



Cambridge Crossing

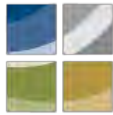
Cambridge, Massachusetts

Design Review Application – Parcel I Retail



Presented by:

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



BEALS + THOMAS

Prepared by:

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

In collaboration with:

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

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

March 1, 2018



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March 1, 2018

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

Via: Hand Delivery

Reference: Cambridge Crossing Parcel I Retail 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 I Retail (the Site), which is part of the larger Cambridge Crossing (formerly known as NorthPoint) development. The proposed development on Parcel Retail is two retail buildings containing a total of approximately 6,771 sf of Gross Floor Area (GFA). Parcel I Retail is located entirely within Cambridge.

As shown on the master plan included as part of this Application, the Site is bounded by Parcel I Residential to the north, Parcel I open space to the west, Northpoint Boulevard to the south, and the North First Street to the east.

The Site is currently undeveloped vacant land. Parcel I 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 I Retail buildings contain approximately 6,771 sf of GFA in total. The eastern building is proposed to have $\pm 4,388$ sf of GFA, with the western building containing $\pm 2,383$ sf of GFA. The buildings are proposed to be, generally, ± 16 feet in height, with the roof of the eastern building sloped to a height of ± 21 feet at the highest point. A total of 73 short-term bicycle parking spaces will be provided on-site, which includes those located as part of Parcel I Residential, Parcel I Retail, and Parcel I Open Space.

Mr. H. Theodore Cohen, Chair
Cambridge Planning Board
March 1, 2018
Page 2

In addition, the Applicant intends to subdivide the Parcel in the manner depicted on the enclosed Draft Subdivision Plan prepared by Beals & Thomas, Inc., dated December 21, 2016, and last updated February 23, 2018, to create three (3) separate parcels within what is now Parcel I: Parcel I-1, I-2, and I-3. The final subdivision plan will be submitted at a later date for approval and endorsement by the Planning Board.

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:

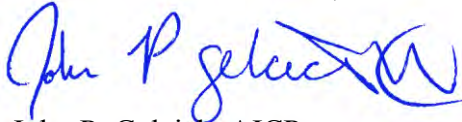
- Site Plans;
- Floor Plans and Building Sections;
- Architectural Elevations;
- A Zoning Compliance Summary;
- LEED/Green Building Compliance Summary;
- Shadow Study;
- Wind Study;
- Acoustical Report and Noise Mitigation Narrative;
- Preliminary Signage Plan;
- Compliance Checklist – Zoning Ordinance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

There are no changes proposed to the approved uses on the Site nor are there any changes to the layout of roads serving the Site from that shown on the approved 40-scale Roadway Network Schematic Plan.

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/mac/208456PT002

CAMBRIDGE CROSSING

DEVELOPMENT STATUS TABLE

Phase 1a

| Building | Use(s) | Approved GFA per Special Permit Appendix I | GFA approved in thru Design Review | Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed) |
|-----------------|-------------------|---|---|---|
| N | Residential | 394,000 | 394,000 ¹ | Construction Completed. Occupied. |
| | Retail | 8,600 | 8,600 | Construction Completed. Occupied. |
| S | Residential | 112,398 | 112,398 | Construction Completed. Occupied. |
| T | Residential | 242,194 | 242,194 | Construction Completed. Occupied. |
| JK | Office/Laboratory | 370,000 Total | 351,192 | Under construction. |
| | Retail | TBD | 14,700 | Under construction. |
| W | Retail | 18,000 | 16,337 | Design Review Complete. |
| Q1 | Retail | 17,675 ² | 17,675 | Minor Amendment Approved for GFA Increase. Revised Design Review to be submitted. |
| L | Residential | 286,000 Total | | Special Permit approval. Design Review timing TBD. |
| | Retail | TBD (Allowed) | | Special Permit approval. Design Review timing TBD. |
| M | Residential | 208,400 Total | | Special Permit approval. Design Review timing TBD. |
| | Retail | TBD (Required) | | Special Permit approval. Design Review timing TBD. |
| I | Residential | 390,000 Total | | Special Permit approval. Design Review timing TBD. |
| | Retail | TBD | | Special Permit approval. Design Review timing TBD. |

¹ Development of Parcels N, S and T was completed before issuance of Major Amendment No. 6, and, therefore, the revision of Appendix I. As a result, Appendix I reflects the as-built GFA of each of N, S and T.

² Increased by Amendment No. 7 (Minor) from 14,000 square feet of GFA to 17,675 square feet of GFA.

Phase 1b

| Building | Use(s) | Approved GFA per Special Permit Appendix I | GFA approved in thru Design Review | Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed) |
|-----------------|-------------------|---|---|---|
| G | Office/Laboratory | 410,000 | 451,000 | Special Permit approval. Design Review Submitted. Design Review completed in Boston. |
| H | Office/Laboratory | 375,000 | 347,600 | Special Permit approval. Design Review Submitted. Design Review completed in Boston. |
| EF | Office/Laboratory | 400,000 Total | 410,590 | Special Permit approval. Design Review submitted in Somerville. |
| | Retail | TBD | | Special Permit approval. Design Review submitted in Somerville. |
| C | Mixed-Use | 348,000 | | Special Permit approval. Design Review timing TBD. |
| U | Office/Laboratory | 320,000 | | Special Permit approval. Design Review timing TBD. |

Phase 2

| Building | Use(s) | Approved GFA per Special Permit Appendix I | GFA approved in thru Design Review | Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed) |
|-----------------|-------------------|---|---|---|
| A | Residential | 175,000 | | Special Permit approval. Design Review timing TBD. |
| B | Residential | 373,000 Total | | Special Permit approval. Design Review timing TBD. |
| | Retail | TBD (Allowed) | | Special Permit approval. Design Review timing TBD. |
| D | Mixed Use | 340,000 | | Special Permit approval. Design Review timing TBD. |
| Q2 | Office/Laboratory | 147,387 Total | | Special Permit approval. Design Review timing TBD. |
| | Retail | TBD (Required) | | Special Permit approval. Design Review timing TBD. |
| R | Mixed Use | 148,945 Total | | Special Permit approval. Design Review timing TBD. |
| | Retail | TBD (Required) | | Special Permit approval. Design Review timing TBD. |
| V | Residential | 199,855 Total | | Special Permit approval. Design Review timing TBD. |
| | Retail | TBD (Required) | | Special Permit approval. Design Review timing TBD. |

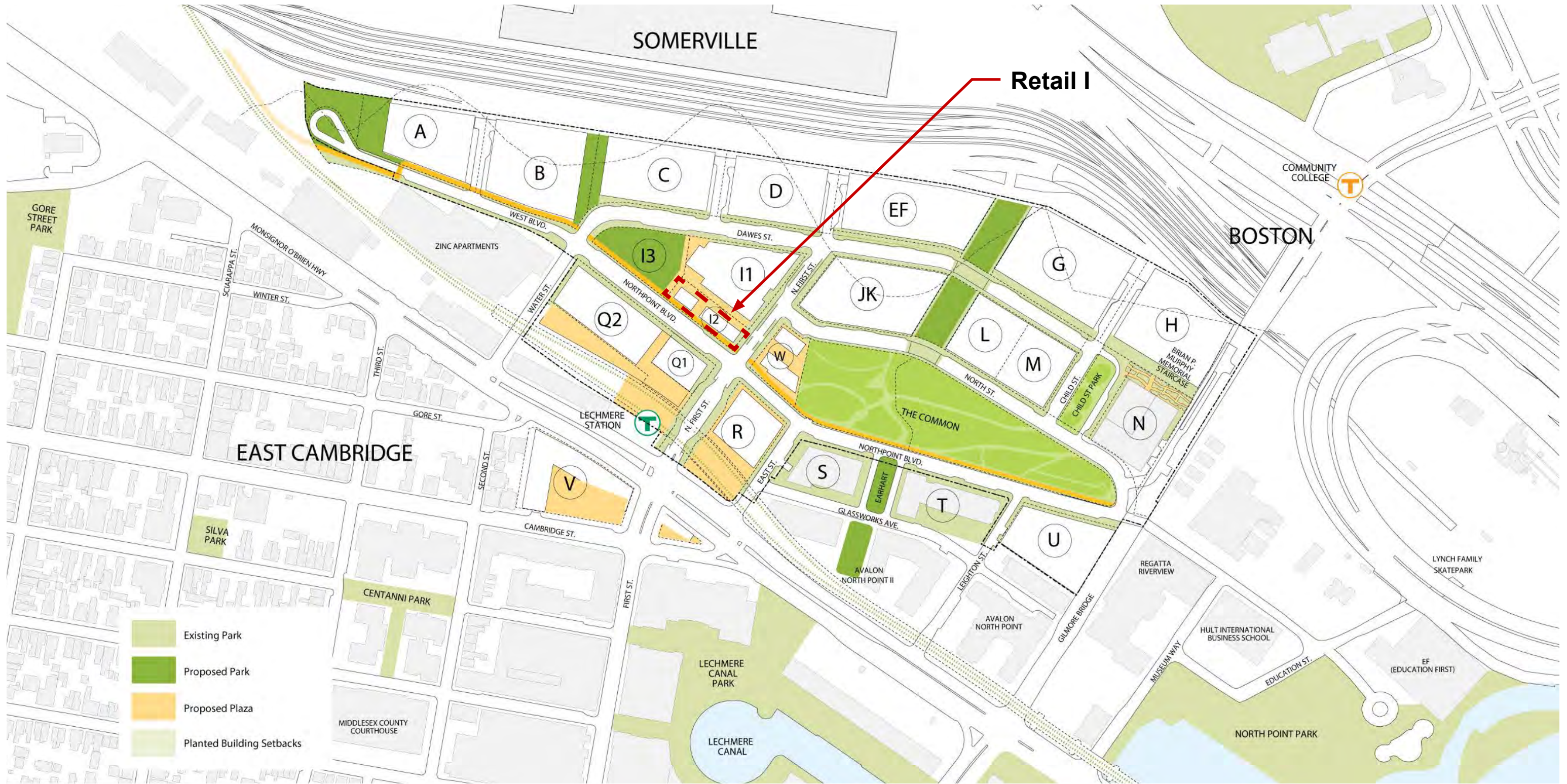


 **DIVCOWEST**TM
Real Estate Investments

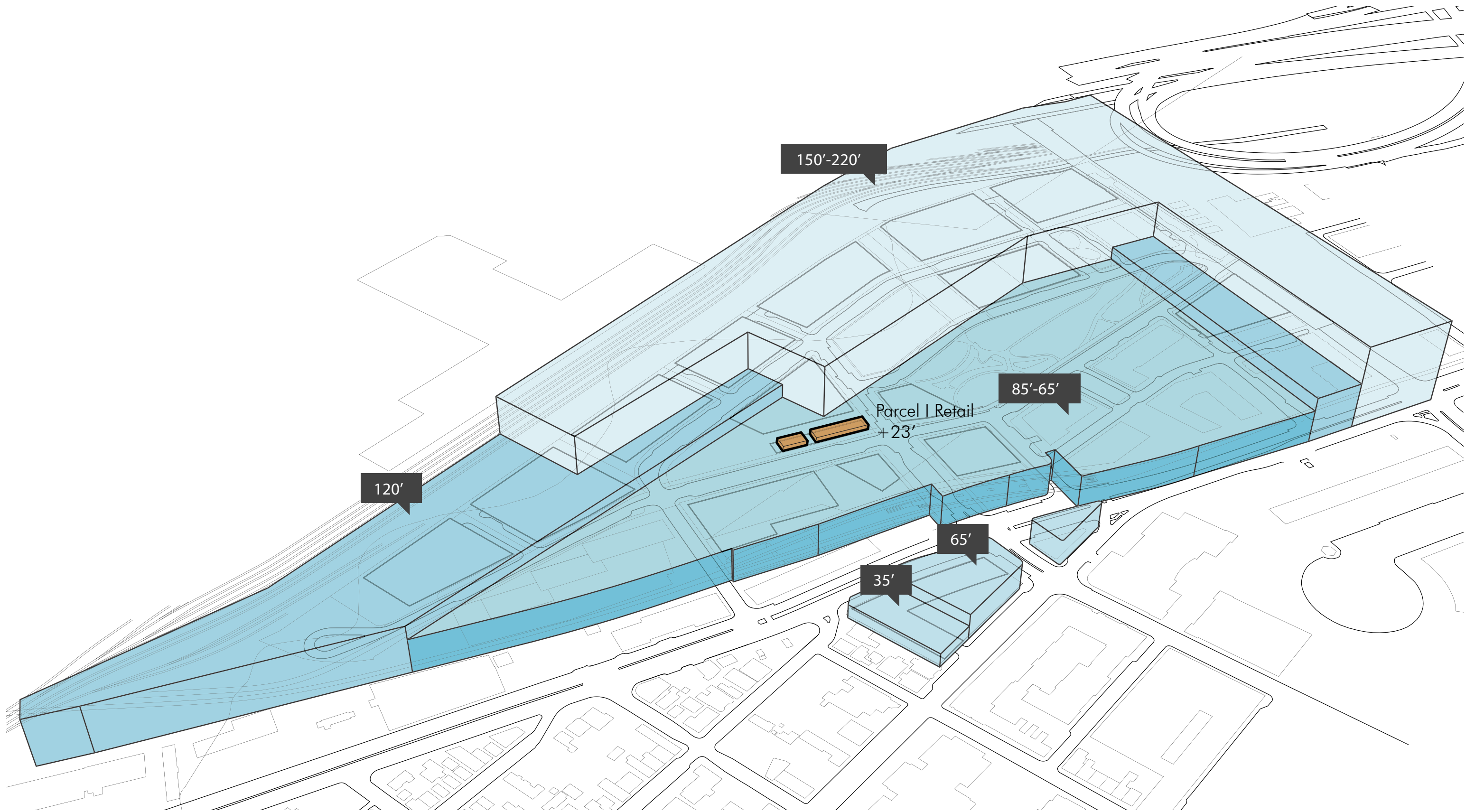
PCA
PRELLWITZ CHILINSKI ASSOCIATES
Architecture Planning Interiors

**MICHAEL
VAN
VALKENBURGH
ASSOCIATES
INC**

CAMBRIDGE CROSSING - Parcel I Retail Cambridge, MA









Pavilion in a Park: Madison Park, New York



Pavilions in a Park: Hurbanové, Slovakia



Pavilions in a park and plaza: Boston Harbor Islands Pavilion



Building orientation and landscaping create an extension of the park across the site



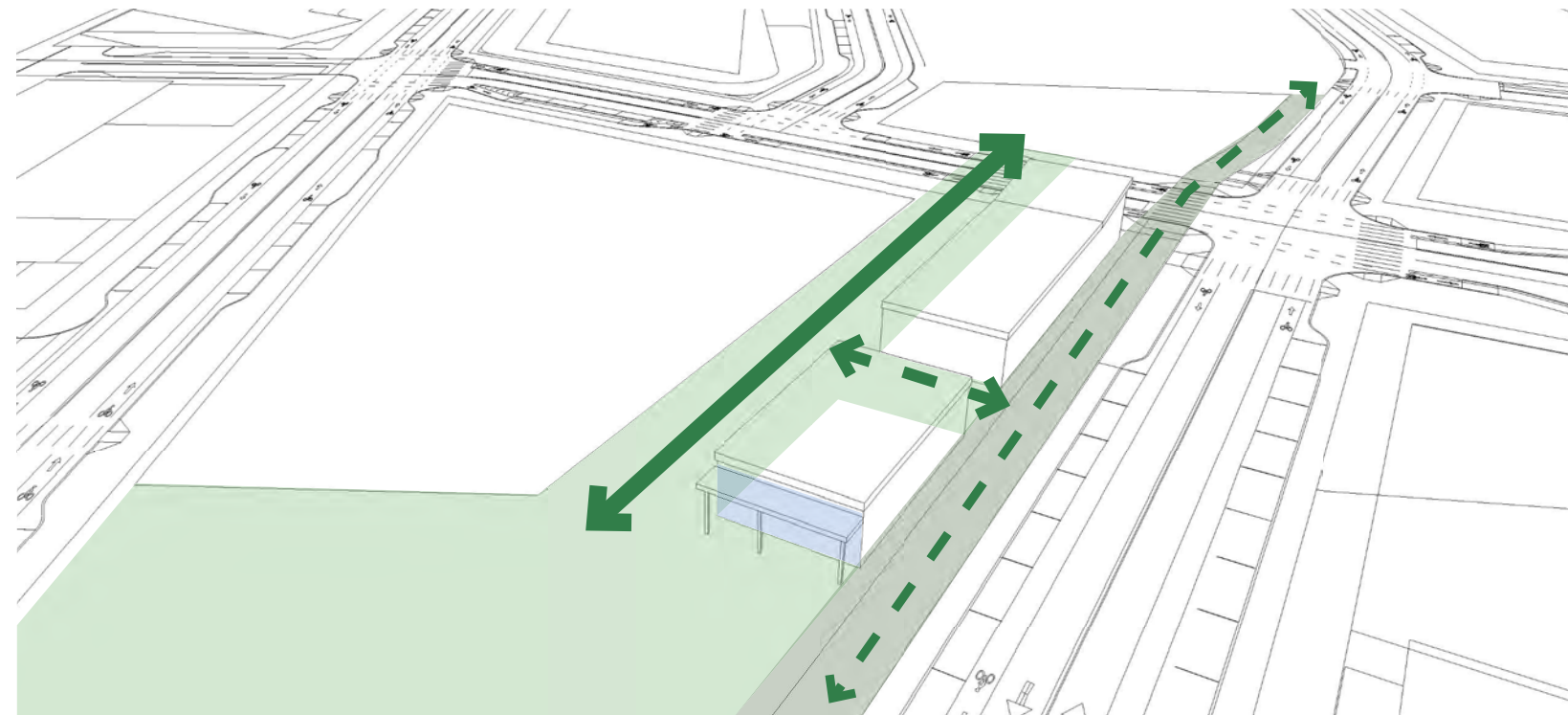
Varying building height establishes human scale:
Assembly Row, Somerville MA



Narrow transparent building floats in the
landscape: Bergen Fish Market, Norway



Height and transparency creates visual connection
to surrounding: Mosaic District, Arlington, VA



Transparent east and west facades, along with building orientation, allow
for visual and physical connection to the plaza and surrounding parks



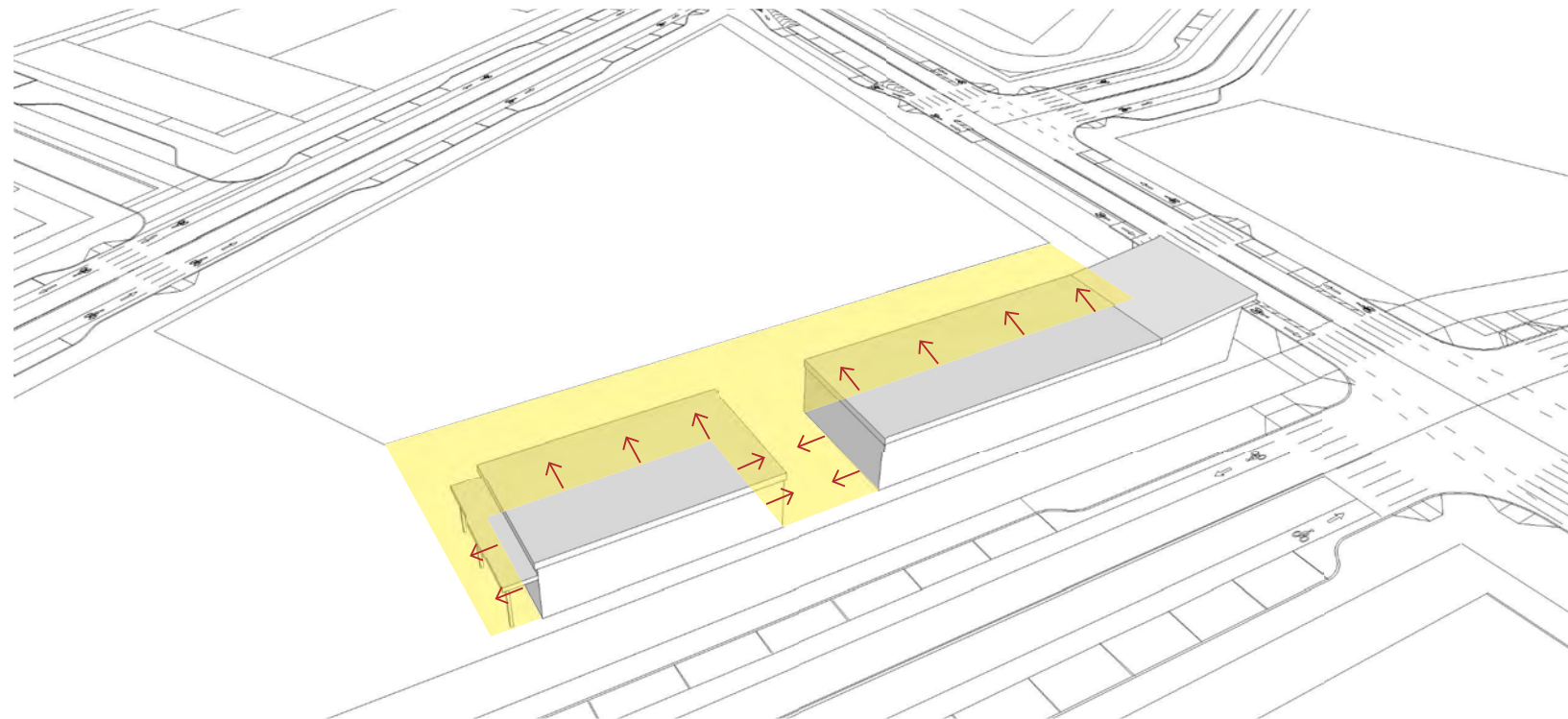
Kiosk and outdoor space bleed: Assembly Row, Somerville, MA



Change in building scale with active space between: Faneuil Hall, Boston



Buildings create an intimate, active space between: Rue Ortolan, Paris, France



Flexible retail space activates the plaza. Continuation of retail plaza through parcel I creates visual and physical connection through the site



--- Cambridge Crossing Property Line ● Site



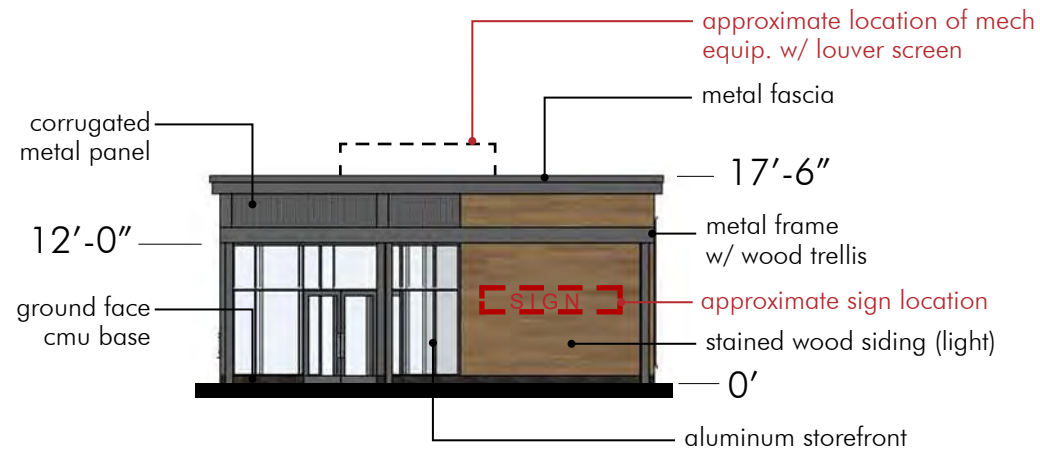
Rendered image is intended for building design review. Landscaping and entourage in this view are for illustrative purposes only.



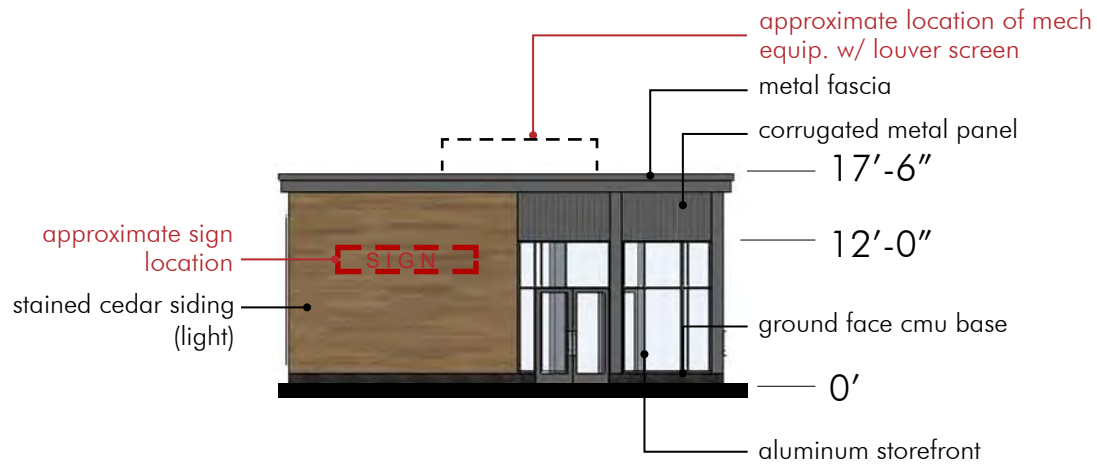
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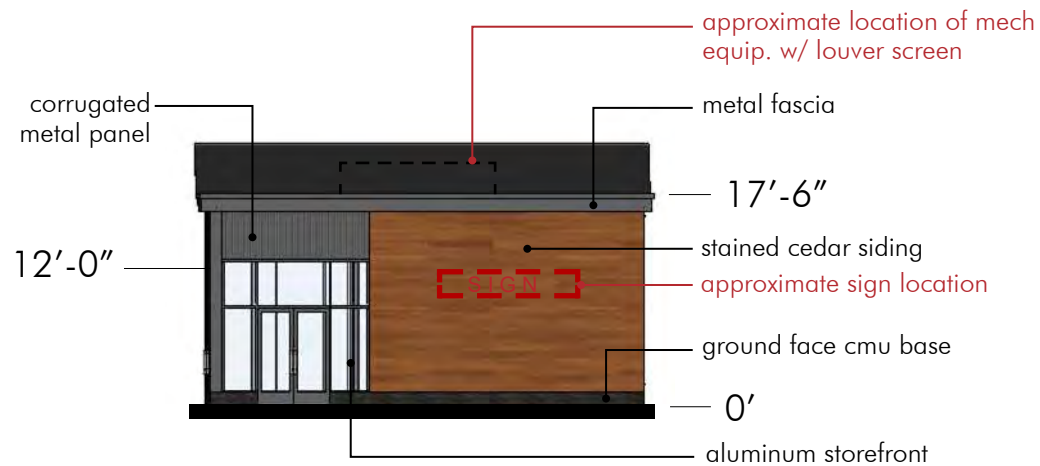
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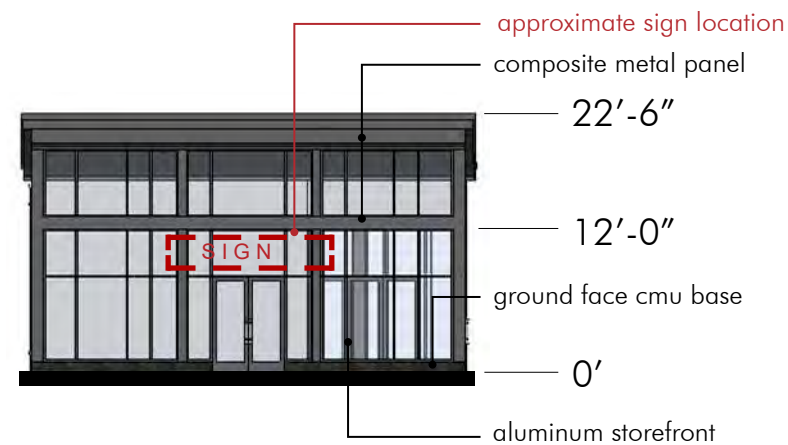
West Building - West Elevation



West Building - East Elevation



East Building - West Elevation



East Building - East Elevation



aluminum storefront system



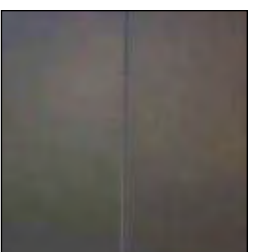
stained cedar siding (light)



corrugated metal panel

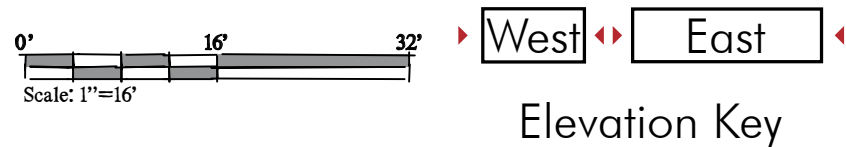


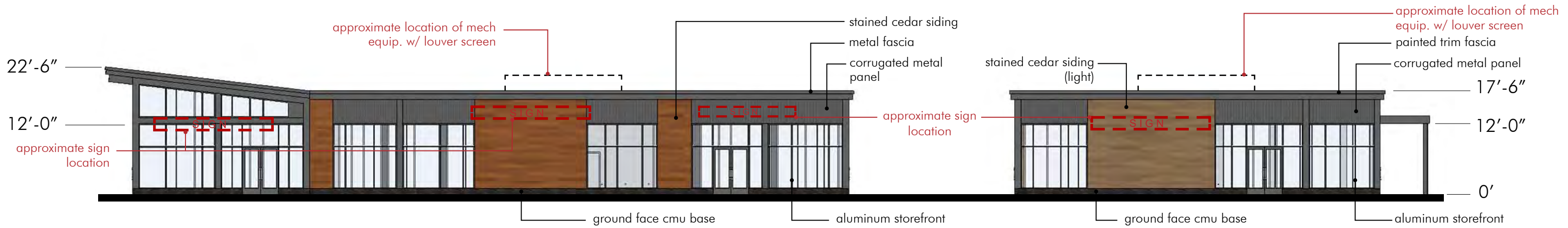
stained cedar siding



composite metal panel

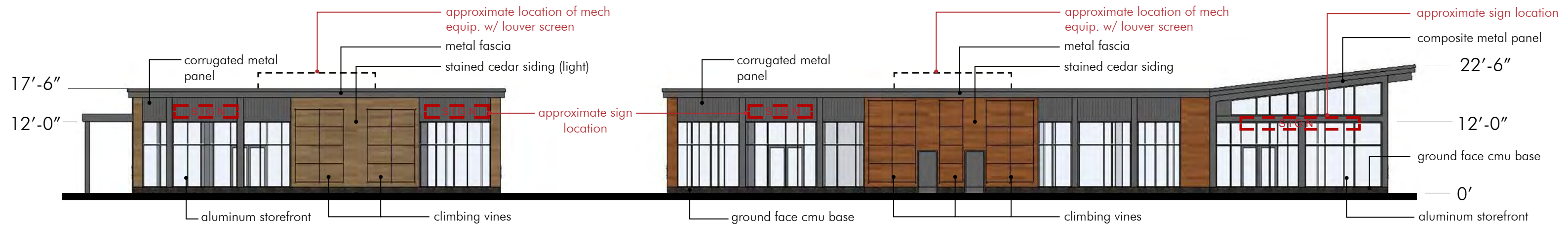
SIGNAGE - Article 7.16.22: Total of all signs shall not exceed 1sf per linear foot of sign frontage. (Building I West = 192 sf max, Building I East = 332sf max)
 Projecting Signs: 13 sf max, 1 per establishment
 Wall Sign: 60sf max or 1sf per foot of frontage





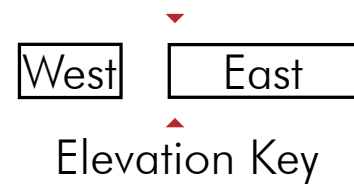
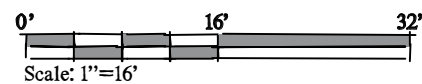
East Building - North Elevation

West Building - North Elevation



West Building - South Elevation

East Building - South Elevation

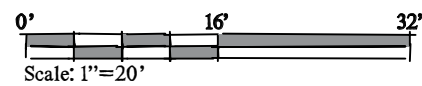


PARCEL I RESIDENTIAL

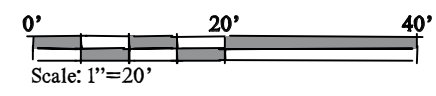
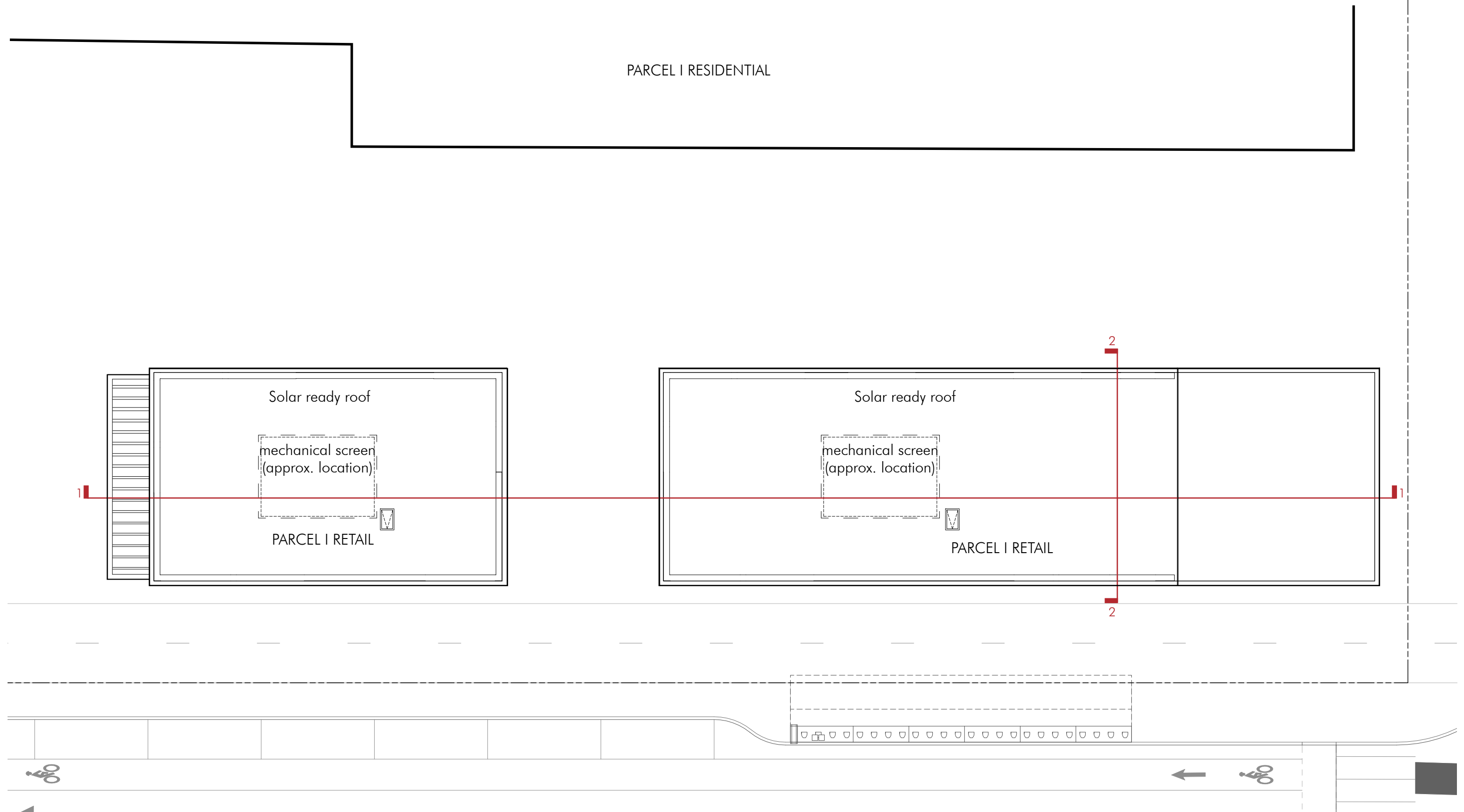
PARCEL I RETAIL
GROUND FLOOR GFA: 2,383 SF

PARCEL I RETAIL
GROUND FLOOR GFA: 4,388 SF

PARCEL I RETAIL TOTAL
TOTAL GFA: 6,771 SF
PARCEL I-2: 17,825 +/- SF

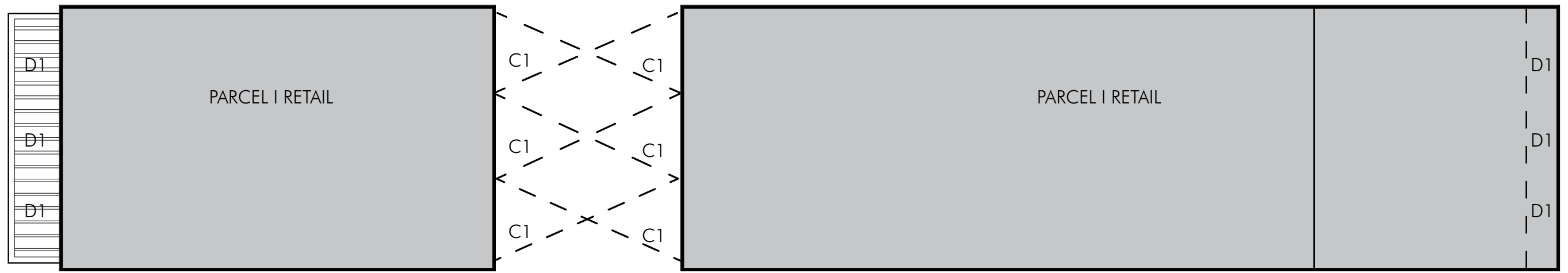


PARCEL I RESIDENTIAL





PARCEL I RESIDENTIAL



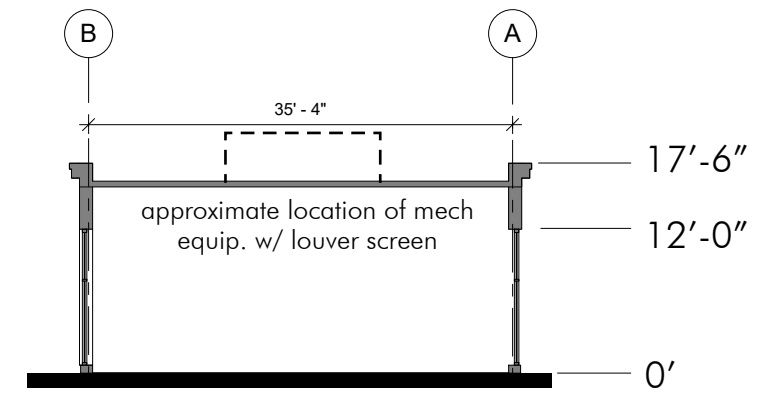
All site lighting for Parcel I is being designed to minimize light pollution and light trespass. Exterior building lighting is mainly focused on the plaza area, with the primary concern of pedestrian safety.

Building Mounted Exterior Lighting

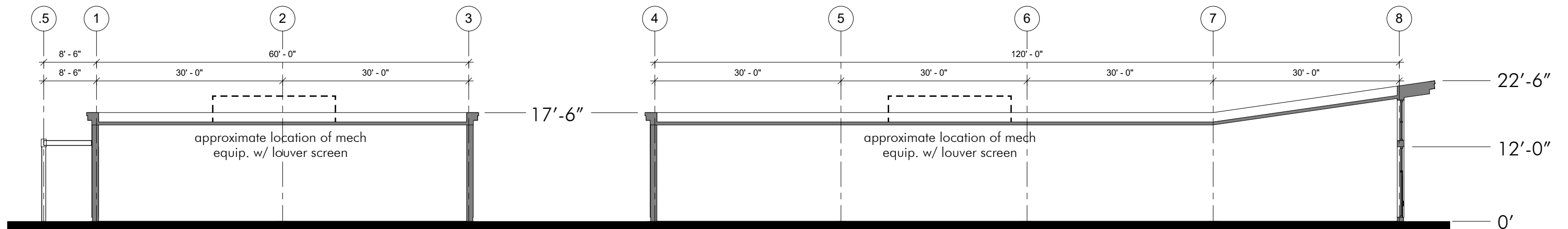
- C1 - Suspended dimmable festoon LED lighting with frosted globe lens between east and west retail buildings
- D1 - LED downlight with medium beam distribution mounted at exterior overhangs

EXTERIOR LIGHTING FIXTURE KEY

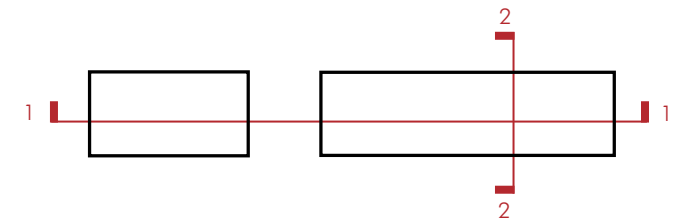
- C = CATENARY LIGHT
- D = DOWNLIGHT



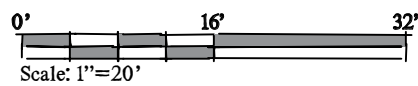
Section 2



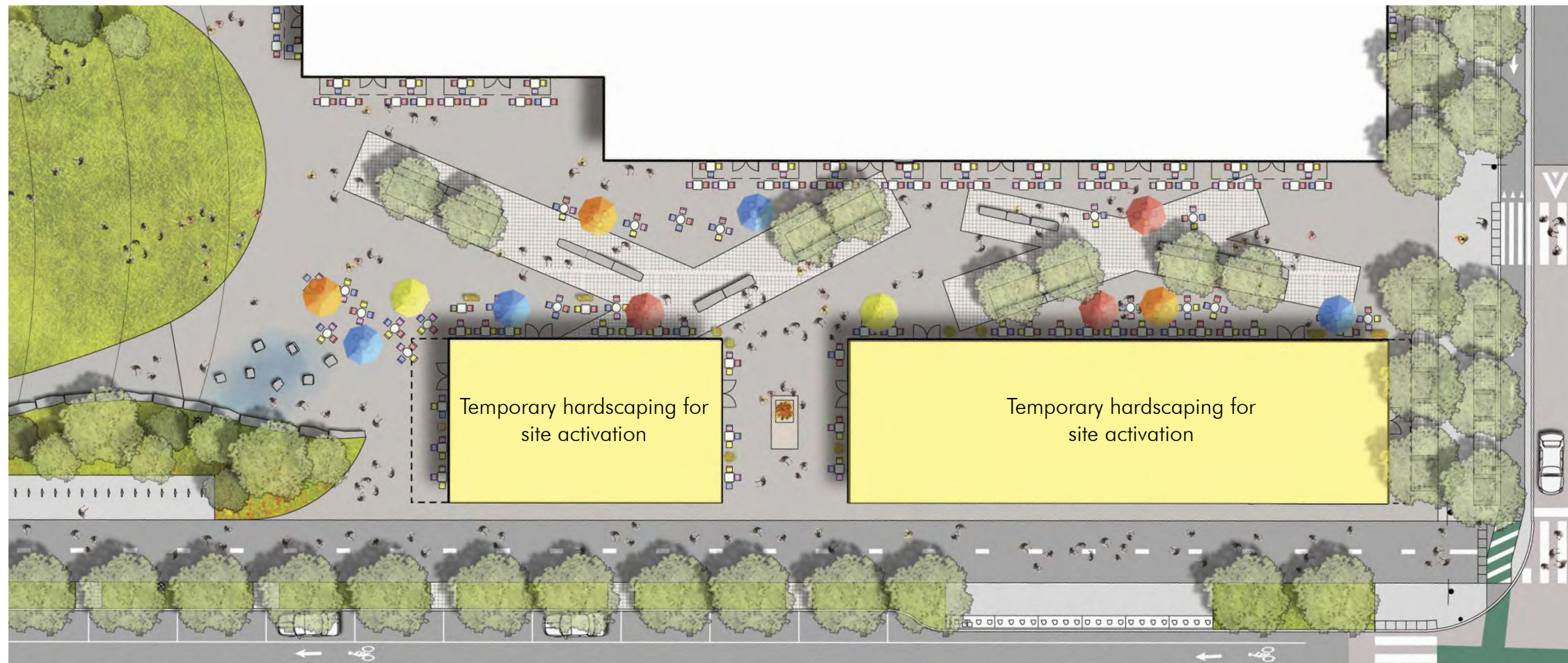
Section 1



Section Key







Examples of Temporary Activation



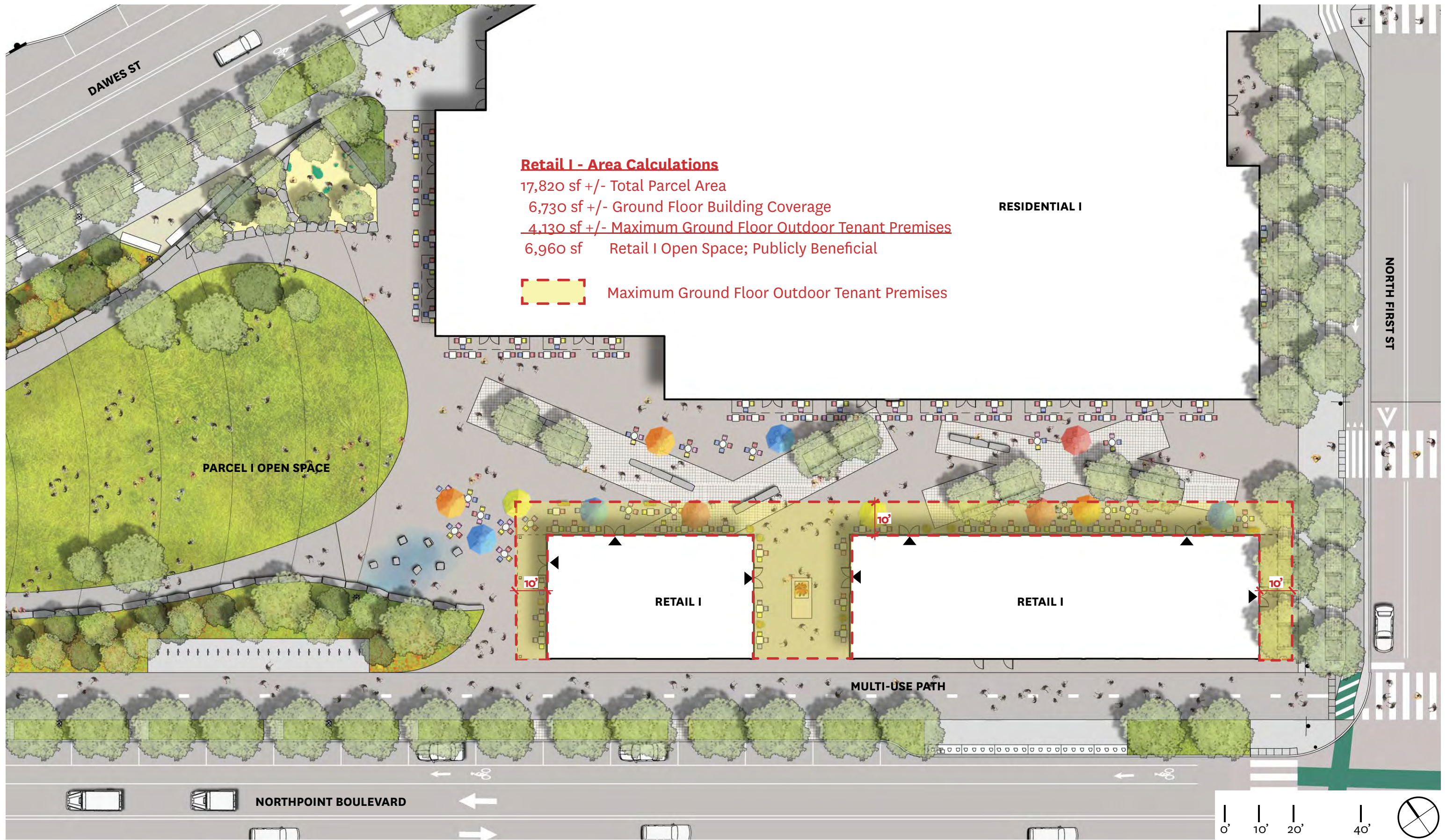
Food trucks

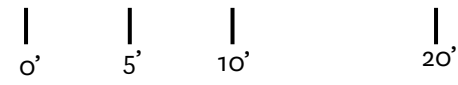
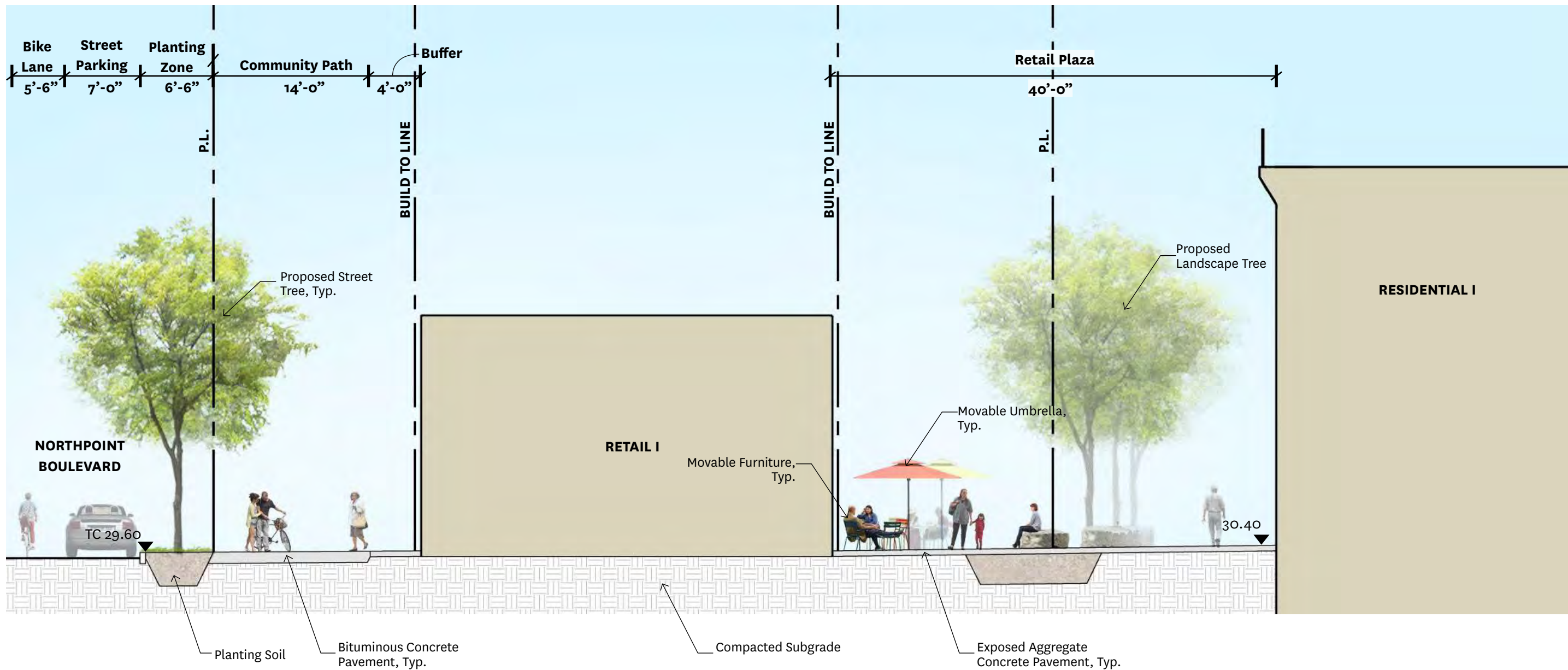


Outdoor reading nook & book share



Outdoor games and activities







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.



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.



Stone Setts Pavement



Exposed Aggregate Concrete Pavement



Decomposed Granite Pavement



Concrete Pavement



Reclaimed Granite Block Seatwalls



Planter, Clustered



Planter, Linear



Bike Rack



Trash Receptacle



Bench



Backless Bench



Movable Tables and Chairs



Movable Umbrella



Platanus x acerifolia
London Plane Tree "Bloodgood"



Acer x freemanii 'Autumn Blaze'
Freeman Maple



Gleditsia triacanthos var. *inermis*
Honey Locust "Skyline"



Gymnocladus dioicus 'Espresso'
Espresso Coffee Tree

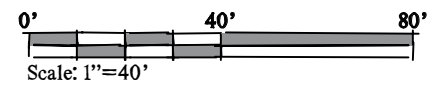
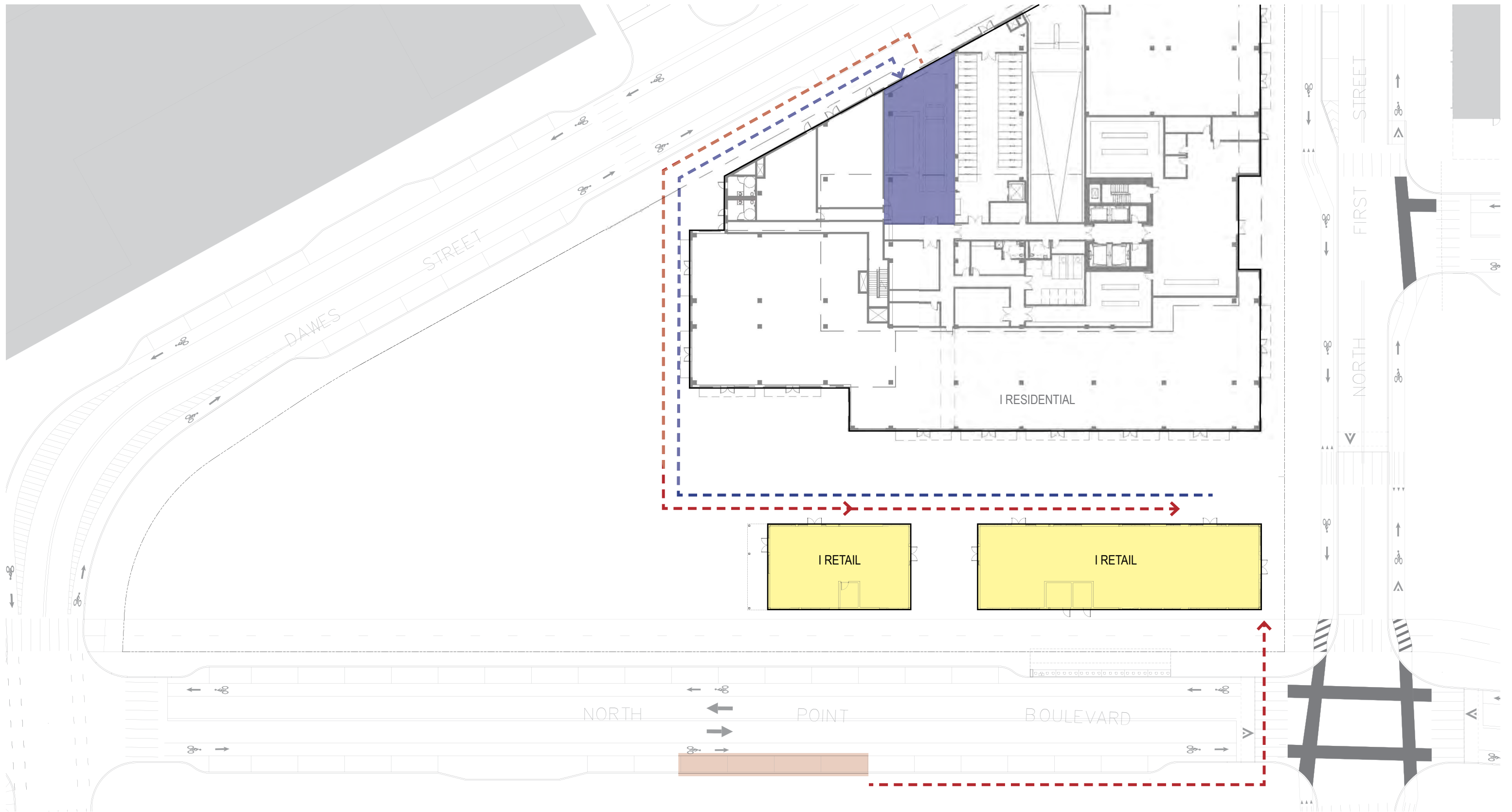
All street trees are included in the City of Cambridge recommended species list.



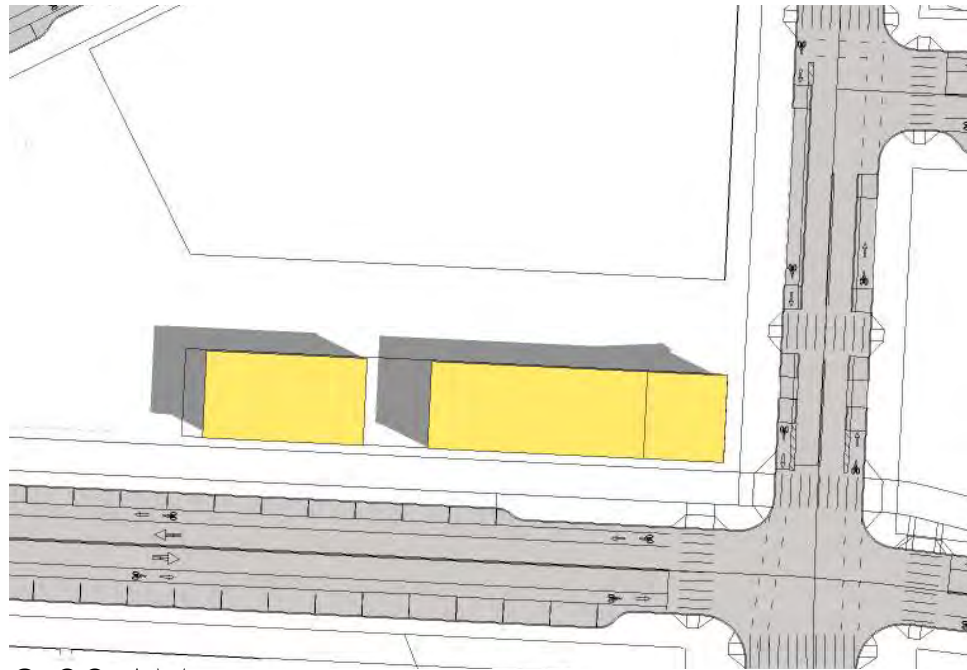
Quercus bicolor
Swamp White Oak



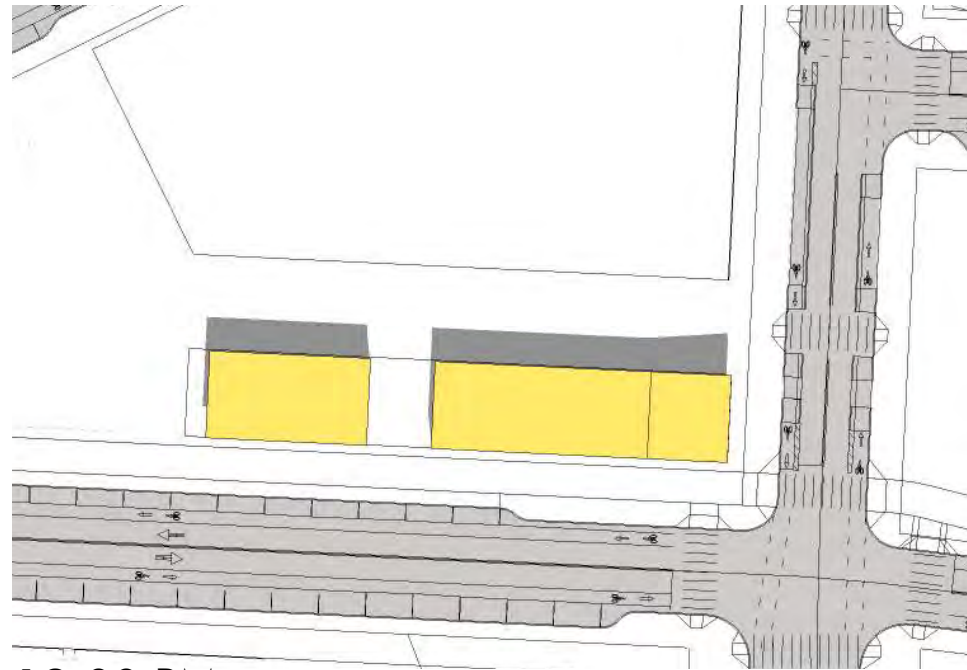
Styphnolobium japonicum
Scholar Tree



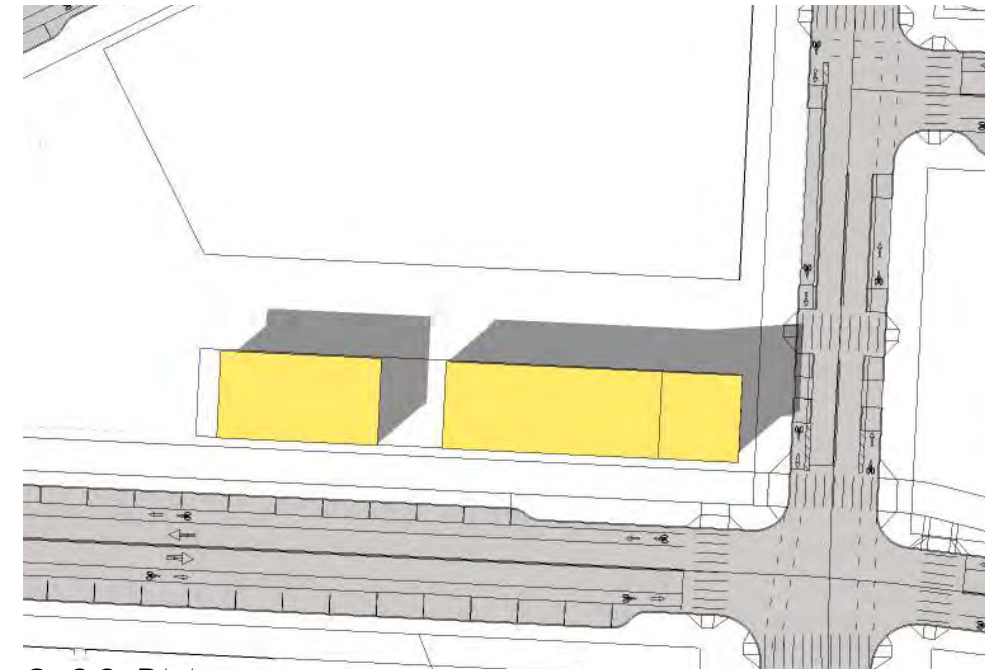
Loading - - - - ->
Trash - - - - ->



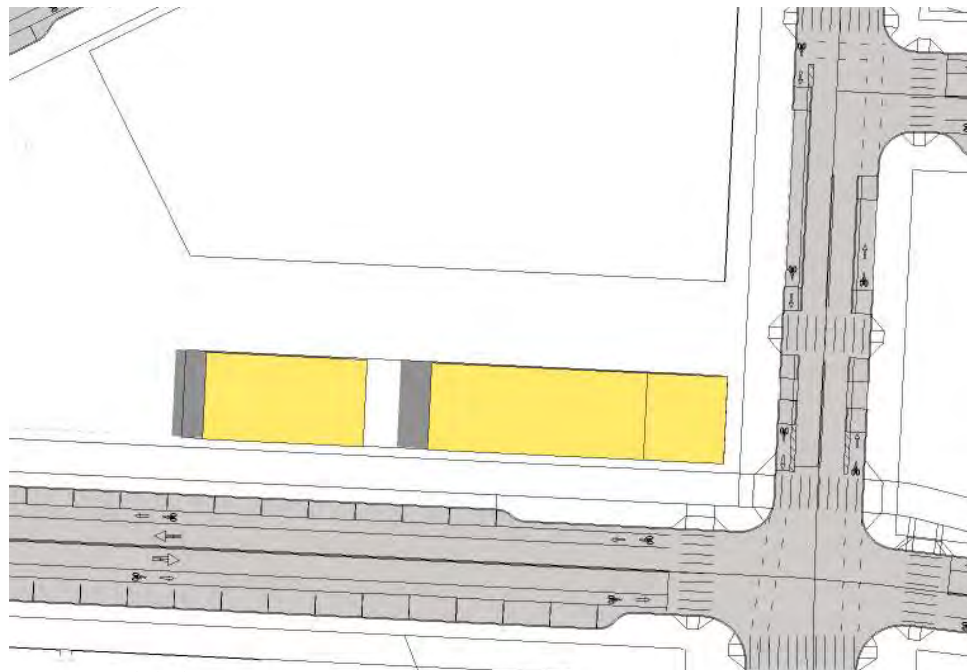
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SHADOW STUDY: MARCH 21ST



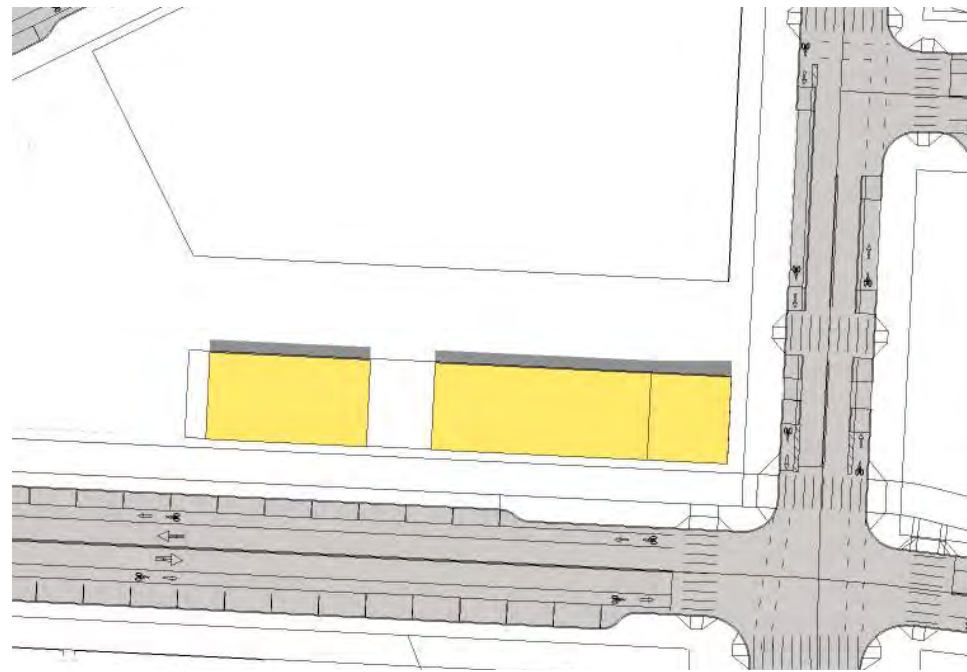
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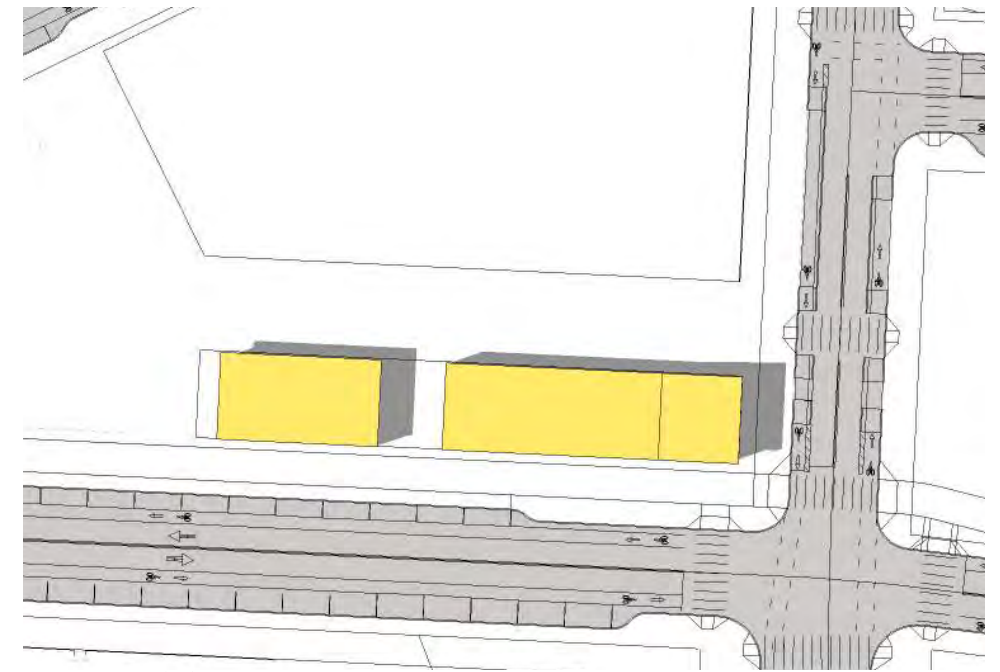
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9:00 AM
SHADOW STUDY: JUNE 21ST

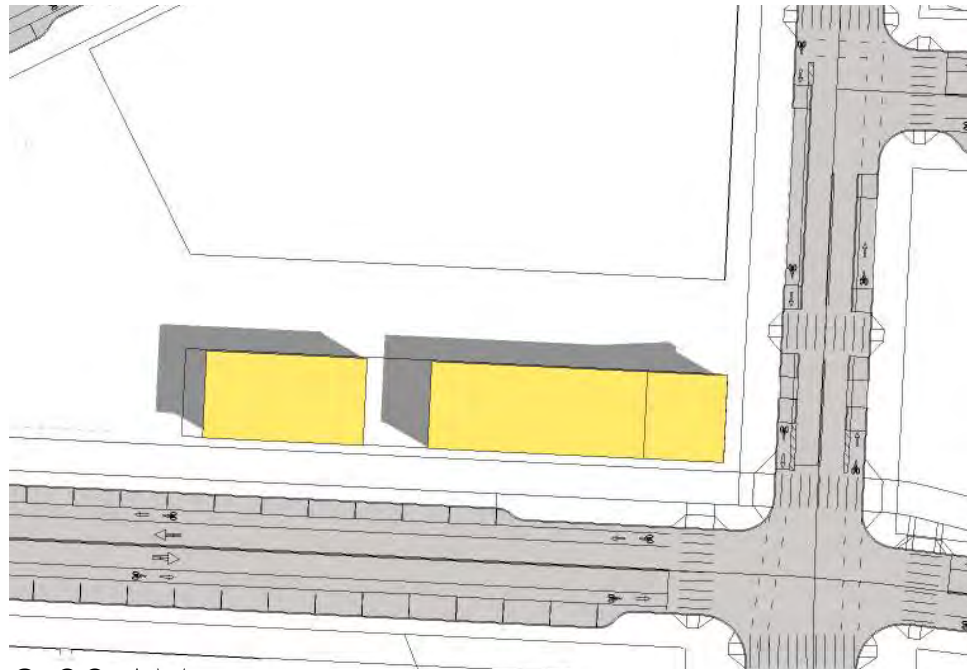


12:00 PM

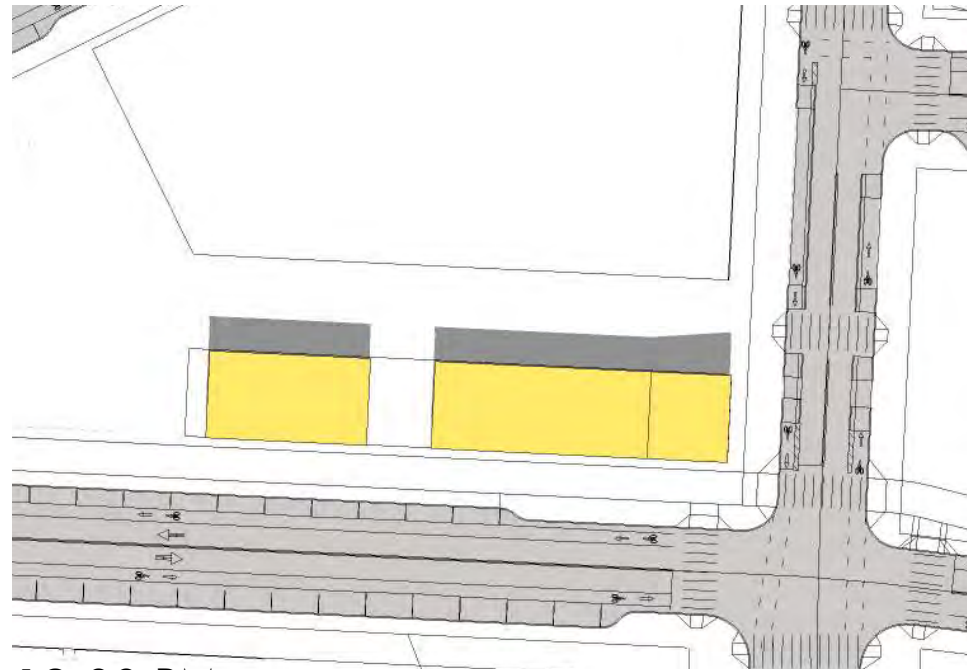


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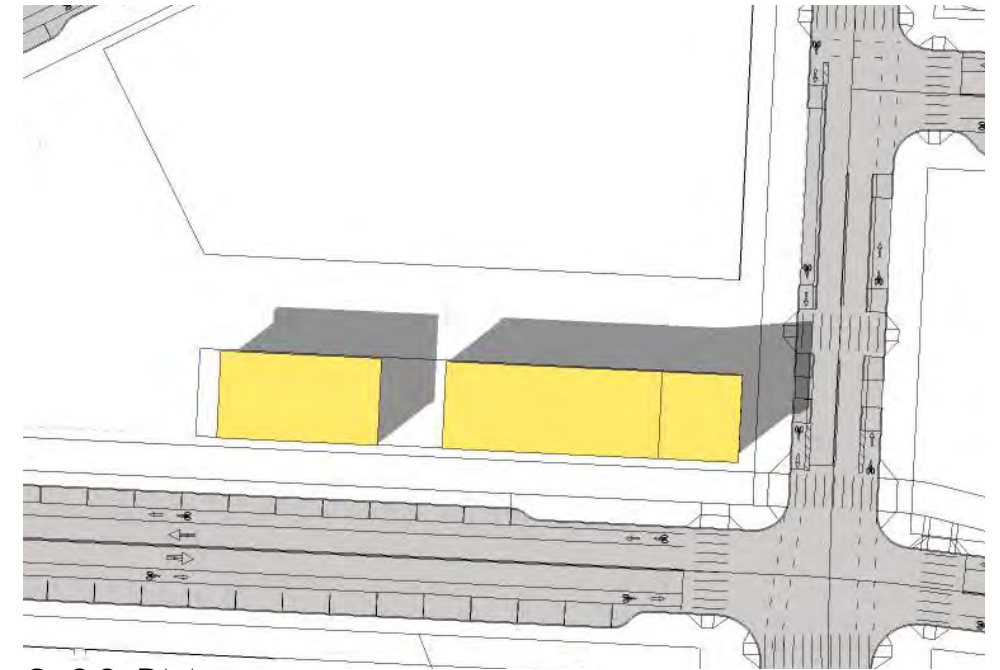




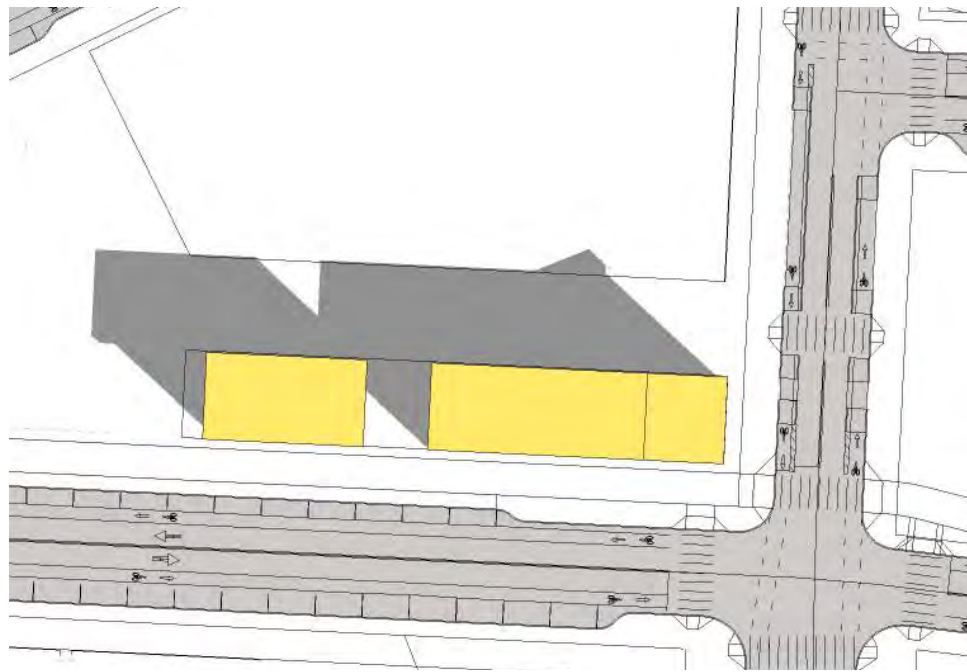
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SHADOW STUDY: SEPTEMBER 21ST



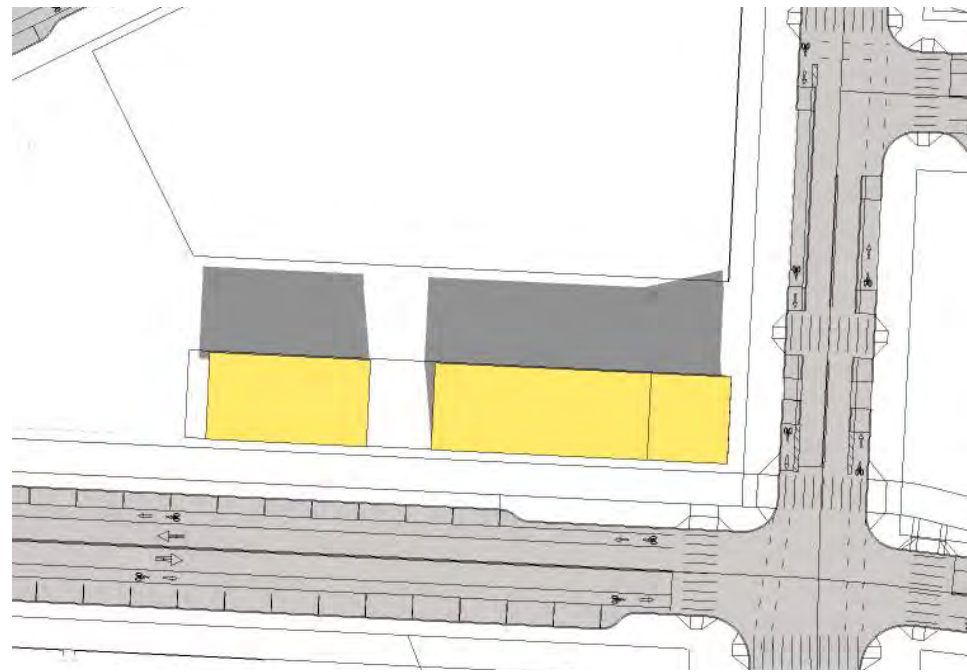
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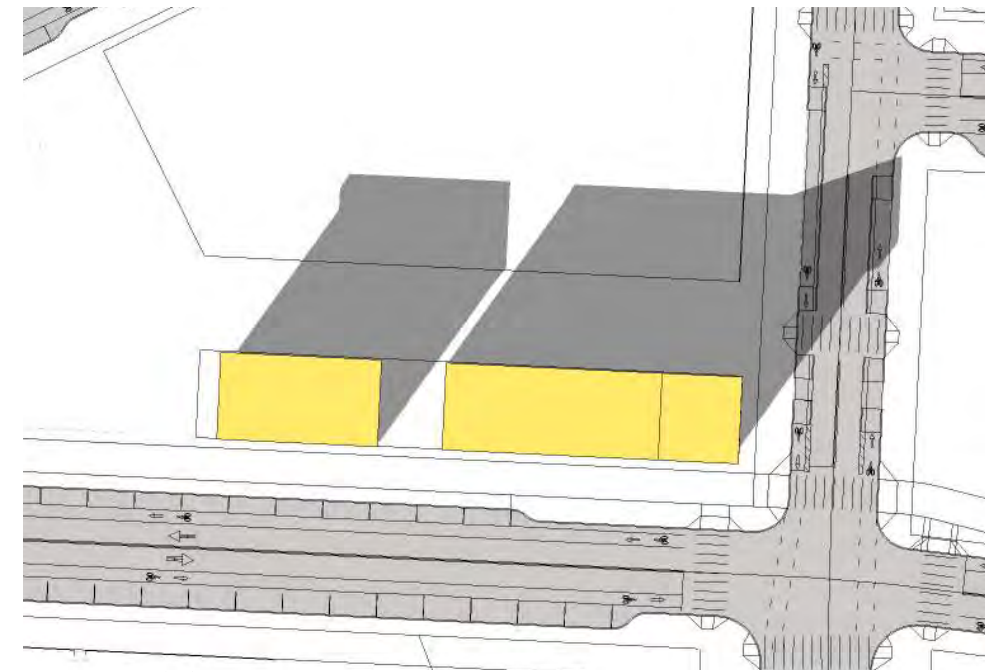
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SHADOW STUDY: DECEMBER 21ST



12:00 PM



3:00 PM



Appendix G, 17

Acoustic, AIA, LEED AP
 551 Hampshire Street
 Cambridge, MA 02142

Subject: & 'thp' i(t Pa'ceU) etaiU*#iU(i + &' ise C' mpUa(ce, ' + - #td' ' + echa(icaU

Dear ' a*k,
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 I, U'cated 0 ithi(the &' *thp' i(t de/eU'pme(t i(Camb'id e1

. he Pa'ceU' *etaiU*#iU(i 0 iU'be 1 st' *2, di/ided i(t' se/e'aU*etaiU'spaces1 &' ise ,+ m ' #td' ' +
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 beU' 0 1 . his mecha(icaUe3#ipme(t is (' t i(cU'ed i(the base b#iU(i desi (packa e, b#t 0 iU'be
 p* /ided as pa't ' , te(a(t ,it#p1 . he de/eU'pe* 4D15C- 6i(te(ds t' make s#*e that te(a(t mecha(icaU
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MassDEP Noise Regulation

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Cambridge Noise Control Ordinance

. abU' 91171 7 E' , the - *di(a(ce #ep* d#ced beU' 0 6sh' 0 s A 0 ei ht a(d' cta/e ba(d U'mits , ' + di,,e'e(t 8' (i(cate ' *ies i(Camb'id e1 . he A 0 ei ht U'mits a'e hi hU' hted i(2eU' 0 1 . he *e #Uati' (appU'es t' a(2 p' i(t' (the p* pe*t2, b#t is (' *maU' e/aU'ated at the p* pe*t2 U' e1

Table of Zoning District Noise Standards (maximum octave band sound pressure levels).

| Octave Band center Frequency Measurement (Hz) | Residential Area | | Residential in Industrial | | Commercial Area | Industry Area |
|---|------------------|--------|---------------------------|--------|-----------------|---------------|
| | Daytime | Other | Daytime | Other | Anytime | Anytime |
| 31.5 | 76 | 68 | 79 | 72 | 79 | 83 |
| 63 | 75 | 67 | 78 | 71 | 78 | 82 |
| 125 | 69 | 61 | 73 | 65 | 73 | 77 |
| 250 | 62 | 52 | 68 | 57 | 68 | 73 |
| 500 | 56 | 46 | 62 | 51 | 62 | 67 |
| 1,000 | 50 | 40 | 56 | 45 | 56 | 61 |
| 2,000 | 45 | 33 | 51 | 39 | 51 | 57 |
| 4,000 | 40 | 28 | 47 | 34 | 47 | 53 |
| 8,000 | 38 | 26 | 44 | 32 | 44 | 50 |
| Single Number Equivalent (dB(A)) | 60 dBA | 50 dBA | 65 dBA | 55 dBA | 65 dBA | 70 dBA |

Acoustic, AIA
 &' *thp' i(t Pa'ceU
 &' ise St#d2

Noise at Nearby Receptors

*eca#se the*e is (' ' #td' ' + mecha(icaUe3#ipme(t i(the base b#iU(i desi (packa e, the*e 0 iU'be (' additi' (aU' (' ise at a(2 U'cati' (s 0 ithi(&' *thp' i(t' ' + be2' (d1 . he de/eU'pe* i(te(ds t' make s#*e ' #td' ' + mecha(icaU's2stems , ' + te(a(t ,it#ps c' mpU' 0 ith the appU'cabU' (' ise *e #Uati' (s1 It is i(the de/eU'pe*s i(te'est t' a/ id c'eati(a(' #td' ' + (' ise (#isa(ce' (thei* ' 0 (camp#s, a(d this aU'be#t ass#*es the*e 0 iU'be (' si (i,ica(t (' ise t' p* pe*ties be2' (d the &' *thp' i(t b' #(da'ies1

Si(ce'eU,

CA5A&A; <H . - CCI ASS- CIA. ES

Timothy J. Faulkes
 . im' th2 => #U'es



LEED v4 for BD+C: Core and Shell
Project Checklist

Project Name: NorthPoint Parcel 'I'
Date: November 8, 2017

| | | | | |
|---|---|---|----------------------------|---|
| Y | ? | N | | |
| 1 | | | Credit Integrative Process | 1 |

| | | | | |
|-----------|----------|----------|---|-----------|
| 19 | 0 | 1 | Location and Transportation | 20 |
| X | X | X | Credit LEED for Neighborhood Development Location | 20 |
| 2 | | | Credit Sensitive Land Protection | 2 |
| 3 | | | Credit High Priority Site | 3 |
| 6 | | | Credit Surrounding Density and Diverse Uses | 6 |
| 6 | | | Credit Access to Quality Transit | 6 |
| 1 | | | Credit Bicycle Facilities | 1 |
| 1 | | | Credit Reduced Parking Footprint | 1 |
| | | 1 | Credit Green Vehicles | 1 |

| | | | | |
|----------|----------|----------|--|-----------|
| 4 | 4 | 3 | Sustainable Sites | 11 |
| Y | | | Prereq Construction Activity Pollution Prevention | Required |
| 1 | | | Credit Site Assessment | 1 |
| | | 2 | Credit Site Development - Protect or Restore Habitat | 2 |
| | 1 | | Credit Open Space | 1 |
| | 2 | 1 | Credit Rainwater Management | 3 |
| 2 | | | Credit Heat Island Reduction | 2 |
| | 1 | | Credit Light Pollution Reduction | 1 |
| 1 | | | Credit Tenant Design and Construction Guidelines | 1 |

| | | | | |
|----------|----------|----------|--------------------------------------|-----------|
| 5 | 0 | 6 | Water Efficiency | 11 |
| Y | | | Prereq Outdoor Water Use Reduction | Required |
| Y | | | Prereq Indoor Water Use Reduction | Required |
| Y | | | Prereq Building-Level Water Metering | Required |
| 1 | | 1 | Credit Outdoor Water Use Reduction | 2 |
| 3 | | 3 | Credit Indoor Water Use Reduction | 6 |
| | | 2 | Credit Cooling Tower Water Use | 2 |
| 1 | | | Credit Water Metering | 1 |

| | | | | |
|----------|----------|-----------|---|-----------|
| 8 | 0 | 25 | Energy and Atmosphere | 33 |
| Y | | | Prereq Fundamental Commissioning and Verification | Required |
| Y | | | Prereq Minimum Energy Performance | Required |
| Y | | | Prereq Building-Level Energy Metering | Required |
| Y | | | Prereq Fundamental Refrigerant Management | Required |
| 5 | | 1 | Credit Enhanced Commissioning | 6 |
| | | 18 | Credit Optimize Energy Performance | 18 |
| 1 | | | Credit Advanced Energy Metering | 1 |
| | | 2 | Credit Demand Response | 2 |
| | | 3 | Credit Renewable Energy Production | 3 |
| | | 1 | Credit Enhanced Refrigerant Management | 1 |
| 2 | | | Credit Green Power and Carbon Offsets | 2 |

| | | | | |
|----------|----------|----------|--|-----------|
| 7 | 0 | 7 | Materials and Resources | 14 |
| Y | | | Prereq Storage and Collection of Recyclables | Required |
| Y | | | Prereq Construction and Demolition Waste Management Planning | Required |
| 3 | | 3 | Credit Building Life-Cycle Impact Reduction | 6 |
| 1 | | 1 | Credit Building Product Disclosure and Optimization - Environmental Product Declarations | 2 |
| | | 2 | Credit Building Product Disclosure and Optimization - Sourcing of Raw Materials | 2 |
| 1 | | 1 | Credit Building Product Disclosure and Optimization - Material Ingredients | 2 |
| 2 | | | Credit Construction and Demolition Waste Management | 2 |

| | | | | |
|----------|----------|----------|--|-----------|
| 5 | 0 | 5 | Indoor Environmental Quality | 10 |
| Y | | | Prereq Minimum Indoor Air Quality Performance | Required |
| Y | | | Prereq Environmental Tobacco Smoke Control | Required |
| 2 | | | Credit Enhanced Indoor Air Quality Strategies | 2 |
| 1 | | 2 | Credit Low-Emitting Materials | 3 |
| 1 | | | Credit Construction Indoor Air Quality Management Plan | 1 |
| | | 3 | Credit Daylight | 3 |
| 1 | | | Credit Quality Views | 1 |

| | | | | |
|----------|----------|----------|-------------------------------------|----------|
| 4 | 0 | 2 | Innovation | 6 |
| 3 | | 2 | Credit Innovation | 5 |
| 1 | | | Credit LEED Accredited Professional | 1 |

| | | | | |
|----------|----------|----------|---|----------|
| 2 | 1 | 1 | Regional Priority | 4 |
| 1 | | | Credit Regional Priority: High Priority Site | 1 |
| | 1 | | Credit Regional Priority: Rainwater management (2 pt threshold) | 1 |
| | | 1 | Credit Regional Priority: Optimize Energy (8 pt threshold) | 1 |
| 1 | | | Credit Regional Priority: Building Life Cycle Impact Reduction | 1 |

| | | | | |
|---|----------|-----------|---------------|-----------------------------|
| 55 | 5 | 50 | TOTALS | Possible Points: 110 |
| Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 90 points | | | | |



Cambridge Crossing Parcel I Retail

Transitioning to Net Zero

The small core and shell retail project located on Parcel I at Cambridge Crossing presents a challenge for achieving net-zero energy. The proposed design reflects new construction being built to the best of currently available technology and efficiency given market and program restraints. The design team continues to evaluate opportunities to reduce energy consumption and greenhouse gas emissions.

The team has brainstormed pathways for potential emissions reductions, including analyzing various building envelope properties, lighting and HVAC systems, future greening of the grid, and what it would take to fully electrify the buildings.

Additional energy savings are likely to be seen in advancement of building controls and active personalization of the interior environment. New technologies have the opportunity to be tested and incorporated as tenant turnover happens over the life of the building bringing spaces up to the most current integrated systems.

The biggest reduction-potential in energy consumption and greenhouse gas emissions for a core and shell retail building will likely be in the glazing, lighting and HVAC performance. In this case, the team predicts a significant reduction in building emissions is possible. Fit out program and technology is determined by the tenant that occupies the space.

The team discussed where it sees energy supply and decarbonization in the future, particularly with improvements from the grid electricity sources. The makeup of the Massachusetts energy grid is anticipated to shift more towards renewable energy sources in the coming decades. Thus, the electricity component consumed by the project under the current design could see an improvement in emissions factors over the years, and a correlating reduction the overall emissions from operation of the building.

The project mechanical equipment has the ability to be transitioned to all-electric systems in the future.

| Page | Section | Requirements | Compliance | Check |
|------|---|---|---|-------|
| | 13.73 Use Regulations | Any use permitted in Article 16 but subject only to the requirements and limitations of this section 13.70. | Potential Uses: Retail, Eating and Drinking Establishments with and without Liquor, Consumer Service Establishments | ✓ |
| | 13.73.1 Special Provisions Related to Permitted Retail Uses | Individual cannot exceed 10,000 gross square feet; no off street parking, Planning Board may approve 1 space per 2,000 sf gross floor area | No Proposed Uses over 10,000sf | ✓ |
| | 13.74.1 Allowed FAR | Allowed FAR = 2.4 | Proposed GSF = 6,750; Proposed FAR = 0.40 | ✓ |
| | 13.74.4 Other Dimensional Requirements | No specified minimum lot size, width, or yards | N/A | |
| | 13.74.31 Portions of Buildings Limited to Sixty-five Feet | Buildings within 50 feet of public open space, max height = 65 feet | Proposed Building Height = 22'-6" | ✓ |
| | 13.76 Parking and Loading, see Article 6.83 Loading Facility Category C | First Bay Required at 10,000gsf | N/A | ✓ |
| | 13.76 Parking and Loading | Bike Parking: Retail - Long Term .1 per 1,000sf, Short Term 1 per 1,000sf / Restaurant - Long Term .2 per 1,000sf, Short Term 1 per 1,000sf | Proposed Bike Parking: Short Term = 7, Long Term = 1 | ✓ |
| | 13.76 Parking and Loading | No accessory parking required | Proposed Parking = none | ✓ |

Zoning Map: NP/PUD6 according to Northpoint Business, Office, and Residential District. See Article 13 for PUD-6 Regulations

| Page | Section | Guideline Description | Compliance | Check |
|------|---------------------|---|--|-------|
| Úk | 3.9 Parcel I Retail | Activate NorthPoint Common | Retail uses and transparent facades activate the public realm. Parcel I Retail and Parcel I Residential form an active, intimate retail plaza between buildings. | ✓ |
| Úk | 3.9 Parcel I Retail | Establish human scale and balance the scale of adjacent buildings | One story buildings with horizontal breaks in facades establish human scale | ✓ |
| Úk | 3.9 Parcel I Retail | Enhance East-West Connectivity between NorthPoint Common and Water Street Park | A continuous open space retail plaza enhances East-West Connectivity | ✓ |
| Úk | 3.9 Parcel I Retail | Have a visual presence from First Street and Water Street Park | Change in roof height on First Street and overhangs with transparent facades create a visual presence from First Street and Parcel I Open Space | ✓ |
| Úk | 3.9 Parcel I Retail | Maintain North-South connections from Northpoint Boulevard to the Retail Plaza | An open air break in the building plus transparent facades maintain North-South connections | ✓ |
| Úk | 3.9 Parcel I Retail | Follow Multi--Use Path guidelines | Setbacks and entries follow Multi-Use Path guidelines | ✓ |
| Úk | 3.9 Parcel I Retail | Create transparency to enable views through retail buildings | Transparent facades and a shallow footprint enable views through retail buildings | ✓ |
| Úk | 3.9 Parcel I Retail | Engage Water Street Park and Retail Plaza with as much ground floor retail frontage as possible | Retail frontage on all sides engages Parcel I Open Space and Retail Plaza | ✓ |
| Úk | 3.9 Parcel I Retail | Create restaurant seating at second floor terraces (encouraged) | Buildings are one story and do not contain second floor terraces | ✓ |
| Úk | 3.9 Parcel I Retail | Use the orientation and exposure to sun and minimize shadows on parks and surrounding buildings | Buildings are one story to maximize exposure to sun and minimize shadows on parks and surrounding buildings | ✓ |

| Page | Section | Guideline Description | Compliance | Check |
|------|------------------------------|---|--|-------|
| 39 | 3.1 Open spaces | All open spaces will be open to the public and designed to encourage public use. Open spaces including NorthPoint Common will be designed to support, enhance, and balance the commercial and residential development at NorthPoint. | The Retail I Plaza is open to the public and designed to encourage public use. The plaza supports the surrounding retail uses in the pavilions and on the ground floor of residential Building I. | ✓ |
| 39 | 3.1 Open spaces | The provision of open spaces of diverse size and use is encouraged to enhance the public environment at NorthPoint. All open spaces at NorthPoint 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 Plaza is one of the most urban spaces at the center of Cambridge Crossing. It is highly visible, with an open civic character, a robust paved surface, canopy trees to provide shade and a combination of fixed and moveable furniture. | ✓ |
| 39 | 3.1 Open spaces | The provision of an interconnected series of open spaces is encouraged to provide connections both to neighborhoods and within NorthPoint so as to promote pedestrian movement. | The Plaza provides a central pedestrian connection between the Common and First Street to the east, Park I to the west and the Community Path to the south. | ✓ |
| 39 | 3.1 Open spaces | Open spaces shall be visible and accessible from public streets. | Direct sightlines and multiple points of access are provided from First Street, NorthPoint Boulevard and adjacent open spaces. | ✓ |
| 39 | 3.1.1 Open space programming | Plaza: Cafes, Retail, Markets, Public Events, Seating, Water Features, Gathering, People Watching. | The Plaza and the Common will accommodate retail spaces, sitting and gathering areas for larger formal and informal events for a variety of users. | ✓ |
| 42 | 3.1.3 Plazas | The Retail Square will be the heart of NorthPoint, and should be designed to become a vibrant public gathering place, where open space, retail activities, and public events come together. The Retail Square is the point at which the First Street corridor and the east-west open space spine and Community Path cross each other, and clear pedestrian connections and lines of sight should be encouraged to facilitate pedestrian movement between the two. The retail Pavilions should be configured to promote activation of the public plaza and park spaces through restaurant and cafe terraces, and activity areas. 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 Retail Plaza is a vibrant gathering place, with accessible connections from all sides. The design encourages free pedestrian flow from the streets to the plaza with strong connections to the Common and the First Street corridor. The retail pavilions and the plaza promote active public use through their flexible design and shade provided by architectural canopies, trees and moveable shade structures. | ✓ |
| 52 | 3.2.3 NorthPoint Boulevard | Street trees will be planted on both sides of the street where possible, and the design of the Community Path should be handled as a part of the street and sidewalk section of NorthPoint Boulevard, and should meet the standards required for buffers and signage. | The Retail Building, landscape elements and signage are 4' from the edge of the Community Path, providing the required buffer. | ✓ |

SIGNAGE CRITERIA

See building elevations for extent of allowable signage. All tenant signage is subject to review and approval by the City of Cambridge.

GUIDING PRINCIPLES

These criteria provide guidelines for the design of tenant signage to ensure high standards of design quality that enhances the Northpoint neighborhood and conveys the Tenant's identity. Tenants are encouraged to use high quality materials and lighting in creative ways that enliven the streetscape. Individual brand identity, colors, and logos are encouraged. All tenant designs must be submitted for review by DivcoWest, their retail master plan architect, and the base building architect, in conformance with applicable requirements.

PREFERRED SIGNAGE TYPES AND AREAS



Wall Signs: 1 sf per linear foot of tenant frontage, 60 sf maximum. 20 feet maximum height above grade, provided it is below the sill line of the second floor windows or the lowest point of the roof, whichever is less.



Awning Signs: Graphics are encouraged on tenant installed canopies. All graphics must comply with City of Cambridge area requirements.



Projecting Signs: 6 sf maximum area per side; 1 sign allowed per ground floor establishment; 1 sign allowed at a public building entrance not serving a ground floor establishment.



Window Graphics are considered Wall Signs per Cambridge Zoning Ordinance.

SIGNAGE ILLUMINATION

Preferred:



Preferred: Halo-illumination: individual reverse channel letters with lighting concealed inside the letter, casting light behind the letter against an opaque sign panel of wall surface.



Preferred: Exterior gooseneck-type lighting of individual lettering. Continuous strip lighting is not allowed.



Preferred: Internally illuminated individual translucent letters with opaque sides. Lighting to be mounted inside each individual letter. See Zoning Article 7 for additional requirements.

NOTE: All tenant signage is subject to review and approval by the City of Cambridge.

INTRODUCTION

Tenant design guidelines are intended to encourage a high level of design and placemaking for the neighborhood and maximize visibility and identity for tenants. All tenant designs must be submitted for review by DivcoWest, their retail master plan architect, and the base building architect, in conformance with applicable requirements.

STOREFRONT AND SURROUND

Tenants are encouraged to design and construct a creative storefront and surround in accordance with their individual brand identity. The specific limits of design work will be indicated in each tenant's Lease.

AWNINGS

Awnings and canopies are strongly encouraged by all tenants to provide character and variety to the streetscape, increase identity of retailers, and cover pedestrians from inclement weather.

DISPLAY ZONE

The first six feet of a retail tenant's space shall be a display zone with creative displays that showcase their brand identity. Merchandising racks and fixtures are not permitted within the display zone. Lighting that highlights the displays shall be provided within the zone. Lighting shall be on a timeclock and must be illuminated during hours determined by the landlord.



Storefront and surround materials should be high quality, low maintenance, and durable. Storefronts should maximize the amount of clear glazing and display space. Storefront glazing should have a minimum 6" high durable/impact resistant base. Recessed entries are encouraged.

Awnings should not extend below 9'-0" above the sidewalk and should project a minimum of 3'-0" and a maximum of 5'-0" from the building face. Tenant identity color and graphics are encouraged. Awning material may be fabric, metal or glass. Awnings should not have vertical sides.



Well-designed and detailed storefronts and surrounds are encouraged.

Tenants in multi-story buildings must incorporate ventilation louvers into their storefront design.

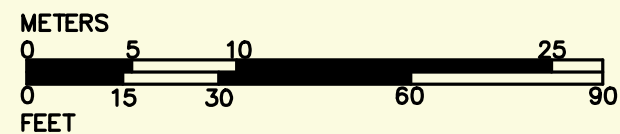
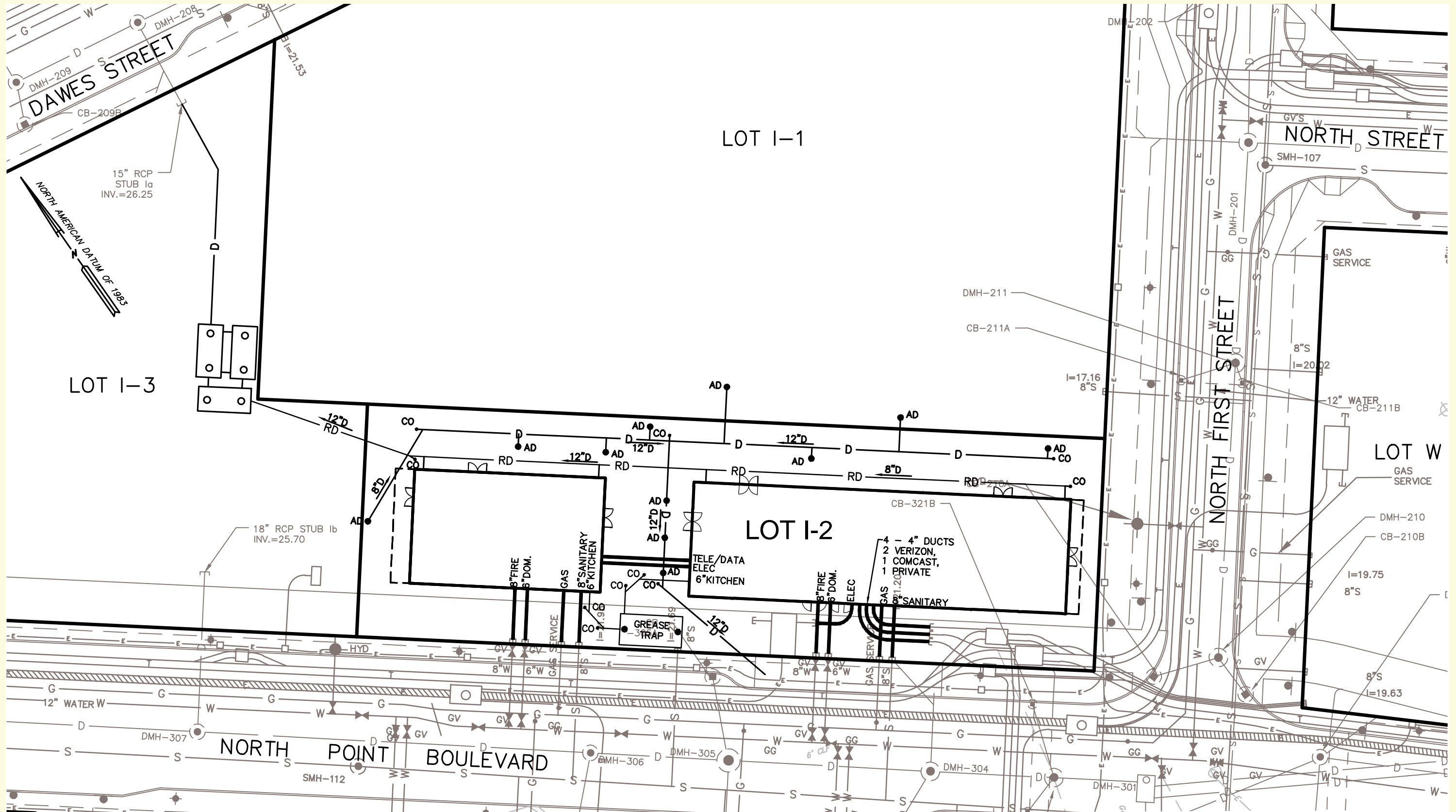
Awnings and canopies add to tenant identity and create protection for pedestrians and diners.

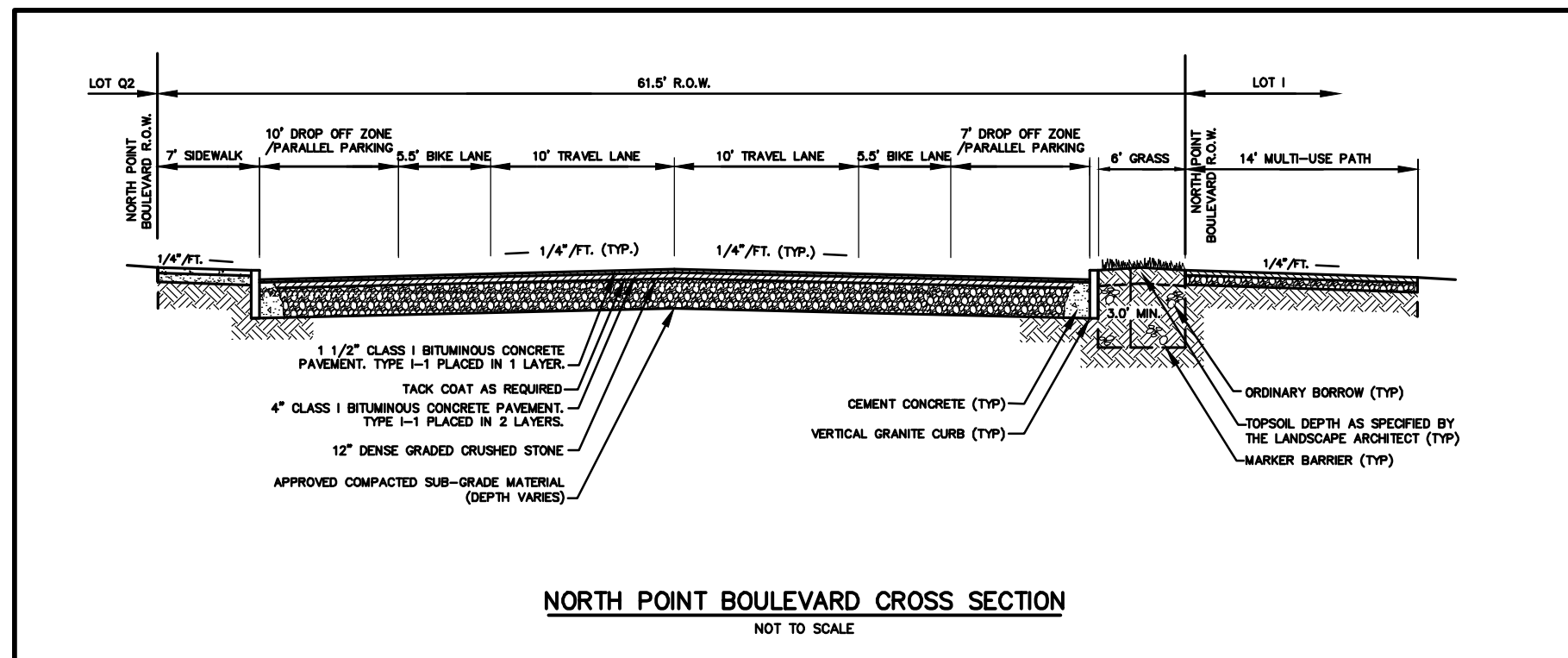
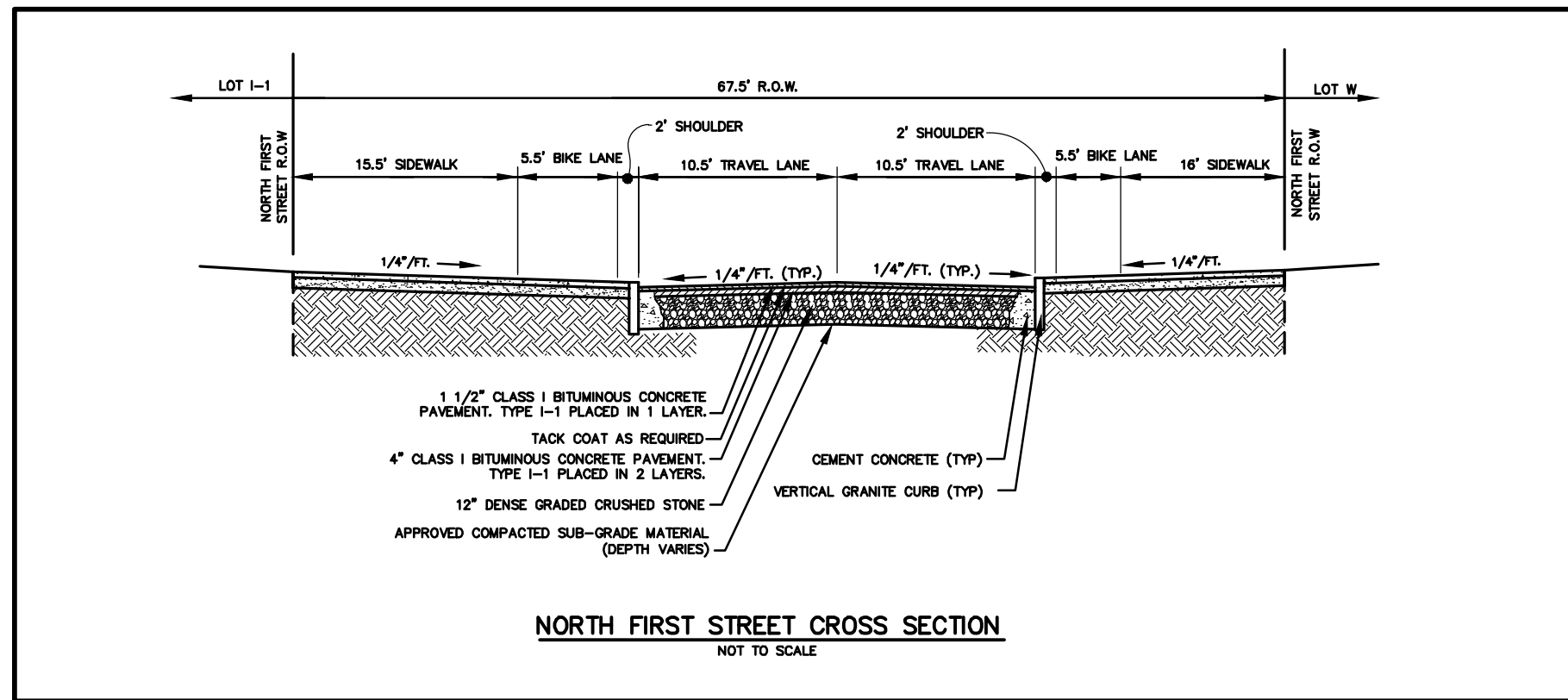
A display zone showcases tenant's identity and enlivens the streetscape.

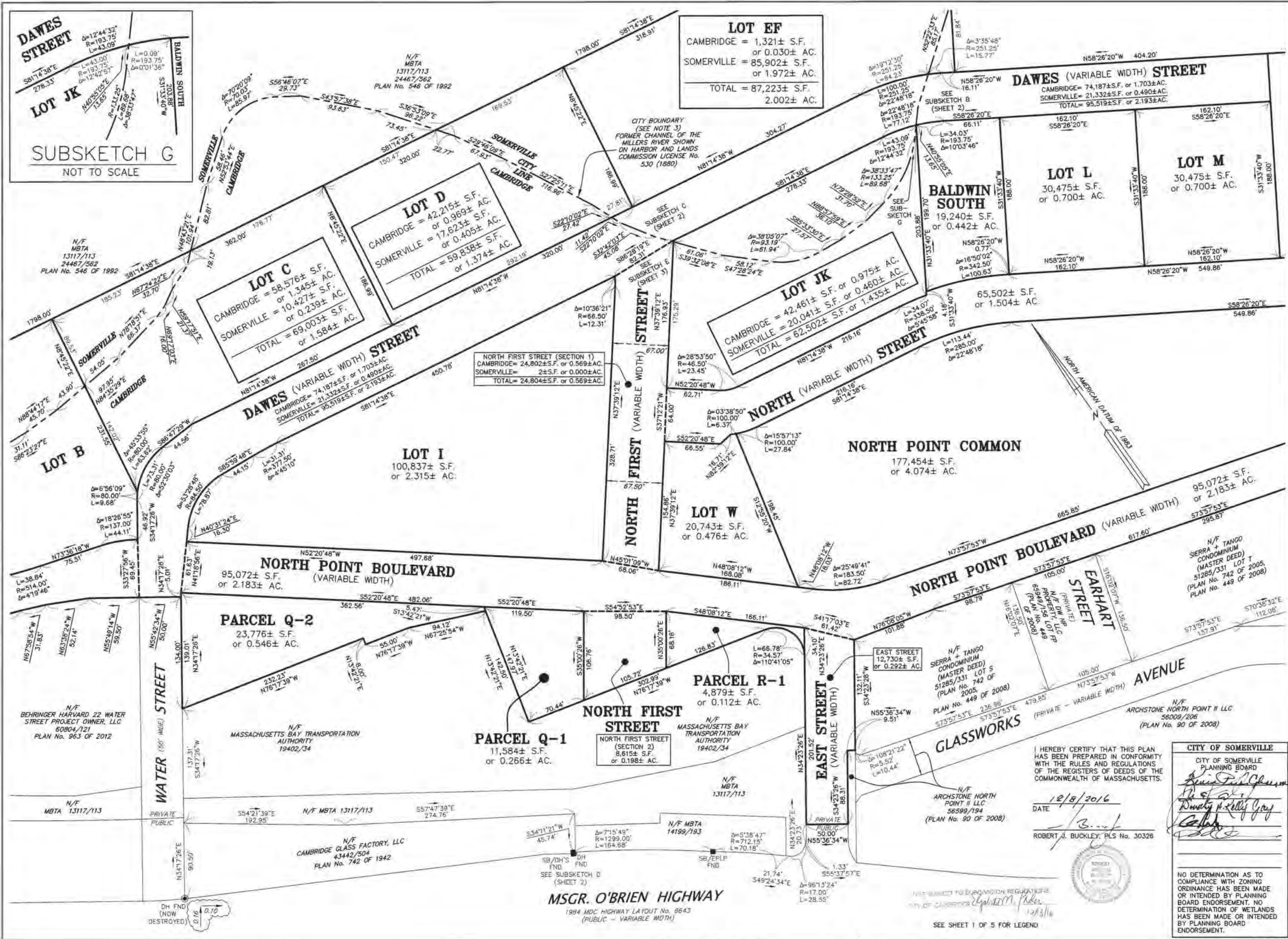
NOTE: All tenant signage is subject to review and approval by the City of Cambridge.

NorthPoint

Cambridge, Massachusetts







LOT EF
 CAMBRIDGE = 1,321± S.F. or 0.030± AC.
 SOMERVILLE = 85,902± S.F. or 1.972± AC.
 TOTAL = 87,223± S.F. 2.002± AC.

LOT D
 CAMBRIDGE = 42,215± S.F. or 0.969± AC.
 SOMERVILLE = 17,623± S.F. or 0.405± AC.
 TOTAL = 59,838± S.F. or 1.374± AC.

LOT C
 CAMBRIDGE = 58,576± S.F. or 1.345± AC.
 SOMERVILLE = 10,427± S.F. or 0.239± AC.
 TOTAL = 69,003± S.F. or 1.584± AC.

LOT JK
 CAMBRIDGE = 42,461± S.F. or 0.975± AC.
 SOMERVILLE = 20,041± S.F. or 0.460± AC.
 TOTAL = 62,502± S.F. or 1.435± AC.

LOT L
 30,475± S.F. or 0.700± AC.

LOT M
 30,475± S.F. or 0.700± AC.

NORTH FIRST STREET (SECTION 1)
 CAMBRIDGE = 24,802± S.F. or 0.569± AC.
 SOMERVILLE = 2± S.F. or 0.000± AC.
 TOTAL = 24,804± S.F. or 0.569± AC.

LOT I
 100,837± S.F. or 2.315± AC.

NORTH POINT COMMON
 177,454± S.F. or 4.074± AC.

LOT W
 20,743± S.F. or 0.476± AC.

NORTH POINT BOULEVARD (VARIABLE WIDTH)
 95,072± S.F. or 2.183± AC.

PARCEL Q-2
 23,776± S.F. or 0.546± AC.

PARCEL R-1
 4,879± S.F. or 0.112± AC.

PARCEL Q-1
 11,584± S.F. or 0.266± AC.

NORTH FIRST STREET (SECTION 2)
 8,615± S.F. or 0.198± AC.

HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: 12/8/2016
 ROBERT J. BUCKLEY, PLS No. 30326

CITY OF SOMERVILLE
 CITY OF SOMERVILLE PLANNING BOARD
 [Signatures]

NO DETERMINATION AS TO COMPLIANCE WITH ZONING ORDINANCE HAS BEEN MADE OR INTENDED BY PLANNING BOARD ENDORSEMENT. NO DETERMINATION OF WETLANDS HAS BEEN MADE OR INTENDED BY PLANNING BOARD ENDORSEMENT.

PREPARED FOR:
DW NP PROPERTY, LLC
 c/o DIVCO WEST REAL ESTATE SERVICES, LLC
 575 MARKET STREET
 35th FLOOR
 SAN FRANCISCO, CA 94105

RECORD OWNERS:
DW NP PROPERTY, LLC
 65949/156
 PARCEL 1
 PARCEL 2
 "CENTRAL PARK" PARCEL
 (PLAN No. 597 OF 2010)
 (MIDDLESEX COUNTY)
 54949/293
 PARCEL 1
 PARCEL 2
 (PLAN BOOK 2010 PAGES 270, 271)
 (SUFFOLK COUNTY)

| | |
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| 5 | |
| 4 | |
| 3 | |
| 2 | |
| 1 | |
| 0 | 12/08/2016 INITIAL ISSUE |
| ISSUE DATE | DESCRIPTION |
| ATL | MEB |
| FLD | CALC DWN CHK'D |

Middlesex Registry of Deeds,
 Southern District
 Cambridge, Massachusetts
 Plan No. 1151 4/5 of 2016
 rec'd 12-13 2016
 at H M M
 Attest
 [Signature]
 Registrar

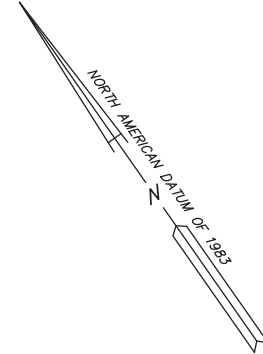
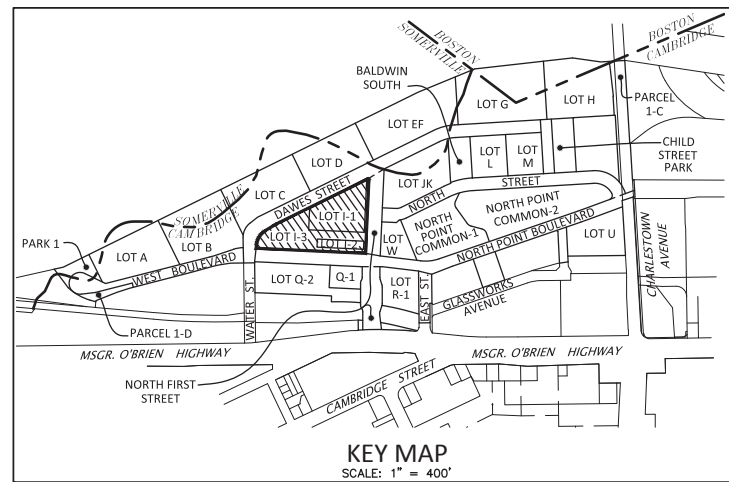
PLAN OF LAND
NORTHPOINT IN CAMBRIDGE AND SOMERVILLE, MA
 (MIDDLESEX COUNTY) AND BOSTON, MA (SUFFOLK COUNTY)

PREPARED BY:
BEALS + THOMAS
 Civil Engineers + Landscape Architects +
 Land Surveyors + Planners + Environmental Specialists

BEALS AND THOMAS, INC.
 Reservoir Corporate Center
 144 Tuynke Road
 Southborough, Massachusetts 01772-2104
 T 508.366.0560 | www.bealsandthomas.com

DATE: DECEMBER 8, 2016 METERS
 0 25 50 100 150
 SCALE: 1"=50'
 BTL JOB NO. 2084.02
 BTL PLAN NO. 208402P244B-004
PL-4
 SHEET 4 OF 5

1151 of 2016 4/5



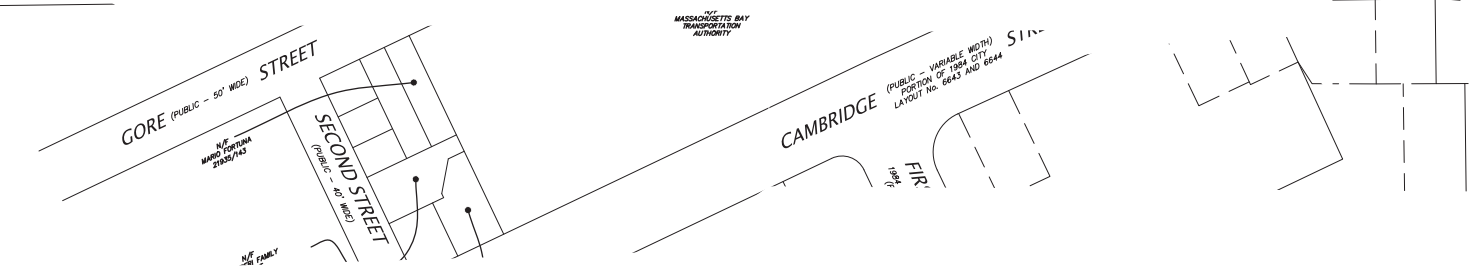
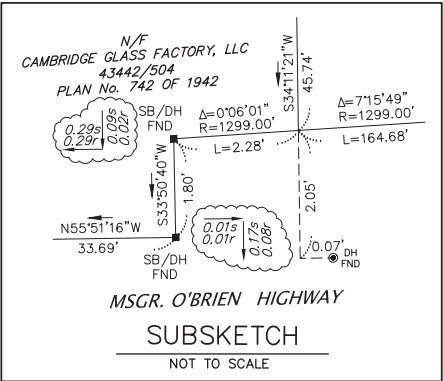
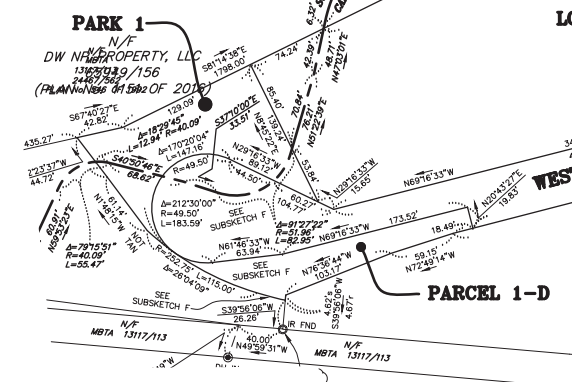
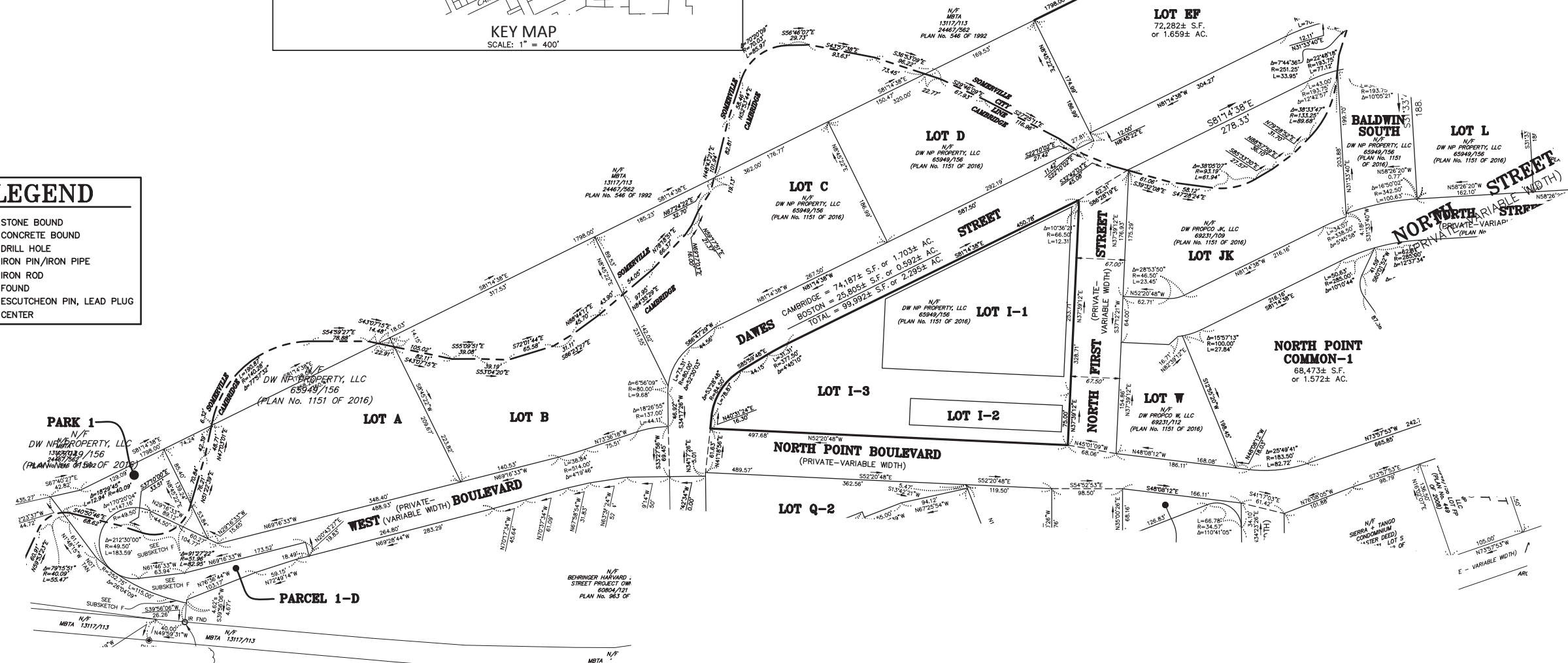
CITY BOUNDARY
(SEE NOTE 3)
FORMER CHANNEL OF THE
MILLERS RIVER SHOWN
ON HARBOR AND LANDS
COMMISSION LICENSE No.
530 (1880)

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED
IN CONFORMITY WITH THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

DATE _____
ROBERT J. BUCKLEY, PLS No. 30326

LEGEND

- SB STONE BOUND
- CB CONCRETE BOUND
- DH DRILL HOLE
- IP IRON PIN/IRON PIPE
- IR IRON ROD
- FND FOUND
- EPLP ESCUTCHEON PIN, LEAD PLUG
- CTR. CENTER



Final signed/sealed plan to be submitted at a later date.

PREPARED FOR:
DW NP PROPERTY, LLC
c/o DIVCO WEST REAL ESTATE INVESTMENTS
200 STATE STREET
12th FLOOR
BOSTON, MA 02109

RECORD OWNERS:
DW NP PROPERTY, LLC
65949/156
LOT I
PLAN No. 1151 OF 2016

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|---|------------|---------------------------|-----|-------|
| 4 | | | | |
| 3 | | | | |
| 2 | | | | |
| 1 | XX/XX/2018 | REVISE ABUTTERS AND LOT I | | |
| 0 | 12/21/2016 | INITIAL ISSUE | | |
| | ISSUE DATE | DESCRIPTION | | |
| | ATL | MEB | MEB | RJB |
| | FLD | CALC | DWN | CHK'D |

IN PROGRESS
2/26/2018

PLAN OF LAND
CAMBRIDGE CROSSING
IN
CAMBRIDGE, MA
(MIDDLESEX COUNTY)

PREPARED BY:
BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Specialists
BEALS AND THOMAS, INC.
Reservoir Corporate Center
144 Turnpike Road
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com
DATE: DECEMBER 21, 2016
SCALE: 1"=50'
0 25 50 100 150
METERS FEET

BTI JOB NO. 2084.02
BTI PLAN NO. 208402P304B-001
SHEET 1 OF 1

PL