Cambridge, Massachusetts

Design Review Application – Parcel Q1

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:
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

December 5, 2017
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 Q1 (the Site), which is part of the larger Cambridge Crossing development.

The Parcel Q1 project is the construction of an 18,844 sf retail and office building. The proposed structure on Parcel Q1 is located entirely within Cambridge. A design review submission for Parcel Q1 was previously submitted and presented before the Planning Board; however, DivcoWest requested a continuance of the hearing so that the comments made by the Planning Board could be addressed. This application represents a resubmission of the Site for design review. After the initial submission, the revised subdivision plan creating new boundaries for Parcel Q1, and as a minor modification to the Special Permit to increase the amount of allowable GFA on the Site were approved by the Planning Board.

As shown on the master plan included as part of this Application, the Site is bounded by North First Street to the east, North Point Boulevard to the north, Parcel Q2 to the west, and the future Green Line Extension to the south. The attached application is submitted in accordance with Special Permit #179 (through Major Amendment #6), Condition 10, and the City of Cambridge filing requirements for Large Project Review, pursuant to Section 19.43 of the City of Cambridge Zoning Ordinance (the Ordinance).

The Site is currently undeveloped vacant land. It 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, The Common (formerly known as NorthPoint Common), Child Street Open Space and related infrastructure and other public amenities (including the Brian P. Murphy Memorial Staircase) have been constructed in NorthPoint. In addition, Parcel JK has gone through Design Review in Cambridge and Somerville, building permits have issued in both cities for, and construction activities have commenced on, said Parcel.
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. Most recently, the Applicant received Design Review Approval for retail buildings on Parcel W.

As part of the attached application, we have submitted 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;
- Cross-sections of Floor Plans;
- Architectural Elevations;
- A Zoning Compliance Summary;
- Wind Study;
- Acoustical Report and Noise Mitigation Narrative;
- Preliminary Signage Plan;
- Compliance Checklist – Zoning Ordinance and NorthPoint Design Guidelines;
- Building and site model, at a scale of one inch to 40 feet, inserted into a larger model encompassing the entire Development Parcel;
- LEED® compliance checklist;
- Shadow study;
- Exterior lighting plan depicting site, façade, and rooftop lighting; and
- Materials showing cross-sections of abutting streets.

There are no changes proposed to the approved uses or massing 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 proposed project. Thank you for your consideration of this application.

Very truly yours,

BEALS AND THOMAS, INC.

John P. Gelcich, AICP
Senior Planner
# CAMBRIDGE CROSSING

## DEVELOPMENT STATUS TABLE

### Phase 1a

<table>
<thead>
<tr>
<th>Building</th>
<th>Use(s)</th>
<th>Approved GFA per Special Permit Appendix I</th>
<th>GFA approved in thru Design Review</th>
<th>Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>N</td>
<td>Residential</td>
<td>394,000</td>
<td>394,000¹</td>
<td>Construction Completed. Occupied.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>8,600</td>
<td>8,600</td>
<td>Construction Completed. Occupied.</td>
</tr>
<tr>
<td>JK</td>
<td>Office/Laboratory</td>
<td>370,000 Total</td>
<td>351,192</td>
<td>Under construction.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>TBD</td>
<td>14,700</td>
<td>Under construction.</td>
</tr>
<tr>
<td>W</td>
<td>Retail</td>
<td>18,000</td>
<td>16,337</td>
<td>Design Review Complete.</td>
</tr>
<tr>
<td>Q1</td>
<td>Retail</td>
<td>17,675²</td>
<td></td>
<td>Minor Amendment Approved for GFA Increase. Revised Design Review to be submitted.</td>
</tr>
<tr>
<td>L</td>
<td>Residential</td>
<td>286,000 Total</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td></td>
<td>Retail (Allowed)</td>
<td>TBD</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td>M</td>
<td>Residential</td>
<td>208,400 Total</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td></td>
<td>Retail (Required)</td>
<td>TBD</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td>I</td>
<td>Residential</td>
<td>390,000 Total</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>TBD</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Building</th>
<th>Use(s)</th>
<th>Approved GFA per Special Permit Appendix I</th>
<th>GFA approved in thru Design Review</th>
<th>Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>G</td>
<td>Office/Laboratory</td>
<td>410,000</td>
<td>451,000</td>
<td>Special Permit approval. Design Review Submitted. Design Review completed in Boston.</td>
</tr>
<tr>
<td>H</td>
<td>Office/Laboratory</td>
<td>375,000</td>
<td>347,600</td>
<td>Special Permit approval. Design Review Submitted. Design Review completed in Boston.</td>
</tr>
<tr>
<td>EF</td>
<td>Office/Laboratory</td>
<td>400,000 Total</td>
<td></td>
<td>Special Permit approval. Design Review submitted in Somerville.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>TBD</td>
<td></td>
<td>Special Permit approval. Design Review submitted in Somerville.</td>
</tr>
<tr>
<td>C</td>
<td>Mixed-Use</td>
<td>348,000</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td>U</td>
<td>Office/Laboratory</td>
<td>320,000</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
</tbody>
</table>
### Phase 2

<table>
<thead>
<tr>
<th>Building</th>
<th>Use(s)</th>
<th>Approved GFA per Special Permit Appendix I</th>
<th>GFA approved in thru Design Review</th>
<th>Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Residential</td>
<td>175,000</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td>B</td>
<td>Residential</td>
<td>373,000 Total</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>TBD (Allowed)</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td>D</td>
<td>Mixed Use</td>
<td>340,000</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td>Q2</td>
<td>Office/Laboratory</td>
<td>147,387 Total</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>TBD (Required)</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td>R</td>
<td>Mixed Use</td>
<td>148,945 Total</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>TBD (Required)</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td>V</td>
<td>Residential</td>
<td>199,855 Total</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>TBD (Required)</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
</tbody>
</table>
DESIGN REVIEW: PARCEL Q1

KEY UPDATED DESIGN ELEMENTS

- Roof wraps around glass pavilion
- Glass pavilion extends north and south in plan
- Horizontal bands are continuous between glass pavilion and lower building
- Glass volume protrudes at office entry
- Revised treatment of louvers at top of glass pavilion
- Revised glazing sizing and alignment
<table>
<thead>
<tr>
<th>Page</th>
<th>Design Review Comments</th>
<th>Design Team Response</th>
<th>Check</th>
</tr>
</thead>
<tbody>
<tr>
<td>page 154 - PB #179 Meeting Minutes</td>
<td>&quot;So I think there need to be more bike racks, and they have to be thought about who's going to use them and where are they going to use them. That perhaps there could be some bike racks around basically on the back from this view that might be designated for employees, they would be close to the employee entrance&quot;.</td>
<td>MVVA increased the number of bike racks on NorthPoint Boulevard and introduced spaces for cargo bikes.</td>
<td>✓</td>
</tr>
<tr>
<td>page 154 - PB #179 Meeting Minutes</td>
<td>&quot;Also you have some wide sidewalks that I'm glad you're planting trees, but there is still no understory planting, no real welcoming place. I hate to say this again but benches, plants, color, something&quot;.</td>
<td>MVVA introduced moveable planters in a variety of sizes to increase the planting in this area. On the west façade, tensile cables on the building will support flowering climbing vines to add color.</td>
<td>✓</td>
</tr>
<tr>
<td>page 157 &amp; 176 - PB #179 Meeting Minutes</td>
<td>&quot;I think the roof cantilever has to extend around both sides to in line with the façade down below&quot; .... &quot;So I'll be clear, I want to see the roof where the pavilion stick out the same amount on the three sides and maybe turn it around to the fourth side.&quot;</td>
<td>Roof extends 6' on the east façade (on North First Street) and 4' on the other 3 sides, wrapping around the west side of the &quot;glass pavilion&quot;.</td>
<td>✓</td>
</tr>
<tr>
<td>page 157 - PB #179 Meeting Minutes</td>
<td>&quot;I think the louvers need to be broken up in the same way that the windows in the right-hand end are articulated in that fashion and they shouldn't -- it should leave the frame being articulate in the place that they are.&quot;</td>
<td>Frame is articulated similarly throughout the glass pavilion. Mechanical well has been pulled away from the façade to allow for consistent glass &amp; frame articulation across all facades.</td>
<td>✓</td>
</tr>
<tr>
<td>page 160 - PB #179 Meeting Minutes</td>
<td>&quot;like two buildings are colliding and the one on the right is sort of like the back of a building. &quot;... &quot;the building on the left has this really powerful hat, and the building on the right has like an eight-inch tall hat.&quot;</td>
<td>Roof wraps around all four sides of the glass pavilion. The vertical extension, which previously split the &quot;two buildings,&quot; has been removed. Horizontal expression of low roof parapet aligns with horizontal band in glass pavilion, creating a consistent horizontal expression uniting the two building volumes.</td>
<td>✓</td>
</tr>
<tr>
<td>page 161 - PB #179 Meeting Minutes</td>
<td>&quot;why are those windows the size they are and the way they're articulated? Who knows. It's just somebody didn't think enough about it. So that's what I would like to see happen is some more thought.&quot;</td>
<td>Window locations align on one side and respond to ground floor retail / second floor office layout to determine width. Window location is also designed to allow for structural cross bracing within solid walls.</td>
<td>✓</td>
</tr>
<tr>
<td>page 179 - PB #179 Meeting Minutes</td>
<td>&quot;could you for example push the pavilion maybe 18 inches farther out so that it's -- the corner column that's in the middle of the building is seen on two sides instead of just one?&quot;</td>
<td>Glass pavilion footprint projects 1'10&quot; on North and South façade.</td>
<td>✓</td>
</tr>
<tr>
<td>page 180 - PB #179 Meeting Minutes</td>
<td>&quot;The other thing that Thacher pointed out, the entry to the office. And it seems like maybe that could project a lot, you know. Become a volumetric form.&quot;</td>
<td>Ground floor entry is recessed at the entry, while glass volume projects on the second floor, creating visual emphasis as well as an entry canopy.</td>
<td>✓</td>
</tr>
</tbody>
</table>
CAMBRIDGE CROSSING - Parcel Q1
Approved Masterplan per Amend #7 (Minor)
CAMBRIDGE CROSSING - Parcel Q1
Zoning Height Envelope

- Parcel Q1
  - 150'-220'
  - 85'-65'
  - 42'-0'
  - 65'
  - 35'
  - 42'
  - 120'

CAMBRIDGE CROSSING - Parcel Q1
Framed glass facade: Pavilion Park, Seattle WA

Transparency on street edge: James Beard Public Market, Portland OR

Framed glass facade engages public: Municipal Building, Roxbury MA

Cambridge Public Library

Transparent facade along the east facade engages the public realm and creates a visual connection from the Train Station, North First St and Northpoint Boulevard

Boston Public Library
Public Engagement Precedents

Digital transit information board

Wayfinding mural. Baltimore MD

Pedestrian wayfinding. United Kingdom

Digital wayfinding. Canary Wharf, London

Solid wall on south facade for public engagement to the station plaza. Opportunity for wayfinding, neighborhood directory, art

Public engagement activity. Cambridge, MA
Retail Corridor extends from the Cambridge Side Galleria mall into Cambridge Crossing, centralized at the intersection of North First Street and Northpoint Boulevard.
CAMBRIDGE CROSSING - Parcel Q1
Existing Site Conditions
Rendered image is intended for building design review. Landscaping and entourage in this view are for illustrative purposes only.
PROPOSED DESIGN

CAMBRIDGE CROSSING - Parcel Q1
Building View Northwest from Parcel R

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

CAMBRIDGE CROSSING - Parcel Q1
Building View from Parcel I-2 Retail

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

West Elevation

Elevation Key

CAMBRIDGE CROSSING - Parcel Q1
Building Elevations
Building Elevations

Horizontal bands align for continuity between building forms.

Glazing locations respond to structural bracing as well as use.

Glazing aligns to rationalize facade design. More glazing on groundfloor for retail use.

Mechanical well is set back to allow for glazing along east facade.
FUTURE HUBWAY STATION

AREA CALCULATIONS
GROUND FLOOR GFA: 9,082 SF
SECOND FLOOR GFA: 9,762 SF
TOTAL GFA: 18,844 SF

CAMBRIDGE CROSSING - Parcel Q1
Ground Floor Plan

OWNER: PRELLWITZ CHILINSKI ASSOCIATES, INC.
ARCHITECT: PRELLWITZ CHILINSKI ASSOCIATES, INC.

Printed: © 2015 PCA

DIVCO WEST
1 Kendall Square
Cambridge, MA 02139
617-720-7400

SHAWMUT
560 Harrison Avenue
Boston, MA 02118
617-622-7000

CONSTRUCTION MANAGER: PCA PROJECT #: 16039.00

Long term bike storage. Min. capacity: 4 bikes
warning system for truck loading

Elevator machine room

Trash / loading

Office Lobby

Lobby

Trash / loading

Elevator

Water / Elec.
AREA CALCULATIONS
GROUND FLOOR GFA: 9,082 SF
SECOND FLOOR GFA: 9,762 SF
TOTAL GFA: 18,844 SF
Roof Plan

Solar ready roof area

Future potential mechanical area, if required by tenant

Scale: 1" = 20'

Divco West
1 Kendall Square
Cambridge, MA 02139
617-720-7400

Shawmut
560 Harrison Avenue
Boston, MA 02118
617-622-7000

Construction Manager: PCA

Project #: 16039.00
All site lighting for Parcel Q1 is being designed to minimize light pollution and light trespass.

Building Mounted Exterior Lighting

D1 - Recessed LED downlights (dimmable) with medium beam distribution on underside of roof overhang
W1 - Wall bracketed, small profile, dimmable, linear LED wallwash with glare control
P1 - Street Light location
E1 - Egress Light

EXTERIOR LIGHTING FIXTURE KEY

D = DOWNLIGHT
P = POLE LIGHT
W = WALL MOUNTED
CAMBRIDGE CROSSING - Parcel Q1

Site Plan

On Street Parking Spaces Along Parcel Q:
- North Side of NorthPoint Boulevard - 17 Spaces
- South Side of NorthPoint Boulevard - 13 Spaces

Bituminous Concrete Pavement, Temporary Condition.
2,615 sf

Maximum Ground Floor Outdoor Tenant Premises

Parcel Q1 - Area Calculations

14,800 sf +/- Total Parcel Area
9,740 sf +/- Ground Floor Building Coverage
2,615 sf +/- Maximum Ground Floor Outdoor Tenant Premises
2,445 sf Parcel Q1 Open Space; Publicly Beneficial

Maximum Ground Floor Outdoor Tenant Premises
SECTION A - A' (Streetscape conforms with design guidelines dated October 11, 2016)

Scale: 1"=10'-0"
SECTION B - B' (Streetscape conforms with design guidelines dated October 11, 2016)

Scale: 1"=10'-0"
Rendered image is intended for landscape design review. As a result of the proposed landscape density, views of the building design may be obscured.
Rendered image is intended for landscape design review. As a result of the proposed landscape density, views of the building design may be obscured.
Site Materials and Furniture

- Bike Rack
- Trash Receptacle
- Planter, Clustered
- Planter, Linear
- Bench
- Backless Bench
- Stone Setts Pavement
- Exposed Aggregate Concrete Pavement
- Decomposed Granite Pavement
- Concrete Pavement
Spring
Daffodil, Narcissus

Summer
Canna lily, Canna

Fall
Chrysanthemum, Chrysanthemum

Winter
Redtwig dogwood, Cornus sericea
Platanus x acerifolia
London Plane Tree “Bloodgood”

Styphnolobium japonicum
Japanese Pagoda Tree

Gleditsia triacanthos var. inermis
Honey Locust “Skyline”

Wisteria sinensis
Chinese Wisteria

All street trees are included in the City of Cambridge recommended species list.
*NOTE: Lechmere Station Plaza Illustrative Plan - Provided for General Context.*
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.

*NOTE: Lechmere Station Plaza - Provided for General Context.
Outdoor Bicycle Parking at Parcel Q1 Presented on July 11th

SHORT TERM BICYCLE SPACES
Required: 9
Provided: 10 (within Parcel Boundary), 10 (outside Parcel Boundary)
Outdoor Bicycle Parking at Parcel Q1 - Revised

SHORT TERM BICYCLE SPACES
Required: 9
Provided: 18 (within Parcel Boundary), 10 (outside Parcel Boundary)
CAMBRIDGE CROSSING - Parcel Q1
Trash + Loading Diagram
9:00 AM
SHADOW STUDY: MARCH 21ST

12:00 PM

3:00 PM

9:00 AM
SHADOW STUDY: JUNE 21ST

12:00 PM

3:00 PM
CAMBRIDGE CROSSING - Parcel Q1
Shadow Studies

SHADOW STUDY: SEPTEMBER 21ST

SHADOW STUDY: DECEMBER 21ST
Pedestrian Wind Comfort Conditions
Full Build
Summer (May to October, 6:00 to 23:00)
Northpoint - Parcel Q - Cambridge, MA

LEGEND:

Grade Level

Sensor Location:

COMFORT CATEGORIES:

Uncomfortable

Walking

Sitting

Standing

Strolling

TraDec
June 7, 2017

Mark Eclipse, AIA, LEED AP
221 Hampshire Street
Cambridge, MA 02139

Subject: Northpoint Parcel Q1 Building – Noise Compliance for Outdoor Mechanical

Dear Mark,

This letter presents our review of noise emissions from the proposed retail and office building at parcel Q1, located within the Northpoint development in Cambridge.

The Parcel Q1 building will be two stories, with retail on the ground floor with office space above. Noise from outdoor mechanical equipment must comply with the City of Cambridge and MassDEP noise regulations outlined below. This mechanical equipment is not included in the base building design package, but will be provided as part of tenant fitup. The developer (DIVCO) intends to make sure that tenant mechanical systems are compliant with the noise regulations.

**MassDEP Noise Regulation**

Our noise monitoring at the site found that the lowest overnight sound levels were 53 dBA. Based on this, the allowable limit under the MDEP noise regulation would be 63 dBA. The Cambridge noise regulation is more stringent, so a noise design that meets the Cambridge limits for a residential zone will also meet the MassDEP regulations.

**Cambridge Noise Control Ordinance**

Table 8.16.060E of the Ordinance (reproduced below) shows A weight and octave band limits for different zoning categories in Cambridge. The A weight limits are highlighted in yellow. The regulation applies to any point on the property, but is normally evaluated at the property line.

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

<table>
<thead>
<tr>
<th>Octave Band center Frequency Measurement (Hz)</th>
<th>Residential area</th>
<th>Residential in Industrial area</th>
<th>Commercial area</th>
<th>Industry area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Daytime</td>
<td>Other</td>
<td>Daytime</td>
<td>Other</td>
</tr>
<tr>
<td>31.5</td>
<td>76</td>
<td>68</td>
<td>79</td>
<td>72</td>
</tr>
<tr>
<td>63</td>
<td>75</td>
<td>67</td>
<td>78</td>
<td>71</td>
</tr>
<tr>
<td>125</td>
<td>69</td>
<td>61</td>
<td>73</td>
<td>65</td>
</tr>
<tr>
<td>250</td>
<td>62</td>
<td>52</td>
<td>68</td>
<td>57</td>
</tr>
<tr>
<td>500</td>
<td>56</td>
<td>46</td>
<td>62</td>
<td>51</td>
</tr>
<tr>
<td>1,000</td>
<td>50</td>
<td>40</td>
<td>56</td>
<td>45</td>
</tr>
<tr>
<td>2,000</td>
<td>45</td>
<td>33</td>
<td>51</td>
<td>39</td>
</tr>
<tr>
<td>4,000</td>
<td>40</td>
<td>28</td>
<td>47</td>
<td>34</td>
</tr>
<tr>
<td>8,000</td>
<td>38</td>
<td>26</td>
<td>44</td>
<td>32</td>
</tr>
<tr>
<td>Single Number Equivalent (dBA)</td>
<td>60 dBA</td>
<td>50 dBA</td>
<td>65 dBA</td>
<td>55 dBA</td>
</tr>
</tbody>
</table>

**Noise at Nearby Receptors**

The developer intends to make sure outdoor mechanical systems for tenant fitups comply with the applicable noise regulations. It is in the developer’s interests to avoid creating an outdoor noise nuisance on their own campus, and this all but assures there will be no significant noise to properties beyond Northpoint boundaries.

Sincerely,

CAVANAUGH TOCCI ASSOCIATES

Timothy J. Foulkes
<table>
<thead>
<tr>
<th>Project</th>
<th>Northpoint Parcel Q1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
<td>10/31/2017</td>
</tr>
</tbody>
</table>

### Project Checklist

**LEED v4 for BD+C: New Construction and Major Renovation**

#### Materials and Resources

<table>
<thead>
<tr>
<th>Credit</th>
<th>Description</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Prereq Storage and Collection of Recyclables</td>
<td>13</td>
</tr>
<tr>
<td>5</td>
<td>Credit Building Life-Cycle Impact Reduction</td>
<td>5</td>
</tr>
<tr>
<td>1</td>
<td>Credit Product Disclosure and Optimization - Environmental Product</td>
<td>2</td>
</tr>
<tr>
<td>1</td>
<td>Credit Building Product Disclosure and Optimization - Sourcing of F</td>
<td>2</td>
</tr>
<tr>
<td>2</td>
<td>Credit Building Product Disclosure and Optimization - Material Ingrn</td>
<td>2</td>
</tr>
<tr>
<td>2</td>
<td>Credit Construction and Demolition Waste Management</td>
<td>2</td>
</tr>
</tbody>
</table>

#### Location and Transportation

<table>
<thead>
<tr>
<th>Credit</th>
<th>Description</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Credit LEED for Neighborhood Development Location</td>
<td>16</td>
</tr>
<tr>
<td>1</td>
<td>Credit Sensitive Land Protection</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>Credit High Priority Site</td>
<td>2</td>
</tr>
<tr>
<td>5</td>
<td>Credit Surrounding Density and Diverse Uses</td>
<td>5</td>
</tr>
<tr>
<td>5</td>
<td>Credit Access to Quality Transit</td>
<td>5</td>
</tr>
<tr>
<td>1</td>
<td>Credit Bicycle Facilities</td>
<td>1</td>
</tr>
<tr>
<td>1</td>
<td>Credit Reduced Parking Footprint</td>
<td>1</td>
</tr>
<tr>
<td>1</td>
<td>Credit Green Vehicles</td>
<td>1</td>
</tr>
</tbody>
</table>

#### Sustainable Sites

<table>
<thead>
<tr>
<th>Credit</th>
<th>Description</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Prereq Construction Activity Pollution Prevention</td>
<td>10</td>
</tr>
<tr>
<td>1</td>
<td>Credit Site Assessment</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>Credit Site Development - Protect or Restore Habitat</td>
<td>2</td>
</tr>
<tr>
<td>1</td>
<td>Credit Open Space</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>Credit Rainwater Management</td>
<td>3</td>
</tr>
<tr>
<td>2</td>
<td>Credit Heat Island Reduction</td>
<td>2</td>
</tr>
<tr>
<td>1</td>
<td>Credit Light Pollution Reduction</td>
<td>1</td>
</tr>
</tbody>
</table>

#### Water Efficiency

<table>
<thead>
<tr>
<th>Credit</th>
<th>Description</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Prereq Outdoor Water Use Reduction</td>
<td>11</td>
</tr>
<tr>
<td>1</td>
<td>Prereq Indoor Water Use Reduction</td>
<td>2</td>
</tr>
<tr>
<td>1</td>
<td>Prereq Building-Level Water Metering</td>
<td>2</td>
</tr>
<tr>
<td>1</td>
<td>Credit Outdoor Water Use Reduction</td>
<td>2</td>
</tr>
<tr>
<td>1</td>
<td>Credit Indoor Water Use Reduction</td>
<td>6</td>
</tr>
<tr>
<td>2</td>
<td>Credit Cooling Tower Water Use</td>
<td>2</td>
</tr>
<tr>
<td>1</td>
<td>Credit Water Metering</td>
<td>1</td>
</tr>
</tbody>
</table>

#### Energy and Atmosphere

<table>
<thead>
<tr>
<th>Credit</th>
<th>Description</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Prereq Fundamental Commissioning and Verification</td>
<td>33</td>
</tr>
<tr>
<td>1</td>
<td>Prereq Minimum Energy Performance</td>
<td>18</td>
</tr>
<tr>
<td>1</td>
<td>Prereq Building-Level Energy Metering</td>
<td>1</td>
</tr>
<tr>
<td>1</td>
<td>Prereq Fundamental Refrigerant Management</td>
<td>6</td>
</tr>
<tr>
<td>3</td>
<td>Credit Enhanced Commissioning and Verification</td>
<td>6</td>
</tr>
<tr>
<td>1</td>
<td>Credit Optimize Energy Performance</td>
<td>18</td>
</tr>
<tr>
<td>1</td>
<td>Credit Advanced Energy Metering</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>Credit Demand Response</td>
<td>2</td>
</tr>
<tr>
<td>3</td>
<td>Credit Renewable Energy Production</td>
<td>3</td>
</tr>
<tr>
<td>1</td>
<td>Credit Enhanced Refrigerant Management</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>Credit Green Power and Carbon Offsets</td>
<td>2</td>
</tr>
</tbody>
</table>

**Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110**
Northpoint Retail – Parcel Q1

Transitioning to Net Zero

Parcel Q1 at Northpoint 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 spaces. New technologies have the opportunity to be tested and incorporated as tenant turnover happens to bring spaces up to the most current integrated systems.

The biggest reduction potential in energy consumption and greenhouse gas emissions for an office and retail building will likely be in 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 factor, reducing 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.
## Northpoint Parcel Q | Energy Modeling Report

### LEED and Building Permit Analyses

The purpose of this energy study is to investigate the project’s compliance with the LEED v4 minimum and optimize energy performance criteria and Massachusetts Energy Code requirements, and to evaluate the impacts of several glazing options on the building overall energy use and cost. The minimum requirements of ASHRAE 90.1-2010 and 2013 versions as well as the proposed design assumptions are listed in the Energy Modeling Assumption table. The basis of design for HVAC system is two 20-30 ton RTUs, DX cooling and gas furnace, with hot water reheat at the zone level. In this preliminary analysis, the proposed envelop design has been assumed to meet the minimum requirements of ASHRAE 90.1-2013 which is the baseline code for MA Energy Code.

This energy analysis indicates that the project currently complies with the Minimum Energy Performance requirements of LEED v4 and the MA Energy Code. This report summarizes the Energy Efficiency Measures (EEMs) currently included in the proposed design as well as the recommended EEMs that can be incorporated for increased energy and energy cost savings.

### Methodology

The DOE II based energy simulation program, eQuest 3.65, has been used in this analysis to generate the estimated annual energy savings associated with each proposed improvement option. The building geometry is based on the Schematic Design drawings. The windows are customized in the energy models to reflect the exact proposed dimensions and positions. The calculated window-to-wall ratio is 42% as compared to the minimum allowed in the Baseline Code which is 40% for LEED and 33% for the MA Energy Code, used for the building permit application. Please note that the proposed estimated energy performance are not predictions of actual energy consumptions or costs for the proposed design after construction. The actual energy use will differ from these estimates due to the variations in occupancy patterns and schedules, weather conditions, and building operation and maintenance, but the energy modeling results should serve as an accurate comparison tool.

### Energy Simulation Assumptions

The following energy models were generated:

- **LEED Baseline** - ASHRAE 90.1-2010: Following the Appendix G – Performance Rating Method, the envelope, HVAC, lighting and service water heating systems are modified to meet the minimum requirements of 2010 version. This model is used as the baseline for LEED application.

- **Building Permit Baseline** - ASHRAE 90.1-2013: Following the Appendix G – Performance Rating Method, the envelope, HVAC, lighting and service water heating systems are modified to meet the minimum requirements of 2013 version. This model is used as the baseline for MA Energy Code analysis. Since the building is smaller than 100,000 SF, compliance with the Stretch Energy Code isn’t required.

- **Proposed Options**: Represents the Basis of Design which has been used in this study. Also, three sets of alternatives for window systems were evaluated:
  - Solarban 60 glazing plus 451T framing system for both retail and office floors.
  - Solarban 60 plus 451T framing system for the retail floor and Arcade laminated window system for office floor.
  - Starphire glass plus 451T framing system for the retail floor and Arcade laminated window system for the office.

- **Canopies for the retail level at 3 different depths**: 3’, 2.5’ and 2’

### Energy Model Report

#### Parcel Q Energy Modeling Inputs - Baseline Requirements & Proposed Assumptions

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Metal Framing/ Curtainwall</td>
<td>ASHRAE: 0.45; SHGC: 0.4</td>
<td>ASHRAE: 0.42; SHGC: 0.4</td>
<td>ECMs: Triple-45T; Low-E Double Pane Glass (SHGC: 0.42; VT: 0.40; SHGC: 0.35)</td>
</tr>
<tr>
<td>Window-To-Wall Ratio</td>
<td>0.40 (Proposed Design)</td>
<td>0.40 (Proposed Design)</td>
<td>0.40</td>
</tr>
<tr>
<td>Roof</td>
<td>0.70 (Proposed Design)</td>
<td>0.60 (Proposed Design)</td>
<td>0.70</td>
</tr>
<tr>
<td>Interior Walls (load-bearing)</td>
<td>0.20 (Proposed Design)</td>
<td>0.20 (Proposed Design)</td>
<td>0.20</td>
</tr>
<tr>
<td>Occupancy</td>
<td>Grocery: 0.25 W/SF; Office: 0.88 W/SF</td>
<td>Office: 0.25 W/SF; Office: 0.88 W/SF</td>
<td>Office: 0.25 W/SF; Office: 0.88 W/SF</td>
</tr>
<tr>
<td>Interior Lighting</td>
<td>0.18 W/SF Office</td>
<td>0.18 W/SF Retail</td>
<td>0.18 W/SF Retail</td>
</tr>
<tr>
<td>Exterior Lighting</td>
<td>Office: 0.25 W/SF</td>
<td>Office: 0.25 W/SF</td>
<td>Office: 0.25 W/SF</td>
</tr>
<tr>
<td>Elevator Load</td>
<td>1.00 (15 kW per floor)</td>
<td>1.00 (15 kW per floor)</td>
<td>1.00 (15 kW per floor)</td>
</tr>
<tr>
<td>Low-Flow Hot Water Fixtures</td>
<td>0.50 GPM Lavatory Faucet</td>
<td>0.50 GPM Lavatory Faucet</td>
<td>0.50 GPM Lavatory Faucet</td>
</tr>
<tr>
<td>Gas-fired Water Heater</td>
<td>Efficiency: 80%</td>
<td>Efficiency: 80%</td>
<td>Efficiency: 80%</td>
</tr>
<tr>
<td>Cooling System Type</td>
<td>Single Zone Sys.</td>
<td>Single Zone Sys.</td>
<td>RTUs: Multi-zone, DX Cooling</td>
</tr>
<tr>
<td>Cooling Tower Fan Control &amp; Power</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Chiller Type &amp; Efficiency</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Condenser Water Supply &amp; Return</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Chilled Water Supply &amp; Return</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Heating System Type &amp; Efficiency</td>
<td>Gas Furnace</td>
<td>Gas Furnace</td>
<td>Gas Furnace &amp; efficient furnace heating uses gas or electricity for space heating.</td>
</tr>
<tr>
<td>Domestic Hot Water Supply</td>
<td>N/A</td>
<td>N/A</td>
<td>Hot water gas-fired condensing boilers; 90% efficient at 120°F return/ 175°F supply</td>
</tr>
<tr>
<td>HVAC System</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Ventilation (Building)</td>
<td>Single Zone Systems; Means ASHRAE 62.3</td>
<td>Single Zone Systems; Means ASHRAE 62.3</td>
<td>Through ETPs, Means ASHRAE 62.1</td>
</tr>
<tr>
<td>Space Heating/ Cooling</td>
<td>Single Zone; Constant Volume, DX Cooling</td>
<td>Gas-fired Furnace Heating</td>
<td>Ventilation Volume Top Limits, DX Cooling, Gas Furnace, HW reheats.</td>
</tr>
<tr>
<td>System Efficiency</td>
<td>Cooling: 11.1 EER, 13.0 EER</td>
<td>Cooling: 12.1 EER, 14.1 EER</td>
<td>Cooling: 12.1 EER</td>
</tr>
<tr>
<td>Gas-fired Water Heater</td>
<td>N/A</td>
<td>N/A</td>
<td>Gas-fired Water Heater; 90% efficient and 90% efficient boilers</td>
</tr>
</tbody>
</table>

Note 1: The Baseline Model is consistent with ASHRAE 90.1-2010 for LEED v4 and ASHRAE 90.1-2013 for new MA Energy Code.

Note 2: The utility rates are consistent with the EIA average rates for MA through Feb-17 - Electricity: $0.1541/kWh; Gas: $0.992/therm.
Energy Simulation Results

The following table summarizes the annual energy consumption and energy cost savings as compared to the LEED and Energy Code Baseline models.

### Energy Use Savings (Compared to 2013)

<table>
<thead>
<tr>
<th>Energy Category</th>
<th>LEED Baseline</th>
<th>Proposed Design</th>
<th>Proposed Alt#1</th>
<th>Proposed Alt#2</th>
<th>Proposed Design (Solarban 60)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Lighting</td>
<td>12.61%</td>
<td>15.65%</td>
<td>15.65%</td>
<td>15.60%</td>
<td>12.71%</td>
</tr>
<tr>
<td>Ventilation Fans</td>
<td>22.26%</td>
<td>22.22%</td>
<td>22.35%</td>
<td>22.22%</td>
<td>22.35%</td>
</tr>
<tr>
<td>Pumps &amp; Aux.</td>
<td>4.00%</td>
<td>4.36%</td>
<td>4.36%</td>
<td>4.36%</td>
<td>4.36%</td>
</tr>
<tr>
<td>Total Source Energy Savings</td>
<td>12.98%</td>
<td>15.91%</td>
<td>16.01%</td>
<td>16.01%</td>
<td>16.01%</td>
</tr>
</tbody>
</table>

**Proposed Option 1 - Basis of Design:**

- Improved thermal properties for glazing assembly
- Increased roof insulation (only for LEED)
- Increased wall insulation (only for LEED)
- High efficiency gas-fired condensing boilers
- Reduced interior lighting power density; ASHRAE 90.1-2013 levels

**Proposed Option 2:** Additional EEMs would be analyzed.

- Increase roof insulation: R-35 Continuous
- Increase wall insulation: R-21 batt and R-10 continuous
- Increase the cooling efficiency of RTUs.

Additional EEMs to be investigated for increased energy savings:

- Dual enthalpy air-side economizer
- Hot water loop temperature reset control

**Conclusion:** As shown in the energy savings table and graph, Alternative#3 – Starphire glass in retail and Arcade in office – results in the highest site energy use savings, due to a high value of SHGC associated with Starphire glass which helps with the space heating energy savings; however, this alternative results in an increase in the annual site energy cost as compared to other alternatives because of the higher SHGC which leads to a higher space cooling demand. Since the cost of electricity per unit in Massachusetts is significantly higher than the cost of gas per unit, the annual building operating cost increases when the overall electricity use in the building is higher than the gas consumption. To overcome some of the energy penalties associated with an increase in the space cooling demand at the retail level, the project team has decided to implement canopies in the base building design. As shown in the table and graph, the last three energy modeling runs focus on the combination of Starphire glazing and different alternative building design. As shown in the table and graph, the last three energy modeling runs focus on the combination of Starphire glazing and different alternative building design.
<table>
<thead>
<tr>
<th>Section</th>
<th>Requirements</th>
<th>Compliance</th>
<th>Check</th>
</tr>
</thead>
<tbody>
<tr>
<td>13.73 Use Regulations</td>
<td>Any use permitted in Article 16 but subject only to the requirements and limitations of this section 13.70.</td>
<td>Potential Uses: Retail, Office</td>
<td>✓</td>
</tr>
<tr>
<td>13.73.1 Special Provisions Related to Permitted Retail Uses</td>
<td>Individual cannot exceed 15,000 gross square feet; no off street parking. Planning Board may approve 1 space per 2,000 sf gross floor area</td>
<td>No Proposed Uses over 15,000sf</td>
<td>✓</td>
</tr>
<tr>
<td>13.74.4 Other Dimensional Requirements</td>
<td>No specified minimum lot size, width, or yards</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>13.74.31 Portions of Buildings Limited to Sixty-five Feet</td>
<td>Buildings within 50 feet of public open space, max height = 65 feet</td>
<td>Proposed Building Height Q1 = 41'-6&quot;; Max 42'-0&quot;</td>
<td>✓</td>
</tr>
<tr>
<td>13.76 Parking and Loading, see Article 6.83 Loading Facility Category C</td>
<td>First Bay Required at 10,000 gsf</td>
<td>Proposed Loading Bay</td>
<td>✓</td>
</tr>
<tr>
<td>6.107.2 Schedule of Long-Term Bicycle Parking requirements</td>
<td>Bike Parking: Retail - Long Term .1 per 1,000sf, Short Term 1 per 1,000sf / Office - Long Term .3 per 1,000sf, Short Term .06 per 1,000sf</td>
<td>Proposed Bike Parking: Short Term = 10, Long Term = 4</td>
<td>✓</td>
</tr>
<tr>
<td>13.76 Parking and Loading</td>
<td>No accessory parking required</td>
<td>Proposed Parking = none</td>
<td>✓</td>
</tr>
</tbody>
</table>

Zoning Map: NP/PUD6 according to Northpoint Business, Office, and Residential District. See Article 13 for PUD-6 Regulations
<table>
<thead>
<tr>
<th>Section</th>
<th>Guideline Description</th>
<th>Compliance</th>
<th>Check</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.12 Parcel Q</td>
<td>The design of the building should recognize its significant presence on the corner of North First Street and NorthPoint Boulevard.</td>
<td>Building height rises at North First Street to engage the corner intersection within glass pavilion. Glazing on south, north, and east façades create transparency along North First Street, the MBTA plaza, and North Point Boulevard.</td>
<td>✓</td>
</tr>
<tr>
<td>3.12 Parcel Q</td>
<td>Special consideration should be made to the relationship to the MBTA Greenline viaduct to the south.</td>
<td>Ground floor glazing at corner engages MBTA Green Line Viaduct, and plaza with a zone for potential wayfinding graphics and tenant directory on the south façade.</td>
<td>✓</td>
</tr>
<tr>
<td>3.12 Parcel Q</td>
<td>The configuration shall positively use the orientation and exposure to sun and minimize shadows on parks and surrounding buildings.</td>
<td>Two story building limits shadows on surrounding streets and buildings. Height on east façade allows natural daylight to enter building.</td>
<td>✓</td>
</tr>
<tr>
<td>3.12 Parcel Q</td>
<td>Special corner treatment should be considered on NorthPoint Boulevard.</td>
<td>Corner of NorthPoint Boulevard and North First Street is a glass pavilion with clerestory.</td>
<td>✓</td>
</tr>
<tr>
<td>3.12 Parcel Q</td>
<td>Have visual presence from First Street and the Train Station</td>
<td>The glass pavilion creates visual presence from First Street and the Train Station.</td>
<td>✓</td>
</tr>
<tr>
<td>3.12 Parcel Q</td>
<td>Ground floor of the building should engage the water street Park and the retail plaza and retail frontage should be maximized along all sides.</td>
<td>Glazing along ground floor allows for continuous retail frontage along North First Street and NorthPoint Boulevard and the Green Line station plaza.</td>
<td>✓</td>
</tr>
<tr>
<td>3.12 Parcel Q</td>
<td>These structures should have interesting roofscape as they will be highly visible from majority of the buildings at NorthPoint.</td>
<td>The Roof of the glass pavilion overhangs on all sides to creating a powerful visible element on the major intersection of NorthPoint Boulevard and North First Street.</td>
<td>✓</td>
</tr>
<tr>
<td>Page</td>
<td>Section</td>
<td>Guideline Description</td>
<td>Compliance</td>
</tr>
<tr>
<td>------</td>
<td>------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>47</td>
<td>3.2 Streetscape and Circulation</td>
<td>The pedestrian experience in and around transit stops should be designed to be pedestrian and bicycle friendly. Expanded sidewalks in public realm in and around such station are encouraged whenever feasible.</td>
<td>The sidewalks around the transit stops are planted with two rows of trees and wide in order to encourage pedestrian use and provide pleasant environment for a variety of users. The sidewalks are bicycle friendly as bike racks are installed within the planting zone and along the cycle track.</td>
</tr>
<tr>
<td>47</td>
<td>3.2A Character</td>
<td>Use streetscape elements such as trees, benches, signage, and lighting to support active pedestrian uses and to reinforce the character and identity of each area.</td>
<td>The streetscapes of Parcel Q1 are planted with two rows of trees along First Street and with a single row of trees along NorthPoint Boulevard. Benches located along the face of the building or between the planting zones encourage social interaction and pedestrian uses. Streetscape elements, such as bike racks, trash receptacles and movable furniture reinforce the inviting character of the streetscape.</td>
</tr>
<tr>
<td>48</td>
<td>3.2.1 First Street</td>
<td>First Street should serve as a green connection into NorthPoint linking the neighborhood to NorthPoint Common and other interior open spaces.</td>
<td>The double row of street trees at the Parcel Q1 along First Street allows for the streetscape to act as a green corridor/connector at Cambridge Crossing linking the Parcel Q1 streetscape with the Common and the retail corridor.</td>
</tr>
<tr>
<td>48</td>
<td>3.2.1 First Street</td>
<td>The goal of First Street is to connect NorthPoint to East Cambridge with a vibrant, friendly pedestrian retail experience.</td>
<td>The streetscape treatment and the use of street furniture such as benches, movable tables and chairs and bike racks along Parcel Q1 connects the public to retail spaces and provides a friendly pedestrian experience.</td>
</tr>
<tr>
<td>48</td>
<td>3.2.1 First Street</td>
<td>The developer will provide expanded sidewalks and bicycle accommodation from the transit hub to the center of the NorthPoint.</td>
<td>The expanded sidewalks along Parcel Q1 are part of the larger strategy of providing a continuous green and view corridor along First Street at the heart of Cambridge Crossing.</td>
</tr>
<tr>
<td>52</td>
<td>3.2.3 NorthPoint Boulevard</td>
<td>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.</td>
<td>Street trees are planted on NorthPoint Boulevard along Parcel Q1. Crosswalks along NorthPoint Boulevard connect Parcel Q1 streetscape with the Community Path, the retail corridor and Park I Open Space.</td>
</tr>
</tbody>
</table>
SIGNAGE CRITERIA
See building elevations for extent of allowable signage.

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 transluscent letters with opaque sides. Lighting to be mounted inside each individual letter. See Zoning Article 7 for additional requirements.
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.

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.

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.

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.

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.

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.

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.

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.
LOT Q-1 Site Plan

NorthPoint
Cambridge, Massachusetts

Date: 11/08/2017