

# Design Review Update

## Parcel I - Residential



*Presented by:*

**DW NP Property, LLC**

**c/o DivcoWest Real Estate Investments**

200 State Street, 12th Floor

Boston, MA 02109

*Prepared by:*

**Beals and Thomas, Inc.**

**CBT Architects**

**Galluccio & Watson, LLP**

**Goulston & Storrs PC**

**Michael Van Valkenburgh Associates, Inc**



December 16, 2020

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

Via: Electronic Mail and Hand Delivery

Reference: Parcel I (Residential) Design Review Update  
PB #179  
Cambridge Crossing  
Cambridge, Massachusetts

Dear Chair Connolly and Members of the Board:

DivcoWest Real Estate Investments and its affiliate DW Propco I-1, LLC (collectively, "DivcoWest") respectfully submit this update package for Design Review for Parcel I-1, which is part of the Cambridge Crossing development. As you are aware, on July 17, 2018, the Planning Board approved the design of a proposed twenty (20)-story mixed use building with first floor retail and 468 units of residential multi-family housing containing approximately 371,066 square feet of Gross Floor Area ("GFA") and other public realm improvements on Parcel I-1 (the "Project"). The GFA of the Project was updated in Minor Amendment No. 8 and the update to the Appendix I attached thereto to 397,102 square feet (which building had previously shrunk by 156 square feet to 396,946 square feet as indicated on the enclosed spreadsheet).

As we have advanced the design of the Project with City staff (and are now under construction), the footprint of the building has been increased in three (3) places on the building. As indicated in the attached materials, the 2-inch increase in portions of each of the northerly and southwesterly façades of the building was necessary in order to accommodate 11-inch thick precast panels requested by the Planning Board. Additionally, along the easterly façade, the footprint has grown slightly to allow for an improved building entry vestibule which was suggested and approved by City staff. These changes, along with other minor adjustments to gross floor area within the building interior result in a slight increase in the overall GFA of the building from 397,102 square feet to 400,057 square feet, for an increase of 2,955 square feet.

As you are aware, Appendix I to the Special Permit provides the allowable square footage for each Development Block within the Cambridge Crossing Master Plan area. While this increase in GFA does not require a minor amendment as it does not increase the GFA by more than 10% of what was approved previously for the Project, the change to the Project and to Appendix I does require Planning Board approval.



In addition, we have provided updated elevations that show minor changes to the building design, which show the addition of (i) horizontal mullions at the mechanical level façade and the associated screen wall; and (ii) scuppers at the locations along the building parapets to handle overflow drainage.

As part of this Application, we have included eight (8) copies, as well as a flash drive containing an electronic version, of the following materials for review by the Cambridge Planning Board:

- Updated Architectural Elevations of the Project showing the changes in the elevations resulting from the footprint change and the additions of the above-referenced horizontal mullions and overflow drainage;
- A GFA Comparison Chart showing how and where the GFA has changed between the approved design and the slightly modified design reflected in this filing; and
- A revised Appendix I that updates the Project's GFA.

The proposed changes do not otherwise impact the other dimensions or massing of the Project as previously approved.

We look forward to the opportunity to meet with the Planning Board to discuss this Application.

Thank you for your consideration.

Sincerely,  
DIVCOWEST REAL ESTATE INVESTMENTS

*Mark Johnson*

Mark Johnson, FAIA  
Director of Development

Attachment



**Cambridge  
Crossing**

PARCEL I - GFA SQUARE FOOTAGE COMPARISONS

December 14, 2020

2018 APPROVED BY PLANNING BOARD

396,946 sf GFA

Gross Floor Area per Cambridge Zoning																
Level	GSF Building Area	Exclusions									Inclusions					GFA Total
		Items	1	2	3	6	6 (HP)	7	10	12	a	b1	b2	c	f	
Level 21	10,154	6.7														0
Level 20	17,313	6	0	0	0	375	63	0	0	608		326				16,593
Level 19	17,313	6				375	63			608		326				16,593
Level 18	17,313	6				366	76			608						16,263
Level 17	17,313	6				366	76			608		326				16,589
Level 16	17,313	6				366	76			608						16,263
Level 15	17,313	6				366	76			608		326				16,589
Level 14	17,313	6				366	76			608						16,263
Level 13	17,313	6				366	76			608		326				16,589
Level 12	17,313	6				366	76			608						16,263
Level 11	17,313	6, 11				366	76			608		268	1004			17,535
Level 10	21,865	6				385	96			758						20,626
Level 09	21,865	6				385	96			758		384				21,010
Level 08	21,865	6				385	96			758						20,626
Level 07	21,865	6				385	96			758		384				21,010
Level 06	21,865	6				385	96			758						20,626
Level 05	21,865	6				385	96			758		384				21,010
Level 04	21,865	6				385	96			758						20,626
Level 03	21,865	6				349	46			758						20,712
Level 02	37,537	6,10				172			6,767	220						30,378
Grade Level	37,476	1,2,6,10	2,201	2,464		3,183			1,292	206						28,130
Parking P1	35,856	2,3,6,7		35,856											0	0
Parking P2	35,856	2,3,6,7,10		35,856											0	0
Parking P3	35,856	2,3,6,7,10		35,856											0	0
	<b>540,785</b>		<b>2,201</b>	<b>110,032</b>		<b>20,231</b>	<b>1,452</b>	<b>0</b>	<b>8,059</b>	<b>12,570</b>		<b>3,050</b>	<b>1,004</b>			<b>396,946</b>

Note: GFA Total includes Parcel I Stand-Alone Retail Bldgs: 6652sf

2020 REQUESTS

400,057 sf GFA | +3,111 sf (0.07%)

Gross Floor Area per Cambridge Zoning																
Level	GSF Building Area	Exclusions									Inclusions					GFA Total
		Items	1	2	3	6	6 (HP)	7	10	12	a	b1	b2	c	f	
Level 21	9,449	6.7														0
Level 20	17,423	6				318	66			719		360				16,680
Level 19	17,423	6				318	66			719		360				16,680
Level 18	17,423	6				306	76			719						16,322
Level 17	17,423	6				306	76			719		360				16,682
Level 16	17,423	6				306	76			719						16,322
Level 15	17,423	6				306	76			719		360				16,682
Level 14	17,423	6				306	76			719						16,322
Level 13	17,423	6				306	76			719		360				16,682
Level 12	17,423	6				306	76			719						16,322
Level 11	17,423	6, 11				302	76			718		720	1346			18,393
Level 10	22,002	6				330	96			896						20,680
Level 09	22,002	6				330	96			896		420				21,100
Level 08	22,002	6				330	96			896						20,680
Level 07	22,002	6				330	96			896		420				21,100
Level 06	22,002	6				330	96			896						20,680
Level 05	22,002	6				319	96			896		420				21,111
Level 04	22,002	6				323	94			896						20,689
Level 03	22,002	6				335	53			896						20,718
Level 02	38,376	6,10				427	8		6,761	231						30,949
Grade Level	38,426	1,2,6,10	2,456	2,404		3,395			1,330	230						28,611
Parking P1	35,856	2,3,6,7		35,856											0	0
Parking P2	35,856	2,3,6,7,10		35,856											0	0
Parking P3	35,856	2,3,6,7,10		35,856											0	0
	<b>544,065</b>		<b>2,456</b>	<b>109,972</b>	<b>0</b>	<b>18,978</b>	<b>1,471</b>	<b>0</b>	<b>8,091</b>	<b>14,818</b>	<b>0</b>	<b>3,780</b>	<b>1,346</b>	<b>0</b>	<b>0</b>	<b>400,057</b>

Note: GFA Total includes Parcel I Stand-Alone Retail Bldgs: 6652sf

# GFA COMPARISONS | LEVEL 01 (GRADE)

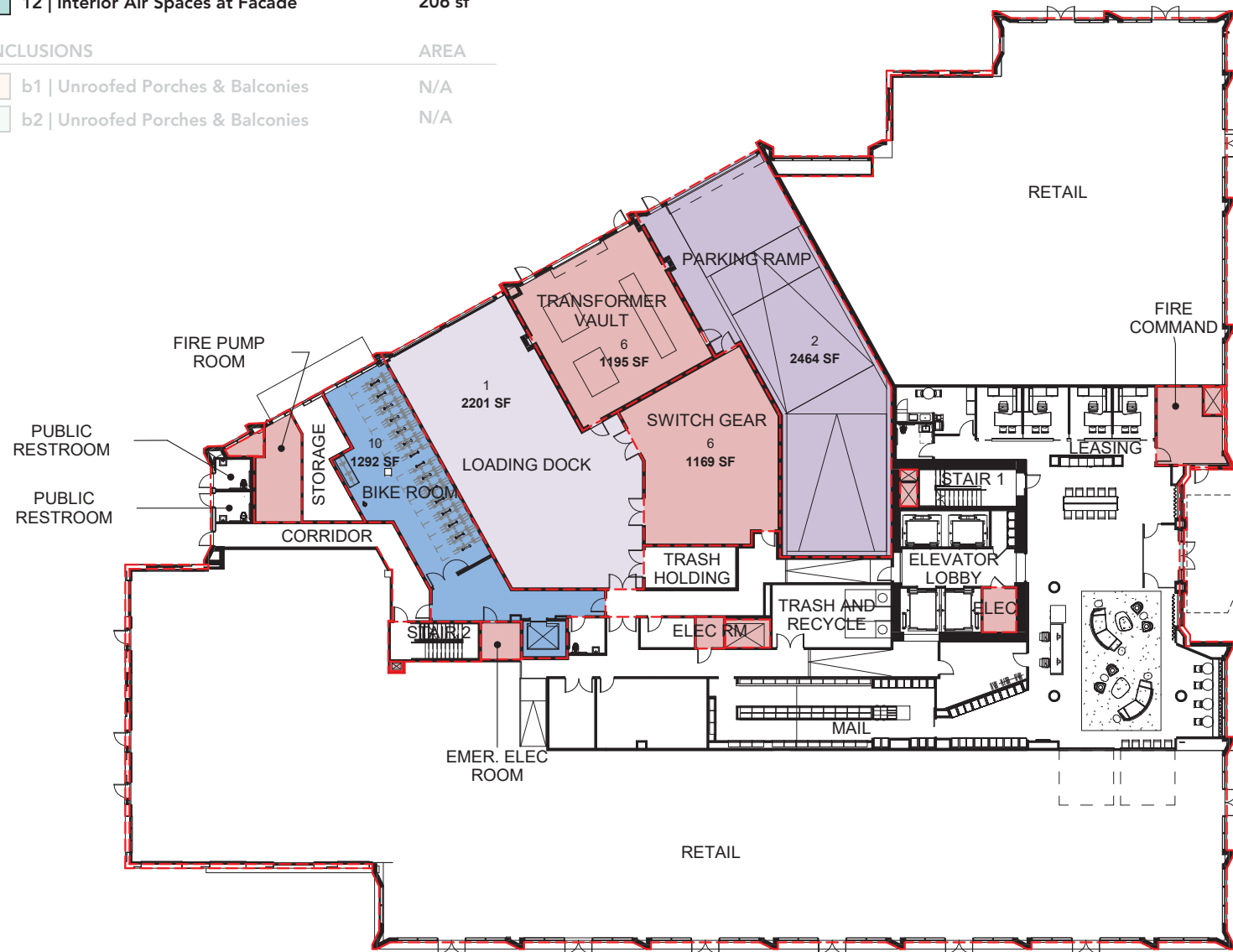
## 2018 APPROVED BY PLANNING BOARD

(37,476 sf GBA) - (EXCLUSIONS) + (INCLUSIONS) = (28,130 sf GFA)

EXCLUSIONS	AREA
01   Off-Street Loading	2,201 sf
02   Parking	2,464 sf
06   Operational Equipment/Systems	3,183 sf
06   Operational Equipment/Systems (HP)	N/A
10   Bike Parking	1,292 sf
12   Interior Air Spaces at Facade	206 sf

INCLUSIONS	AREA
b1   Unroofed Porches & Balconies	N/A
b2   Unroofed Porches & Balconies	N/A



BUILDING PERIMETER: 886 LF (-1 LF)

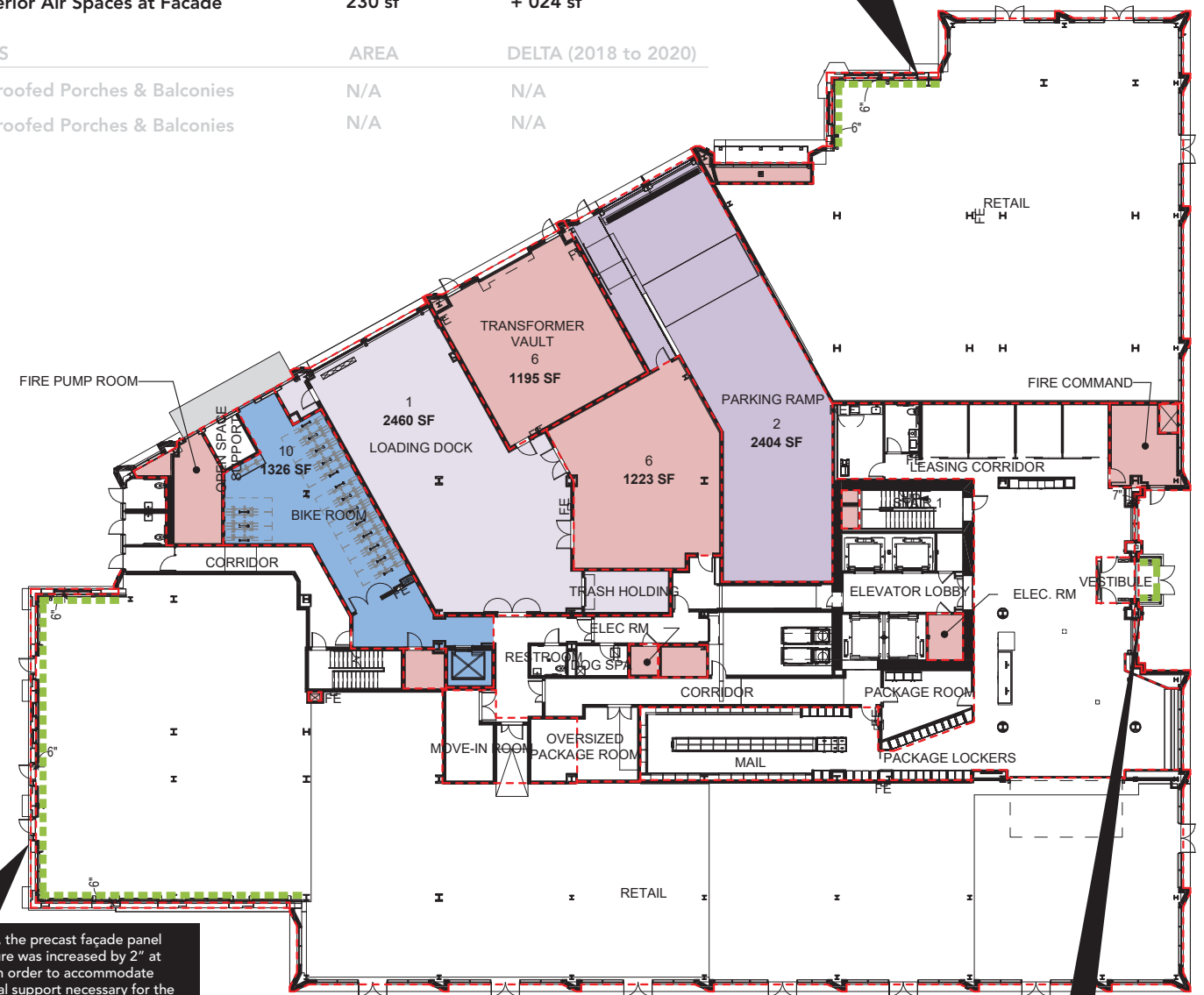
## 2020 REQUESTS

(38,426 sf GBA) - (EXCLUSIONS) + (INCLUSIONS) = (28,611 sf GFA)

EXCLUSIONS	AREA	DELTA (2018 to 2020)
01   Off-Street Loading	2,456 sf	+ 255 sf
02   Parking	2,404 sf	- 060 sf
06   Operational Equipment/Systems	3,395 sf	+ 212 sf
06   Operational Equipment/Systems (HP)	N/A	N/A
10   Bike Parking	1,330 sf	+ 038 sf
12   Interior Air Spaces at Facade	230 sf	+ 024 sf

INCLUSIONS	AREA	DELTA (2018 to 2020)
b1   Unroofed Porches & Balconies	N/A	N/A
b2   Unroofed Porches & Balconies	N/A	N/A



During coordination, the precast facade panel dimension to structure was increased by 2" at building perimeter in order to accommodate the upsized structural support necessary for the 11" deep precast panels. The 11" deep panels allow the 4" window recesses as approved by the Cambridge Planning Board.

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Partial footprint of entry vestibule is proud of building facade

BUILDING PERIMETER: 887 LF (+1 LF)

# GFA COMPARISONS | LEVEL 02 (BIKE STORAGE)

## 2018 APPROVED BY PLANNING BOARD

(37,537 sf GBA) - (EXCLUSIONS) + (INCLUSIONS) = (30,378 sf GFA)

EXCLUSIONS	AREA
01   Off-Street Loading	N/A
02   Parking	N/A
06   Operational Equipment/Systems	172 sf
06   Operational Equipment/Systems (HP)	0 sf
10   Bike Parking	6,767 sf
12   Interior Air Spaces at Facade	220 sf

INCLUSIONS	AREA
b1   Unroofed Porches & Balconies	N/A
b2   Unroofed Porches & Balconies	N/A



BUILDING PERIMETER: 875 LF (-5 LF)

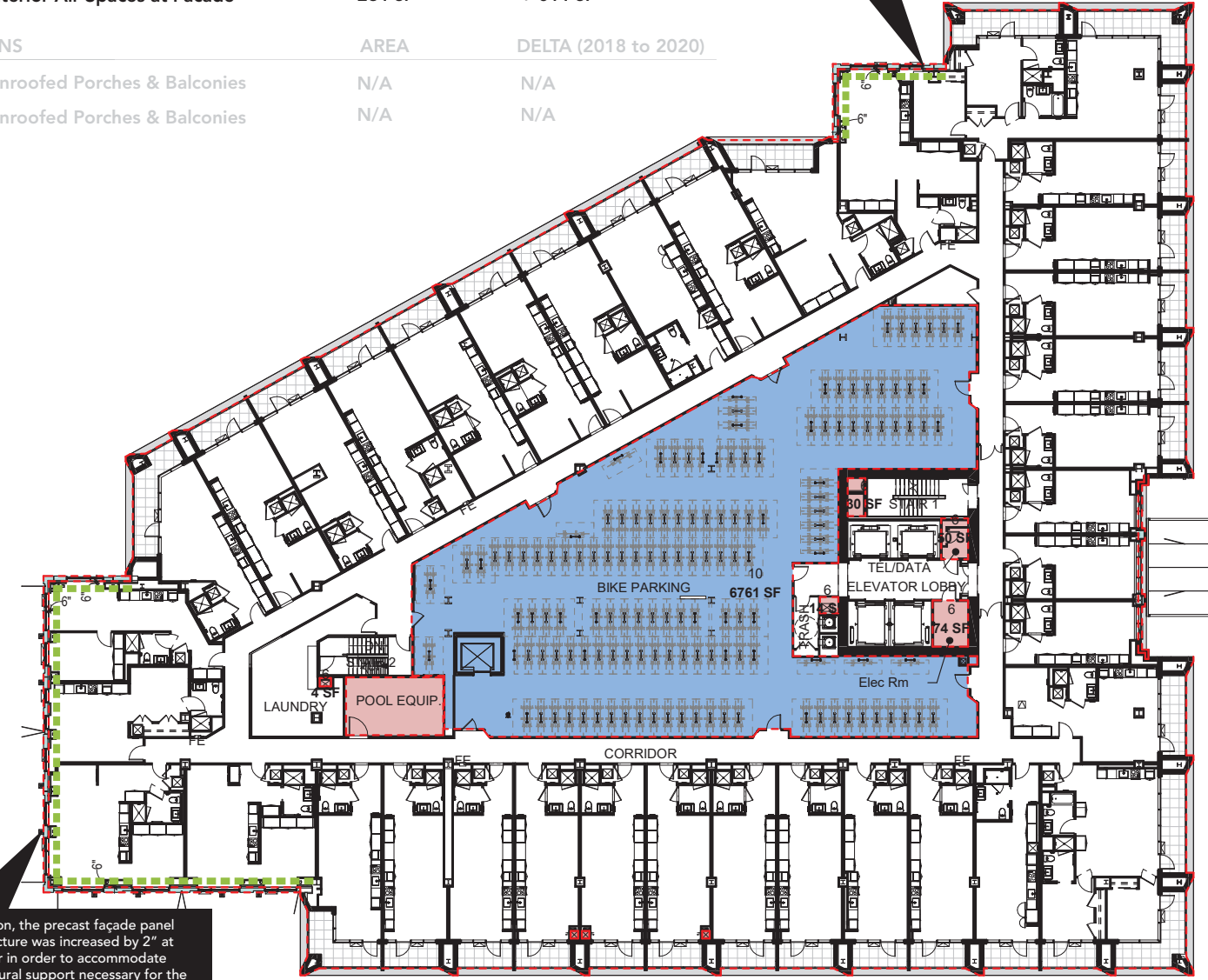
## 2020 REQUESTS

(38,376 sf GBA) - (EXCLUSIONS) + (INCLUSIONS) = (30,949 sf GFA)

EXCLUSIONS	AREA	DELTA (2018 to 2020)
01   Off-Street Loading	N/A	N/A
02   Parking	N/A	N/A
06   Operational Equipment/Systems	427 sf	+ 255 sf
06   Operational Equipment/Systems (HP)	8 sf	+ 008 sf
10   Bike Parking	6,761 sf	- 006 sf
12   Interior Air Spaces at Facade	231 sf	+ 011 sf

INCLUSIONS	AREA	DELTA (2018 to 2020)
b1   Unroofed Porches & Balconies	N/A	N/A
b2   Unroofed Porches & Balconies	N/A	N/A



During coordination, the precast façade panel dimension to structure was increased by 2" at building perimeter in order to accommodate the upsized structural support necessary for the 11" deep precast panels. The 11" deep panels allow the 4" window recesses as approved by the Cambridge Planning Board.

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BUILDING PERIMETER: 880 LF (+5 LF)

# GFA COMPARISONS | LEVEL 03

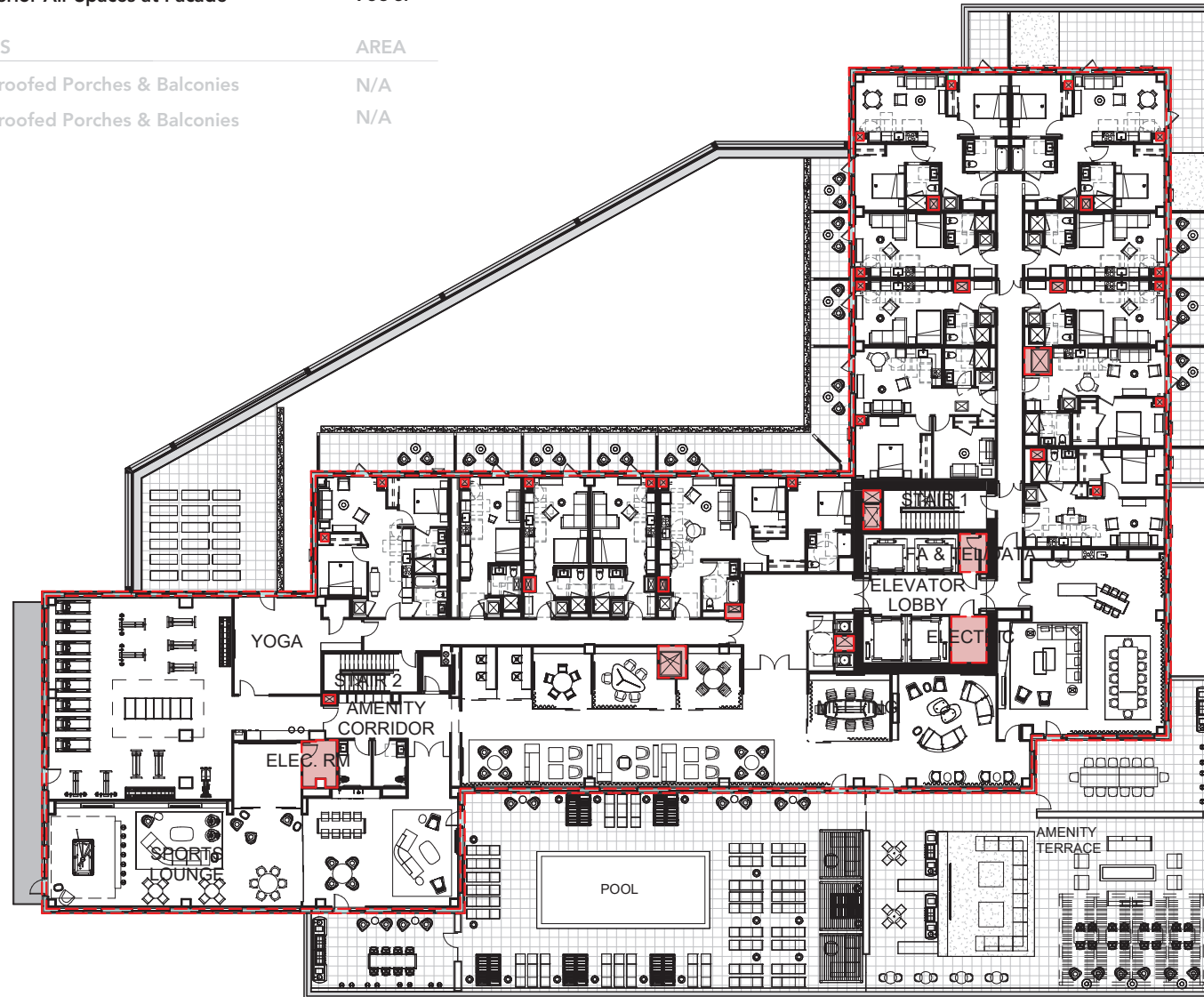
## 2018 APPROVED BY PLANNING BOARD

(21,865 sf GBA) - (EXCLUSIONS) + (INCLUSIONS) = (20,712 sf GFA)

EXCLUSIONS	AREA
01   Off-Street Loading	N/A
02   Parking	N/A
06   Operational Equipment/Systems	349 sf
06   Operational Equipment/Systems (HP)	46 sf
10   Bike Parking	N/A
12   Interior Air Spaces at Facade	758 sf

INCLUSIONS	AREA
b1   Unroofed Porches & Balconies	N/A
b2   Unroofed Porches & Balconies	N/A



BUILDING PERIMETER: 817 LF (-5 LF)

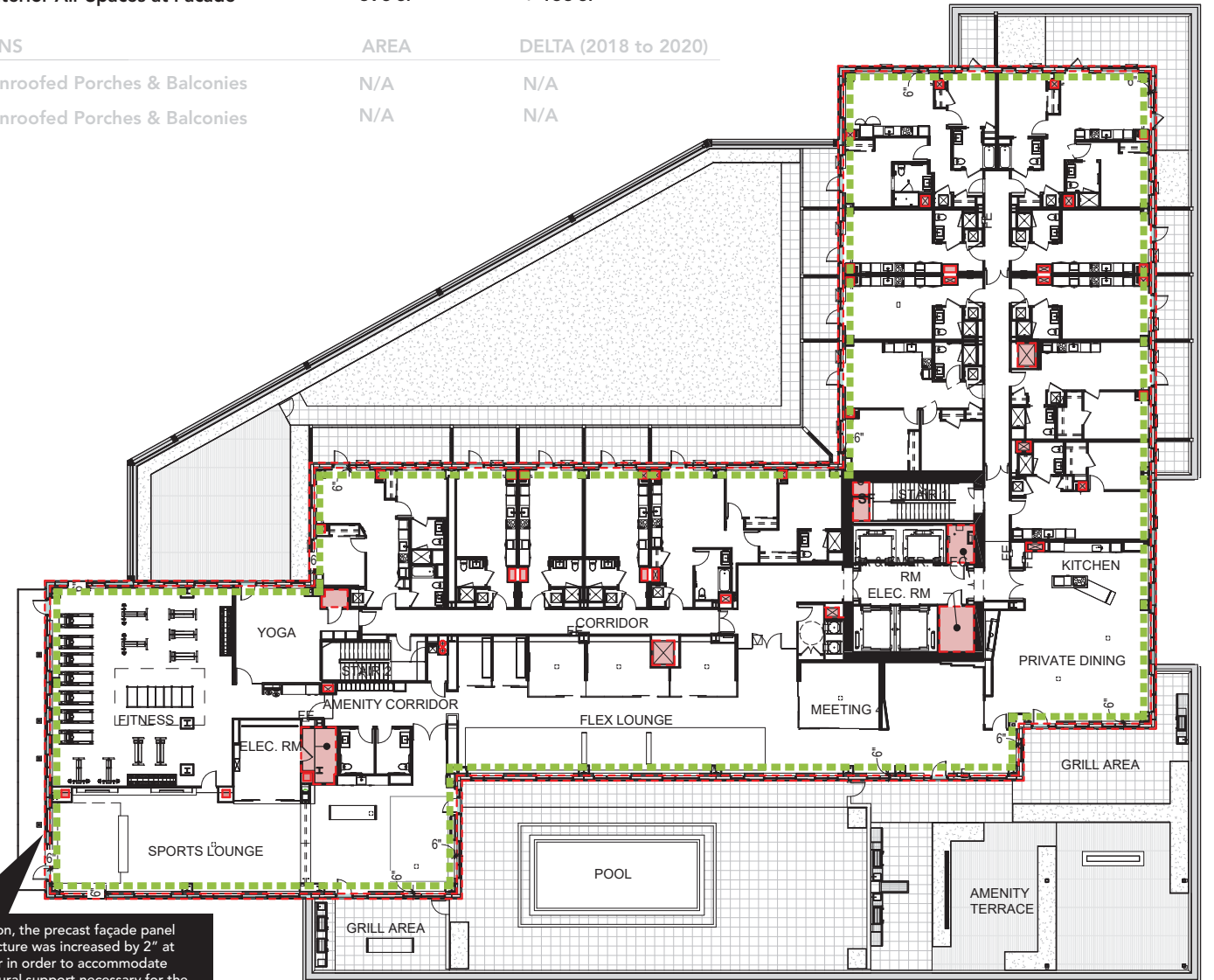
## 2020 REQUESTS

(22,002 sf GBA) - (EXCLUSIONS) + (INCLUSIONS) = (20,718 sf GFA)

EXCLUSIONS	AREA	DELTA (2018 to 2020)
01   Off-Street Loading	N/A	N/A
02   Parking	N/A	N/A
06   Operational Equipment/Systems	335 sf	- 014 sf
06   Operational Equipment/Systems (HP)	53 sf	+ 007 sf
10   Bike Parking	N/A	N/A
12   Interior Air Spaces at Facade	896 sf	+ 138 sf

INCLUSIONS	AREA	DELTA (2018 to 2020)
b1   Unroofed Porches & Balconies	N/A	N/A
b2   Unroofed Porches & Balconies	N/A	N/A



During coordination, the precast facade panel dimension to structure was increased by 2" at building perimeter in order to accommodate the upsized structural support necessary for the 11" deep precast panels. The 11" deep panels allow the 4" window recesses as approved by the Cambridge Planning Board.

BUILDING PERIMETER: 822 LF (+5 LF)



# GFA COMPARISONS | LEVEL 04

## 2018 APPROVED BY PLANNING BOARD

(21,865 sf GBA) - (EXCLUSIONS) + (INCLUSIONS) = (20,626 sf GFA)

EXCLUSIONS	AREA
01   Off-Street Loading	N/A
02   Parking	N/A
06   Operational Equipment/Systems	385 sf
06   Operational Equipment/Systems (HP)	96 sf
10   Bike Parking	N/A
12   Interior Air Spaces at Facade	758 sf

INCLUSIONS	AREA
b1   Unroofed Porches & Balconies	N/A
b2   Unroofed Porches & Balconies	N/A



BUILDING PERIMETER: 817 LF (-5 LF)

## 2020 REQUESTS

(22,002 sf GBA) - (EXCLUSIONS) + (INCLUSIONS) = (20,689 sf GFA)

EXCLUSIONS	AREA	DELTA (2018 to 2020)
01   Off-Street Loading	N/A	N/A
02   Parking	N/A	N/A
06   Operational Equipment/Systems	323 sf	- 062 sf
06   Operational Equipment/Systems (HP)	94 sf	- 002 sf
10   Bike Parking	N/A	N/A
12   Interior Air Spaces at Facade	896 sf	+ 138 sf

INCLUSIONS	AREA	DELTA (2018 to 2020)
b1   Unroofed Porches & Balconies	N/A	N/A
b2   Unroofed Porches & Balconies	N/A	N/A



During coordination, the precast facade panel dimension to structure was increased by 2" at building perimeter in order to accommodate the upsized structural support necessary for the 11" deep precast panels. The 11" deep panels allow the 4" window recesses as approved by the Cambridge Planning Board.

BUILDING PERIMETER: 822 LF (+5 LF)

# GFA COMPARISONS | LEVEL 05

## 2018 APPROVED BY PLANNING BOARD

(21,865 sf GBA) - (EXCLUSIONS) + (INCLUSIONS) = (21,010 sf GFA)

EXCLUSIONS	AREA
01   Off-Street Loading	N/A
02   Parking	N/A
06   Operational Equipment/Systems	385 sf
06   Operational Equipment/Systems (HP)	96 sf
10   Bike Parking	N/A
12   Interior Air Spaces at Facade	758 sf

INCLUSIONS	AREA
b1   Unroofed Porches & Balconies	384 sf
b2   Unroofed Porches & Balconies	N/A



BUILDING PERIMETER: 817 LF (-5 LF)

## 2020 REQUESTS

(22,002 sf GBA) - (EXCLUSIONS) + (INCLUSIONS) = (21,111 sf GFA)

EXCLUSIONS	AREA	DELTA (2018 to 2020)
01   Off-Street Loading	N/A	N/A
02   Parking	N/A	N/A
06   Operational Equipment/Systems	319 sf	- 066 sf
06   Operational Equipment/Systems (HP)	96 sf	+ 000 sf
10   Bike Parking	N/A	N/A
12   Interior Air Spaces at Facade	896 sf	+ 138 sf

INCLUSIONS	AREA	DELTA (2018 to 2020)
b1   Unroofed Porches & Balconies	420 sf	+ 036 sf
b2   Unroofed Porches & Balconies	N/A	N/A



During coordination, the precast facade panel dimension to structure was increased by 2" at building perimeter in order to accommodate the upsized structural support necessary for the 11" deep precast panels. The 11" deep panels allow the 4" window recesses as approved by the Cambridge Planning Board.

BUILDING PERIMETER: 822 LF (+5 LF)

# GFA COMPARISONS | LEVEL 11

## 2018 APPROVED BY PLANNING BOARD

(17,313 sf GBA) - (EXCLUSIONS) + (INCLUSIONS) = (17,535 sf GFA)

EXCLUSIONS	AREA
01   Off-Street Loading	N/A
02   Parking	N/A
06   Operational Equipment/Systems	366 sf
06   Operational Equipment/Systems (HP)	76 sf
10   Bike Parking	N/A
12   Interior Air Spaces at Facade	608 sf

INCLUSIONS	AREA
b1   Unroofed Porches & Balconies	268 sf
b2   Unroofed Porches & Balconies	1,004 sf



BUILDING PERIMETER: 660 LF (-1 LF)

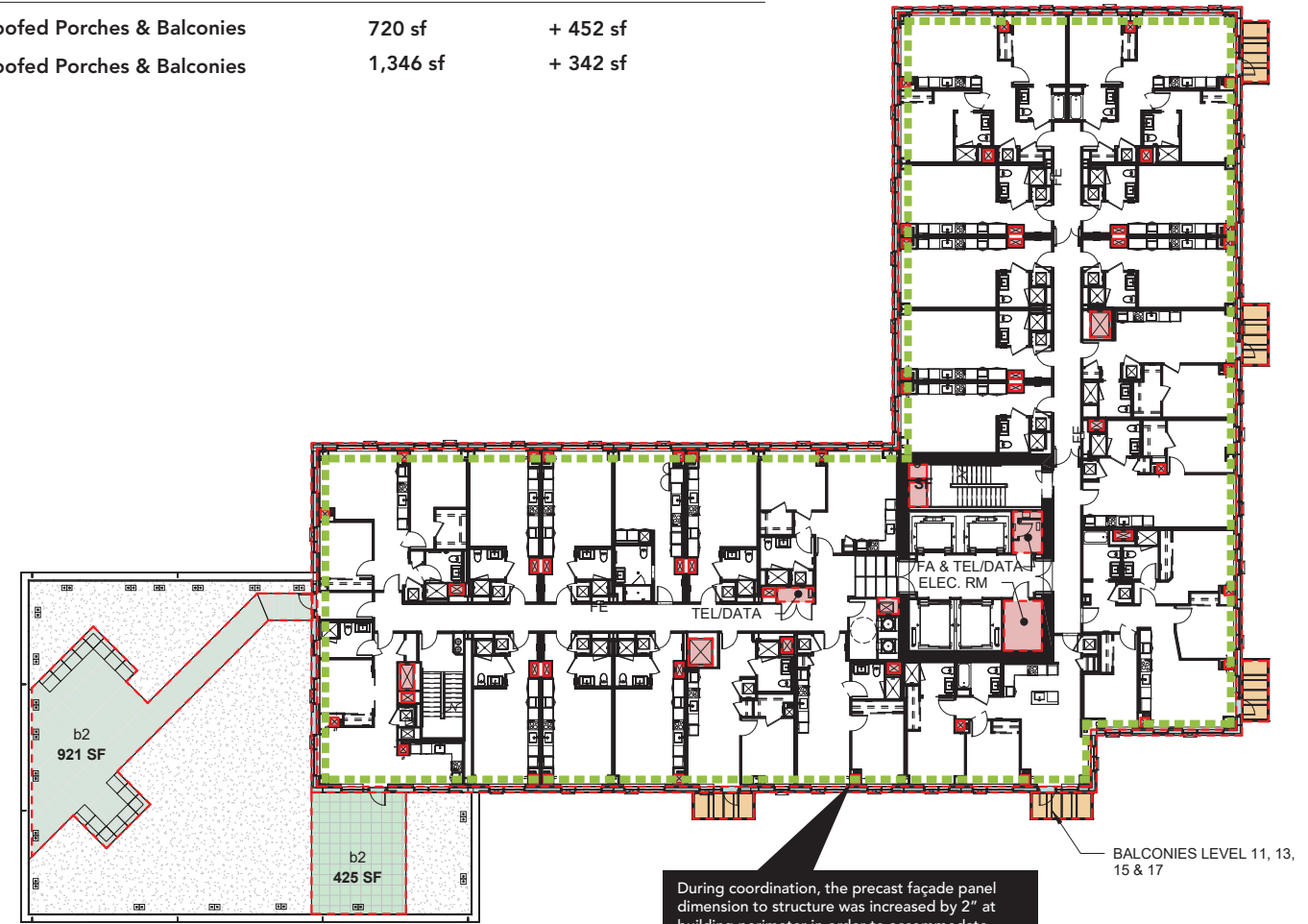
## 2020 REQUESTS

(17,423 sf GBA) - (EXCLUSIONS) + (INCLUSIONS) = (18,393 sf GFA)

EXCLUSIONS	AREA	DELTA (2018 to 2020)
01   Off-Street Loading	N/A	N/A
02   Parking	N/A	N/A
06   Operational Equipment/Systems	302 sf	- 064 sf
06   Operational Equipment/Systems (HP)	76 sf	+ 000 sf
10   Bike Parking	N/A	N/A
12   Interior Air Spaces at Facade	718 sf	+ 110 sf

INCLUSIONS	AREA	DELTA (2018 to 2020)
b1   Unroofed Porches & Balconies	720 sf	+ 452 sf
b2   Unroofed Porches & Balconies	1,346 sf	+ 342 sf



During coordination, the precast façade panel dimension to structure was increased by 2" at building perimeter in order to accommodate the upsized structural support necessary for the 11" deep precast panels. The 11" deep panels allow the 4" window recesses as approved by the Cambridge Planning Board.

BUILDING PERIMETER: 661 LF (+1 LF)

# GFA COMPARISONS | LEVEL 12

## 2018 APPROVED BY PLANNING BOARD

(17,313 sf GBA) - (EXCLUSIONS) + (INCLUSIONS) = (16,263 GFA)

EXCLUSIONS	AREA
01   Off-Street Loading	N/A
02   Parking	N/A
06   Operational Equipment/Systems	366 sf
06   Operational Equipment/Systems (HP)	76 sf
10   Bike Parking	N/A
12   Interior Air Spaces at Facade	608 sf

INCLUSIONS	AREA
b1   Unroofed Porches & Balconies	N/A
b2   Unroofed Porches & Balconies	N/A



BUILDING PERIMETER: 660 LF (-1 LF)

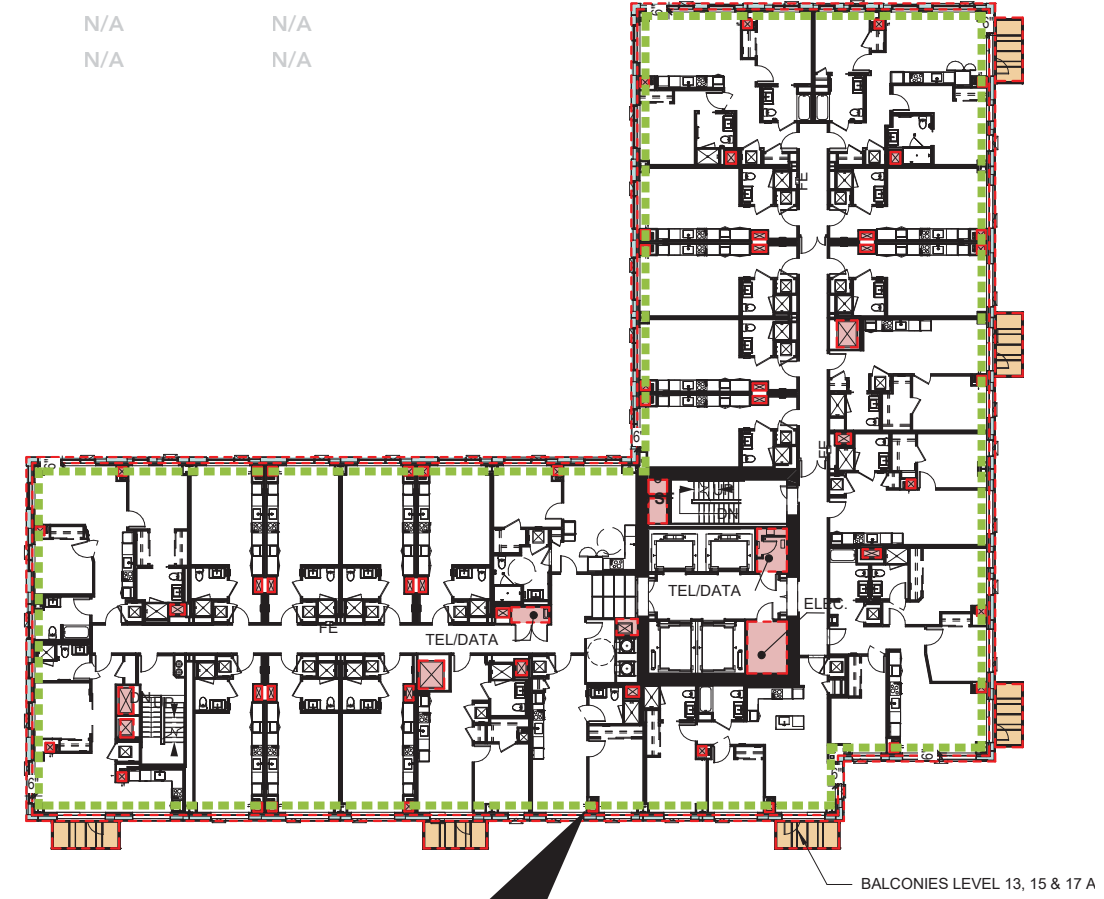
## 2020 REQUESTS

(17,423 sf GBA) - (EXCLUSIONS) + (INCLUSIONS) = (16,322 sf GFA)

EXCLUSIONS	AREA	DELTA (2018 to 2020)
01   Off-Street Loading	N/A	N/A
02   Parking	N/A	N/A
06   Operational Equipment/Systems	306 sf	- 060 sf
06   Operational Equipment/Systems (HP)	76 sf	+ 000 sf
10   Bike Parking	N/A	N/A
12   Interior Air Spaces at Facade	719 sf	+ 111 sf

INCLUSIONS	AREA	DELTA (2018 to 2020)
b1   Unroofed Porches & Balconies	N/A	N/A
b2   Unroofed Porches & Balconies	N/A	N/A



During coordination, the precast façade panel dimension to structure was increased by 2" at building perimeter in order to accommodate the upsized structural support necessary for the 11" deep precast panels. The 11" deep panels allow the 4" window recesses as approved by the Cambridge Planning Board.

BUILDING PERIMETER: 661 LF (+1 LF)



# Cambridge Crossing

## PARCEL I - RESIDENTIAL

Rendering Updates - Rooftop Scuppers & Penthouse Screenwall Mullions

November 12, 2020

CAMBRIDGE CROSSING - PARCEL I  
**AERIAL RENDERING**



2018 APPROVED BY PLANNING BOARD

Added horizontal mullion at mechanical level facade and screen wall

Scuppers shown at parapet locations for overflow drainage



2020 REQUEST

Upper balcony tie rod embeds relocated due to structural analysis



# FIRST STREET RENDERING



2018 APPROVED BY PLANNING BOARD

Added horizontal mullion at mechanical level facade and screen wall

Scuppers shown at parapet locations for overflow drainage



2020 REQUEST

Upper balcony tie rod embeds relocated due to structural analysis



**Appendix I: Revised Statistical Summary of the Approved Master Plan**

**I. Project as a Whole**

**A. Three City Summary**

a. Parcel Area	Total Area in Acres (Square Feet):	45.37 acres (1,976,501 square feet)
b. Floor Area	FAR at North Point:	2.66
	FAR at Lechmere	2.5
	Total GFA	5,245,854 square feet
c. Non-Residential	Maximum FAR	1.10
	Approved GFA	2,185,062 square feet for all non-residential uses
	Retail GFA:	300,000 square feet at North Point Amount TBD at Lechmere
d. Residential	Maximum FAR:	1.55
	GFA:	3,060,792 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	392,000 square feet
	Other/Common Open Space in Square feet:	TBD
f. Parking Spaces	Maximum Permitted:	3,807 spaces +300 replacement MBTA spaces
	Maximum non-residential:	See Special Permit
	Residential:	0.5-1.0 spaces/unit for each building Average of 0.75/unit for the entire project at full build-out
g. Dwelling Units	Proposed Number:	3,177 units



**B. Development in Cambridge**

a. Parcel Area	Total Area in Acres:	38.77 acres
	Square Feet:	1,690,276 square feet
	Area at North Point in Acres:	37.1 acres
	Square Feet:	1,617,534 square feet
	Area at Lechmere in Acres:	1.67 acres
	Square Feet:	72,742 square feet
	FAR at North Point:	2.52
b. Floor Area	FAR at Lechmere:	2.57
	GFA at North Point:	4,062,000 square feet
	GFA at Lechmere:	186,695 square feet
	Total GFA:	4,248,695 square feet
c. Non-Residential	Maximum FAR at North Point:	TBD
	Maximum FAR at Lechmere:	TBD
	Approved GFA at North Point:	1,409,063 square feet
	Approved GFA at Lechmere:	4,840 (Retail Only)
	Minimum FAR at North Point:	TBD
d. Residential	Minimum FAR at Lechmere:	TBD
	Approved GFA at North Point:	2,652,937 square feet
	Approved GFA at Lechmere:	181,855 square feet
	Minimum Public, Green Area or Permeable Open Space Provided at North Point:	323,507 square feet
e. Open Space	at Lechmere:	11,000 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential at North Point:	See Special Permit
	at Lechmere:	See Special Permit
	Residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all municipalities
	g. Dwelling Units	Proposed Number:

**C. Development in Somerville**

a. Parcel Area	Total Area in Acres:	5.28 acres
	Square Feet:	229,856 square feet

**D. Development in Boston**

a. Parcel Area	Total Area in Acres:	1.29 acres
	Square Feet:	56,369 square feet

**E. Development in Boston + Somerville**

a. Parcel Area	Total Area in Acres:	6.57 acres
	Square Feet:	286,225 square feet
b. Floor Area	Total FAR	3.49
	Total GFA	997,159 square feet
c. Non-Residential	Maximum FAR	2.70
	GFA	771,159 square feet
d. Residential	FAR	0.79
	GFA	226,000 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	TBD
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum permitted:	TBD
g. Dwelling Units	Proposed Number:	TBD

**II. PHASES****A. Statistical Summary - Phase 1A****1. Overall Dimensional Limits**

a. Parcel Areas	Total Phase 1A in Square Feet:	454,406 square feet
b. Floor Area	Total GFA	2,088,637-315 square feet
	GFA	444,710-388 square feet
c. Non-Residential	Retail GFA	TBD
	GFA	1,643,927 square feet
d. Residential	GFA	1,643,927 square feet
	Public, Green Area or Permeable Open Space Provided:	4.12 acres or 179,902 square feet
e. Open Space	Other Open Space in Square feet:	TBD
	Non-residential:	See Special Permit
f. Parking Spaces	Residential:	TBD - Average of 0.75/unit at full build-out for all phases
	Proposed Number:	TBD
g. Dwelling Units	Proposed Number:	TBD

**2. Dimensional Limits on Individual Parcels**

Parcel I	a. Total Parcel Area:	100,837 square feet
	b. Total GFA:	<del>397,400,402</del> 57 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, <del>262,503</del> 6-714 square feet
	f. Residential GFA:	<del>371,374,066</del> 343 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel N (completed prior to this Major Amendment)	a. Total Parcel Area:	49,284 square feet
	b. Total GFA:	394,000 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	8,600 square feet
	e. Retail:	8,600 square feet
	f. Residential GFA:	385,400 square feet
	g. Total Parking Spaces:	184
	h. Associated Public, Green Area or Permeable Open Space:	8,760 square feet
Parcel JK	a. Total Parcel Area:	62,502 square feet
	b. Total GFA:	371,828 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	371,828 square feet
	e. Retail:	Allowed, 15,600 square feet
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel T (completed prior to this Major Amendment)	a. Total Parcel Area:	38,986 square feet
	b. Total GFA:	242,194 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Retail not proposed
	f. Residential GFA:	242,194 square feet
	g. Total Parking Spaces:	151 spaces in garage, 79 spaces at other locations on NorthPoint
	h. Associated Public, Green Area or Permeable Open Space:	13,861 square feet

Appendix I  
Cambridge Crossing  
Cambridge, Massachusetts

Parcel S (completed prior to this Major Amendment)	a. Total Parcel Area:	30,090 square feet
	b. Total GFA:	112,398 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	None
	f. Residential GFA:	112,398 square feet
	g. Total Parking Spaces:	51 spaces in garage, 49 spaces at other locations on NorthPoint
	h. Associated Public, Green Area or Permeable Open Space:	11,255 square feet
Parcel L	a. Total Parcel Area:	30,475 square feet
	b. Total GFA:	<del>314,312, 03899</del> square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Allowed, None
	f. Residential GFA:	<del>314,312, 03998</del> square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel M	a. Total Parcel Area:	30,475 square feet
	b. Total GFA:	<del>2240,83193</del> square feet
	c. Use:	Mixed Use
	d. Non-Residential GFA:	3,000 square feet
	e. Retail:	Required, 3,000 square feet
	f. Residential GFA:	<del>218217, 83193</del> square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel Q1	a. Total Parcel Area:	14,799 square feet
	b. Total GFA:	18,851 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	18,851 square feet
	e. Retail:	Required, 8,533 square feet
	f. Residential GFA:	None
	g. Total Parking Spaces:	None
	h. Associated Public, Green Area or Permeable Open Space:	TBD

Parcel W	a. Total Parcel Area:	20,743 square feet
	b. Total GFA:	16,395 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	16,395 square feet
	e. Retail:	Required, 16,395 square feet
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

**B. Statistical Summary - Phase 1B**

**1. Overall Dimensional Limits**

a. Parcel Areas	Total Phase 1B in Square Feet:	383,237 square feet
b. Floor Area	Total GFA:	1,938,472 square feet
c. Non-Residential	GFA:	1,555,726 square feet
	Retail GFA:	0
d. Residential	GFA:	382,746 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	3.6 acres or 158,820 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential:	See Special Permit
	Residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all phases
g. Dwelling Units	Proposed Number:	TBD

**2. Dimensional Limits on Individual Parcels – Phase 1B**

Parcel C	a. Total Parcel Area:	69,003 square feet
	b. Total GFA:	382,746 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel EF	a. Total Parcel Area:	87,225 square feet
	b. Total GFA:	419,529 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	419,529 square feet
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel G	a. Total Parcel Area:	101,610 square feet
	b. Total GFA:	450,895 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	450,895 square feet
	e. Retail:	Allowed, None
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel H	a. Total Parcel Area:	79,430 square feet
	b. Total GFA:	365,110 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	365,110 square feet
	e. Retail:	Allowed, None
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

Parcel U	a. Total Parcel Area:	45,969 square feet
	b. Total GFA:	320,192 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	320,192 square feet
	e. Retail:	Retail not proposed
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

### C. Statistical Summary - Phase 2

#### 1. Overall Dimensional Limits

a. Parcel Areas	Total Phase 2 in Square Feet:	426,813 square feet
b. Floor Area	Total GFA:	1, <del>218</del> 219,745-067 square feet
c. Non-Residential	Maximum GFA:	184, <del>626</del> 948 square feet
	Retail GFA:	24, <del>301</del> 623 square feet
d. Residential	Minimum GFA:	1,034,119 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	Balance of 11 acres
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential:	See Special Permit
	Residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all phases
g. Dwelling Units	Proposed Number:	TBD

#### 2. Dimensional Limits on Individual Parcels – Phase 2

Parcel A	a. Total Parcel Area:	65,373 square feet
	b. Total GFA:	93,971 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Retail not proposed
	f. Residential GFA:	93,971 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

Parcel B	a. Total Parcel Area:	80,325 square feet
	b. Total GFA:	335,251 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel D	a. Total Parcel Area:	59,838 square feet
	b. Total GFA:	306,491 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel Q2	a. Total Parcel Area:	114,928 square feet
	b. Total GFA:	162,126 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	162,126 square feet
	e. Retail:	Required, 1,801 square feet
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel R	a. Total Parcel Area:	46,343 square feet
	b. Total GFA:	134,211 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Required, 17,660 square feet
	f. Residential GFA:	116,551 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD



Parcel V	a. Total Parcel Area:	60,006 square feet
	b. Total GFA:	<del>186,187,695</del> <u>017</u> square feet
	c. Use:	Mixed Use
	d. Non-Residential GFA:	<del>45,840</del> <u>162</u> square feet
	e. Retail:	Required, <del>45,840</del> <u>162</u> square feet
	f. Residential GFA:	181,855 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

# Design Review

## Parcel I - Residential View Glass



*Presented by:*

**DW NP 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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**Michael Van Valkenburgh Associates, Inc**



December 15, 2020

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

Via: Electronic Mail and Hand Delivery

Reference: Parcel I (Residential) Design Review – View Glass  
PB #179  
Cambridge Crossing  
Cambridge, Massachusetts

Dear Chair Connolly and Members of the Board:

DivcoWest Real Estate Investments and its affiliate DW Propco I-1, LLC (collectively, “DivcoWest”) respectfully submit this update package for Design Review for Parcel I-1, which is part of the Cambridge Crossing development. As you are aware, on July 17, 2018, the Planning Board approved the design of a proposed twenty (20)-story mixed use building with first floor retail and 468 units of residential multi-family housing containing approximately 371,066 square feet of Gross Floor Area (“GFA”) and other public realm improvements on Parcel I-1 (the “Project”). The GFA of the Project was updated in Minor Amendment No. 8 and the update to the Appendix I attached thereto to 397,102 square feet.

As we have advanced the design of the Project, we have started to consider the potential inclusion of smart windows manufactured by View, Inc. (“View Glass”) along a limited portion of the Project’s southerly façade with solar exposure along the residential tenant terrace. This area is more particularly shown on the attached renderings and elevations.

As you may be aware, View Glass is an emerging technology which allows the glass to tint dynamically across four gradients as it is exposed to varying degrees of direct sunlight, all of which are depicted in the enclosed materials. The tinting of the windows is controlled by running electrical current through the windows. For example, on a cloudy day, the glass will revert to Tint State 1, which is the most transparent and least reflective of the four tint states. With progressively more sunlight falling on the façade, View Glass will automatically tint to progressively darker tint states. With direct, bright sunshine, the glass will reach its darkest state, which is more transparent than a window with the shade drawn. As indicated in the renderings contained with this application, the proposed area of the View Glass is not widely visible from the ground plane around the Project or otherwise within Cambridge Crossing.

While this technology is enticing, it is relatively new and, as such, DivcoWest is currently investigating whether it would be viable for use on the Project. DivcoWest desires to have the Planning Board approve the potential inclusion of View Glass within the Project in the areas depicted in the attached renderings and elevations without prescribing it. This approach would allow DivcoWest to incorporate the



technology into the building design if it determines that it is viable without having to return to the Planning Board for additional approval. If View Glass did not prove viable, then DivcoWest would install windows that comply with the Design Review Approval already issued by the Planning Board. This would benefit the overall planning and development timeline as it would allow DivcoWest to pass straight from the design phase to the development phase without an additional cycle of review and approval by the Planning Board.

As part of this Application, we have included eight (8) copies, as well as a flash drive containing an electronic version, of the following materials for review by the Cambridge Planning Board:

- View Glass information; and
- Architectural Elevations showing how the potential inclusion of View Glass could impact the aesthetics of the proposed building.

This proposed change to the glass does not change GFA or any of the other dimensions or massing of the Project as previously approved by the Planning Board.

We look forward to the opportunity to meet with the Planning Board to discuss the Application and to potentially bringing this emerging technology to Cambridge Crossing.

Thank you for your consideration.

Sincerely,  
DIVCOWEST REAL ESTATE INVESTMENTS

*Mark Johnson*

Mark Johnson, FAIA  
Director of Development

Attachment

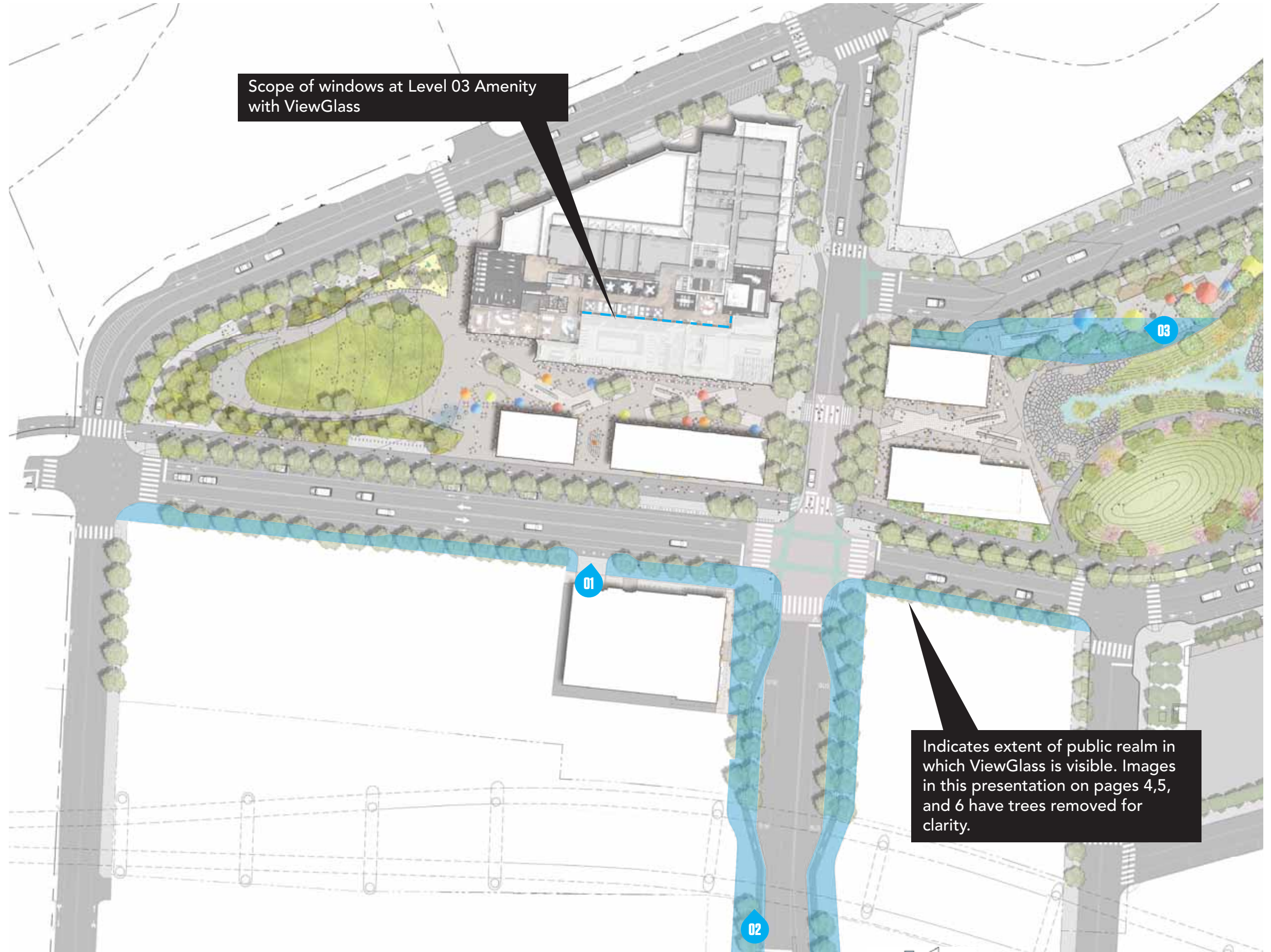


# Cambridge Crossing

PARCEL 1 - RESIDENTIAL

Proposed ViewGlass  
November 04, 2020

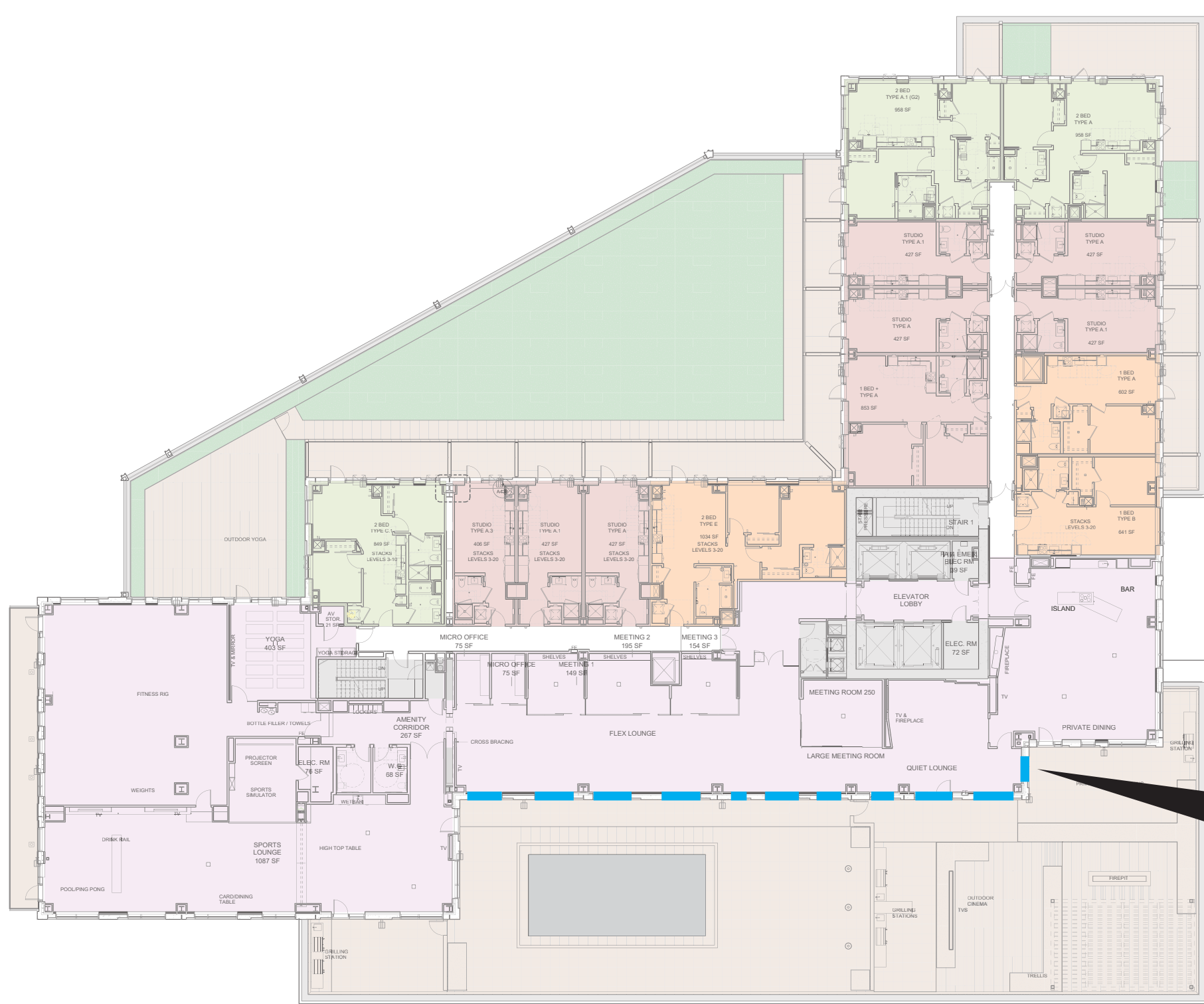
CAMBRIDGE CROSSING - PARCEL I  
SITE PLAN (LEVEL 03 SHOWN)



Scope of windows at Level 03 Amenity with ViewGlass

Indicates extent of public realm in which ViewGlass is visible. Images in this presentation on pages 4,5, and 6 have trees removed for clarity.

# LEVEL 03 VIEWGLASS EXTENT



Scope of windows at Level 03  
Amenity with ViewGlass  
Typical of (11) window bays



# SITE VIEW 01 | LOOKING NORTH ACROSS MORGAN AVENUE



VIEW WITHOUT TREES



VIEW WITH TREES





# SITE VIEW 02 | LOOKING NORTH ALONG NORTH FIRST STREET



VIEW WITHOUT TREES



VIEW WITH TREES



# SITE VIEW 03 | LOOKING WEST FROM THE PICNIC GROVE



VIEW WITHOUT TREES

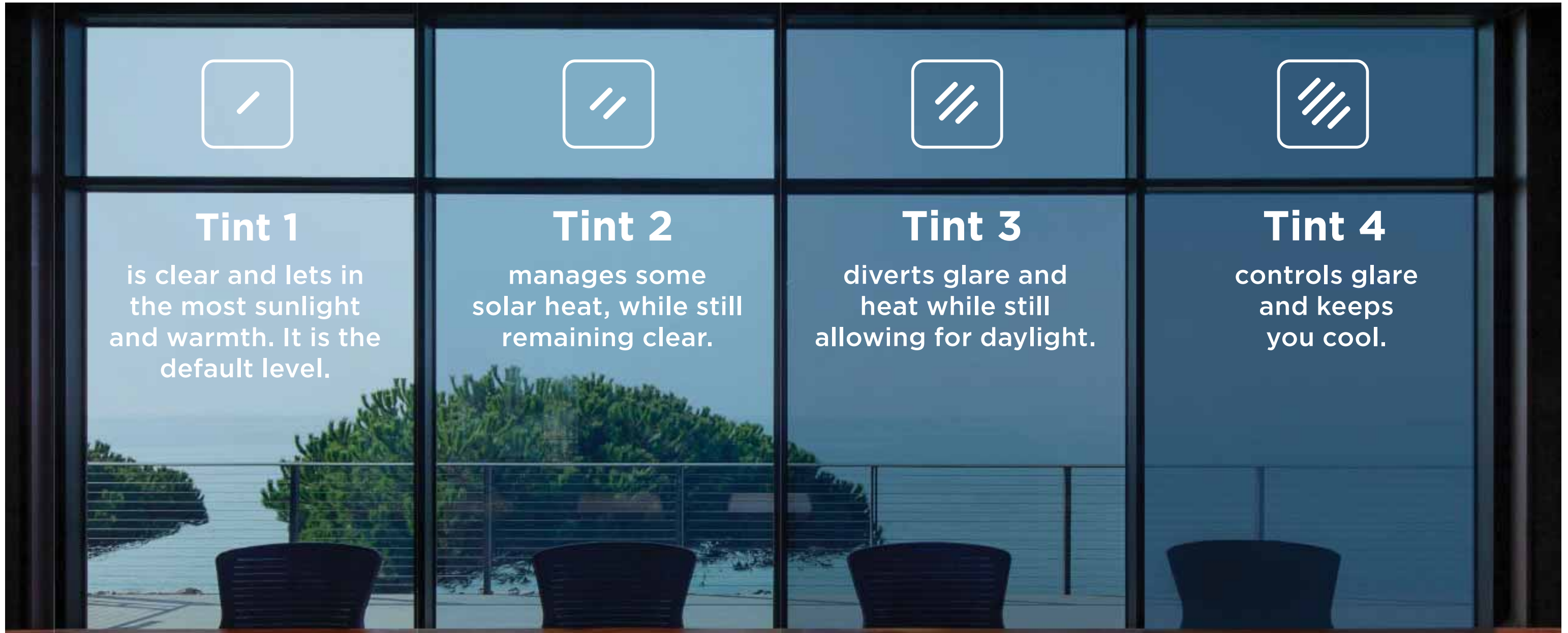


VIEW WITH TREES



# FOUR TINT STATES OF VIEWGLASS

Images below illustrate the varying tint states of view glass- this is best observed by viewing the varying tints in person.



# FOUR TINT STATES OF VIEWGLASS



TINT STATE 1



TINT STATE 2



TINT STATE 3



TINT STATE 4

