Cambridge, Massachusetts

Design Review Application – Parcel H

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:
NBBJ
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

November 7, 2017
November 7, 2017

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

Via: Hand Delivery

Reference: Cambridge Crossing (formerly known as NorthPoint) Parcel H
Design Review Application
PB #179
Cambridge, Massachusetts
B+T Project No. 2084.02

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 H (the Site), which is part of the larger Cambridge Crossing (formerly known as NorthPoint) development. The proposed development on Parcel H is for an office and laboratory building containing approximately 347,600 sf of Gross Floor Area (GFA). Parcel H is located partially in Boston, with the majority of the Site in Cambridge.

As shown on the master plan included as part of this Application, the Site is bounded by the MBTA right of way to the north, Parcel G and the shared driveway to the west, the intersection of Dawes Street and Child Street to the south, and the Gilmore Bridge to the east.

The Site is currently undeveloped vacant land adjacent to the existing North Point Common. 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, 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 H building contains approximately 347,600 sf of GFA. The building is proposed to be fifteen (15) stories of occupied floors, consisting of ten (10) office, five (5) parking, and one (1) story of mechanical penthouse. The proposed building will be 150 feet in height, based on the Cambridge definition of building height (unoccupied). Approximately 445 parking spaces are proposed for Parcel H, all of which will be internal to the building. Approximately 112 long-term and 22 short-term bicycle parking spaces will be provided on-site.
The Parcel H design proposes a two-level, publicly beneficial open space, pedestrian plazas connected by, and to, the existing Brian P. Murphy Memorial Staircase to the south; and serviced by two publicly accessible elevators internal to the Parcel H building envelope. Both plaza levels (one at the Gilmore Bridge elevation, one at Dawes Street elevation) will have direct access into the building’s main lobby. The eastern portion of the upper plaza is designed to abut the Gilmore Bridge, expanding the pedestrian walkway and the creation of a planter adequately sized to plant street trees and understory plantings. The Gilmore Bridge abutment is subject to review and approval of the Massachusetts Department of Transportation.

As you are aware, a portion of Parcel H is located in Boston and is subject to the Large Project Review requirements of Article 80B of the City of Boston Zoning Ordinance as well as review and approval by the Boston Civic Design Committee. Both bodies studied the project in 2002-2003. The Applicant has filed a Notice of Project Change with the Boston Planning and Development Agency on September 1, 2017, which was subsequently approved by the BPDA Board on October 12, 2017.

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
- Study done in compliance with Design Guideline Section 5.7 of the Urban Design Guidelines.

We are contemplating changes to the 1:40 road network – potentially modifying the service drive off of Child Street to accommodate the entrance to Parcel H.
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/aak/208402PT032
NORTHPOINT
SUMMARY OF BUILDING TO DATE
AS OF NOVEMBER 2017

To date, the following building parcels in NorthPoint have been constructed and are occupied: S, T and N. All are residential buildings; Parcel N (also known as Twenty|20) has some retail space on the ground floor. S and T are condominium buildings, while N is a rental building. All are in Phase 1A of the Project. The chart below sets forth more specific details for each completed building.

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Use</th>
<th>Gross Square Footage</th>
<th>Unit Count</th>
<th>Bedroom Count</th>
<th># of Inclusionary Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>N</td>
<td>Rental</td>
<td>386,000</td>
<td>Total – 355 Studio/Loft – 74</td>
<td>472</td>
<td>41</td>
</tr>
<tr>
<td></td>
<td>Residential</td>
<td></td>
<td>1 BR – 180</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2 BR – 85</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>3 BR - 16</td>
<td></td>
<td></td>
</tr>
<tr>
<td>N</td>
<td>Retail</td>
<td>8,000</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>S</td>
<td>Condominium</td>
<td>112,398</td>
<td>Total – 99</td>
<td>104</td>
<td>12</td>
</tr>
<tr>
<td>T</td>
<td>Condominium</td>
<td>242,194</td>
<td>Total – 230</td>
<td>278</td>
<td>32</td>
</tr>
</tbody>
</table>

A building permit application has been granted for Parcel JK, also a Phase 1A project, and this building is under construction.
MASTER SITE PLAN

CAMBRIDGE CROSSING PARCEL H
NOVEMBER 7, 2017
Parcel H

Parcel H is a 347,600 GFA proposed office building that is sited on the north side of Child Street Open Space and the end of Dawes Street. The project is located in the growing Cambridge Crossing (formerly NorthPoint) neighborhood. The site is bounded by the Murphy Park Stair on the South, the Gilmore Bridge to the East, the MBTA Commuter Rail Maintenance Facility on the North, and Parcel G on the West. The building sits on a parcel within both the City of Cambridge as well as the City of Boston. The total building is 14 stories consisting of nine (9) office and five (5) below-grade parking.

A clear and pedestrian-friendly entrance lobby to the building is located at the northern end of Child Street Park, as this is one of the principal approaches to the entire Cambridge Crossing district from the east. The double height lobby gives access to a ground floor drop-off and the main elevator lobby at the upper plaza (approximately level with the existing Gilmore Bridge) which is accessed through escalators and a grand stair. A separate public lobby for the Garage elevators and the upper plaza.

The entrance to the five-level parking garage and the loading dock is located on a private service road on the West side of the building. The building's fully enclosed loading dock connects directly to the buildings service elevator core. Long term and short term bicycle parking is located at the garage entrance level, as well as lockers and showers. Given the visibility of Parcel H from the highway system, additional geometric and detailing articulation will be dedicated to the northeast corner of the building including raising the corner by extending the fabric of the façade upward to screen the mechanical penthouse. For anyone driving north on I-93 and Route 1 North this will be the most prominent part of Cambridge Crossing, and so deserves this special architectural expression. A new sidewalk is proposed at the Gilmore Bridge along the length of Parcel H. This will be achieved by widening the sidewalk, by removing one side of the Jersey barriers, by adding landscaping, and creating an arcade. The result will enable the pedestrians approaching from Charlestown and the Orange Line to enjoy a far better pedestrian urban experience.

Increasing the building setback on the southern elevation has numerous urban design benefits including: an increased area for landscaping and green space; increased buffer between commercial and residential uses; increased view corridor on Dawes Street towards the iconic Zakim Bridge and views toward downtown Boston; and a more pleasant pedestrian experience when approaching and entering Cambridge Crossing from the Gilmore Bridge.
MASTERPLAN MASSING

PUSH MASSING NORTH and “SKEW” AWAY from TWENTY/20

CHAMFER CORNERS TO ADDRESS URBAN APPROACHES from the CHILD STREET OPEN SPACE and THE GILMORE BRIDGE
CAMBRIDGE CROSSING PARCEL H
NOVEMBER 7, 2017

FLOOR PLAN - PARKING P4
SHAFT / ELEVATOR  OFFICE  ROOF  PARKING  MECHANICAL / CORE  BICYCLE STORAGE  

EGRESS STAIR  PENTHOUSE MECHANICAL ROOMS  SHAFT / ELEVATOR  SERVICE / BACK of HOUSE  MAIN BUILDING LOBBY  GARAGE LOBBY  FSAE LOBBY  TOILET ROOMS  

PROPERTY LINE  

FLOOR PLAN - PARKING P3
BICYCLE PARKING ENTRY
PARKING GARAGE ENTRY
MAIN BUILDING ENTRY
PUBLIC GARAGE ELEVATOR LOBBY ENTRY
LOADING DOCK ENTRY

WEST ELEVATION

BOSTON \longrightarrow \longrightarrow \longrightarrow CAMBRIDGE

CAMBRIDGE CROSSING PARCEL H
NOVEMBER 7, 2017
BUILDING MATERIALS AND FACADE TYPES: OFFICE TOWER

- Metal panel at penthouse
- Clear glass shadow box
- Clear vision glass
- Clear glass
- White composite metal panel
- Metal panel
- Clear glass shadow box
- Clear vision glass
BUILDING MATERIALS AND FACADE TYPES: BUILDING ENTRANCE

- COMPOSITE METAL PANEL CANOPY
- VISION GLASS
- REVOLVING DOOR, BRUSH SST
- GRANITE BASE
- METAL CANOPY
- CLEAR VISION GLASS
- BRUSH SST
- GRANITE BASE
VIEW FROM GILMORE BRIDGE LOOKING SOUTHWEST

CAMBRIDGE CROSSING PARCEL H
NOVEMBER 7, 2017
VIEW FROM GILMORE BRIDGE LOOKING SOUTH
STREET LEVEL VIEW AT PARCEL H ENTRANCE PLAZA
PUBLIC ELEVATOR WAY FINDING AT SOUTH PLAZA

UPPER LOBBY

DIVCOWEST Real Estate Investments

CAMBRIDGE CROSSING PARCEL H

NOVEMBER 7, 2017