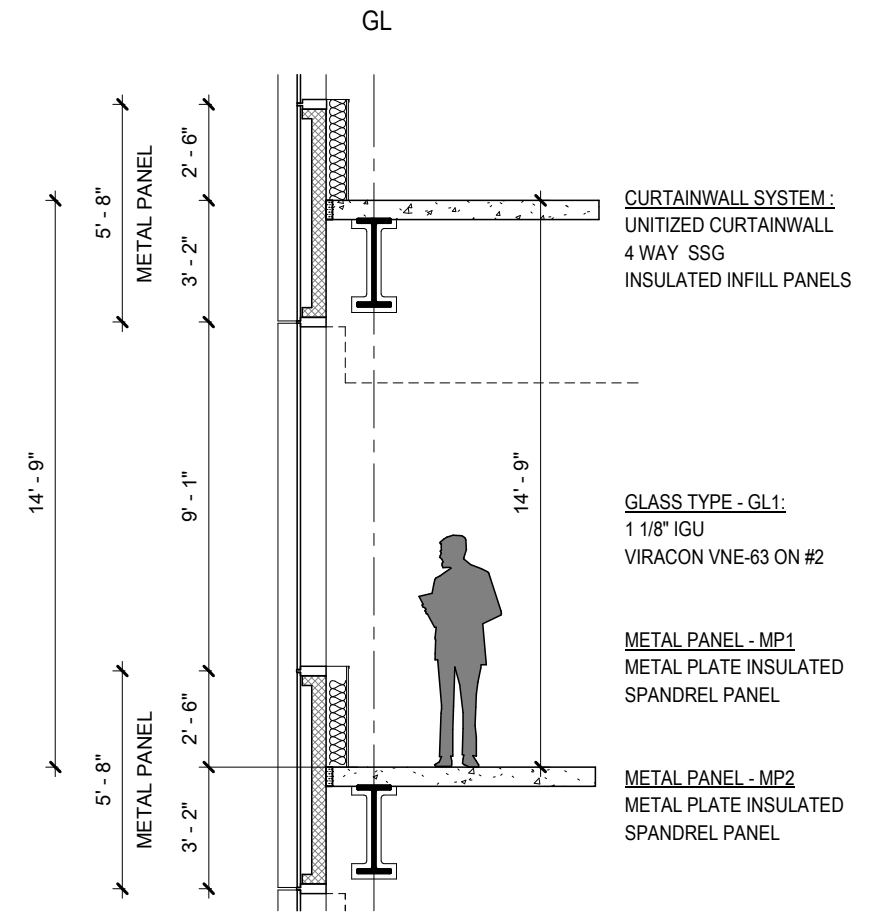
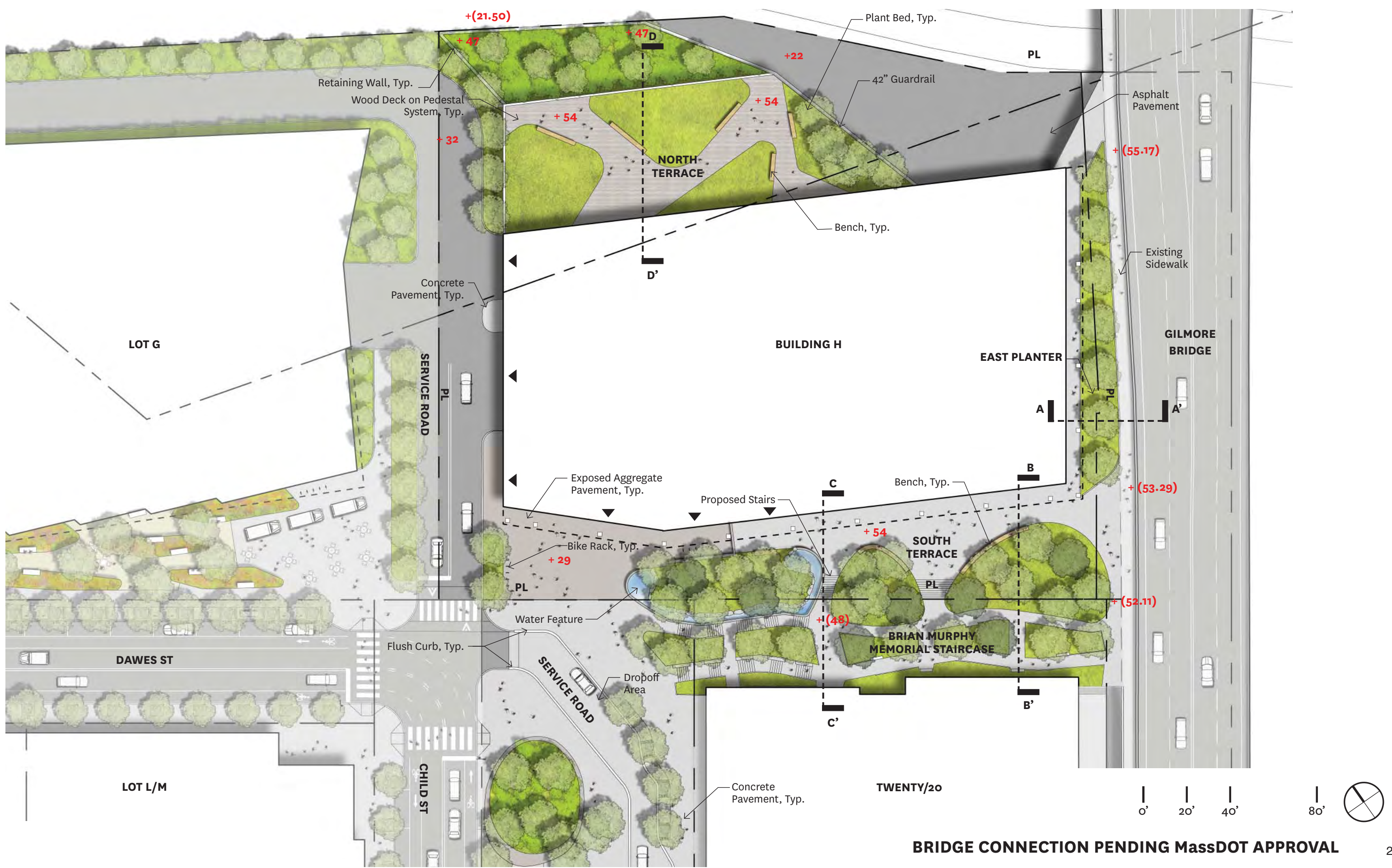


DIAGRAM CURTAINWALL SYSTEM TYPES

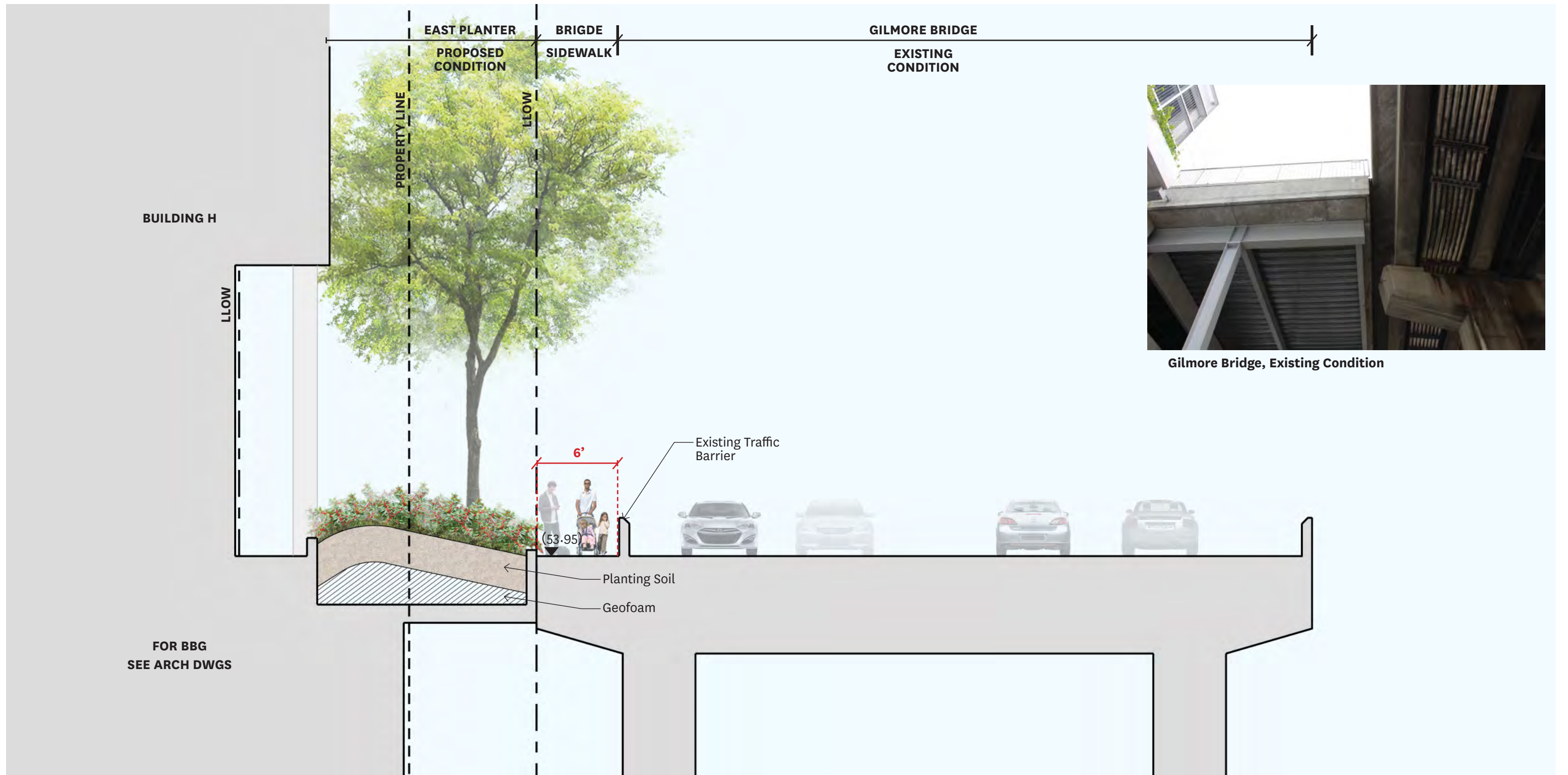


WALL SYSTEM PANEL TYPES





BRIDGE CONNECTION PENDING MassDOT APPROVAL

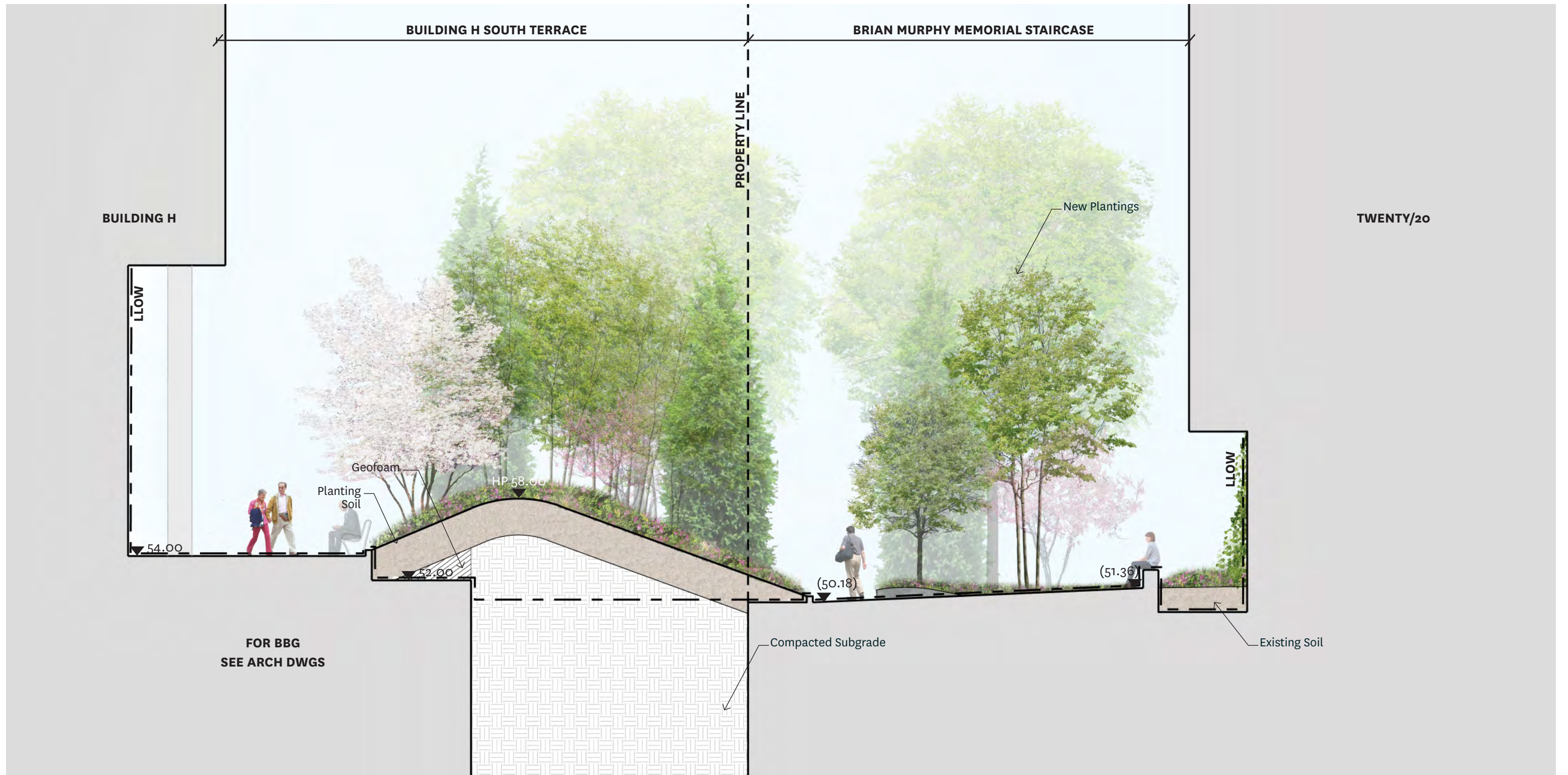


Gilmore Bridge, Existing Condition

BRIDGE CONNECTION PENDING MassDOT APPROVAL

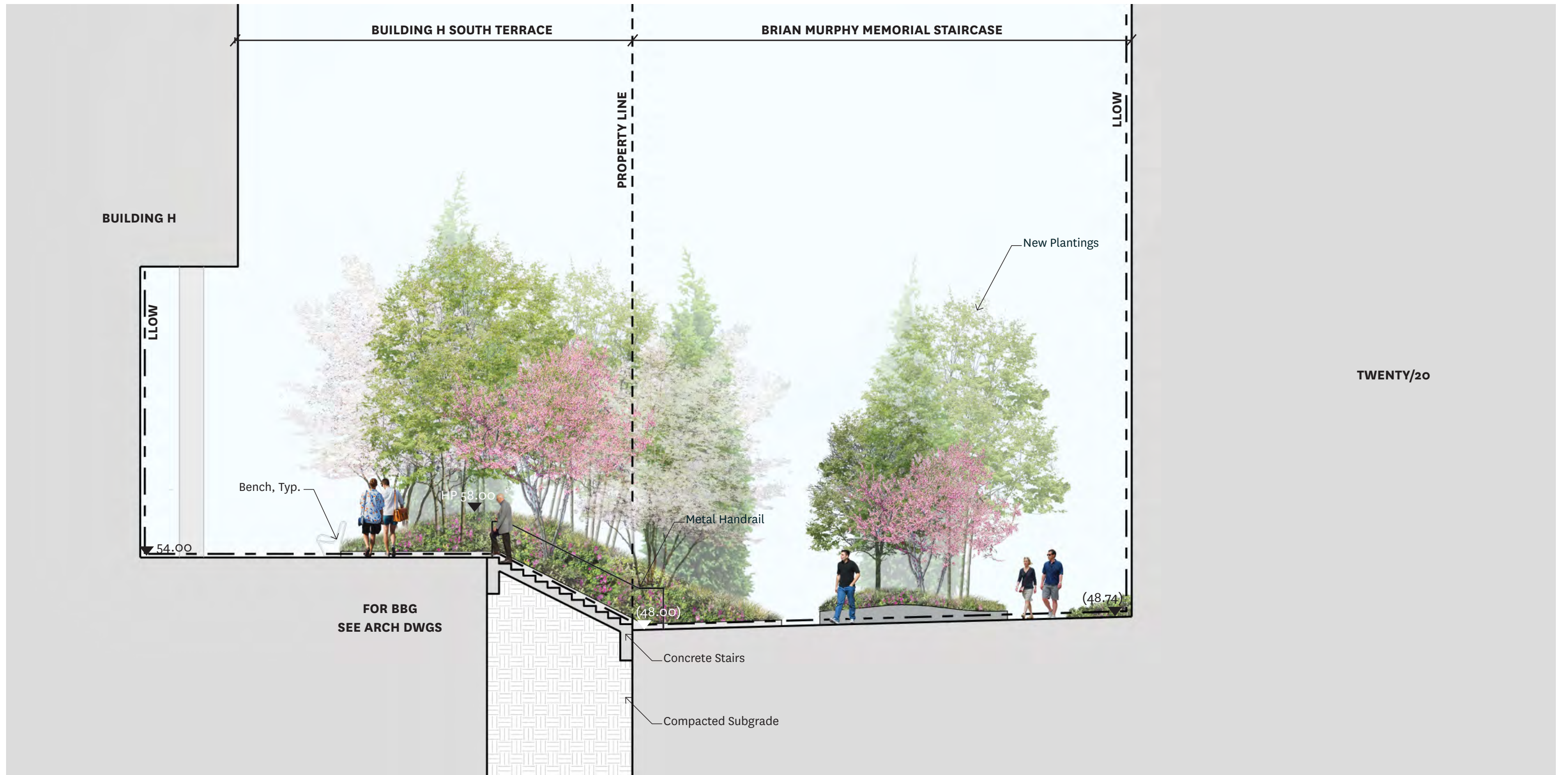
SECTION A - A'





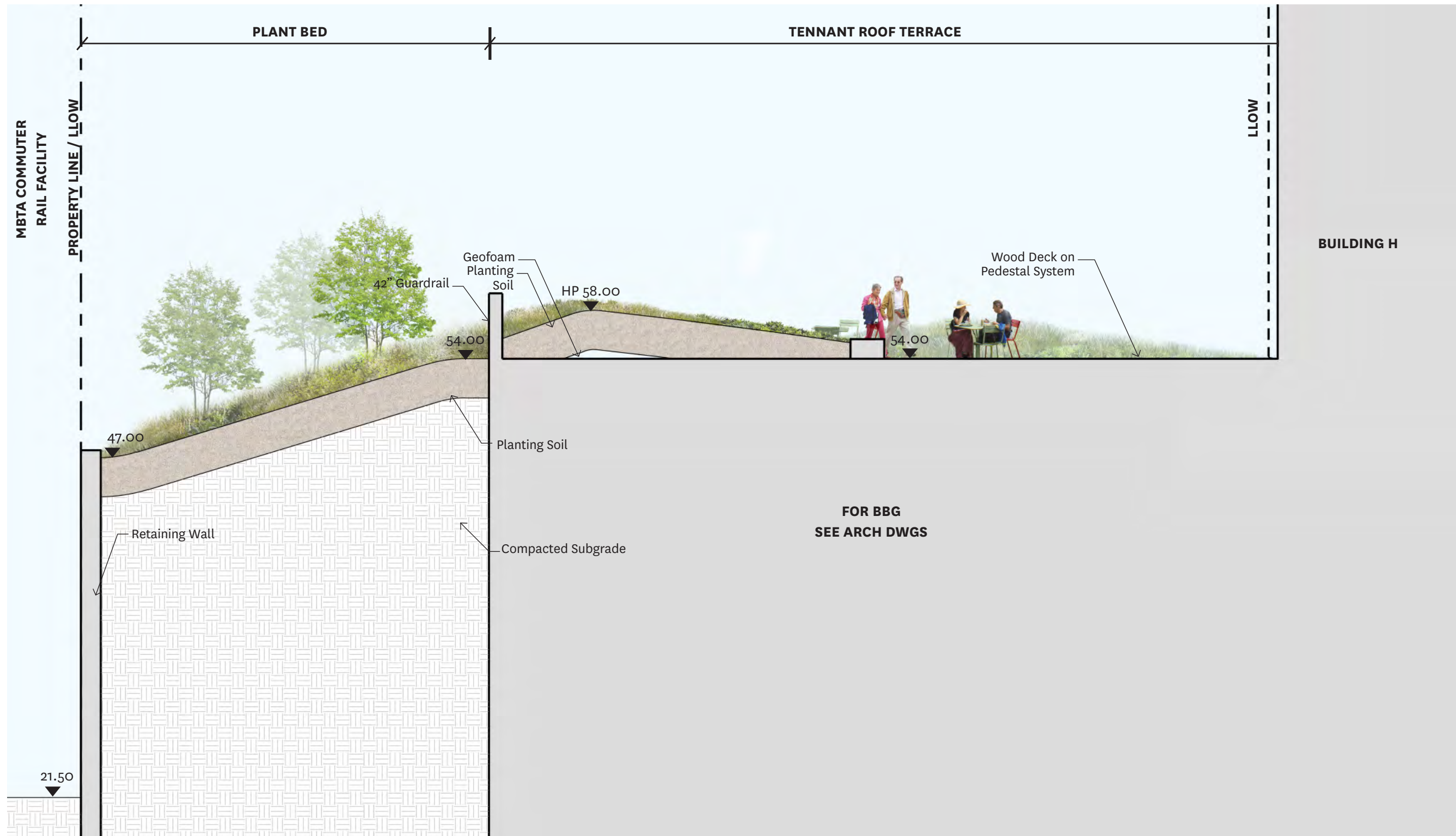
SECTION B - B'

4



SECTION C - C'

5



SECTION D - D'

6