

Design Review Update

Station Plaza



Presented by:

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Prepared by:

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April 13, 2020

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

Via: Electronic Mail & Overnight Delivery

Reference: Cambridge Crossing

Station Plaza Design Review

PB #179

Cambridge, Massachusetts

Dear Chairwoman Connolly and Members of the Board:

DivcoWest Real Estate Services and its affiliates, DW NP Property, LLC and DW Q, R, V Property, LLC (collectively "DivcoWest"), respectfully submit the enclosed revisions to the design for the Station Plaza at Cambridge Crossing and request the Planning Board's approval of such revisions. As you are aware, the Planning Board approved the design of the Station Plaza at their October 15, 2019 meeting. The revisions reflected in the enclosed materials respond to the questions and comments raised by the Planning Board at the October 15, 2019 meeting, and improve the connectivity of the Station Plaza with the abutting areas of Cambridge Crossing, including, the Massachusetts Bay Transportation Authority's ("MBTA") new Lechmere Station, which is currently under construction.

We note that significant portions of the Station Plaza are located on parcels of land owned by the MBTAA and delineated as "Station Plaza West" and "Station Plaza East" on the enclosed plans. In working with the MBTA, DivcoWest has made some minor adjustments to the design to better align the pedestrian space and amenities with MBTA's final design of the Lechmere Station. At the October 15, 2019 meeting, the Planning Board raised two (2) primary concerns relative to Station Plaza.

More specifically, the Planning Board raised concerns as to whether the stairs and retaining wall that separated the westerly end of Station Plaza East from the abutting sidewalk along North First Street would create a barrier to use of the Plaza, thereby making it difficult to traverse and less welcoming to pedestrians. The Planning Board also questioned whether the alignment of the planters and brick bands in Station Plaza West could be better aligned with the new Lechmere Station amenities along the southerly and westerly ends of the Plaza.

In order to address these questions and concerns, DivcoWest has made the following changes to the design of each side of the Plaza:



Station Plaza West:

- Two Brick Bands were re-orientated to avoid conflicts with GLX light poles.
- Stone Planter layout was adjusted and three trees were added to the Stone Planter.
- Plant bed along GLX property was enlarged by moving a brick band. The plant bed accommodates the difference between GLX grading and the DivcoWest final plaza grading.
- Plant bed along GLX property will be installed with the construction of Building Q2.
- Planting during Station Plaza construction will include street trees along North First Street, vines
 on Parcel Q1, and trees in the Stone Planter. The remainder of the plant beds along Monsignor
 O'Brien Highway and Parcel Q2 will be installed in future phases. The updated planting list on
 page 21 of the enclosed Planning Board update reflects this.

Station Plaza East:

- Stone wall layout was shifted to wrap around the MBTA bicycle storage instead of aligning with North First Street.
- Stairs and steps were eliminated with the change in the stone wall layout.
- Brick bands were re-orientated within the plaza.
- Backless benches were added under the viaduct beam along North First Street.
- Blue Bike Station was enlarged to 23 bays and set parallel to North First Street.
- Plant bed along Monsignor O'Brien Highway was revised to improve pedestrian circulation.

DivcoWest believes that this modified design will make Station Plaza a more inviting area and lead to greater utilization and activation by the public. DivcoWest is excited to provide you with the enclosed revised plans for your consideration and approval and is excited to meet with the Planning Board to present the same to you.

Sincerely,

DIVCOWEST REAL ESTATE INVESTMENTS

Mark Johnson, FAIA Director of Development

Exhibits:

Cambridge Crossing – Station Plaza, March 30, 2020, containing:

- Master Plan showing the location of the pedestrian plaza;
- Site Plan of the Station Plaza;
- Station Plaza West Approved Plan 10-15-2019;
- Station Plaza West Plan Showing Proposed Changes 1-28-2020;
- Station Plaza East Approved Plan from 10-15-2019;
- Station Plaza East Plan Depicted Proposed Design Modifications 1-28-2020;
- Station Plaza East Grading Diagram 1-28-2020;
- Site Sections of Station Plaza East Approved 10-15-2019;



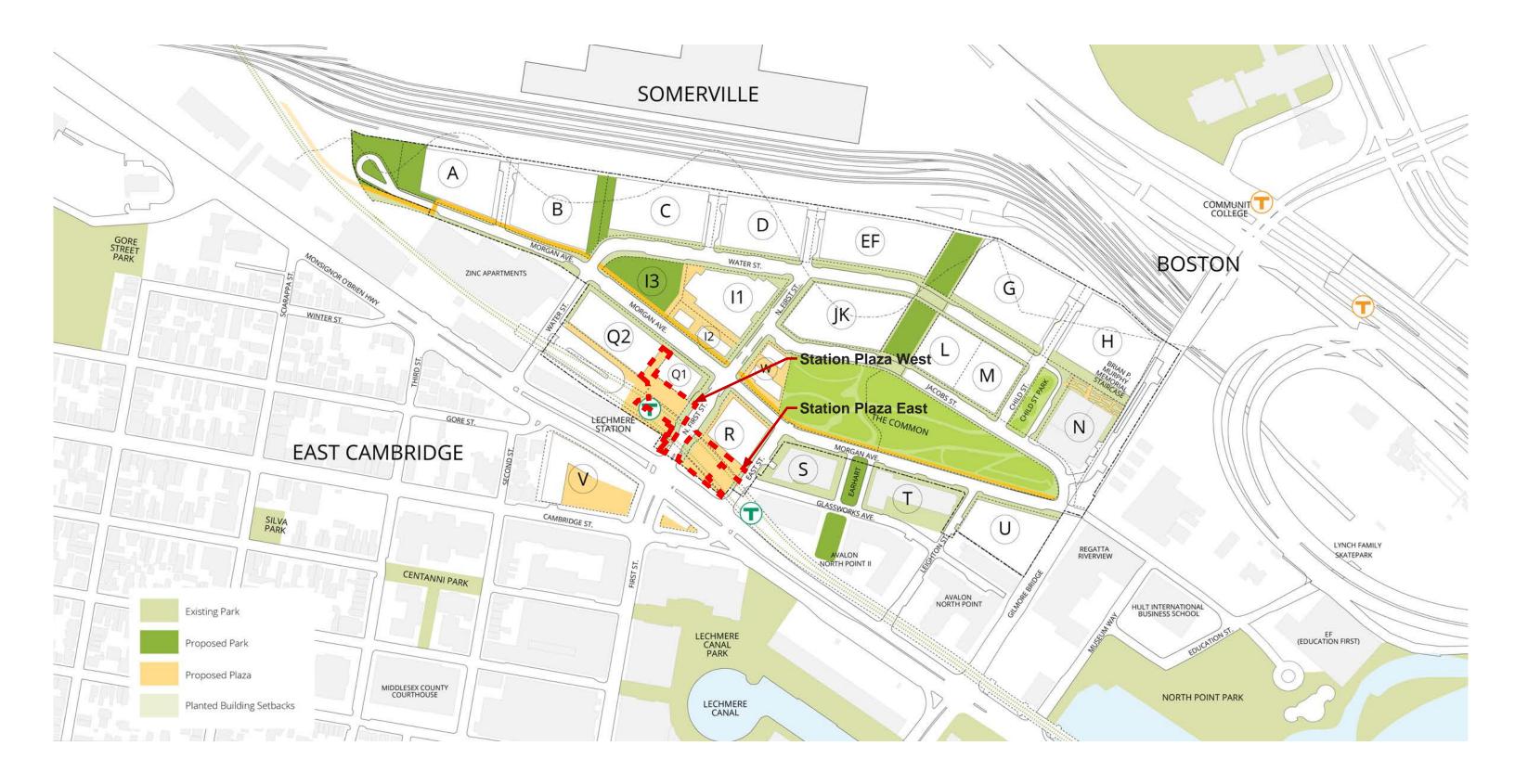
- Updated Site Sections of Station Plaza East dated 1-28-2020;
- Rendered View of Station Plaza East Approved 10-15-2019;
- Rendered View of Station Plaza East Updated 1-28-2020;
- Rendered View of Station Plaza West and the bicycle center at Parcel Q1 abutting the Station Plaza Approved 10-15-2019 (2 sheets);
- Rendered View of Station Plaza West and the bicycle center at Parcel Q1 abutting the Station Plaza Updated 1-28-2020 (2 sheets);
- Property Ownership Diagram showing the Station Plaza and indicating the portions owned by DivcoWest (labeled "DivcoWest") and the portions owned by the MBTA (labeled "DivcoWest Permanent Easement");
- Outdoor Bicycle Parking Diagram;
- Site Lighting Diagram;
- Site Materials and Furnishings; and
- Street and Landscape Trees and Shrubs (2 sheets).

CAMBRIDGE CROSSING

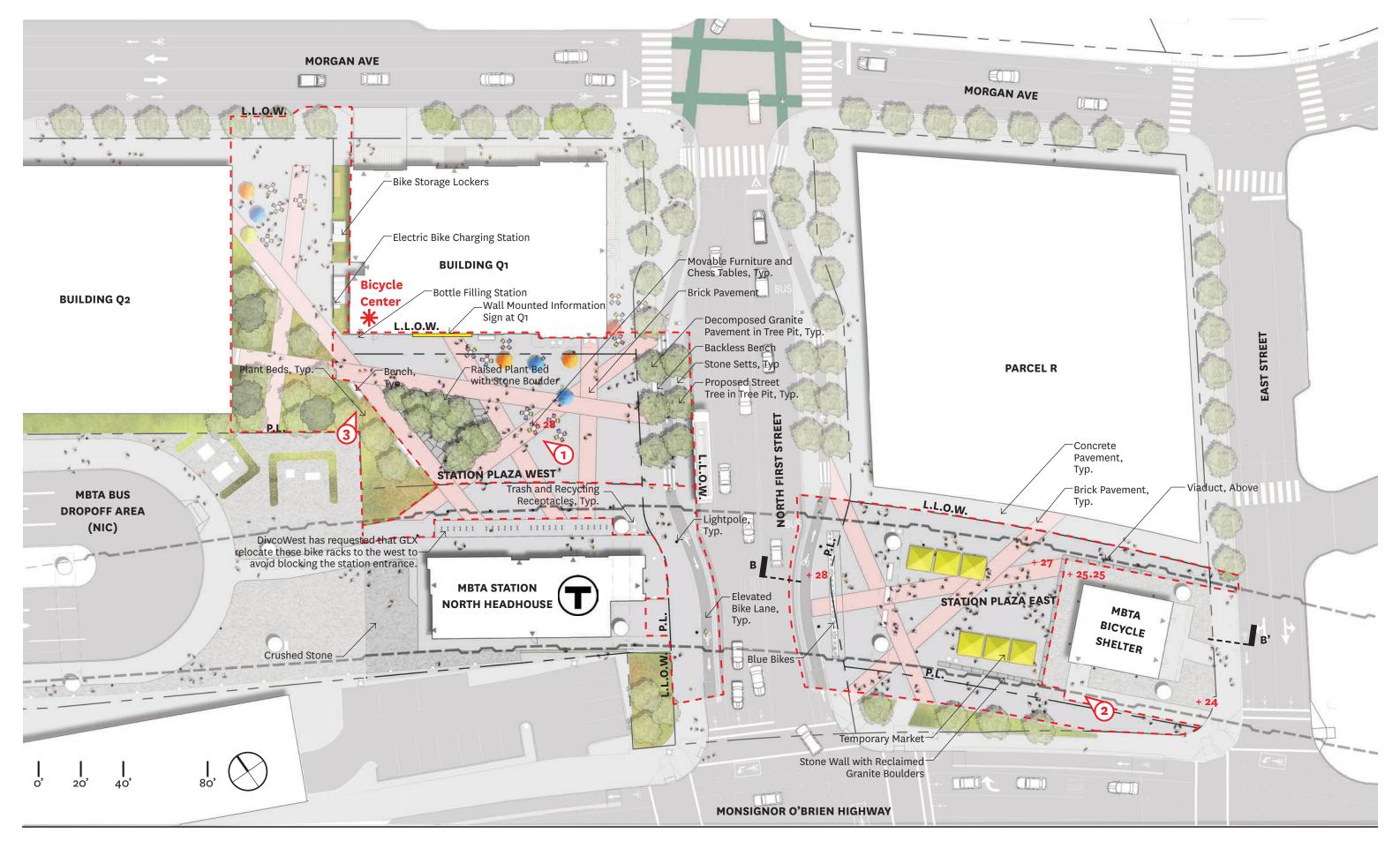
Station Plaza Design Update

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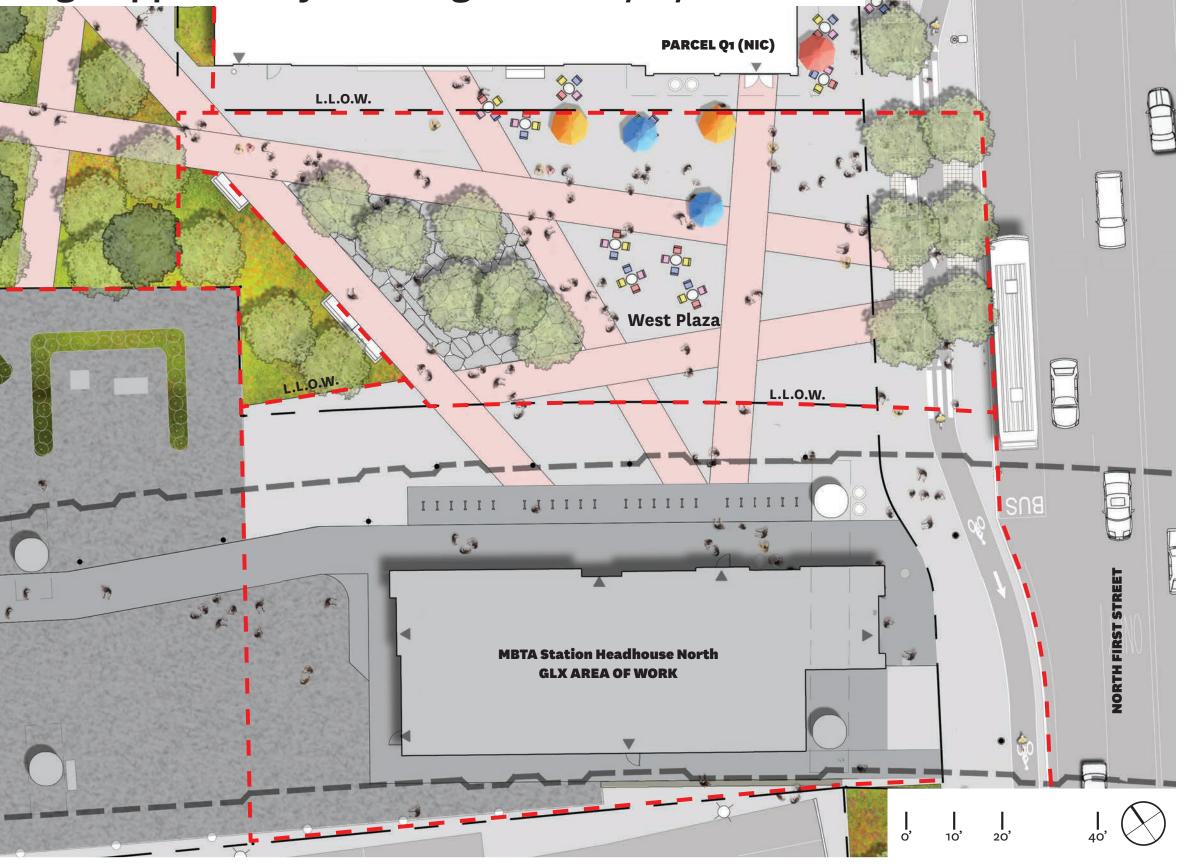
April 2020











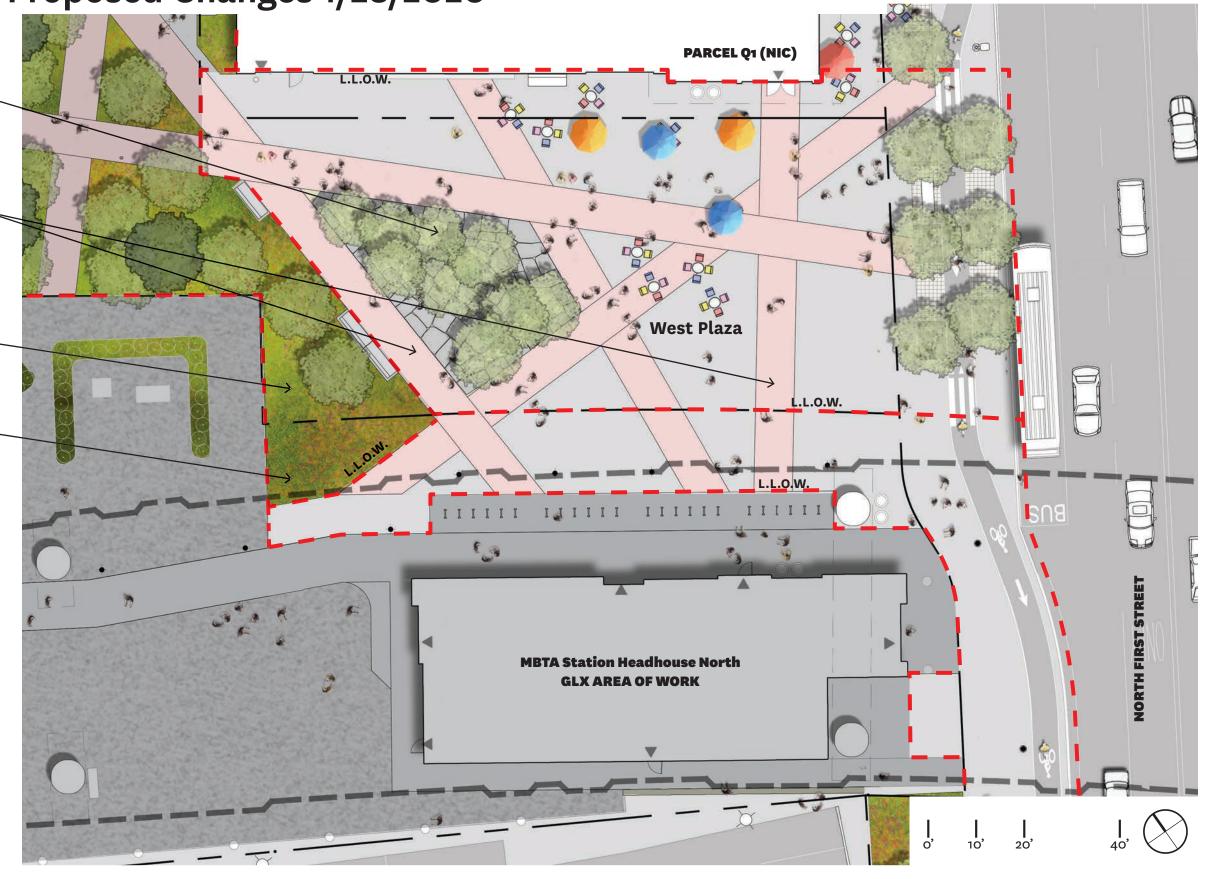
Station Plaza West - Proposed Changes 1/28/2020

Stone Planter and Tree Layout Adjusted, Added Three Trees

Brick Bands Reoriented to Avoid Conflicts with Existing GLX Light Poles

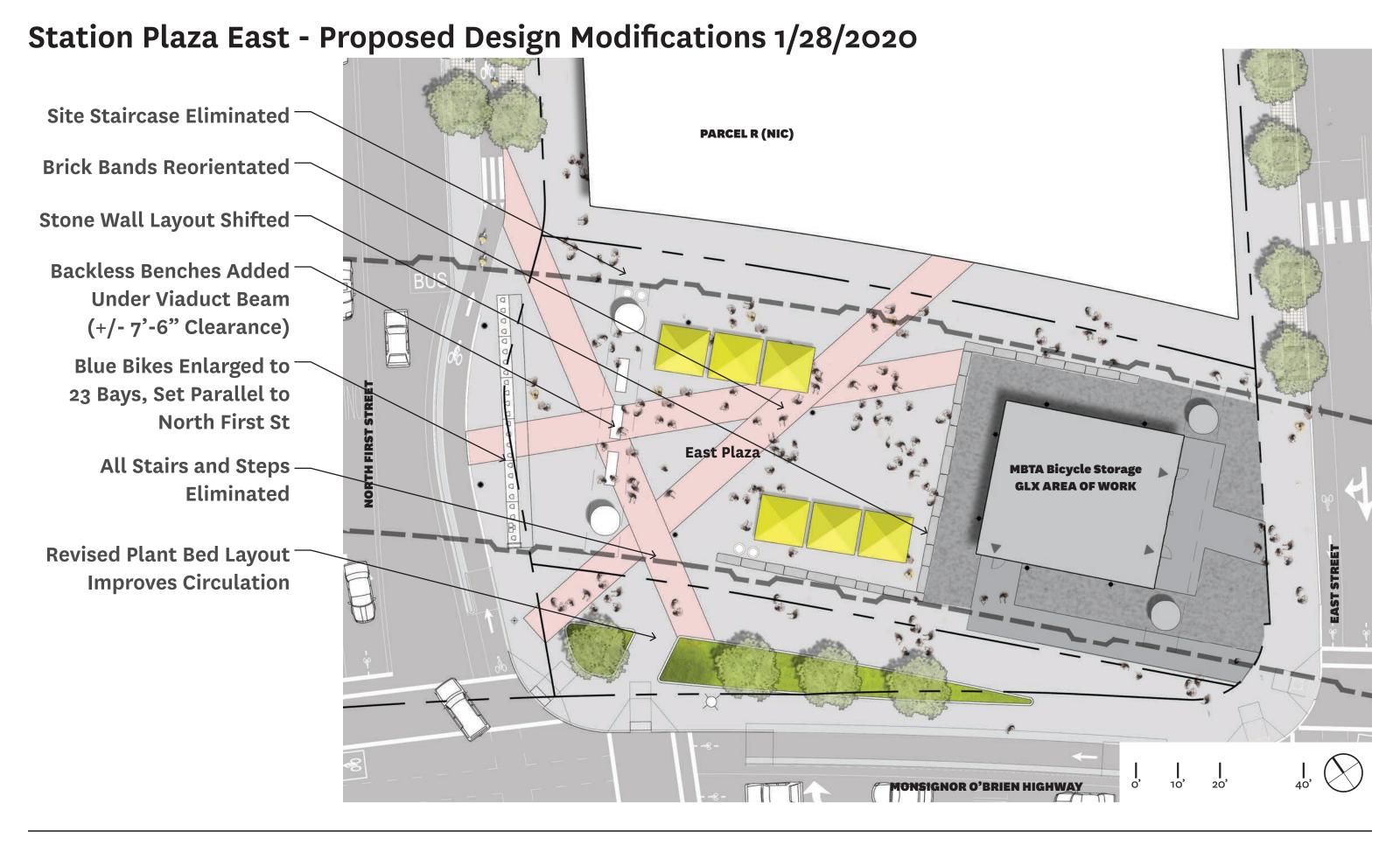
Plant Bed Enlarged to Accommodate GLX Grades

Adjusted Limit of Work







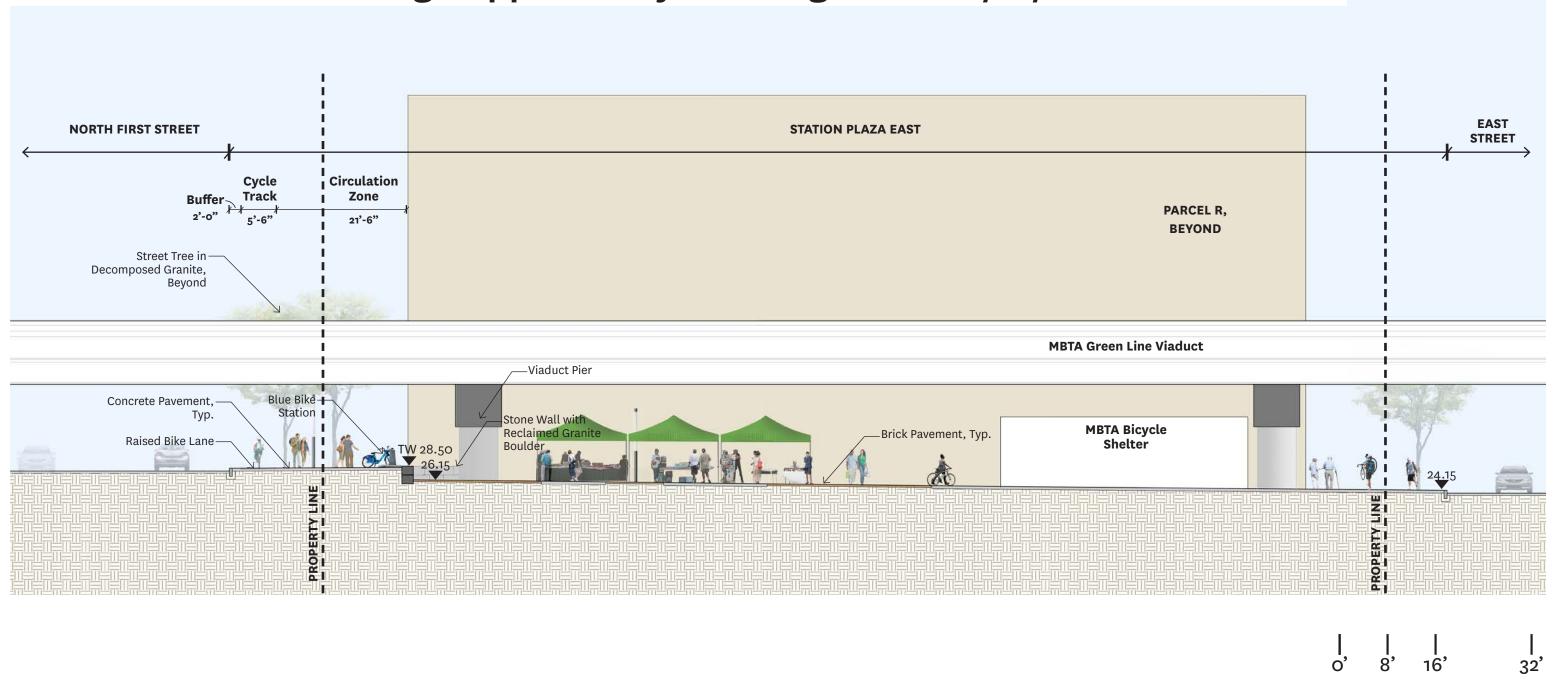




Station Plaza East - Grading Diagram 1/28/2020



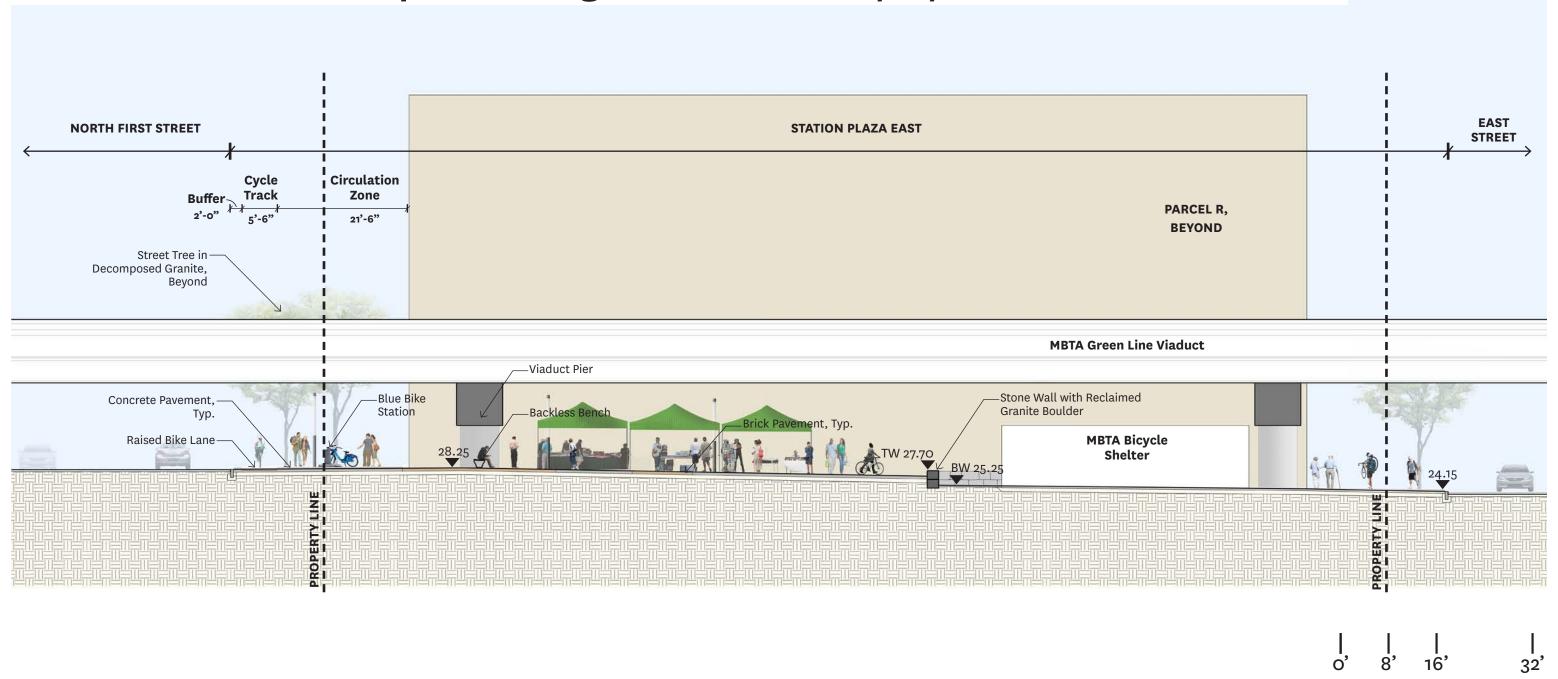




SECTION B-B'



Station Plaza East - Proposed Design Modifications 1/28/2020



SECTION B-B'





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.

2. VIEW LOOKING TOWARD STATION PLAZA EAST



Station Plaza East - Proposed Design Modifications 1/28/2020



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2. VIEW LOOKING TOWARD STATION PLAZA EAST





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1. VIEW LOOKING TOWARD STATION PLAZA WEST



Station Plaza West - Proposed Design Modifications 1/28/2020



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1. VIEW LOOKING TOWARD STATION PLAZA WEST





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.

3. VIEW LOOKING TOWARD Q1 BICYCLE CENTER



Station Plaza West - Proposed Design Modifications 1/28/2020



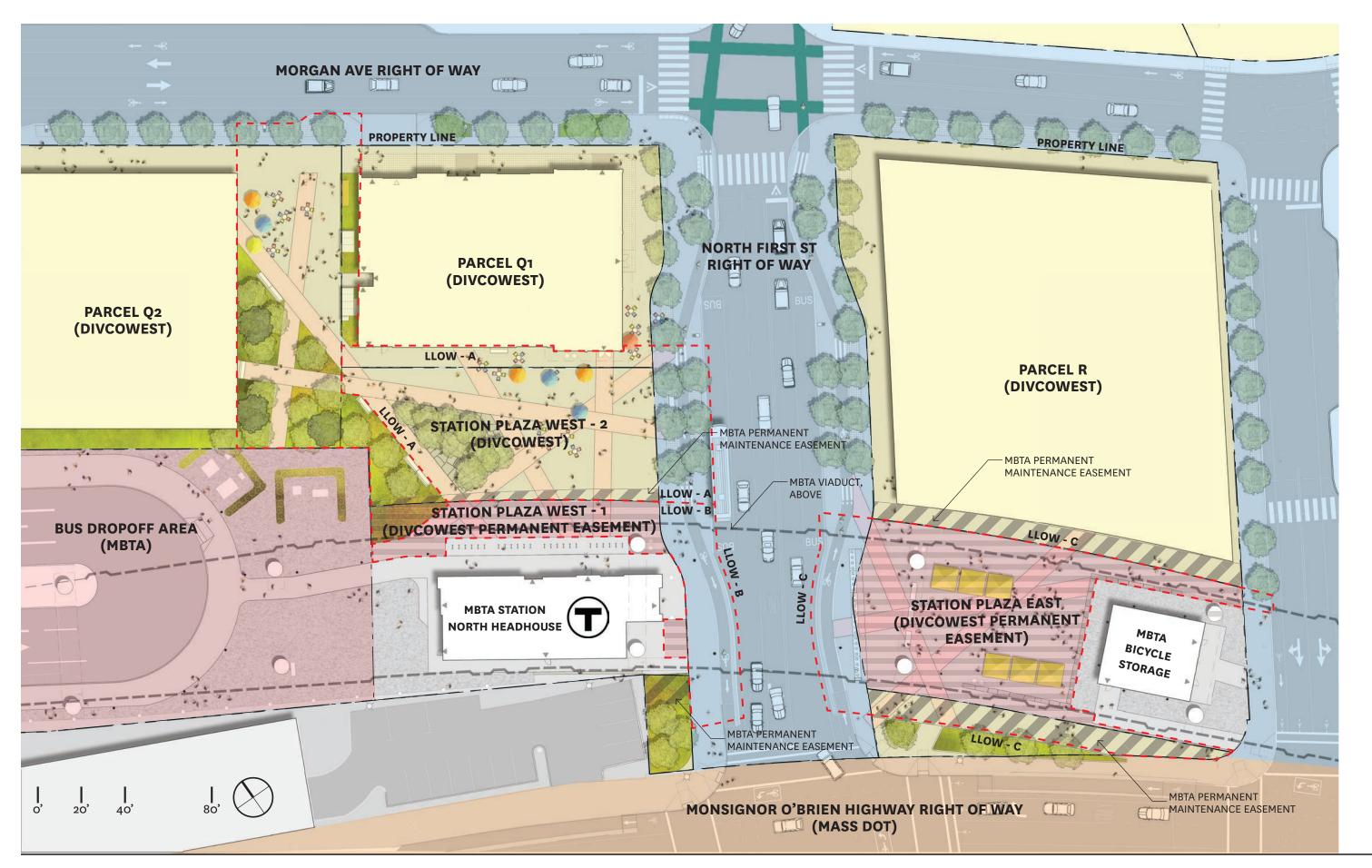
Rendered image is intended for landscape and plaza design review. As a result of the proposed landscape density, views of the building design may be obscured.

3. VIEW LOOKING TOWARD Q1 BICYCLE CENTER

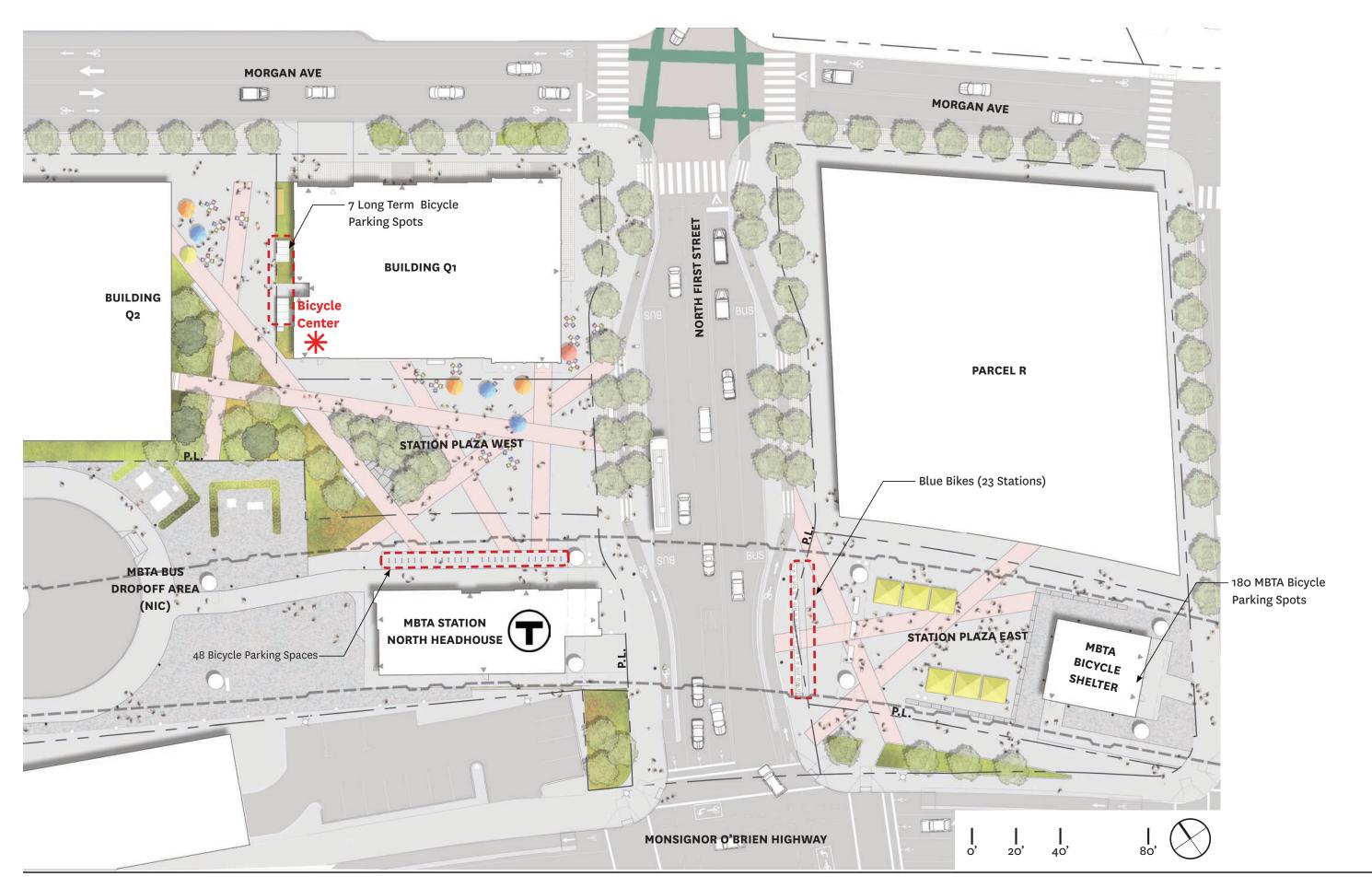


STATION PLAZA

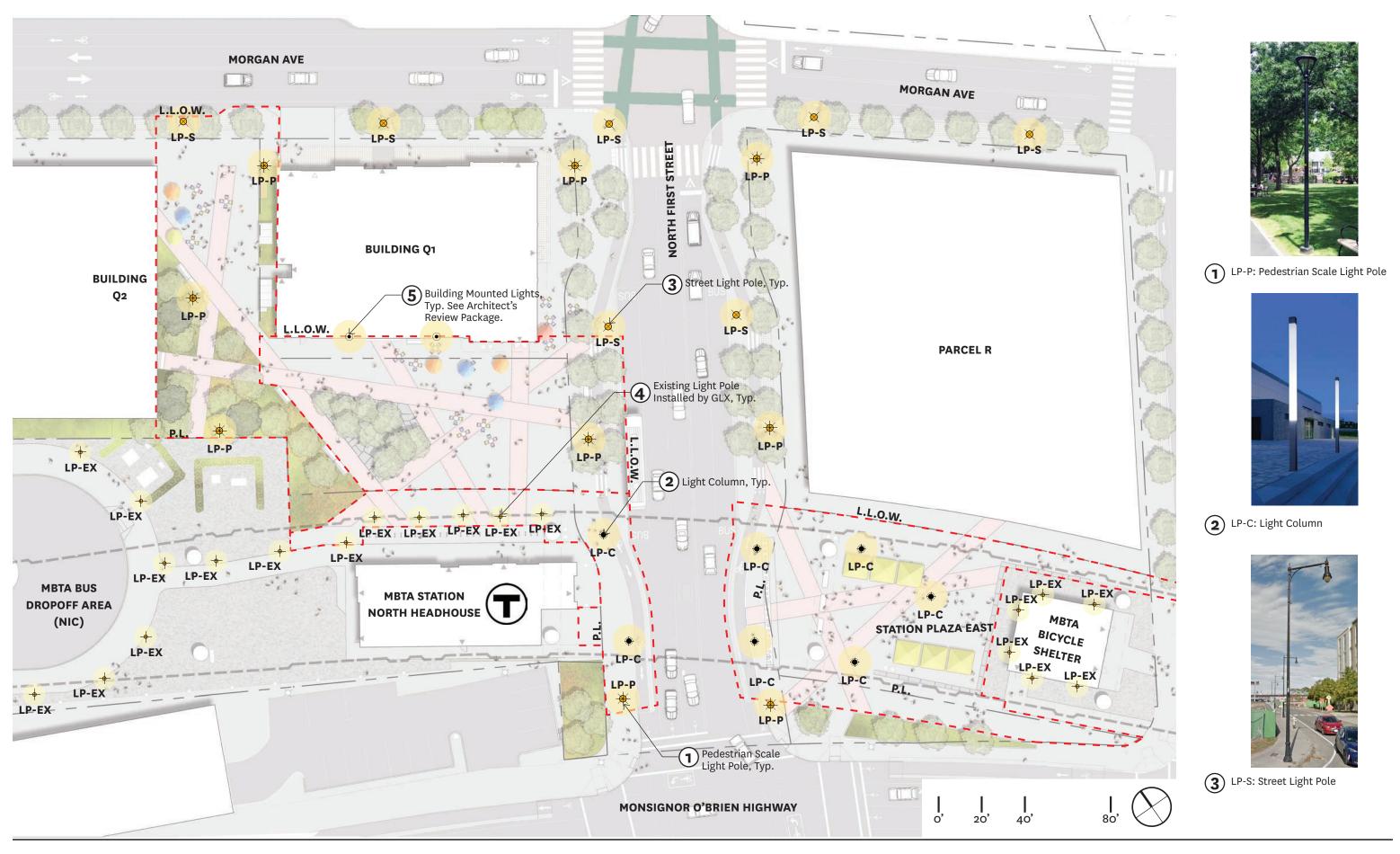
Appendix















Stone Setts Pavement



Decomposed Granite Pavement



Concrete Pavement



Brick Pavement



Trash Receptacle



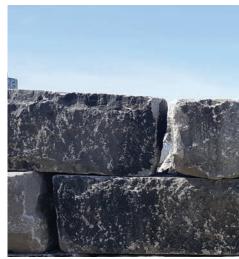
Light Column



Light Pole - Pedestrian



Light Pole - Street



Stone Wall and Planter with Reclaimed Granite Boulder



Bench



Backless Bench



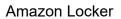
Movable Tables and Chairs



Movable Chess Tables









Long Term Bike Parking





Platanus x acerifolia 'Bloodgood' Bloodgood Plane Tree



Ginkgo biloba 'Autumn Gold' Ginkgo



Cornus florida
Flowering Dogwood



Cladrastis kentuckea Yellowwood



Tilia americana 'McKSentry'
American Sentry Linden



Zelkova Serrata Japanese Zelkova

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





Ceanothus americanus New Jersey Tea



Cornus sericea
Redtwig Dogwood



Cornus amomum Silky Dogwood



Cornus sanguinea
Bloodtwig Dogwood



Fothergilla gardenia Dwarf fothergilla



Itea virginica 'Henry's Garnet' Henry's Garnet Sweetspire



Itea virginica 'Little Henry'
Little Henry Sweetspire



Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac



Sambucus canadensis American Black Elderberry



*Viburnum x burkwoodii*Burkwood Viburnum



Station Plaza West - Proposed Design Modifications 1/28/2020



Platanus x acerifolia 'Bloodgood' Bloodgood Plane Tree



Celtic occidentalis
American Hackberry



Wisteria floribunda Japanese Wisteria

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

