

Design Review

Parcel V Triangle



Presented by:

DW NP Property, LLC
DW CX V Property, LLC
181 Morgan Avenue, 2nd Floor
Cambridge, MA 02141

Prepared by:

Vanasse Hangen Brustlin, Inc.
Beals & Thomas, Inc.

April 5, 2023

Ms. Mary Flynn, Chair
Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Via: Electronic and Hand Delivery

Reference: North Point Parcel V Design Review
PB #179
Cambridge, Massachusetts

Dear Chair Flynn and Members of the Board:

DivcoWest Real Estate Services, LLC and its affiliates, DW NP Property, LLC and DW CX V Property, LLC, respectfully submit this Design Review application for the portion of Parcel V bounded by the planned First Street extension to the west, Monsignor O'Brien Highway to the north and Cambridge Street to the south (the "Triangle").

The Triangle is part of the larger Cambridge Crossing development and is located entirely within the City of Cambridge. As acknowledged in Condition No. 2 to Amendment No. 6 (Major) to the Cambridge Crossing Special Permit, the Planning Board approved the adjacent roads and sidewalks, as configured on the 1:40 scale Roadway Network Schematic Plans dated July 7, 2016 (the "40-Scale Roadway Plans"). The City of Cambridge Department of Traffic, Parking and Transportation and Department of Public Works each approved the 40-Scale Roadway Plans in connection with the approval of Major Amendment No. 6. The Massachusetts Department of Transportation recently approved the design for the Monsignor O'Brien Highway State right-of-way layout that abuts the Triangle to the north.

The Triangle contains below-grade drainage structures that are required to manage stormwater for the adjacent paved roadways. Because the stormwater management is conducted by gravity, the drainage structures are located downgradient from the roads that they serve, thereby making the Triangle the only feasible location for these necessary structures.

DivcoWest would like to thank Cambridge city staff for their participation in the design of the Triangle. City Staff suggested making the Triangle a pollinator meadow and installing speakers that play birdsong of species native to New England. We thought this was a terrific idea, and immediately scrapped our previous approach in favor of this direction. The resulting proposed design has several features:

- A meadow area at the southeast corner and southern portion of the site, farthest away from Monsignor O'Brien Highway traffic;

- A planted area across the northern portion of the site, creating a buffer between Monsignor O'Brien Highway and the lawn area within Triangle;
- A swinging bench in the middle of the meadow;
- Speakers that will play birdsong of species native to New England;
- A relocated Blue Bike station owned by the City, which was previously located adjacent to the old Lechmere MBTA station. DivcoWest proposes to install the Blue Bike station on the Triangle, where it will complement the additional Blue Bike stations we have already installed within Cambridge Crossing on Parcel N and Parcel R and are planned for Parcel I;
- Street trees that ring the perimeter of the Triangle; and
- Sidewalks around the Triangle, connecting via new signalized crosswalks to the sidewalks of adjacent streets.

Parcel V is a Phase 2 Parcel, so no buildings can be constructed on Parcel V at this time. At various times in the course of planning the Cambridge Crossing project, DivcoWest and its predecessors presented drawings that depict the Triangle containing a small retail building or kiosk. Presently, we are not proposing any buildings on the Triangle. We do note that the development of the multi-family residential building improvements on Parcel V, which will occur in Phase II, will contain first floor retail. Our current thinking is that retail on the Triangle would have serious challenges including lack of critical mass, difficulty with loading and comparably limited access. Accordingly, we believe retail should be concentrated on Parcel V, at the southwest corner of First Street and Cambridge Street, accessible without crossing streets, on the ground floor of the multifamily residential building that is planned for that site. Nevertheless, we recognize that DivcoWest may wish to locate retail on the Triangle, so we have designed the below-grade infrastructure to afford additional flexibility for when DivcoWest undertakes the development of Parcel V in Phase II, including the installation below-grade of:

- a foundation at the eastern tip of the Triangle that can support a large sculpture; and
- drainage structures are engineered such that a small retail building or kiosk can be constructed on the Triangle.

While we have included some illustrative plans showing some possible ways the Triangle may be developed in the future, such future development will be subject to Design Review by the Planning Board and City staff as a later date, and is therefore excluded from this Design Review application.

As part of this application, we have included eight (8) copies of the following materials for review by the Planning Board:

- Site Plans
- Renderings
- Site Sections

And additional reference materials that are not subject to Planning Board review at this time:

- Rendered plans and perspectives of the already approved Monsignor O'Brien Highway design; and
- Illustrative plans showing potential location of future artwork and/or a retail building.

The Cambridge Crossing team looks forward to meeting with the Planning Board to review and discuss the design of the proposed project. Thank you for your consideration.

Sincerely,
DIVCOWEST REAL ESTATE SERVICES, LLC

Mark Johnson

Mark Johnson, FAIA
Managing Director

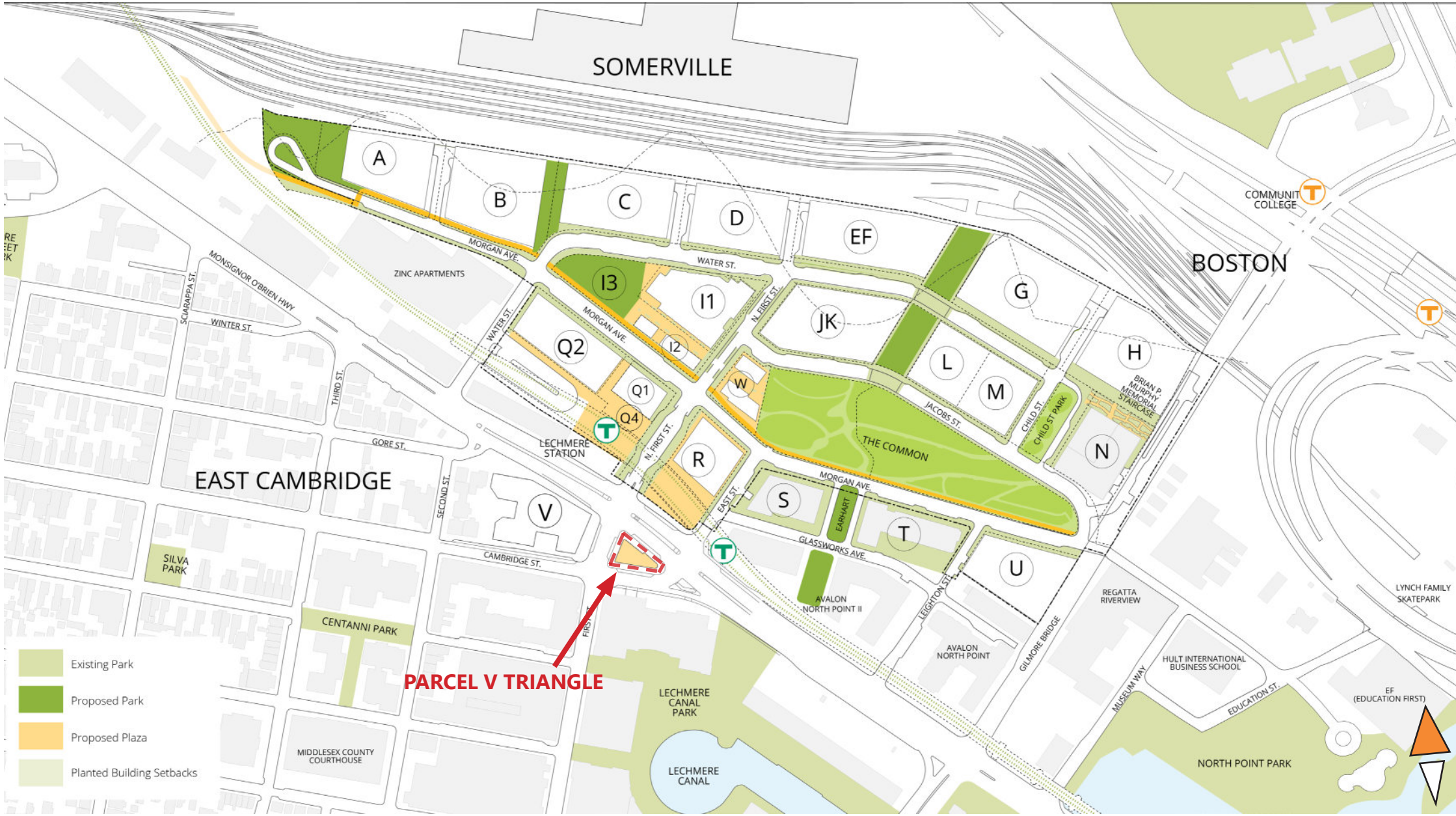
Enclosures

CAMBRIDGE CROSSING

PARCEL V
DESIGN REVIEW SUBMITTAL

APRIL 5, 2023

APPROVED MASTERPLAN PER AMENDMENT #7 (MINOR)



CAMBRIDGE CROSSING - PARCEL V TRIANGLE
APRIL 5, 2023

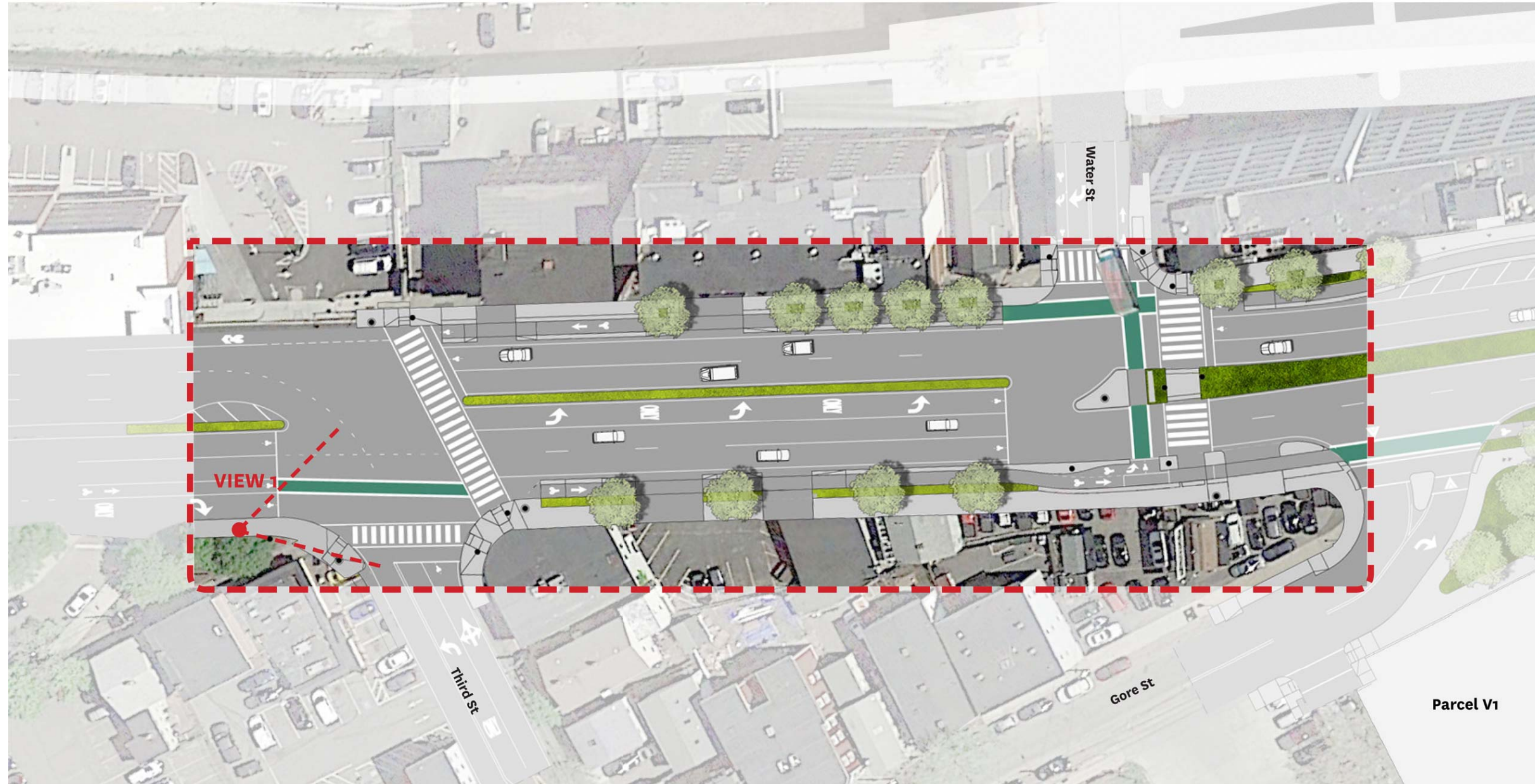
EXISTING CONDITIONS - AERIAL



CAMBRIDGE CROSSING - PARCEL V TRIANGLE
APRIL 5, 2023

EXISTING CONDITIONS - APPROVED M.O.B. LAYOUT FOR REFERENCE

Phase 1



EXISTING CONDITIONS - APPROVED M.O.B. LAYOUT FOR REFERENCE

View 1 Third Street Intersection



EXISTING CONDITIONS - APPROVED M.O.B. LAYOUT FOR REFERENCE

Phase 2 Sidewalks and Streets - Fall 2022 / Final Paving, Striping and Plantings - 2023



EXISTING CONDITIONS - APPROVED M.O.B. LAYOUT FOR REFERENCE

View 2 First Street Intersection



EXISTING CONDITIONS - APPROVED M.O.B. LAYOUT FOR REFERENCE

View 3 East Street Intersection (Bike Lane)

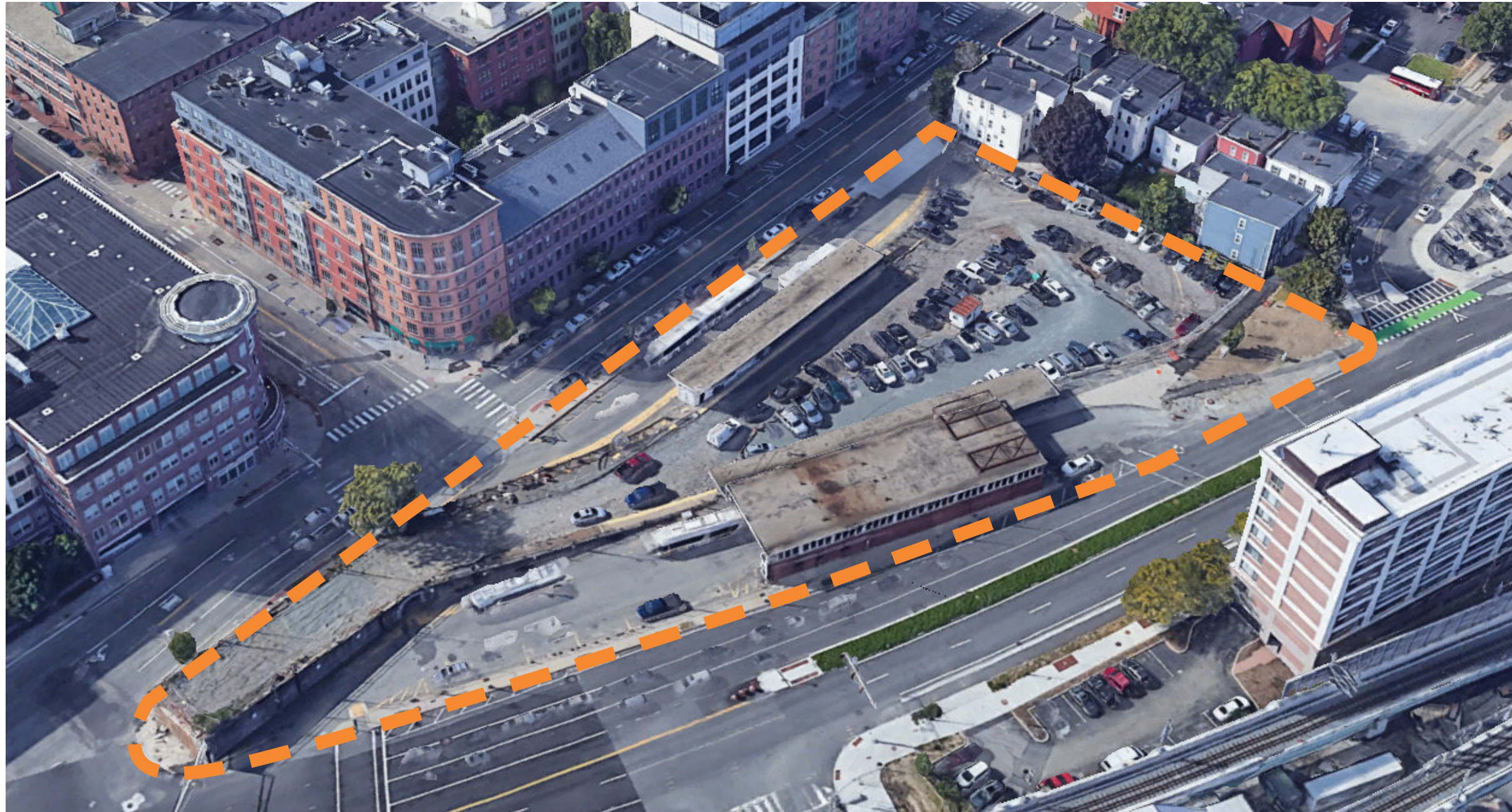


EXISTING CONDITIONS - APPROVED M.O.B. LAYOUT FOR REFERENCE

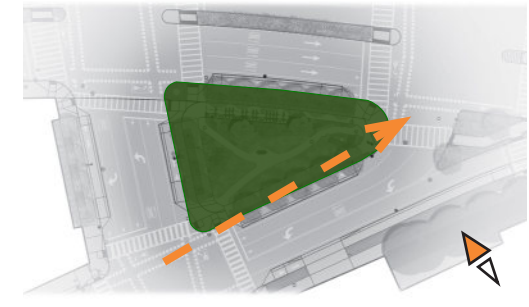
View 4 East Street Intersection (Sidewalk)



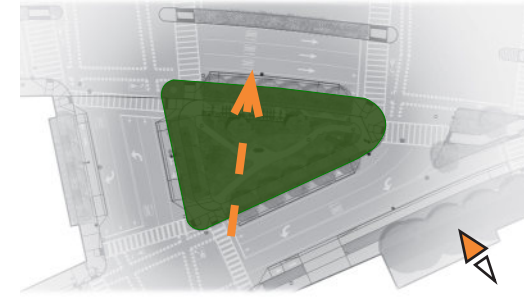
EXISTING CONDITION BEFORE DEMOLITION - PARCEL V



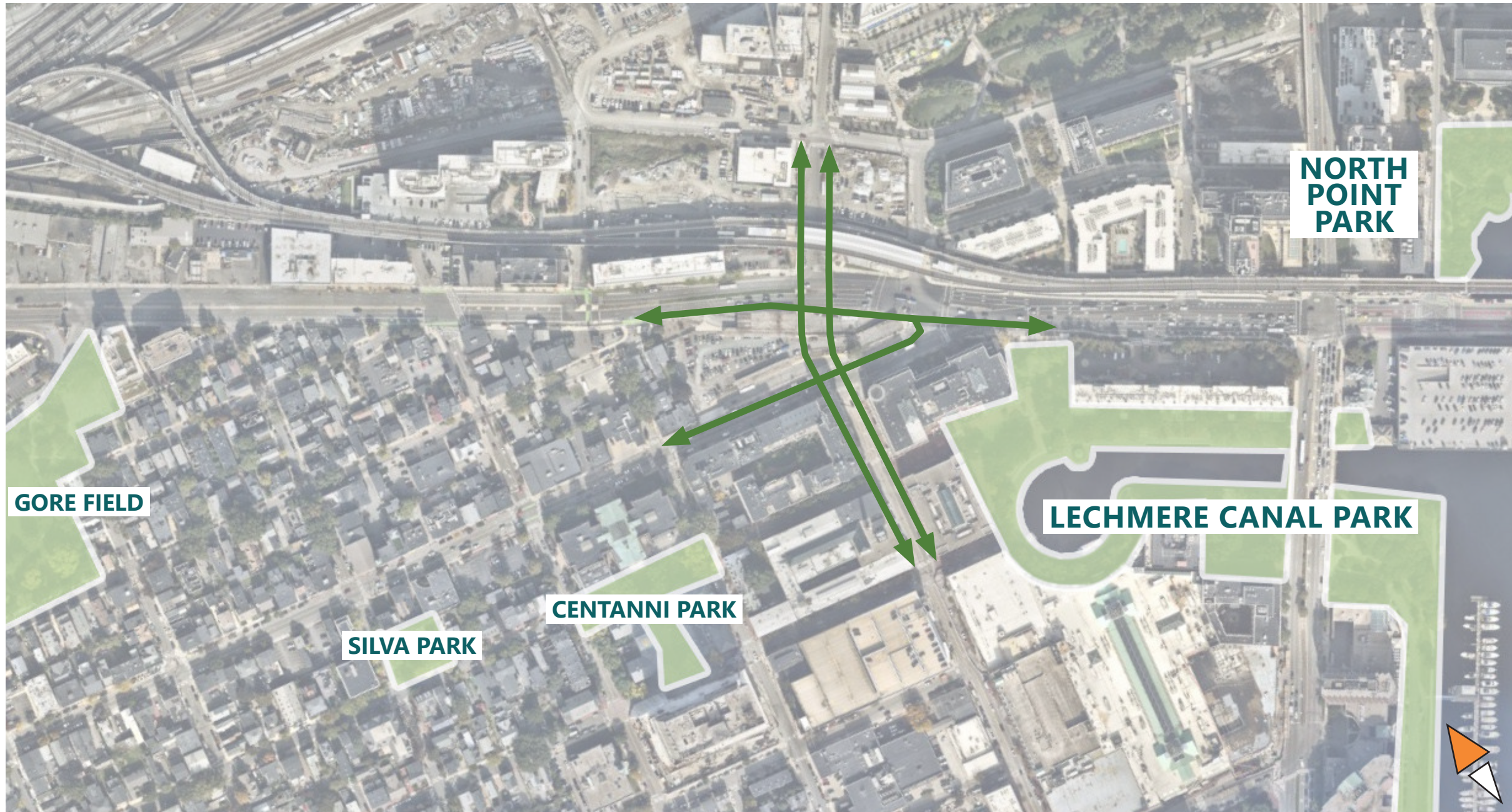
EXISTING CONDITION BEFORE DEMOLITION - PARCEL V



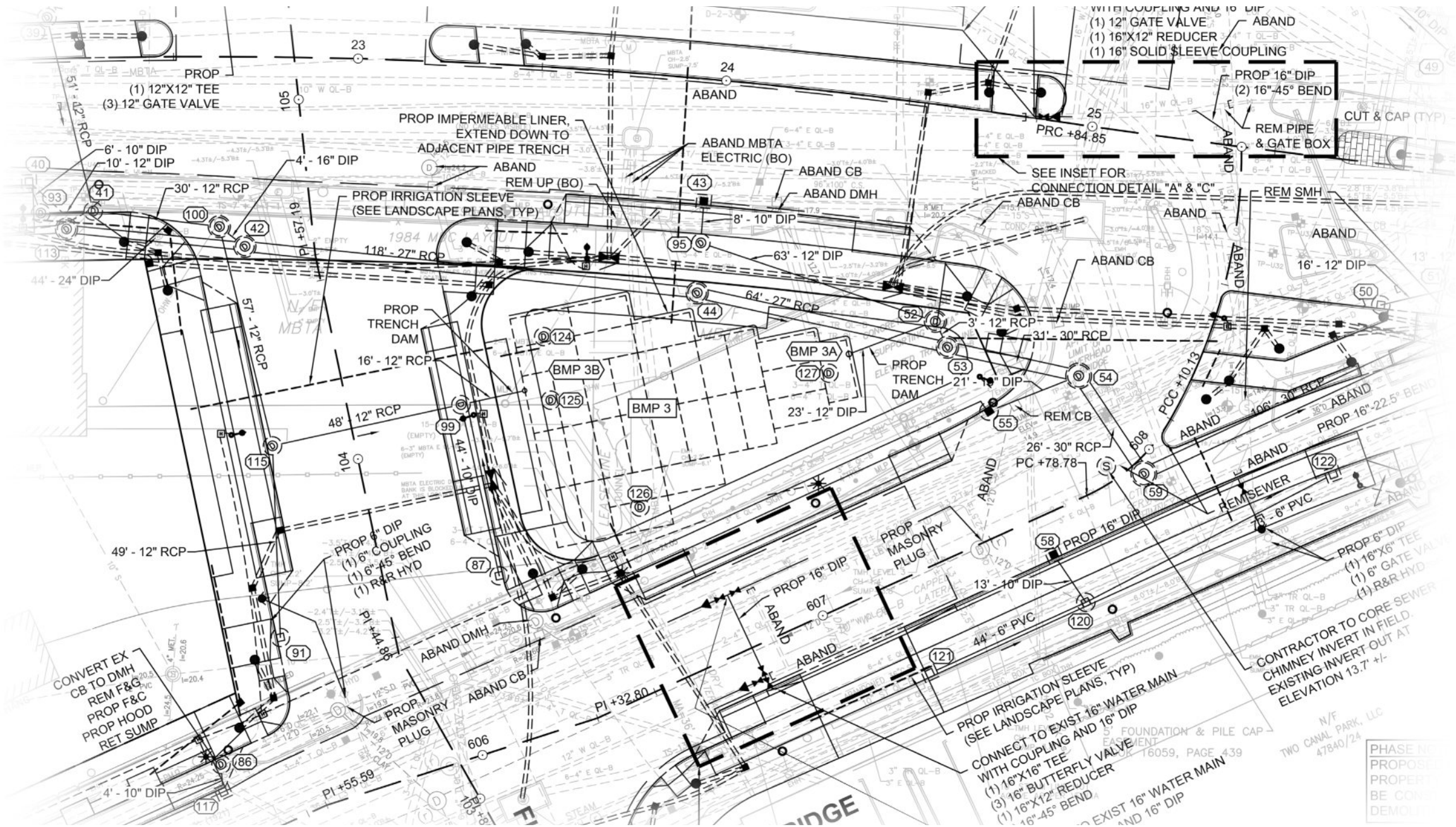
EXISTING CONDITION BEFORE DEMOLITION - PARCEL V



EXISTING CONDITIONS - CIRCULATION DIAGRAM

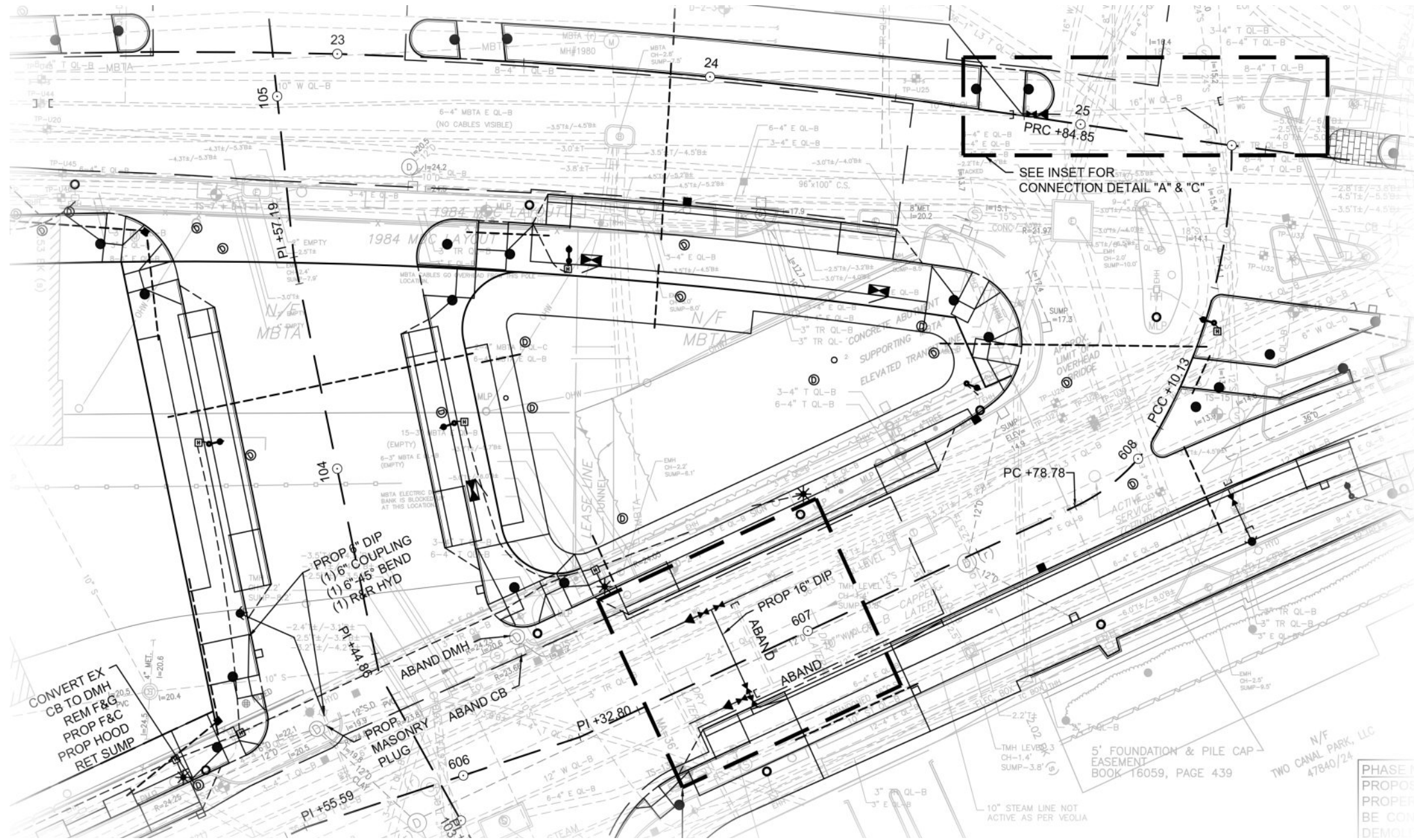


EXISTING CONDITIONS - BELOW GRADE



PHASE NO
PROPOSED
PROPERTY
BE CONSI
DEMOLIT

EXISTING CONDITIONS - ABOVE GRADE

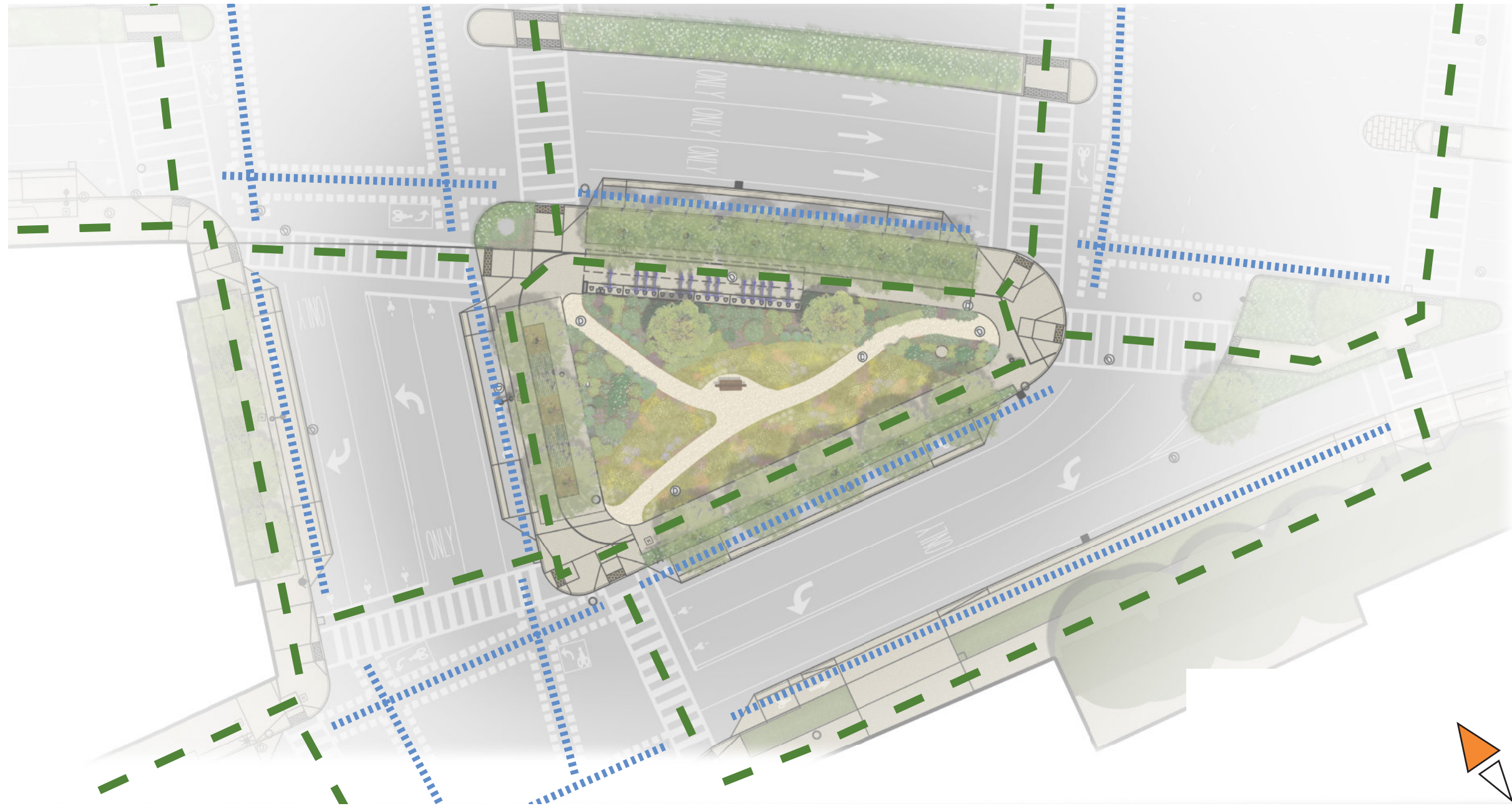


CAMBRIDGE CROSSING - PARCEL V TRIANGLE
APRIL 5, 2023

PROPOSED CONDITION - MATERIALS PLAN

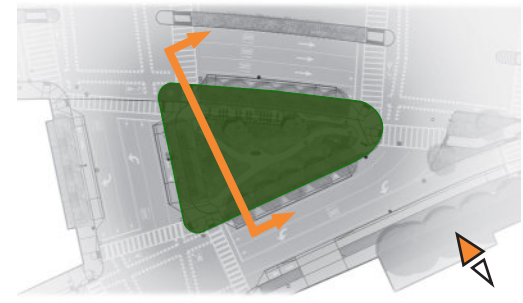


PROPOSED CONDITION - CIRCULATION DIAGRAM

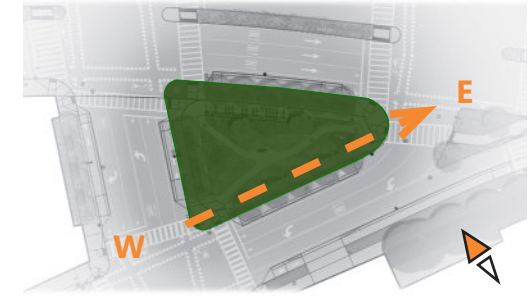


- PEDESTRIAN
- BICYCLE

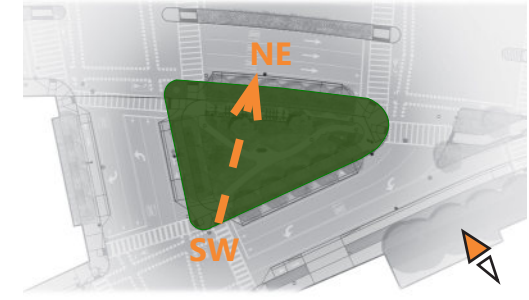
PROPOSED CONDITION - SECTION LOOKING EAST



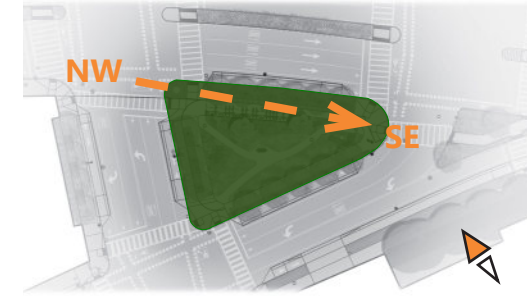
PROPOSED CONDITION - PERSPECTIVE LOOKING EAST



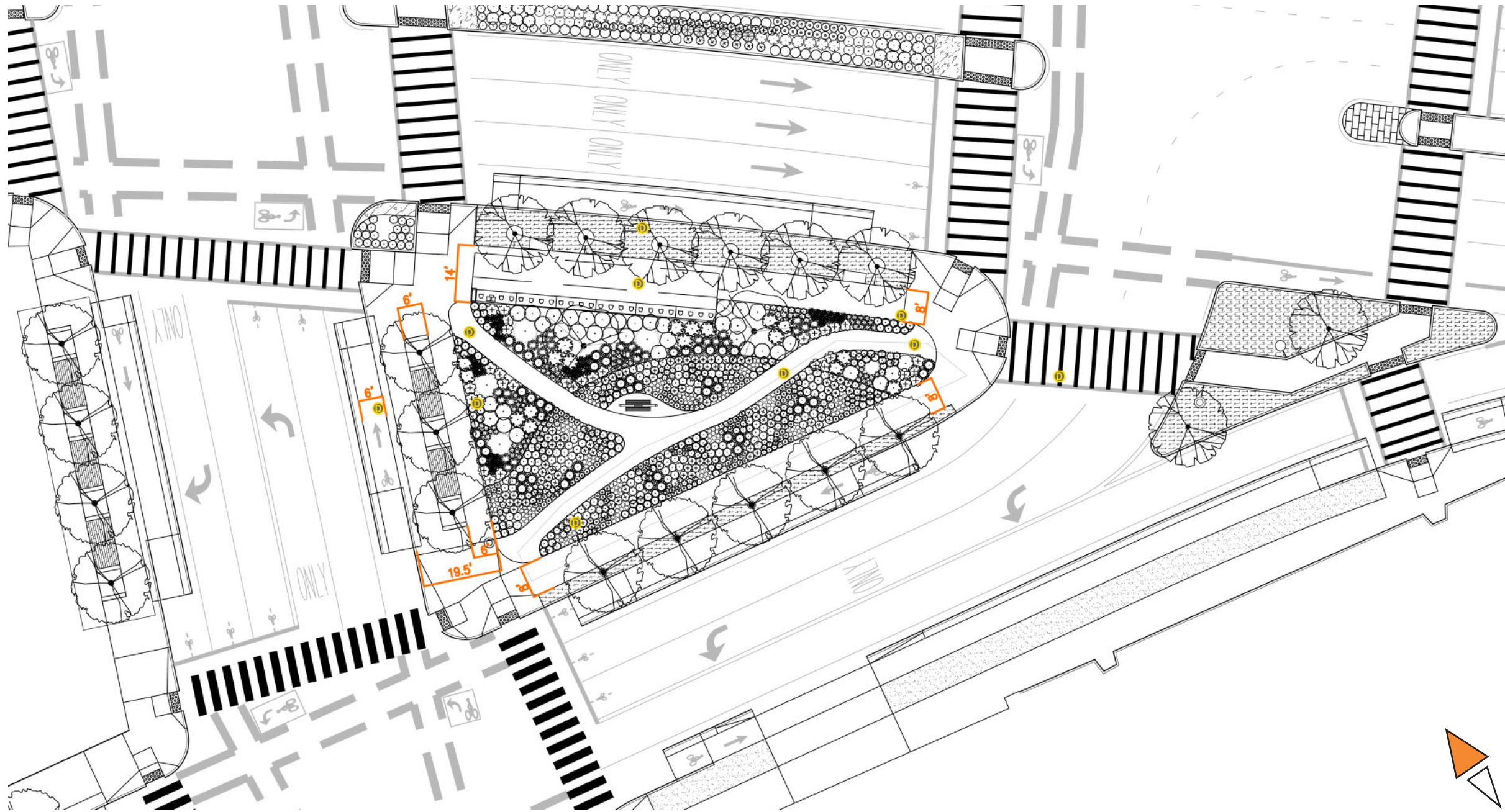
PROPOSED CONDITION - PERSPECTIVE LOOKING NORTHEAST



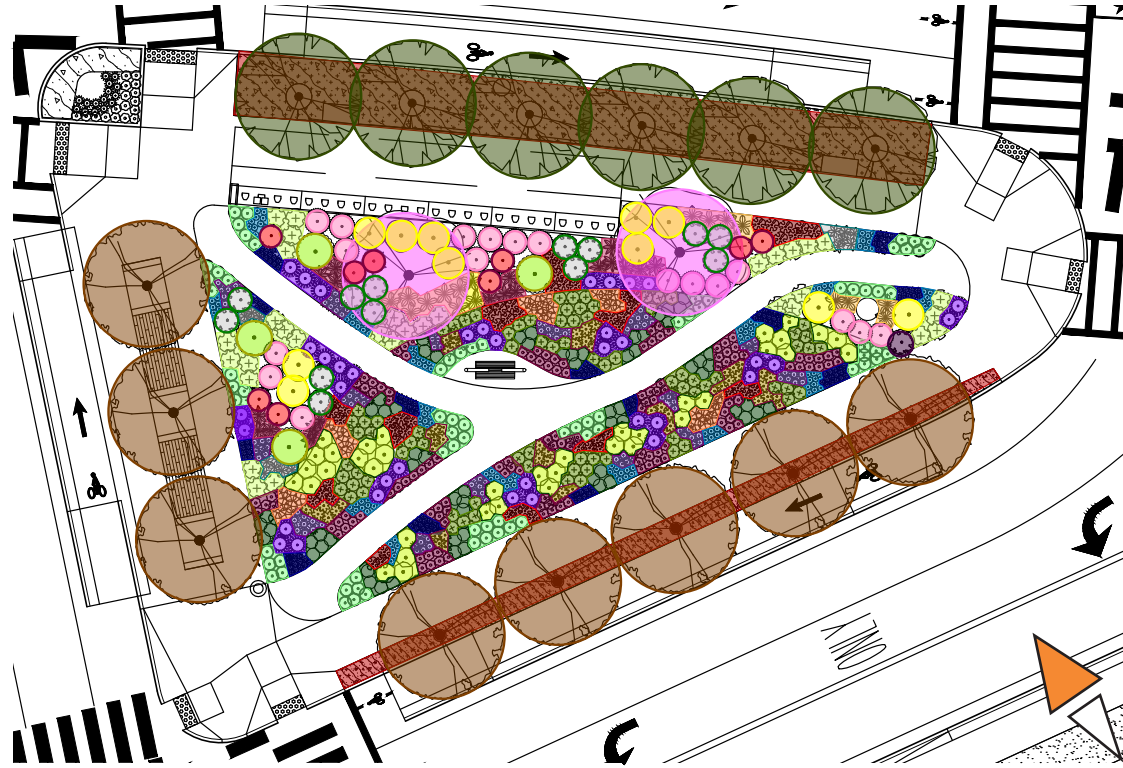
PROPOSED CONDITION - PERSPECTIVE LOOKING SOUTHEAST



PROPOSED CONDITION - LAYOUT PLAN



PROPOSED CONDITION - PLANT PALLETE



ULMUS TRIUMPH



NEPETA RECEMOSA 'WALKERS LOW'



CAREX STRICTA



CHELONE GLABRA



SOLIDAGO JUNCEA



CERCIS CANADENSIS



RHODODENDRON CAROLINIUM



ERAGROSTIS SPECTABILIS



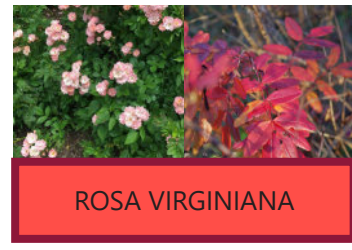
EUTROCHIUM DUBIUM



SYMPHYOTRICHUM LATERIFLORUM



CEPHALANTHUS OCCIDENTALIS



ROSA VIRGINIANA



PANICUM VIRGATUM 'CHEYENNE SKY'



GERANIUM MACULATUM 'ELIZABETH ANN'



VIOLA SORORIA



DIERVILLA LONICERA 'MICHIGAN SUNSET'



SALIX DISCOLOR



SPOROBOLUS HETEROLEPIS



LUPINUS PERENNIS



RHUS AROMATICA 'GRO-LOW'



IBERIS SEMPERVIRENS 'SNOW CUSHION'



SPIRAEA ALBA



BAPTISIA TINCTORIA

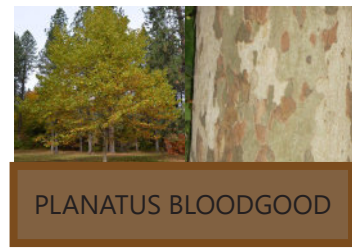


MONARDA DIDYMA



SYMPHORICARPOS X CHENAULTII 'HANCOCK'

PLANT SCHEDULE PARCEL V				
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
PB	8	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	3 - 3 1/2" CAL.
UT	6	Ulmus 'Morton Glossy'	Triumph Elm	3 - 3 1/2" CAL.
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CC	2	Cercis canadensis	Eastern Redbud	2 - 2 1/2" CAL.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CO	11	Cephalanthus occidentalis	Buttonbush	3 GAL.
CL	32	Diervilla lonicera 'Michigan Sunset'	Dwarf Bush Honeysuckle	2 GAL.
IS	74	Iberis sempervirens 'Snow Cushion'	Snow Cushion Evergreen Candytuft	2 GAL.
NR	37	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	3 GAL.
RC	18	Rhododendron carolinianum	Carolina Rhododendron	5 GAL.
RV	9	Rosa virginiana	Virginia Rose	3 GAL.
SP	4	Salix discolor	Pussy Willow	5 GAL.
SA	14	Spiraea alba	Meadowsweet	2 GAL.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CS	65	Carex stricta	Tussock Sedge	2 GAL.
ES	141	Eragrostis spectabilis	Purple Lovegrass	2 GAL.
PC	38	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	2 GAL.
SH	80	Sporobolus heterolepis	Prairie Dropseed	2 GAL.
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
BT	17	Baptisia tinctoria	Yellow Wild Indigo	1 GAL.
CG	14	Chelone glabra	White Turtlehead	1 GAL.
ED	19	Eutrochium dubium	Joe Pye Weed	1 GAL.
GE	126	Geranium maculatum 'Elizabeth Ann'	Spotted Geranium	1 GAL.
LP	120	Lupinus perennis	Wild Lupine	1 GAL.
MD	56	Monarda didyma	Bee Balm	1 GAL.
SE	35	Solidago juncea	Early Goldenrod	1 GAL.
SIZ	54	Symphiotrichum lateriflorum	Calico Aster	1 GAL.
VS	153	Viola sororia	Woolly Blue Violet	1 GAL.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
RAT	153	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 GAL.
SC1	146	Symphoricarpos x chenaultii 'Hancock'	Hancock Coralberry	2-3" HT/5 GAL.



PLANATUS BLOODGOOD

PROPOSED CONDITION - MATERIALS PALETTE



CONCRETE



DECOMPOSED GRANITE



PLANK PAVERS



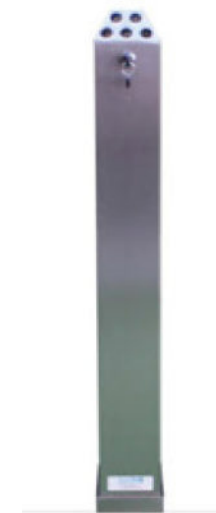
AGED PINE BARK MULCH



SWING BENCH



BLUE BIKES



ASH URN



Dusk

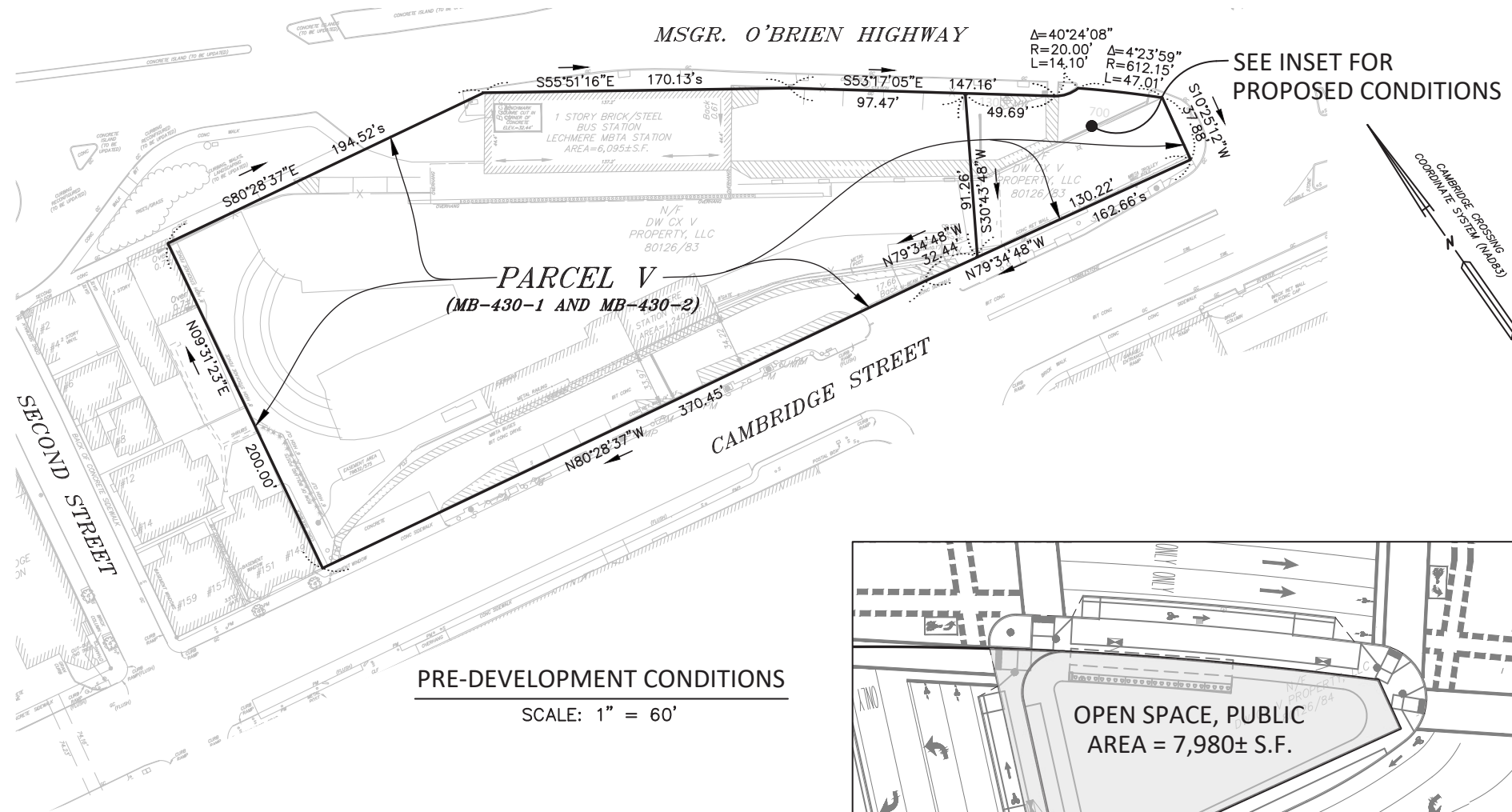


Blue Ash

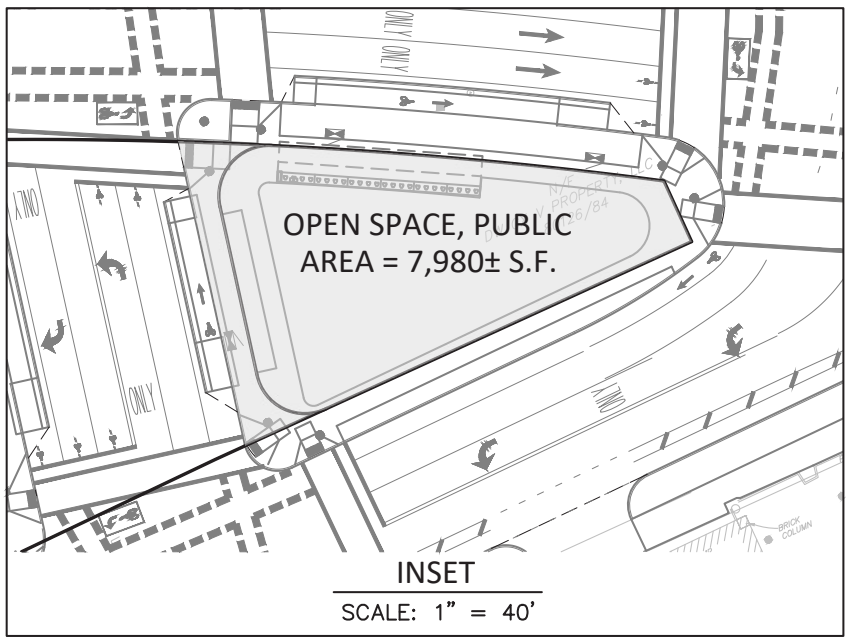


TRASH & RECYCLING RECEPTACLES

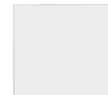
PROPOSED CONDITION - SURVEY LAYOUT



PRE-DEVELOPMENT CONDITIONS
SCALE: 1" = 60'



OPEN SPACE LEGEND AND DEFINITIONS



- **Open Space, Public.** An area owned or controlled by the City of Cambridge or other public entity that is intended for public use, that is open to the sky and that is designed for either environmental, scenic, or recreation purposes. Public Open Space may include but is not limited to lawns, decorative plantings, interior walkways, abutting sidewalks, active and passive recreation areas, playgrounds, fountains, and public performance areas. Public Open Space shall not include rooftop areas, patios, balconies, parking lots, or driveways. Limited paved surfaces may be designed to accommodate occasional use by motor vehicles servicing the park facility. If the facility is not held in fee simple by the City of Cambridge or other public entity, the Public Open Space may be land remaining in private ownership but protected for public use by means of a permanent easement, conservation restriction, or other similar legal device acceptable to the City.

COMMENT		RESPONSE	PAGE REF
November 9, 2022 – Cambridge Crossing (2084.83)			
1	[CDD] Swaathi will check with ISD regarding Zoning Compliance for the construction of underground foundation for sculpture/kiosk b/c construction of Lot V not allowed per Special Permit until Phase 2.	No DW response required.	
2	[Urban Design] Coordinate with Economic Development for final kiosk or building location. Suzanna prefers locating the building along North First Stret.	DW will maintain the alternative for locating a retail building along North First Street for future consideration.	
3	[Urban Design] Provide sidewalk dimensions; specifically at southwest corner and at blue bike station.	DW has added sidewalk dimensions to the plans.	
4	[Urban Design] Consider adding paver area within the planted open space. Suzanna will touch base with Drew Kane regarding similar open space areas.	At the request of CDD, DW will instead implement the pollinator garden idea with decomposed granite walkways.	
5	[Urban Design] Consider plantings with a lot of color.	DW has confirmed that the proposed plantings have a wide variety of colors.	
6	[DPW] Project needs to incorporate operation and maintenance of infrastructure; show access manhole locations.	DW has revised the drawings to show locations of manhole covers, and has shifted plant locations to facilitate operation and maintenance access.	
7	[DPW] Plant selection needs to consider the depth of the drainage structures. Will root barriers be needed to prevent damage to the drainage structures?	DW has added a root barrier and confirmed that the soil depth above the drainage structure is sufficient for the proposed plants.	
8	[DPW] Provide sidewalk dimensions to ensure accessible routes are achieved.	DW has confirmed that the sidewalk dimensions are adequate to maintain accessible routes.	
9	[TPT] Project should consider public outreach and notification in addition to Planning Board.	DW will provide public notification of the project through its construction mitigation website.	
10	[TPT] Cautions against installing trees now that may need to be removed for future development. Consider process and public.	DW has shifted the locations of plantings so that no trees will need to be removed for potential future development.	
11	[TPT] Identify the owner of the parcel and who will maintain improvements. Will street trees be owned by the City?	DW will maintain the street trees in accordance with the already agreed to MOU between the City and DW governing the turnover of streets.	
12	[TPT] Provide dimensions of sidewalks.	DW has provided dimensions of the sidewalks on the drawings.	

13	[TPT] Consider adding site furnishings including benches or other seating options, art installation, swinging seats, etc. (reference Lawn on D).		At the request of CDD, DW has changed the design to create a pollinator garden. DW has also added a swinging bench to the triangle in response to staff requests.	
14	[TPT] Confirm 19-dock blue bike structure (6' x 52'). Try to maintain the blue bike location in the future development.		DW has confirmed that a 19-dock blue bike structure is proposed, to replace the one that was removed from Lechmere Station. This is in addition to the blue bike stations that are proposed or have already been installed by DW at Child Open Space, Parcel I open space, and the MBTA plaza.	
15	[TPT] Species selection and location of street trees should consider the future growth of the tree trunks to maintain adequate separation from cycle tracks.		DW has confirmed that the future growth of the trees will not impinge on the bike lane or on the clear buffer area adjacent to the bike lane.	
16	[TPT] The site may be inviting as a dog park if no hardscape or seating is provided.		Given that a dog park is proposed across the street, DW is developing the triangle as a pollinator garden with a swinging bench to give this open space a unique programmatic identity.	
17	[TPT] Final plans should include trash receptacles and other furnishings for public space.		DW has provided a trash receptacle, recycling receptacle, and an ash urn in the triangle.	
18	[TPT] Lot V Triangle blue bike location will need to be added to the license agreement.		DW will add the triangle blue bike station to the license agreement.	
19	[TPT] As site is surrounded by three streets, where will blue bike track stop to maintain this location?		The blue bike station can be serviced from a vehicle that is parked closest to the triangle, on Cambridge Street.	
20	[Urban Design] Suzanna will meet with Drew Kane and Gary Chan regarding City Open Space needs assessment.		No DW response required.	
21	[Urban Design] DivcoWest and its design team met with CDD on January 26, 2023 and received a request that DW change the design of the Triangle to create a pollinator garden with speakers that play birdsong.		DivcoWest has agreed to change the design to create a pollinator garden that includes speakers to play birdsong.	

ALTERNATIVE 1: Art Installation

ALTERNATIVE 2: Proposed Building at Western Edge

ALTERNATIVE 1: ART INSTALLATION - Excluded From Scope of Design Review



ALTERNATIVE 2: PROPOSED RETAIL BUILDING AT WESTERN EDGE - Excluded from Scope of Design Review

