

Design Review Update

Parcel W



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.
Reservoir Corporate Center
144 Turnpike Road
Southborough, MA 01772

In collaboration with:

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



December 21, 2018

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

Reference: Parcel W Design Review
Cambridge Crossing
Cambridge, Massachusetts

Dear Mr. Cohen and Members of the Board:

On behalf of DivcoWest Real Estate Investments and its affiliate DW Propco W, LLC (DivcoWest), we submit this package for Design Review approval for Parcel W within the Cambridge Crossing development. We request that the Planning Board issue final Design Review approval for Parcel W in order to allow for the issuance of building permits.

This submission has been shaped by the CDD staff memorandum dated November 7, 2018, comments from the Planning Board, and subsequent meetings with Jeffrey Roberts, Suzannah Bigolin, other CDD staff and our CX team. The memorandum, Planning Board comments, and subsequent staff interaction have been very helpful in refining the design. Where possible we have included images to show evolution of design renderings as suggested.

We have made design modifications based on this feedback, including:

- Northwest Corner Transparency: in response to your comments we changed the arrangement of mechanical rooms in the north building, resulting in clear glass at the northwest corner.
- Second Floor South Windows: in response to your comments we have added a window on the second floor south elevation.
- Mechanical Louver Locations: in response to your comments we have included a better explanation as to how required mechanical louvers were located in the buildings.
- Nanawall: in response to your comments we have included better depictions of the principal building facades so the Board can evaluate this type of window system.

We have prepared presentation that will address Planning Board requests for a more information about the design, including additional perspectival views.

We appreciate the Planning Board's continued guidance and look forward to discussing these proposed modifications with the Board at the next available hearing.

Sincerely,
DIVCOWEST REAL ESTATE INVESTMENTS

A handwritten signature in blue ink that reads "Mark Johnson".

Mark Johnson, FAIA
Director of Development

Attachment

CAMBRIDGE CROSSING

DEVELOPMENT STATUS TABLE

Phase 1a

Building	Use(s)	Approved GFA per Special Permit Appendix I	GFA approved 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	371,828 Total	356,228	Under construction.
	Retail	15,600	15,600	Under construction.
W	Retail	16,395	16,395	Design Review Complete.
Q1	Office	18,851 Total	10,318	Minor Amendment Approved for GFA Increase. Revised Design Review to be submitted.
	Retail	8,533	8,533	
L	Residential	314,038 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Allowed)		Special Permit approval. Design Review timing TBD.
M	Residential	221,831 Total		Special Permit approval. Design Review timing TBD.
	Retail	3,000 (Required)		Special Permit approval. Design Review timing TBD.
I	Residential	397,102 Total	371,066	Special Permit approval. Design Review Complete.
	Retail	26,036	26,036	Special Permit approval. Design Review Complete.

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.

Phase 1b

Building	Use(s)	Approved GFA per Special Permit Appendix I	GFA approved thru Design Review	Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)
G	Office/Laboratory	450,895	450,895	Special Permit approval. Design Review underway. Design Review completed in Boston.
H	Office/Laboratory	365,110	365,110	Special Permit approval. Design Review underway. Design Review completed in Boston.
EF	Office/Laboratory	419,529	419,529	Special Permit Complete. Design Review submitted in Somerville.
	Retail	0	0	Special Permit approval. Design Review submitted in Somerville.
C	Mixed-Use	382,746		Special Permit approval. Design Review timing TBD.
U	Office/Laboratory	320,394		Special Permit approval. Design Review timing TBD.

Phase 2

Building	Use(s)	Approved GFA per Special Permit Appendix I	GFA approved thru Design Review	Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)
A	Residential	93,971		Special Permit approval. Design Review timing TBD.
B	Residential	335,521 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Allowed)		Special Permit approval. Design Review timing TBD.
D	Mixed Use	306,491		Special Permit approval. Design Review timing TBD.
Q2	Office/Laboratory	162,126 Total		Special Permit approval. Design Review timing TBD.
	Retail	1,801 (Required)		Special Permit approval. Design Review timing TBD.
R	Mixed Use	134,211 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Required)		Special Permit approval. Design Review timing TBD.
V	Residential	186,695 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Required)		Special Permit approval. Design Review timing TBD.

Updated: December 20, 2018

Special Permit #179, Condition 19.d.

Statistical Summary of Dwelling Units Constructed

Parcel	Total Residential Units	Approved GFA	Use(s)	All Residential Units							
				Studio		1 Bedroom		2 Bedroom		3 Bedroom	
				No. Units	Avg. SF	No. Units	Avg. SF	No. Units	Avg. SF	No. Units	Avg. SF
N	355	402,600	Residential Retail	74	501	180	732	85	1,030	16	1,392
S	99	112,398	Residential	0	--	94	921	5	1,285	0	--
T	230	242,194	Residential	40	663	138	878	51	1,044	1	1,923
JK	--	365,892	Office/Laboratory Retail	--	--	--	--	--	--	--	--

Parcel	Affordable Residential Units	Approved GFA	Use(s)	Affordable Residential Units ¹							
				Studio		1 Bedroom		2 Bedroom		3 Bedroom	
				No. Units	Avg. SF	No. Units	Avg. SF	No. Units	Avg. SF	No. Units	Avg. SF
N	41	402,600	Residential Retail	8	516	21	734	10	1,062	2	1,407
S	12	112,398	Residential	--	--	11	887	1	1,179	--	--
T	26	242,194	Residential	4	678	15	834	6	999	1	1,839
JK	--	365,892	Office/Laboratory Retail	--	--	--	--	--	--	--	--

Issued: December 13, 2018

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¹ This chart assumes that these residential properties and affordable units are in compliance with the associated affordable housing covenants as on record at the Middlesex County Registry of Deeds (Parcel N: Book 61574 Page 442; Parcel S: Book 45918 Page 224; Parcel T: Book 46408 Page 98). Additional information regarding these properties is available from the Housing Department at CDD.

December 21, 2018



| Parcel W

CAMBRIDGE PLANNING BOARD ON NOVEMBER 13th, 2018

COMMENT	RESPONSE	PAGE
<i>General Commentary</i>		
Need updated perspective from not so far away	Updated perspectives are provided.	7, 8, 19
What is a Nanawall?	Nanawall is a window system that allows windows to slide open, creating large openings without mullions.	10-19
What is the mullion spacing of the new Nanawall	Nanawall mullion spacing is based on the overall opening dimension and configuration of folding panel open fold open location. Panel mullion dimensions have been carefully designed to allow for specific opening directions, fixed fold open locations, and operable door requirements. Dimensioned drawings are provided for reference.	39

CAMBRIDGE CDD STAFF MEMO DATED NOVEMBER 7th, 2018

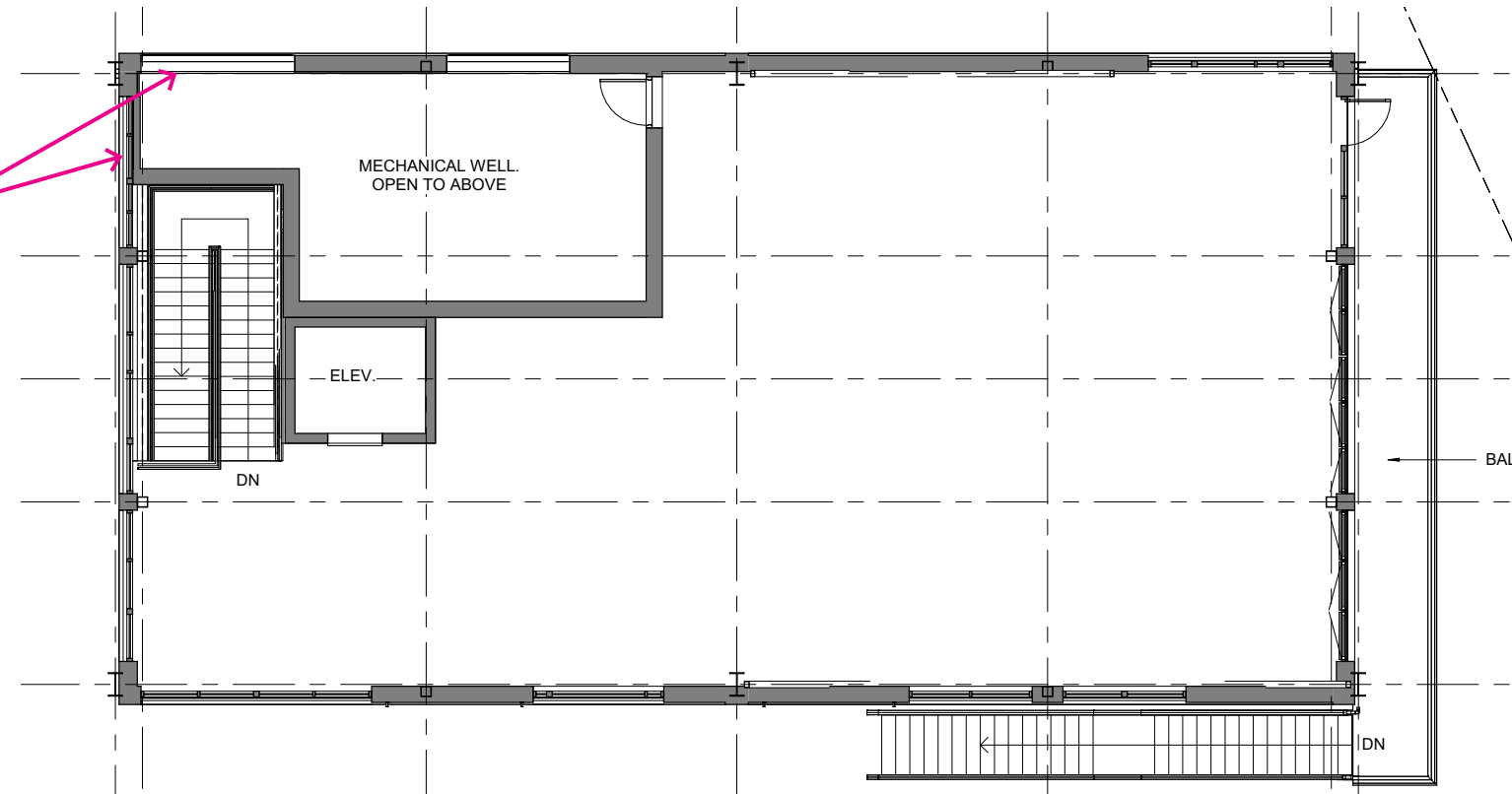
COMMENT	RESPONSE	PAGE
<i>South Building</i>		
The introduction of operable glass walls is supported as it will help activate the Common and the sidewalk.	No action required.	
There is a reduction in transparency on the second floor of the south elevation, which should be further studied given the modest levels of transparency proposed on the ground floor.	A window has been added to the second floor south elevation. There is no net decrease in glazing in the building. The changes in transparency are primarily driven by the structural bracing requirements, alignment of transition points between solid and transparent on the ground and second floor, creating larger spans of transparent to maximize the utilization of nana-wall.	9-11
The location of mechanical louvers should be carefully considered. To the greatest extent possible, all kitchen exhaust should vent through the roof and not to the public realm.	The building design places the mechanical system inside a recessed well instead of exposed on a roof or at grade, both of which would have negatively impacted the public realm. In order to be the most energy-efficient, space-efficient, and create the least amount of noise, the mechanical system design requires air intake louvers on the sidewalls of the buildings. The units exhaust directly upwards only. The louvers are completely separate from the kitchen exhaust system which only vents directly upwards.	12-15
<i>North Building</i>		
The introduction of operable glass walls facing the Common, plaza and North First Street is supported as this reduces the distinction between interior and exterior, and helps activate the public realm.	No action required.	
Relocation of the electrical and utility rooms, and the mechanical well, to the northwest corner of the building is a concern. This change results in the entire corner being encased in spandrel glass or louvers, rather than transparent glass as was approved. This corner is quite important from a pedestrian's perspective as one is walking on North First Street, and there has not been a subsequent increase in transparency of the north elevation.	The core elements of the North building have been redesigned in a way that we believe is both satisfactory to urban design desires and tenant operational desires. The stairs have shifted plan south, while the electric and water rooms have shifted plan east, creating an open, transparent, two-story space large enough for active tenant uses.	4-8
The location of mechanical louvers should be carefully considered. To the greatest extent possible, all kitchen exhaust should vent through the roof and not to the public realm.	The building design places the mechanical system inside a recessed well instead of exposed on a roof or at grade, both of which would have negatively impacted the public realm. In order to be the most energy-efficient, space-efficient, and create the least amount of noise, the mechanical system design requires air intake louvers on the sidewalls of the buildings. The units exhaust directly upwards only. The louvers are completely separate from the kitchen exhaust system which only vents directly upwards.	12-15
<i>Additional GFA</i>		
The Special Permit allows up to a 10% change in GFA on any site as part of the design review process. The additional GFA related to the canopy structures and revisions to the mechanicals is relatively minor and is less than 10% of the GFA approved for Parcel W.	No action required.	

PLANNING BOARD DESIGN ISSUES

1. NORTHWEST CORNER TRANSPARENCY
2. SECOND FLOOR SOUTH WINDOWS
3. MECHANICAL LOUVER LOCATIONS
4. NANAWALL

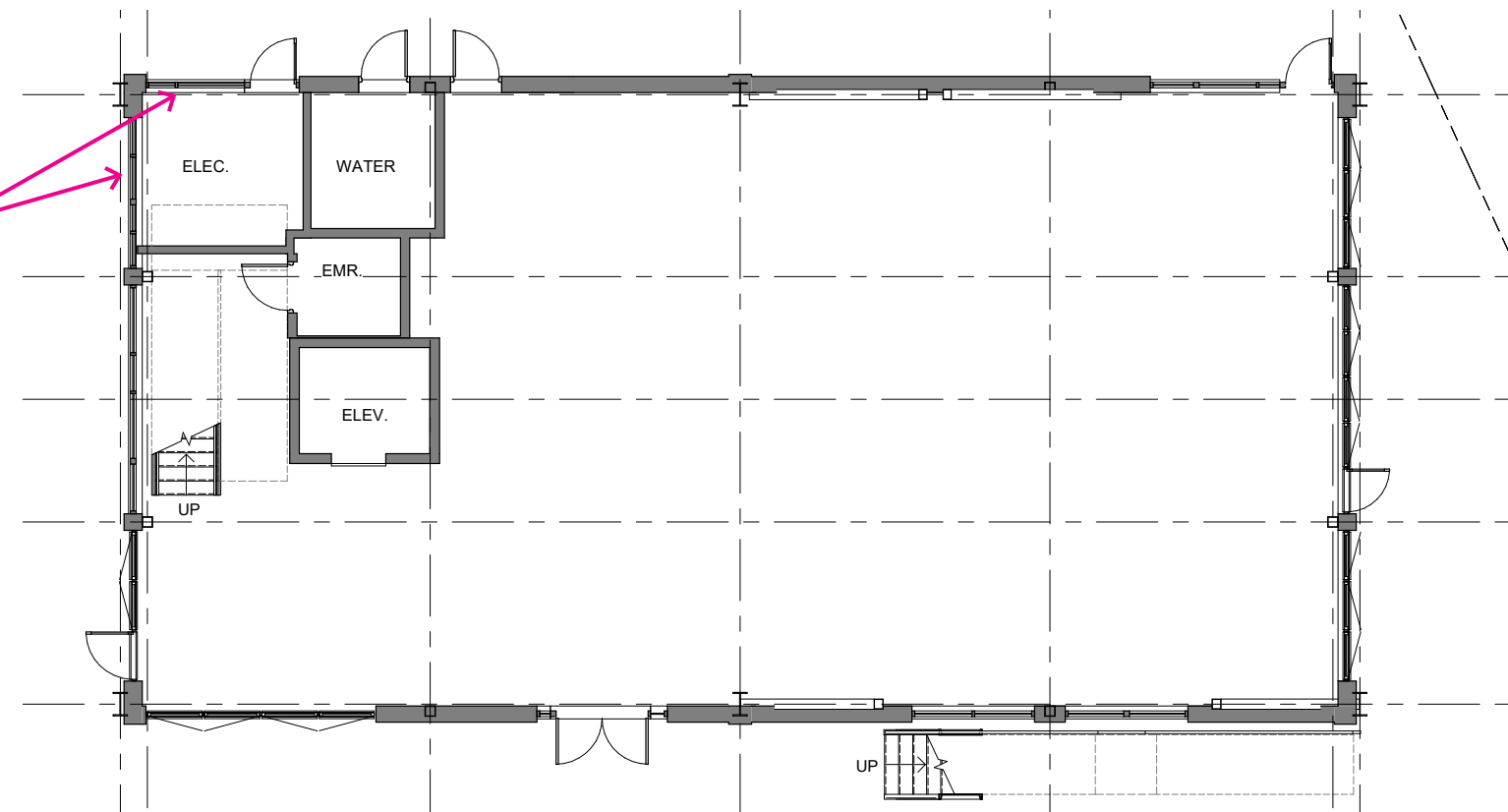
1. NORTHWEST CORNER TRANSPARENCY

Spandrel Glass

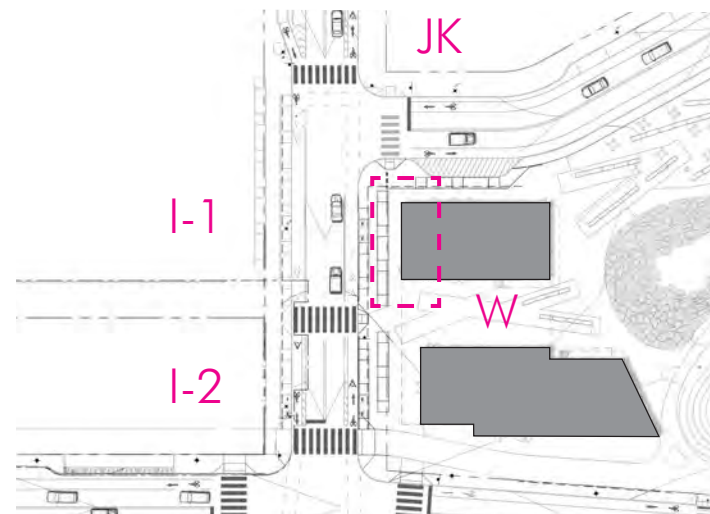


NORTH BUILDING SECOND FLOOR PLAN

Spandrel Glass



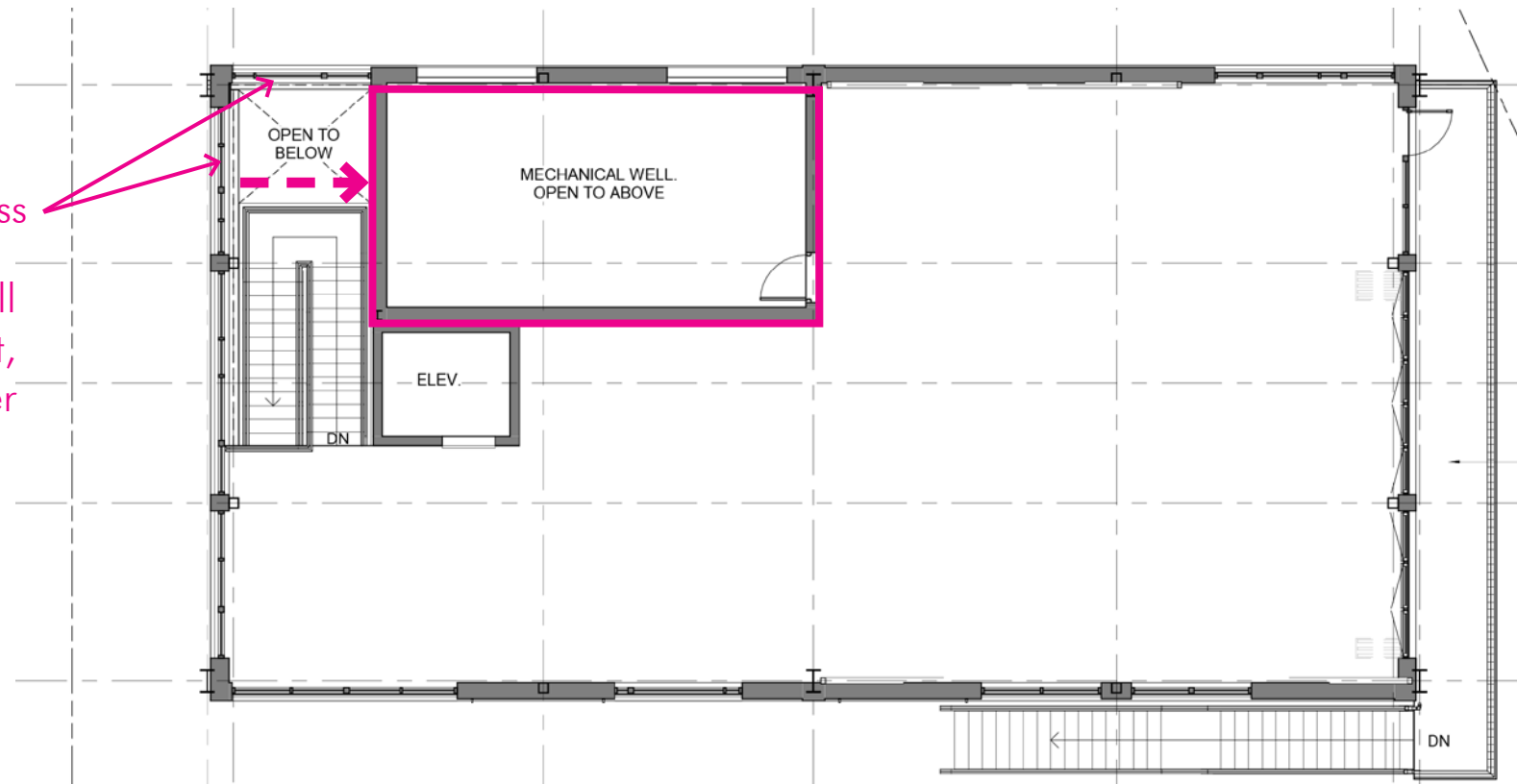
NORTH BUILDING GROUND FLOOR PLAN



1. NORTHWEST CORNER TRANSPARENCY

Clear Glass

Relocated mechanical well allows for double height, transparent corner



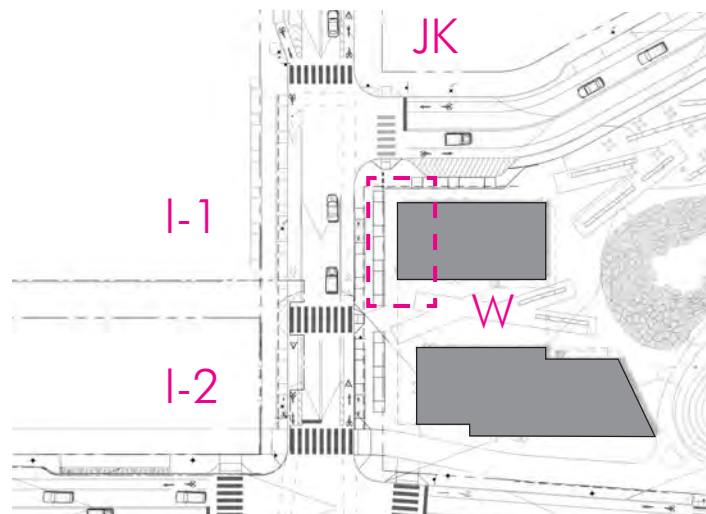
NORTH BUILDING SECOND FLOOR PLAN

Clear Glass

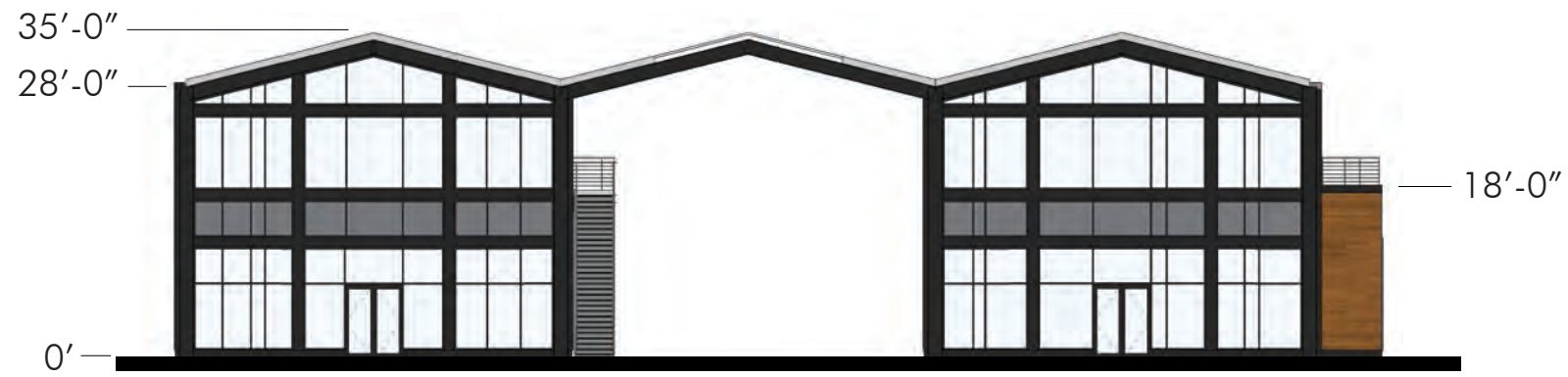
Relocated utility rooms and stair allows for double height, transparent corner and area for additional seating



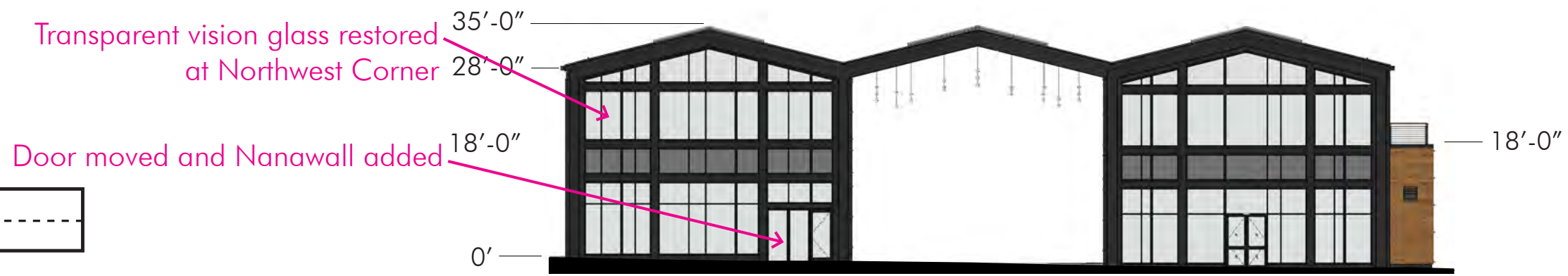
NORTH BUILDING GROUND FLOOR PLAN



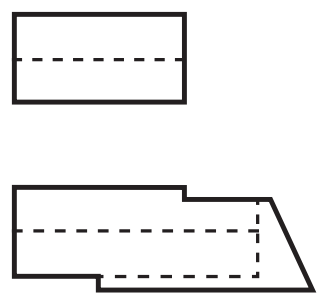
1. NORTHWEST CORNER TRANSPARENCY



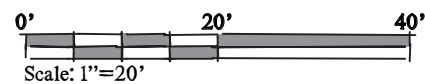
2017 APPROVED WEST ELEVATION



2018 PROPOSED WEST ELEVATION



Elevation Key



1. NORTHWEST CORNER TRANSPARENCY



Mechanical spaces moved away from East facade and Transparent vision glass restored at Northwest Corner

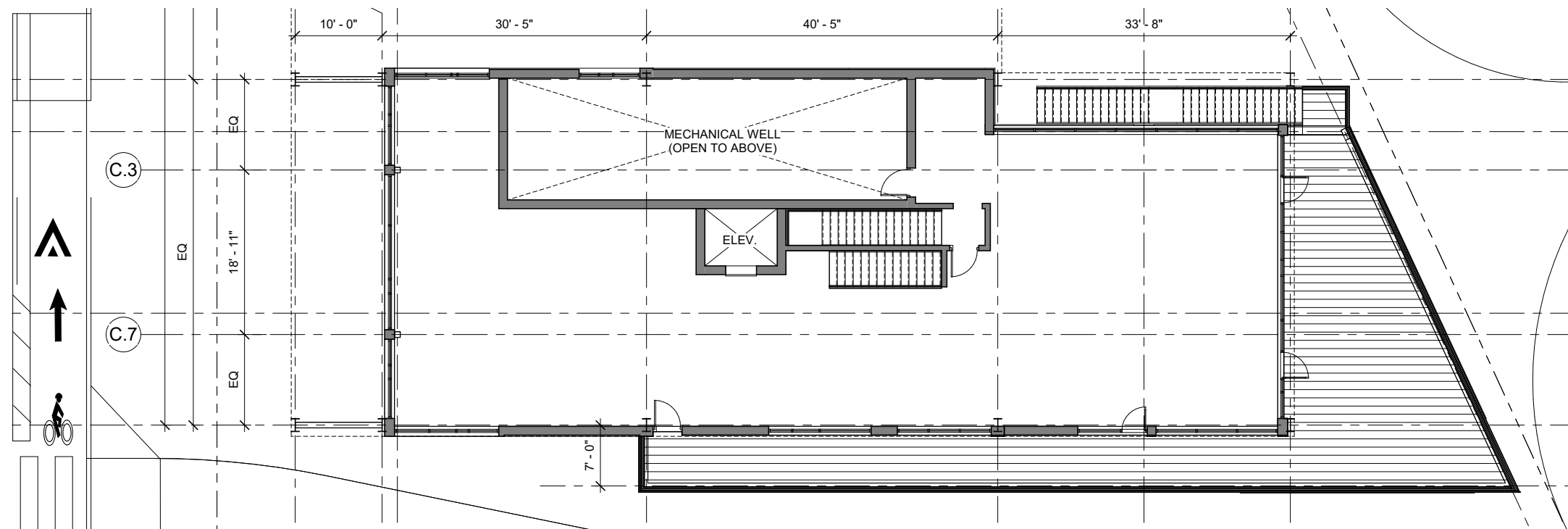
VIEW LOOKING SOUTH AT CORNER OF NORTH STREET AND NORTH FIRST STREET TOWARDS NORTHWEST CORNER OF PARCEL W

1. NORTHWEST CORNER TRANSPARENCY

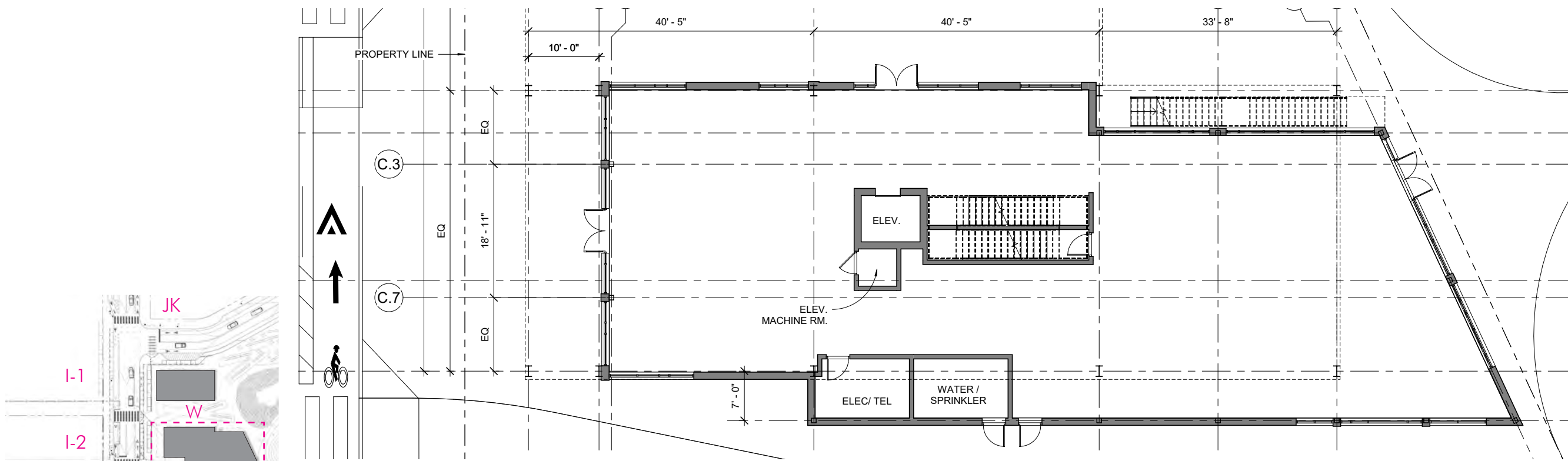


VIEW LOOKING EAST ACROSS NORTH FIRST STREET THROUGH OPEN CENTER BAY TOWARDS COMMON

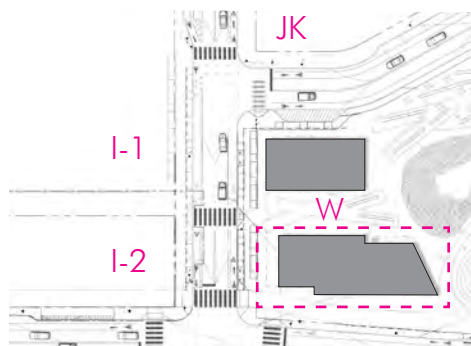
2. SECOND FLOOR SOUTH WINDOWS



South Building Second Floor Plan - Presented June 2017

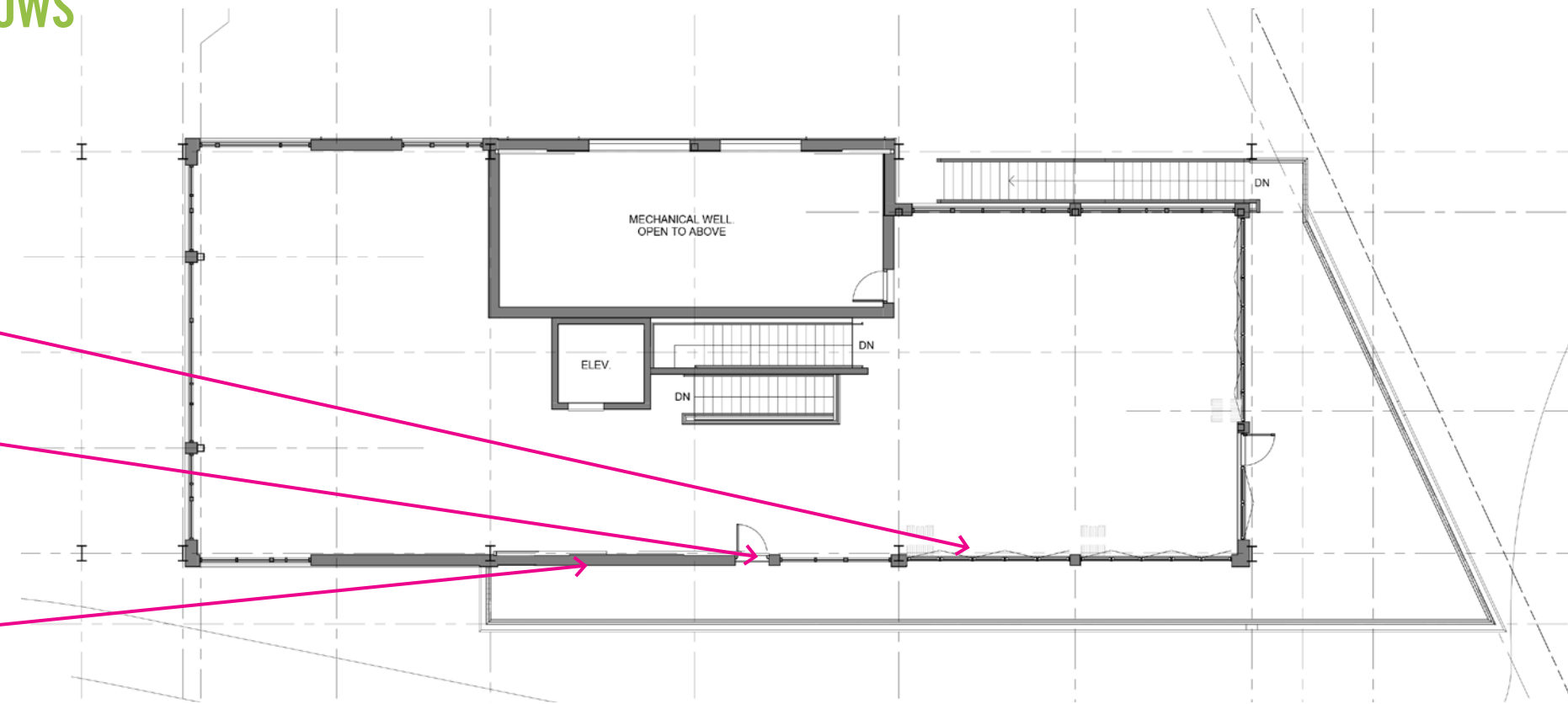


South Building Ground Floor Plan - Presented June 2017



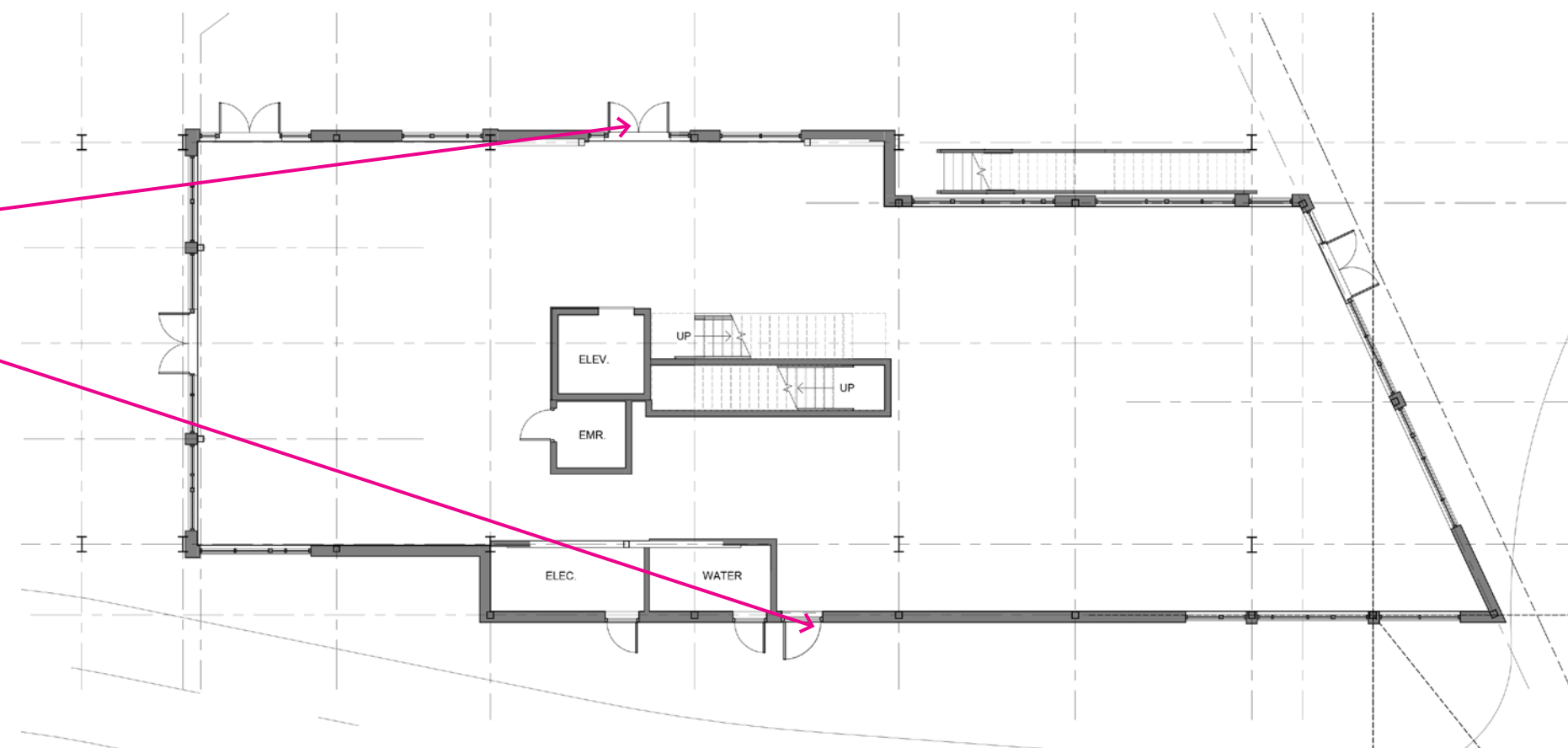
2. SECOND FLOOR SOUTH WINDOWS

- Nanawall
- Door relocated
- Second floor glazing changed to accomodate structural cross bracing

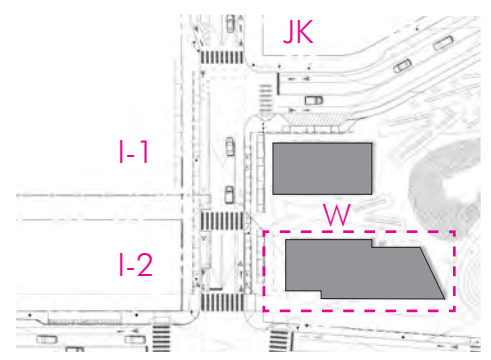


South Building Second Floor Plan

- Door added
- 6" wider door



South Building Ground Floor Plan

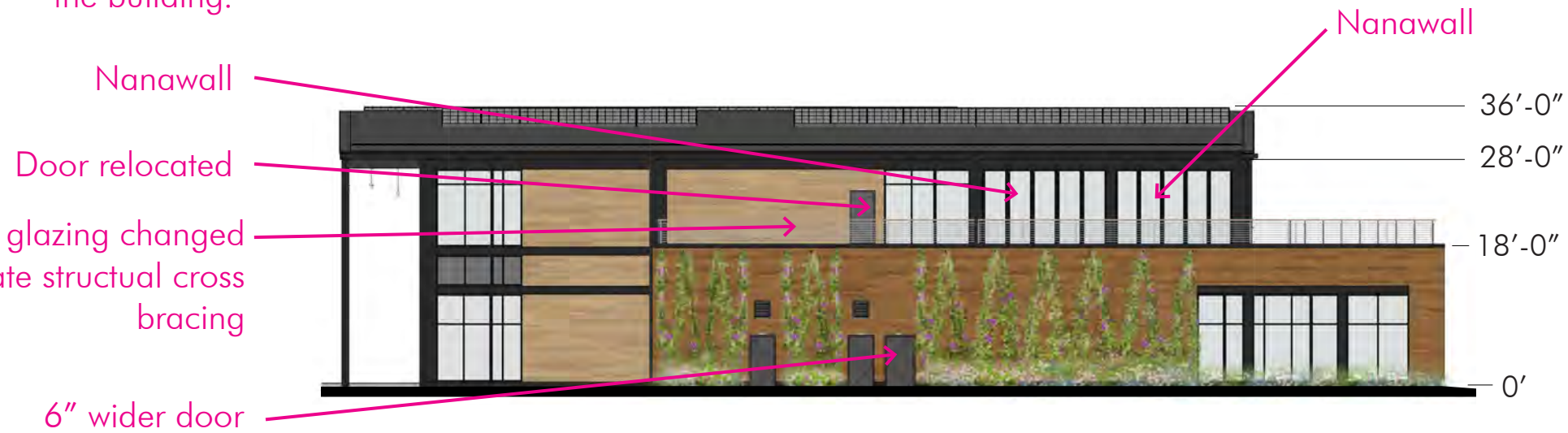


2. SECOND FLOOR SOUTH WINDOWS

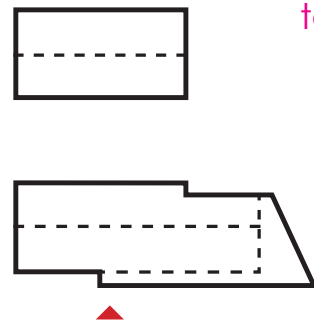


2017 APPROVED SOUTH ELEVATION

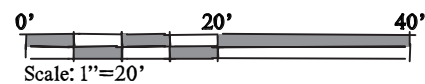
There is no net decrease in glazing in the building.



2018 PROPOSED SOUTH ELEVATION

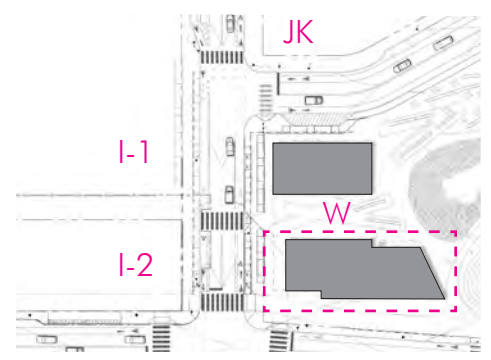
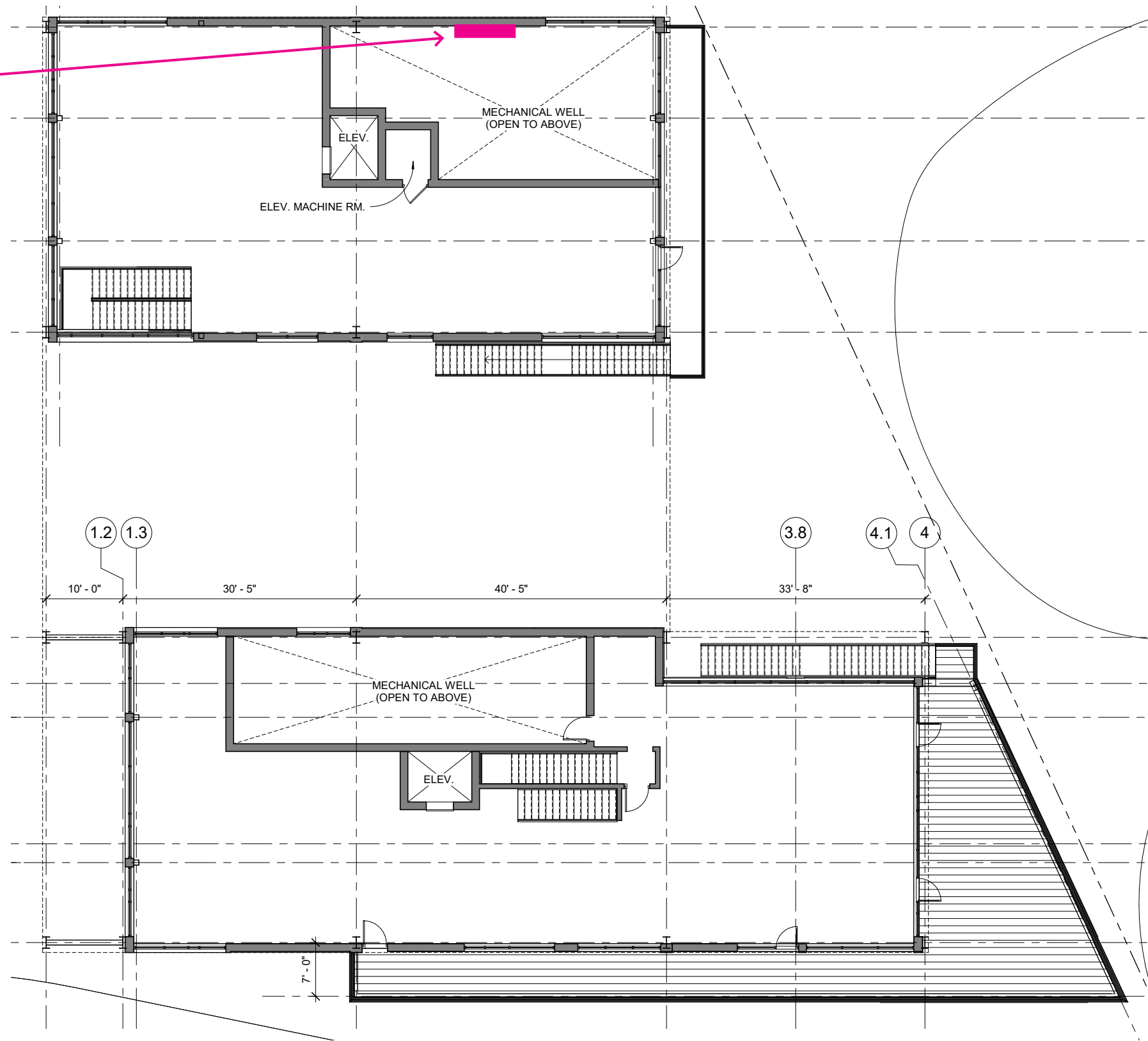


Elevation Key



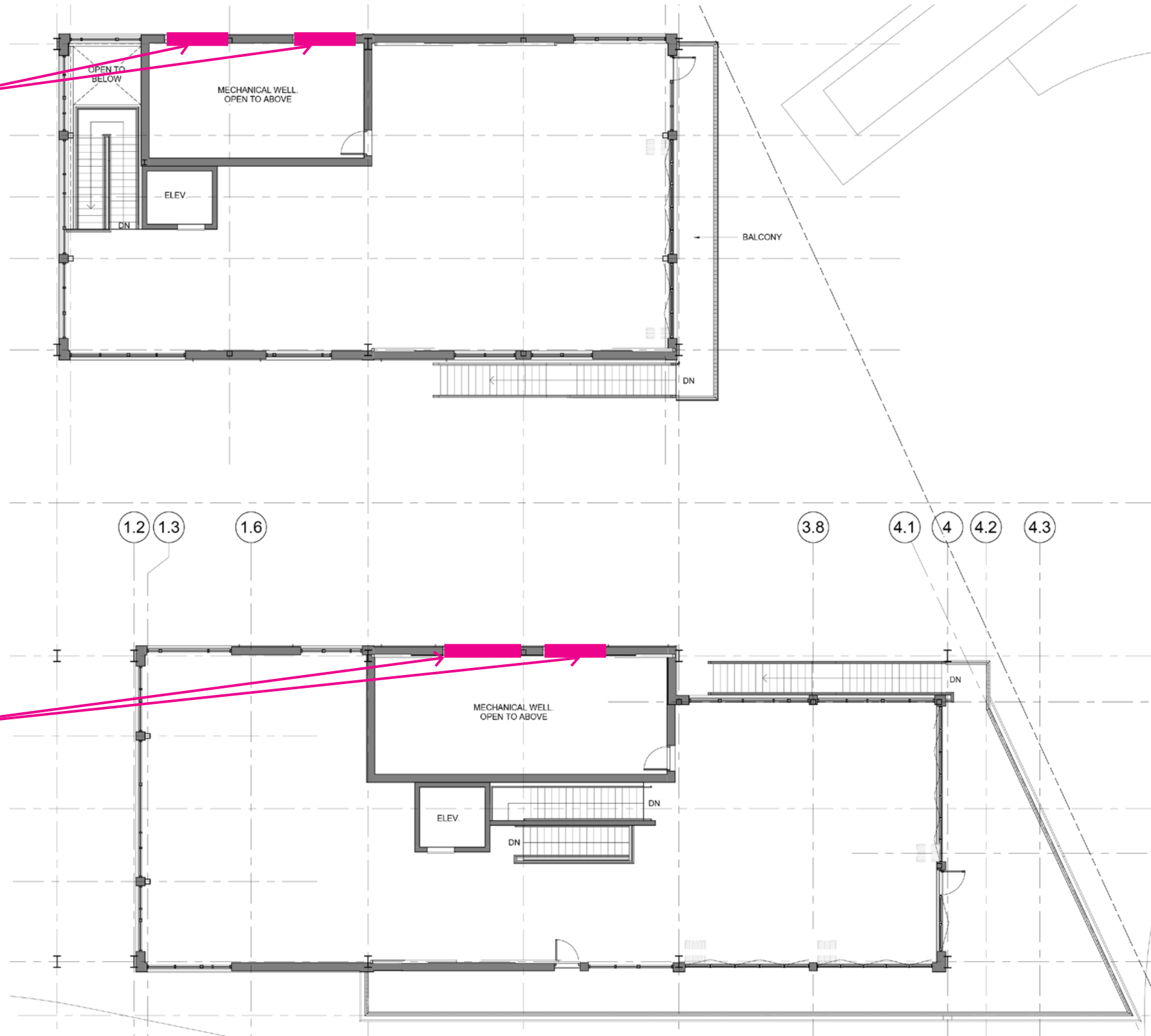
3. MECHANICAL LOUVER LOCATIONS

Louver location

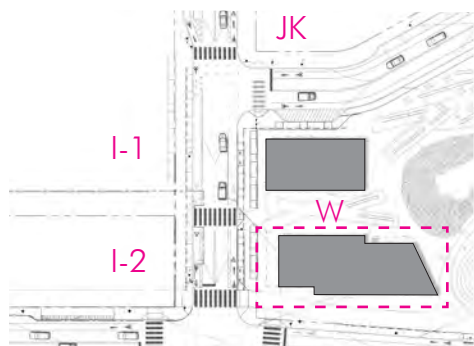


3. MECHANICAL LOUVER LOCATIONS

Louvers added on North sides of buildings adjacent to mechanical areas (least prominent side of each building)
 For mechanical intake only, exhaust remains through roof only



Louvers added on North sides of buildings adjacent to mechanical areas (least prominent side of each building)
 For mechanical intake only, exhaust remains through roof only

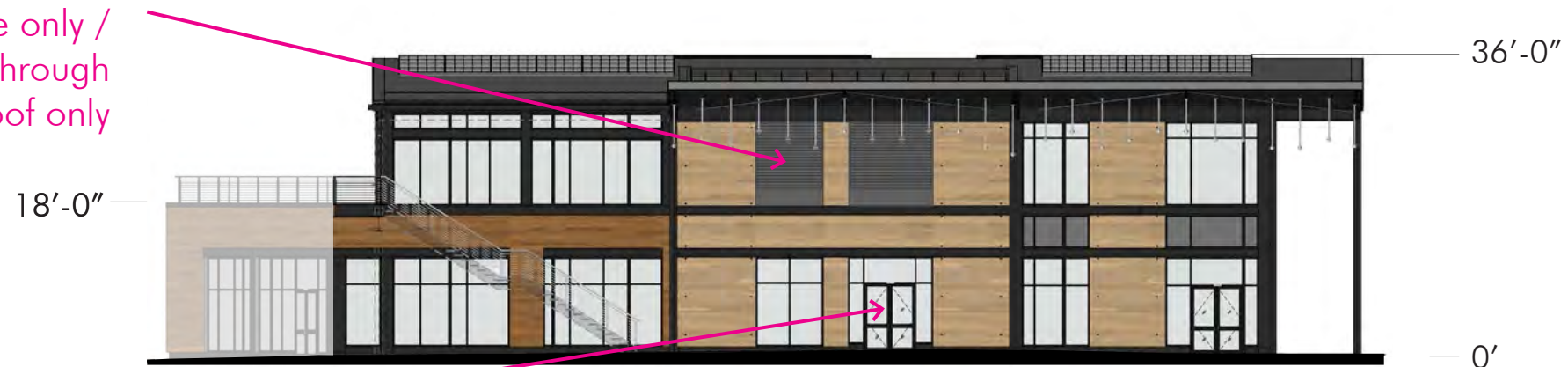


3. MECHANICAL LOUVER LOCATIONS



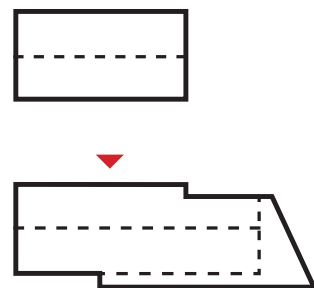
2017 APPROVED NORTH ELEVATION AT CENTER BAY

Louvers added on North sides of buildings adjacent to mechanical areas for mechanical intake only / Exhaust remains through roof only

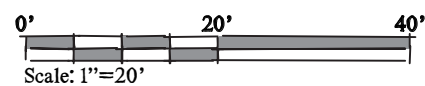


2018 PROPOSED NORTH ELEVATION AT CENTER BAY

Doors added



Elevation Key

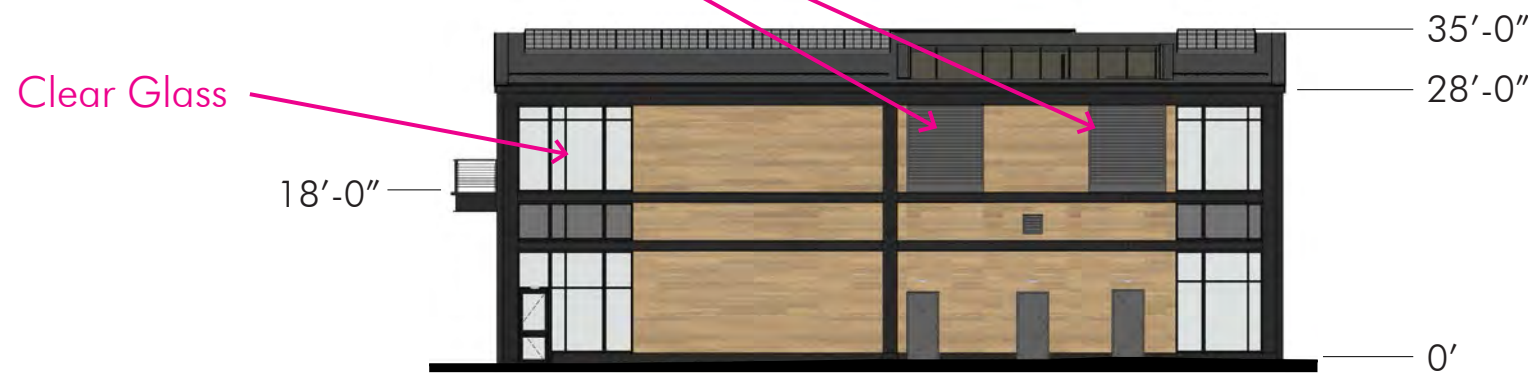


3. MECHANICAL LOUVER LOCATIONS

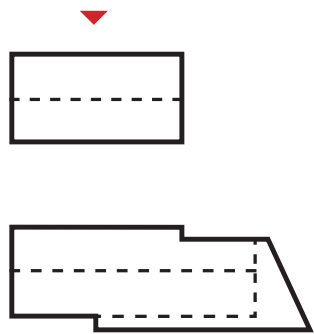


2017 APPROVED NORTH ELEVATION

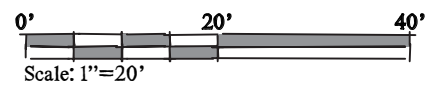
Louvers relocated on North sides of buildings adjacent to mechanical areas for mechanical intake only / Exhaust remains through roof only



2018 PROPOSED NORTH ELEVATION



Elevation Key



4. NANAWALL

PHOTOS OF NANAWALL AT A DIFFERENT EXISTING RETAIL STORE



CLOSED POSITION



MID-FOLD POSITION



OPEN POSITION

4. NANAWALL

Non Operable Storefront System



Non Operable Storefront System

Spandrel Glass

Non Operable Storefront System

2017 APPROVED EAST ELEVATION

Nanawall
Nanawall at South Elevation



Nanawall

Clear Glass

Nanawall

Nanawall at South Elevation

2018 PROPOSED EAST ELEVATION - NANAWALL CLOSED

Nanawall

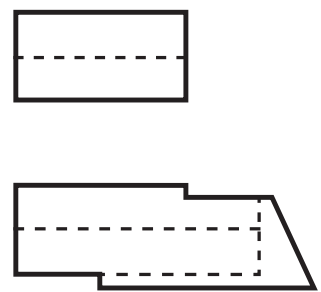


Nanawall

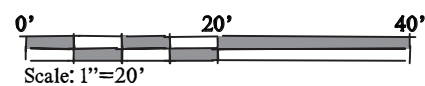
Clear Glass

Nanawall

2018 PROPOSED EAST ELEVATION - NANAWALL OPEN



Elevation Key



4. NANAWALL



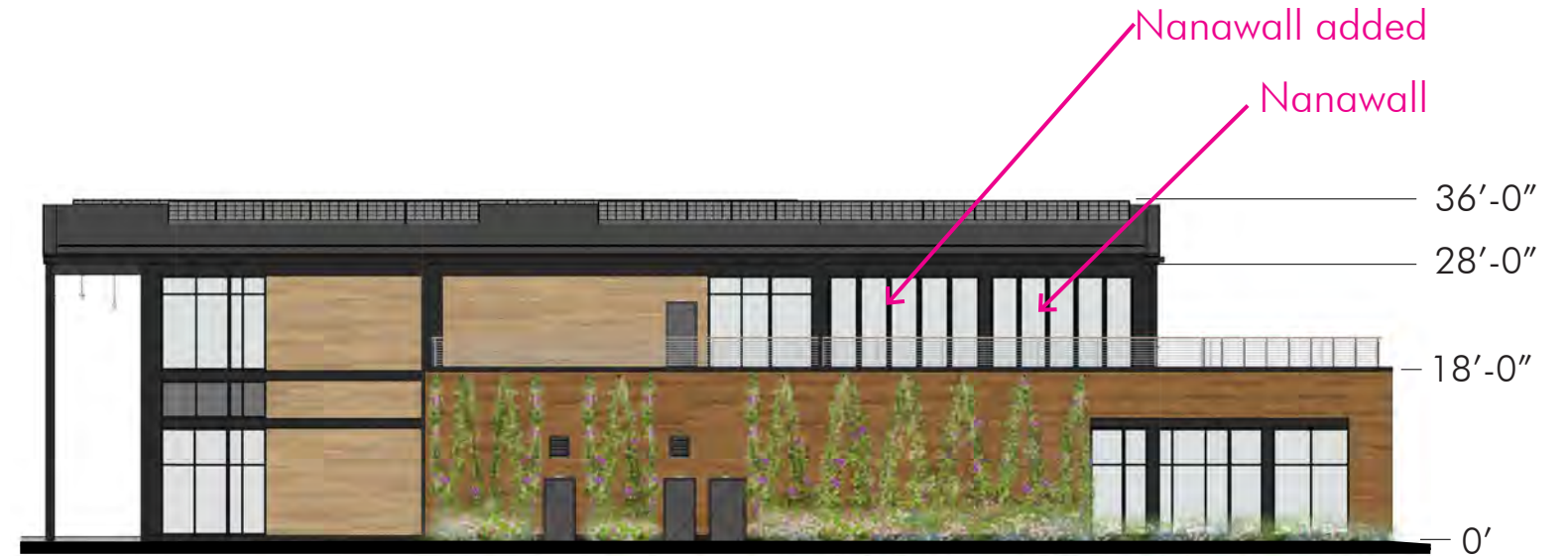
2017 APPROVED SOUTH ELEVATION AT CENTER BAY



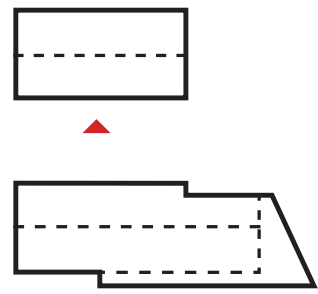
2017 APPROVED SOUTH ELEVATION



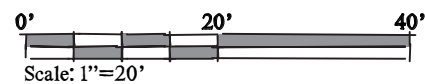
2018 PROPOSED SOUTH ELEVATION AT CENTER BAY



2018 PROPOSED SOUTH ELEVATION



Elevation Key



4. NANAWALL

