Cambridge, Massachusetts

Design Review Application – Parcel I Residential

Presented by:
DW NP Property, LLC
c/o DivcoWest Real Estate Investments
200 State Street, 12th Floor
Boston, MA 02109

Prepared by:
Beals and Thomas, Inc.
Reservoir Corporate Center
144 Turnpike Road
Southborough, MA 01772

In collaboration with:
CBT Architects
Galluccio & Watson, LLP
Goulston & Storrs PC
Michael Van Valkenburgh Associates, Inc.

Submitted in Compliance with the City of Cambridge Zoning Ordinance and M.G.L. c.40A

March 1, 2018
March 1, 2018

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

Via: Hand Delivery

Reference: Cambridge Crossing Parcel I Residential Design Review Application
PB #179
Cambridge, Massachusetts
B+T Project No. 2084.56

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 I Residential (the Site), which is part of the larger Cambridge Crossing (formerly known as NorthPoint) development. The proposed development on Parcel I Residential is proposed to contain a residential building containing approximately 475 to 500 dwelling units comprising approximately 390,000 sf of Gross Floor Area (GFA). Parcel I is located entirely within Cambridge.

As shown on the master plan included as part of this Application, the Site is bounded by Dawes Street to the north, Parcel I open space to the west, Parcel I Retail to the south, and North First Street to the east.

The Site is currently undeveloped vacant land. Parcel I 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, North Point Common, Child Street Park and related infrastructure and other public amenities (including the Brian P. Murphy Memorial Staircase) have been constructed at Cambridge Crossing. In addition, Parcel JK has obtained Design Review approval in Cambridge and Somerville, and building permit applications have been procured in both cities. The Parcel JK building is currently under construction. 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.

The Parcel I Residential building contains approximately 475 to 500 dwelling units and ±390,000 sf of GFA. The building is proposed to be 20 stories of occupied floors with two (2) stories of mechanical penthouse. The proposed building will be 220 feet in height, based on the Cambridge definition of building height. Approximately 238 to 250 parking spaces are proposed for Parcel I Residential, all of which will be internal to the building. Approximately 499 to 525 total bicycle parking spaces will be provided on-site.
A total of 73 short-term bicycle parking spaces will be provided on-site, which includes those located as part of Parcel I Residential, Parcel I Retail, and Parcel I Open Space.

In addition, the Applicant intends to subdivide the Parcel in the manner depicted on the enclosed Draft Subdivision Plan prepared by Beals & Thomas, Inc., dated December 21, 2016, and last updated February 23, 2018, to create three (3) separate parcels within what is now Parcel I: Parcel I-1, I-2, and I-3. The final subdivision plan will be submitted at a later date for approval and endorsement by the Planning Board.

As part of this application, we have included 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;
- Floor Plans and Building Sections;
- Architectural Elevations;
- A Zoning Compliance Summary;
- LEED/Green Building Compliance Summary;
- Shadow Study;
- Wind Study;
- Acoustical Report and Noise Mitigation Narrative;
- Preliminary Signage Plan;
- Compliance Checklist – Zoning Ordinance and NorthPoint Design Guidelines;
- Materials showing the cross-sections of abutting streets;
- Subdivision Plan, previously approved by the Cambridge Planning Board; and
- Draft Subdivision Plan.

There are no changes proposed to the approved uses 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 evolution of design of the proposed project. Thank you for your consideration of the enclosed.

Very truly yours,

BEALS AND THOMAS, INC.

John P. Gelcich, AICP
Senior Planner

JPG/mac/208456PT001
## 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>
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<tr>
<td></td>
<td>Retail</td>
<td>8,600</td>
<td>8,600</td>
<td>Construction Completed. Occupied.</td>
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<tr>
<td>JK</td>
<td>Office/Laboratory</td>
<td>370,000 Total</td>
<td>351,192</td>
<td>Under construction.</td>
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<td></td>
<td>Retail</td>
<td>TBD</td>
<td>14,700</td>
<td>Under construction.</td>
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<td>W</td>
<td>Retail</td>
<td>18,000</td>
<td>16,337</td>
<td>Design Review Complete.</td>
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<td>Q1</td>
<td>Retail</td>
<td>17,675²</td>
<td>17,675</td>
<td>Minor Amendment Approved for GFA Increase. Revised Design Review to be submitted.</td>
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<td>286,000 Total</td>
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<td>M</td>
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<td>208,400 Total</td>
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<td>I</td>
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<td>390,000 Total</td>
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<td>Retail</td>
<td>TBD</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
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</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>
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<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>
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<td>H</td>
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<td>375,000</td>
<td>347,600</td>
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<td>400,000 Total</td>
<td>410,590</td>
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<td>Retail</td>
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<td>Special Permit approval. Design Review submitted in Somerville.</td>
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<td>C</td>
<td>Mixed-Use</td>
<td>348,000</td>
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<td>U</td>
<td>Office/Laboratory</td>
<td>320,000</td>
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## Phase 2

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<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>
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<td>A</td>
<td>Residential</td>
<td>175,000</td>
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<td>373,000</td>
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<td>Retail</td>
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<td>(Allowed)</td>
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<td>147,387</td>
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<td>Retail</td>
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<td>(Required)</td>
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<td>Retail</td>
<td>TBD</td>
<td>(Required)</td>
<td>Special Permit approval. Design Review timing TBD.</td>
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<td>Residential</td>
<td>199,855</td>
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<td>Retail</td>
<td>TBD</td>
<td>(Required)</td>
<td>Special Permit approval. Design Review timing TBD.</td>
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</table>
EXISTING CONDITIONS

PARCEL I

PARCEL N
PARCEL T
PARCEL S
PARCEL LM
PARCEL JK
PARCEL D
PARCEL G
PARCEL H
PARCEL EE
PARCEL I

CAMBRIDGE CROSSING - PARCEL I

ZINC
PARCEL B
PARCEL G
PARCEL A
CAMBRIDGE CROSSING - PARCEL I

DESIGN & PROJECT DESCRIPTION

390,000 GROSS FLOOR AREA
220’ TALL
20 FLOORS (OCCUPIED)
475 - 500 UNITS

0.5 VEHICLE SPACES PER UNIT (MINIMUM)
1.05 BICYCLE SPACES PER UNIT
HEIGHT ZONE COMPLIANCE

ALLOWABLE MECHANICAL PENTHOUSE

ZONING HEIGHT: 220'

150-220'

120'

65-85'

65'

CAMBRIDGE CROSSING - PARCEL I
DARK & LIGHT COLOR SCHEME HELPS DEFINE MASSING VOLUMES

TOWER MASSING PULLED AWAY FROM RETAIL BUILDINGS TO HELP WITH SCALE TRANSITION

POROUS RETAIL FACADES TO ENCOURAGE INDOOR/OUTDOOR EXPERIENCE

MASSING OPENS UP TOWARDS EVENT LAWN
SOUTHERN FACING BALCONIES CREATE RESIDENTIAL SCALE

RETAIL PODIUM HAS ITS OWN IDENTITY

TOWER HEIGHT LOCATED ALONG NORTH FIRST STREET TO REINFORCE URBAN STREET EDGE
CAMBRIDGE CROSSING - PARCEL I

SOUTH BUILDING ELEVATION

- 01 RETAIL
- 02 RESIDENTIAL
- 03 RESIDENTIAL / AMENITY
- 04 RESIDENTIAL
- 05 RESIDENTIAL
- 06 RESIDENTIAL
- 07 RESIDENTIAL
- 08 RESIDENTIAL
- 09 RESIDENTIAL
- 10 RESIDENTIAL
- 11 RESIDENTIAL
- 12 RESIDENTIAL
- 13 RESIDENTIAL
- 14 RESIDENTIAL
- 15 RESIDENTIAL
- 16 RESIDENTIAL
- 17 RESIDENTIAL
- 18 RESIDENTIAL
- 19 RESIDENTIAL
- 20 RESIDENTIAL
- 21 MECHANICAL

ZONING HEIGHT
- 0'-0"
- 32'-8"
- 120'-0"
- 220'-0"
- 250'-0"

PODIUM HEIGHT
- 18' TALL MONOPOLE FIRE ANTENNA

storefront, signage, and awnings by tenant

signage zones
NORTH BUILDING ELEVATION

Cambridge Crossing - Parcel I

21 Mechanical
20 Residential
19 Residential
18 Residential
17 Residential
16 Residential
15 Residential
14 Residential
13 Residential
12 Residential
11 Residential
10 Residential
09 Residential
08 Residential
07 Residential
06 Residential
05 Residential
04 Residential
03 Residential / Amenity
02 Residential
01 Retail

0'-0"
10'-0"
25'-0"
50'-0"

18' Tall Monopole Fire Antenna

Signage Zones

250'-0"
Top of Mesh Screen

220'-0"
Zoning Height
Top of Occupied Space

120'-0"
Zoning Height

32'-8"
Podium Height

0'-0"

Storefront, Signage, and Awnings by Tenant

Parking Entry
Bicycle Entry
Loading
PARKING LEVEL 3
96 VEHICLE SPACES
6 TANDEM SPACES (NOT INCLUDED IN REQ'D TOTAL)
PARKING LEVEL 2
83 VEHICLE SPACES
6 TANDEM SPACES (NOT INCLUDED IN REQ'D TOTAL)
PARKING LEVEL 1
81 VEHICLE SPACES
102 BICYCLE SPACES

RESIDENTIAL
RES. CIRCULATION
BOH / LOADING
BIKE PARKING
RETAIL
CAMBRIDGE CROSSING - PARCEL I
PLAN - LEVELS 04-10
CAMBRIDGE CROSSING - PARCEL I

SOLAR READY ROOF STUDY

<table>
<thead>
<tr>
<th>QUANTITY OF RED PANELS</th>
<th>284</th>
<th>PANELS</th>
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<tr>
<td>AREA PER PANEL</td>
<td>10</td>
<td>FT²</td>
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<tr>
<td>AREA OF USEABLE PANELS</td>
<td>2830</td>
<td>FT²</td>
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<tr>
<td>ENERGY OUTPUT</td>
<td>175</td>
<td>W/FT²</td>
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<td>OUTPUT CAPACITY</td>
<td>49,525</td>
<td>Watt-hr</td>
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<tr>
<td>OUTPUT CAPACITY</td>
<td>50</td>
<td>kWh</td>
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<td>ANNUAL PRODUCTION</td>
<td>55</td>
<td>MWh/year</td>
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<tr>
<td>ESTIMATED BUILDING ANNUAL ELECTRICAL CONSUMPTION</td>
<td>7,350</td>
<td>MWh/year</td>
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<tr>
<td>PV PANELS (% OF ANNUAL CONSUMPTION)</td>
<td>0.74</td>
<td>%</td>
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</table>

ANNUAL PRODUCTION 55 MWh/year
ESTIMATED BUILDING ANNUAL ELECTRICAL CONSUMPTION 7,350 MWh/year
PV PANELS (% OF ANNUAL CONSUMPTION) 0.74 %
SHADOW STUDY

CAMBRIDGE CROSSING - PARCEL I

SPRING EQUINOX
09:00 AM

SPRING EQUINOX
12:00 NOON

SPRING EQUINOX
3:00 PM

FALL EQUINOX
9:00 AM

FALL EQUINOX
12:00 NOON

FALL EQUINOX
3:00 PM

= NET NEW SHADOW

MONSIGNOR O’BRIEN HWY
DAWES STREET
NORTHPOINT BLVD
N. FIRST STREET

ZINC LECHMERE STATION
EAST CAMBRIDGE
SOMERVILLE
BOSTON

30
CAMBRIDGE CROSSING - PARCEL I
SHADOW STUDY

SUMMER SOLSTICE
9:00 AM

SUMMER SOLSTICE
12:00 NOON

SUMMER SOLSTICE
3:00 PM

WINTER SOLSTICE
9:00 AM

WINTER SOLSTICE
12:00 NOON

WINTER SOLSTICE
3:00 PM

= NET NEW SHADOW