The motivation for these Design Review Revisions all relate to:

1. Ground Floor Activation
   and
2. Tenant Use and Enjoyment
These Design Review Revisions are limited to:

GROUND FLOOR ACTIVATION
- Expanded Lobby
- Added Lobby Retail

TENANT USE AND ENJOYMENT
- Relocated Office Terrace Doors
- Added Exterior Door at Gilmore Bridge
- Added Required Louvers at North and West Facades
- Extended Approved Shadowbox Detail at New Mechanical Room
GROUND FLOOR ACTIVATION

DESIGN REVIEW REVISIONS LIMITED TO:
- Expanded Lobby
- Added Lobby Retail

APPROVED

PROPOSED
GROUND FLOOR ACTIVATION

DESIGN REVIEW REVISIONS LIMITED TO:
- Interior Tenant Wellness Space

APPROVED

PROPOSED

VIEW FROM PUBLIC PLAZA
2 TENANT USE AND ENJOYMENT

DESIGN REVIEW REVISIONS LIMITED TO:
- Relocated Office Terrace Doors
- Added Exterior Door at Gilmore Bridge
- Finish tenant terrace

APPROVED
TENANT USE AND ENJOYMENT

DESIGN REVIEW REVISIONS LIMITED TO:
- Added Exterior Door at Gilmore Bridge

APPROVED

PROPOSED

VIEW FROM GILMORE BRIDGE SIDEWALK
TENANT USE AND ENJOYMENT

DESIGN REVIEW REVISIONS LIMITED TO:
- Added Mechanicals on 3rd Floor Instead of on Roof
- Added Required Exterior Louver Below Primary Facade
TENANT USE AND ENJOYMENT

DESIGN REVIEW REVISIONS LIMITED TO:
- Added Mechanicals on 3rd Floor Instead of on Roof
- Added Required Exterior Louver Below Primary Facade
2 TENANT USE AND ENJOYMENT

DESIGN REVIEW REVISIONS LIMITED TO:
- Added Louvers on West, Not on Primary Facade
- Extended Approved Shadowbox Detail at New Mechanical Room

APPROVED

PROPOSED

9TH FLOOR PLAN

EXTENDED APPROVED SHADOWBOX DETAIL AT NEW MECHANICAL ROOM

ADDED LOUVERS ON WEST FACADE
TENANT USE AND ENJOYMENT

DESIGN REVIEW REVISIONS LIMITED TO:
- Added Louvers on West, Not on Primary Facade
- Extended Approved Shadowbox Detail at New Mechanical Room

APPROVED

PROPOSED

VIEW FROM GILMORE BRIDGE
TENANT USE AND ENJOYMENT

DESIGN REVIEW REVISIONS LIMITED TO:
- Added Louvers on West, Not on Primary Facade
- Extended Approved Shadowbox Detail at New Mechanical Room
CAMBRIDGE

2016

JULY 2016 Masterplan Approval

2017

AUGUST 23, 2017 Staff Review of Parcel H
AUGUST 24, 2017 Staff Review of Parcel H
SEPTEMBER 18, 2017 Staff Review of Parcel H
SEPTEMBER 19, 2017 Planning Board Design Review of Parcel H
SEPTEMBER 25, 2017 Joint Staff Meeting of Parcel H (with Boston BPDA Staff)
OCTOBER 25, 2017 Design Review Filing of Parcel H to Cambridge CDD
NOVEMBER 22, 2017 Cambridge CDD Memo
NOVEMBER 27, 2017 Supplemental Design Review Filing in Response to Cambridge CDD Memo
NOVEMBER 28, 2017 Planning Board Design Review of Parcel H (Approved)

2018

FEBRUARY 27, 2018 Cambridge Fire Department Staff Meeting
OCTOBER 10, 2018 Cambridge CDD Staff Review
OCTOBER 24, 2018 Submission of Additional Requested Materials
OCTOBER 31, 2018 CFD Staff Review
OCTOBER 31, 2018 Design Review Filing of Parcel H to Cambridge CDD
NOVEMBER 05, 2018 Cambridge Traffic, Parking & Transportation Department Staff Review Meeting
NOVEMBER 06, 2018 Cambridge CDD Staff Review Meeting
NOVEMBER 08, 2018 Cambridge Department of Public Works Staff Review Meeting
NOVEMBER 08, 2018 Cambridge CDD Staff Memo
NOVEMBER 13, 2018 Planning Board Design Review of Parcel H
DECEMBER 05, 2018 Cambridge CDD Staff Review Meeting
DECEMBER 13, 2018 Submission of Additional Requested Materials
DECEMBER 17, 2018 Cambridge Economic Development Staff Review Meeting
DECEMBER 19, 2018 Cambridge Traffic, Parking & Transportation Department Staff Review Meeting

2019

JANUARY 09, 2019 Planning Board Design Review of Parcel H (Approved)
MAY 14, 2019 Cambridge TP&T and FD Joint Review Meeting
SEPTEMBER 13, 2019 Submission of Responses to CDD Construction Document Review
SEPTEMBER 25, 2019 Mock-Up Review On-Site
OCTOBER 29, 2019 Mock-Up Review On-Site
OCTOBER 29, 2019 Submission of Responses to CDD Construction Document Review
NOVEMBER 15, 2019 Design Review Revision Staff Meeting
DECEMBER 18, 2019 Submission of Design Review Revision Additional Materials
Parcel H is a 365,110 GFA proposed office building that is sited on the north side of the Child Street Open Space and at the end of Water Street. The project is located in the growing Cambridge Crossing (formerly Northpoint) neighborhood. The site is bounded by the Brian P. Murphy Memorial Staircase and park plaza 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 fifteen (15) stories consisting of nine (9) office, five (5) below-grade parking and one (1) mechanical penthouse.

A clear and pedestrian-friendly entrance lobby to the building is located at the northern end of the Child Street Open Space 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) provides an accessible route from the bridge to Water Street. A separate public lobby for the garage elevators and the upper plaza is provided due east of the main entrance.

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 building’s 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 detailed articulation will be dedicated to the northeast corner of the building including raising the corner by extending the fabric of the facade 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, adding landscaping and creating a public arcade which is proposed to a carry a public easement. The result will enable pedestrians approaching from Charlestown and the orange line to enjoy a far better pedestrian urban experience.

Skewing the building away from the existing Parcel N building 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 Water 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
WESTERN ELEVATION

BOSTON — CAMBRIDGE

126' - 8"
OFFICE TOWER

38' - 2"
T.O. CANOPY

DECEMBER 23, 2019
NORTHERN ELEVATION

CAMBRIDGE ——— BOSTON

PUBLIC ARCADE

OFFICE TOWER

138' - 5"

24' - 1"
COMPOSITE METAL COLUMN COVER

GALVANIZED SHEET METAL ENCLOSURE 16 GA. MINIMUM

LT. GA. MTL. FRAMING ANGLES PLACE PRIOR TO F.P.

CONT. A/V BARRIER MEMBRANE TIE INTO WATERPROOFING MEMBRANE BELOW

SPRAY APPLIED FIREPROOFING

STONE BASE PROFILE BELOW

REFER TO STRUCT. DWGS. FOR COLUMN SIZES 3'-0" OUTSIDE DIAMETER

B - DETAIL EXT. COL. AT COLUMN COVER

C - DETAIL EXT. COL. ABOVE CEILING

VISION GLASS

METAL SOFFIT

CONTINUOUS RECESSED LIGHT FIXTURE

GLASS SHADOW BOX

METAL COLUMN COVER WITH VINES

PAINTED STEEL RAILING WITH INTEGRAL LED LIGHTING

GRANITE BASE

VISION GLASS

1/8" LOW IRON HEAT STRENGTHENED, AGC/INTERPANE - IPASOL ULTARESELECT 62/69 SURFACE #2

GLASS SHADOW BOX

1/8" PAINTED ALUMINUM PLATE WITH 22 GAUGE BACK PAN AND THERMAL INSULATION

STORE BASE

POLYCORE QUARRY, COLOR: PICASSO
FINISH: FLAMED AND WASHED

MATERIALS PER APPROVED PARCEL H MOCK-UP

WHITE METAL PANEL
UC134596XL DURANAR XL WHITE SILVER

VISION GLASS

VISION GLASS
BUILDING MATERIALS AND FACADE ELEMENTS - LOWER LOBBY

- COMPOSITE METAL PANEL CANOPY
- LOW-IRON CLEAN VISION GLASS
- GLASS SHADOW BOX
- REVOLVING DOOR, BRUSHED SST
- RETAIL SIGNAGE
- PIVOT DOOR, BRUSHED SST

MATERIALS PER APPROVED PARCEL H MOCK-UP

WHITE METAL PANEL
UC134596XL DURANAR XL WHITE SILVER

VISION GLASS
3/8" LOW IRON HEAT STRENGTHENED, GUARDIAN SUNGUARD SUPERNEUTRAL 68 ON ULTRACLEAR SURFACE #2

GLASS SHADOW BOX
1/8" PAINTED ALUMINUM PLATE WITH 22 GAUGE BACK PAN AND THERMAL INSULATION

STAINLESS STEEL
BRUSHED NO.4 FINISH

38
LOW-IRON CLEAR VISION GLASS

WHITE COMPOSITE METAL PANEL

GLASS SHADOW BOX

MECHANICAL LOUVER

1/4" LOW IRON HEAT STRENGTHENED; AGC/INTERPANE - IPASOL ULTRASELECT 62/69 SURFACE #2

VISION GLASS

3/8" LOW IRON HEAT STRENGTHENED; AGC/INTERPANE - IPASOL ULTRASELECT 62/69 SURFACE #2

GLASS SHADOW BOX

1/4" LOW IRON HEAT STRENGTHENED-INNER LITE

MECHANICAL LOUVERS

INDUSTRIAL LOUVERS MODEL SP717 COLOR: CHAMPAGNE GOLD

MATERIALS PER APPROVED PARCEL H MOCK-UP