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

May 23, 2018
May 23, 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 re-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;
- Complete 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/208456PT001C
# 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>
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<tr>
<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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<tr>
<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>L</td>
<td>Residential</td>
<td>286,000 Total</td>
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<td>Special Permit approval. Design Review timing TBD.</td>
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<td>Retail</td>
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<td>Special Permit approval. Design Review timing TBD.</td>
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<td>M</td>
<td>Residential</td>
<td>208,400 Total</td>
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<td>Retail</td>
<td>TBD (Required)</td>
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<td>Special Permit approval. Design Review timing TBD.</td>
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<td>I</td>
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<td>390,000 Total</td>
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<tr>
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<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>
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<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>
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<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>
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<td>410,590</td>
<td>Special Permit approval. Design Review submitted in Somerville.</td>
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<tr>
<td></td>
<td>Retail</td>
<td>TBD</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>
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<td>320,000</td>
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## Phase 2

<table>
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<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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<tbody>
<tr>
<td>A</td>
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<td>Retail</td>
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<td>Special Permit approval. Design Review timing TBD.</td>
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### Special Permit #179, Condition 19.d.

#### Statistical Summary of Dwelling Units Constructed

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Total Residential Units</th>
<th>Approved GFA</th>
<th>Use(s)</th>
<th>All Residential Units</th>
<th>Affordable Residential Units1</th>
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<tbody>
<tr>
<td></td>
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<td></td>
<td></td>
<td>Studio</td>
<td>1 Bedroom</td>
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<td>No. Units</td>
<td>Avg. SF</td>
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<tr>
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<td>S</td>
<td>99</td>
<td>112,398</td>
<td>Residential</td>
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<td>T</td>
<td>230</td>
<td>242,194</td>
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<td>40</td>
<td>663</td>
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<tr>
<td>JK</td>
<td>--</td>
<td>365,892</td>
<td>Office/Laboratory Retail</td>
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<table>
<thead>
<tr>
<th>Parcel</th>
<th>Affordable Residential Units</th>
<th>Approved GFA</th>
<th>Use(s)</th>
<th>Affordable Residential Units1</th>
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<tbody>
<tr>
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<td>Studio</td>
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<td>Residential</td>
<td>4</td>
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<tr>
<td>JK</td>
<td>--</td>
<td>365,892</td>
<td>Office/Laboratory Retail</td>
<td>--</td>
</tr>
</tbody>
</table>

*This chart assumes that these residential properties and affordable units are in compliance with the associated affordable housing covenants on record at the Middlesex County Registry of Deeds (Parcel N: Book 61574 Page 442; Parcel S: Book 45918 Page 224; Parcel T: Book 46408 Page 98). Additional information regarding these properties is available from the Housing Department at CDD.*

Issued: May 25, 2018
Proposed Park
Proposed Plaza
Planted Building Setbacks
Existing Park

LOCATION IN MASTER PLAN

PARCEL I
OPEN SPACE

PARCEL I
RESIDENTIAL

PARCEL I
RETAIL

SOMERVILLE

BOSTON

EAST CAMBRIDGE

PARCEL I
OPEN SPACE

PARCEL I
RESIDENTIAL

PARCEL I
RETAIL

SOMERVILLE

BOSTON

EAST CAMBRIDGE

PARCEL I
OPEN SPACE

PARCEL I
RESIDENTIAL

PARCEL I
RETAIL

SOMERVILLE

BOSTON

EAST CAMBRIDGE

PARCEL I
OPEN SPACE

PARCEL I
RESIDENTIAL

PARCEL I
RETAIL

SOMERVILLE

BOSTON

EAST CAMBRIDGE
EXISTING CONDITIONS
CAMBRIDGE CROSSING - PARCEL I
NEIGHBOURING BUILDINGS

PARCEL S, PARCEL T, NORTHPOINT COMMON

BRIAN P. MURPHY MEMORIAL STAIRCASE

PARCEL N (TWENTY | 20)
390,000 Gross Floor Area
220’ Zoning Height
20 Floors (Occupied)
480 Units

240 Parking Spaces
0.5 Vehicle Spaces Per Unit

503 Long Term Residential Bicycle Parking Spaces
1.05 Bicycle Spaces Per Unit
2 Long Term Retail Bicycle Parking Spaces

19,000 SF Retail
HEIGHT ZONE COMPLIANCE

ALLOWABLE MECHANICAL PENTHOUSE

ZONING HEIGHT: 220’

CAMBRIDGE CROSSING - PARCEL I

65-85’

120’

150-220’

65’
CAMBRIDGE CROSSING - PARCEL I

STEP DOWN TOWARDS PARK (HEIGHT ZONE COMPLIANT)

TOWER PULLED AWAY FROM RETAIL PLAZA TO CREATE SCALE TRANSITION

PODIUM PULLED IN TO CREATE MORE OPEN SPACE (OPENS UP TOWARDS PARK)

HEIGHT ALONG NORTH FIRST STREET TO HOLD URBAN EDGE

TOWER MEETS GRADE TO EMPHASIZE ENTRY

TWO STORY RETAIL PODIUM MATCHES SCALE OF ADJACENT RETAIL CONTEXT
TOWER MASSING PULLED AWAY FROM RETAIL BUILDINGS TO HELP WITH SCALE TRANSITION

DARK & LIGHT COLOR SCHEME HELPS DEFINE MASSING VOLUMES AND BREAK DOWN SCALE OF BUILDING

POROUS RETAIL FACADES TO ENCOURAGE INDOOR/OUTDOOR EXPERIENCE

MASSING OPENS UP TOWARDS EVENT LAWN
BALCONIES CREATE RESIDENTIAL SCALE

RETAIL PODIUM HAS ITS OWN IDENTITY

TOWER HEIGHT LOCATED ALONG NORTH FIRST STREET TO REINFORCE URBAN STREET EDGE
Podium holds urban street edge.

Tower corner expressed to break continuous podium and create verticality.

Balconies add residential scaling.

Podium chamfered to improve sightlines and access to Dawes Street.
TOWER FACADE SYSTEM
PRECAST CONCRETE W/ MINERAL WOOL INSULATION
PAINTED ALUMINUM GLAZING SYSTEM W/ METAL PANEL SPANDREL
GLAZING BASIS OF DESIGN: SOLARBAN 60

PODIUM FACADE SYSTEM
COMPOSITE METAL OR PHENOLIC PANEL SYSTEM
PAINTED ALUMINUM GLAZING SYSTEM
GLAZING BASIS OF DESIGN: SOLARBAN 60

ROOFING SYSTEM 1 - HIGH ROOF
HIGH ALBEDO ADHERED MEMBRANE ROOFING SYSTEM

ROOFING SYSTEM 2 - GREEN ROOF
FUNCTIONAL GREEN ROOF SYSTEM - 2" MIN. PLANTING TRAYS AS DEFINED BY ARTICLE 22.30

ROOFING SYSTEM 3 - AMENITY DECK
LEED COMPLIANT (SRI) PAVER/PEDESTAL SYSTEM

ENERGY MODEL PERFORMANCE CRITERIA
ROOF U-VALUE: 0.032
WALL U-VALUE: 0.055
VERTICAL GLAZING: U-VALUE 0.36, SHGC 0.27
WINDOW/WALL RATIO: 40%

BUILDING MATERIALITY
LIGHT COLORED PRECAST
DARK COLORED PRECAST
SIMULATED WOOD METAL PANEL
OR PHENOLIC PANEL SYSTEM
PODIUM - FACADE DETAILS

- Simulated Wood Metal Panel or Phenolic Panel System
- Painted Aluminum Glazing System
- Composite Metal Panel System
- Painted Aluminum Louver Band
- Metal Panel Canopy or Signage (by Tenant)
- Storefront (by Tenant)
- Stone Base
- Metal Guardrail System w/ Horizontal Cables
TOWER - FACADE DETAILS

- Light Colored Precast
- Dark Colored Precast

- Precast Concrete
- Metal Panel Spandrel
- Mullion Cap
- Painted Aluminum Glazing System

TOWER AXON

TOWER SECTION

CAMBRIDGE CROSSING - PARCEL I
CAMBRIDGE CROSSING - PARCEL I
EAST BUILDING ELEVATION

18’ TALL CITY OF CAMBRIDGE FIRE DEPARTMENT MONOPOLE

270’-0”
TOP OF CFD ANTENNA

252’-0”
TOP OF MESH SCREEN

220’-0”
ZONING HEIGHT
TOP OF OCCUPIED SPACE

120’-0”
ZONING HEIGHT

33’-2”
PODIUM HEIGHT

0’-0”

10’-0” FTF TYP.

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

50’

25’

10’

0’

STOREFRONT, SIGNAGE, AND AWNINGS BY TENANT

RESIDENTIAL ENTRY

SIDEWALL SIGNAGE ZONES AT ENTRY

SIGNAGE ZONES

CAMBRIDGE CROSSING - PARCEL I
CAMBRIDGE CROSSING - PARCEL I
WEST BUILDING ELEVATION

0' 10' 25' 50'

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

10'-0" FTF TYP.

18' TALL CITY OF CAMBRIDGE FIRE DEPARTMENT MONOPOLE

STORFRONT, SIGNAGE, AND AWNINGS BY TENANT
PUBLIC RESTROOMS
SIGNAGE ZONES

270'-0"
TOP OF CFD ANTENNA
252'-0"
TOP OF MECH SCREEN
220'-0"
ZONING HEIGHT
TOP OF OCCUPIED SPACE
120'-0"
ZONING HEIGHT
33'-2"
PODIUM HEIGHT
0'-0"

NORTH 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

- 10'-0" FTF TYP.

- 16' TALL CITY OF CAMBRIDGE FIRE DEPARTMENT MONOPOLE

- 270'-0" TOP OF CFD ANTENNA
- 252'-0" TOP OF MECH SCREEN
- 220'-0" ZONING HEIGHT TOP OF OCCUPIED SPACE
- 120'-0" ZONING HEIGHT
- 33'-2" PODIUM HEIGHT
- 0'-0"
Compact (7 1/2 ft x 16 ft): 39
Standard (8 1/2 ft x 16 ft): 44
Handicap (12 ft x 18 ft): 2
Electric Charging (8 1/2 ft x 16 ft): 1
Tandem (7 1/2 x 16 ft): 3 (not included in parking count)

P3 Total Spaces: 86

P1 Total Spaces: 86
P2 Total Spaces: 83
P3 Total Spaces: 71
Total Parking Spaces: 240
Compact (7 1/2 ft x 16 ft): 38
Standard (8 1/2 ft x 16 ft): 41
Handicap (12 ft x 18 ft): 2
Electric Charging (8 1/2 ft x 16 ft): 2
Tandem (7 1/2 x 16 ft): 2 (not included in parking count)

P2 Total Spaces: 83

P1 Total Spaces: 86
P2 Total Spaces: 83
P3 Total Spaces: 71
Total Parking Spaces: 240
Compact (7 1/2 ft x 16 ft): 35
Standard (8 1/2 ft x 16 ft): 32
Handicap (12 ft x 18 ft): 2
Electric Charging (8 1/2 ft x 16 ft): 2
Van (12 ft x 18 ft): 1 (not included in parking total)

P1 Total Spaces: 71
P1 Total Spaces: 86
P2 Total Spaces: 83
P3 Total Spaces: 71
Total Parking Spaces: 240

ADA VAN ZONE
CLEAR HEIGHT 8' 2"
PLAN - ROOF

ROOFING SYSTEM 1 - HIGH ROOF
HIGH ALBEDO ADHERED MEMBRANE ROOFING SYSTEM

ROOFING SYSTEM 2 - GREEN ROOF
FUNCTIONAL GREEN ROOF SYSTEM - 2" MIN. PLANTING TRAYS AS DEFINED BY ARTICLE 22.30

ROOFING SYSTEM 3 - AMENITY DECK
LEED COMPLIANT (SR) PAVER/PEDESTAL SYSTEM