Design Review Update
Parcel W

Presented by:
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c/o DivcoWest Real Estate Investments
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Boston, MA 02109

Prepared by:
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Reservoir Corporate Center
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Southborough, MA 01772

In collaboration with:
PCA
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
December 21, 2018

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

Reference: Parcel W Design Review
Cambridge Crossing
Cambridge, Massachusetts

Dear Mr. Cohen and Members of the Board:

On behalf of DivcoWest Real Estate investments and its affiliate DW Propco W, LLC (DivcoWest), we submit this package for Design Review approval for Parcel W within the Cambridge Crossing development. We request that the Planning Board issue final Design Review approval for Parcel W in order to allow for the issuance of building permits.

This submission has been shaped by the CDD staff memorandum dated November 7, 2018, comments from the Planning Board, and subsequent meetings with Jeffrey Roberts, Suzannah Bigolin, other CDD staff and our CX team. The memorandum, Planning Board comments, and subsequent staff interaction have been very helpful in refining the design. Where possible we have included images to show evolution of design renderings as suggested.

We have made design modifications based on this feedback, including:

- Northwest Corner Transparency: in response to your comments we changed the arrangement of mechanical rooms in the north building, resulting in clear glass at the northwest corner.
- Second Floor South Windows: in response to your comments we have added a window on the second floor south elevation.
- Mechanical Louver Locations: in response to your comments we have included a better explanation as to how required mechanical louvers were located in the buildings.
- Nanawall: in response to your comments we have included better depictions of the principal building facades so the Board can evaluate this type of window system.

We have prepared presentation that will address Planning Board requests for more information about the design, including additional perspectival views.

We appreciate the Planning Board’s continued guidance and look forward to discussing these proposed modifications with the Board at the next available hearing.

Sincerely,
DIVCOWEST REAL ESTATE INVESTMENTS

Mark Johnson, FAIA
Director of Development

Attachment
# 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 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>371,828</td>
<td>356,228</td>
<td>Under construction.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>15,600</td>
<td>15,600</td>
<td>Under construction.</td>
</tr>
<tr>
<td>W</td>
<td>Retail</td>
<td>16,395</td>
<td>16,395</td>
<td>Design Review Complete.</td>
</tr>
<tr>
<td>Q1</td>
<td>Office</td>
<td>18,851</td>
<td>10,318</td>
<td>Minor Amendment Approved for GFA Increase. Revised Design Review to be submitted.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>8,533</td>
<td>8,533</td>
<td></td>
</tr>
<tr>
<td>L</td>
<td>Residential</td>
<td>314,038</td>
<td>314,038</td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>TBD (Allowed)</td>
<td>Special Permit approval. Design Review timing TBD.</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Residential</td>
<td>221,831</td>
<td>221,831</td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>3,000 (Required)</td>
<td>Special Permit approval. Design Review timing TBD.</td>
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<tr>
<td>I</td>
<td>Residential</td>
<td>397,102</td>
<td>371,066</td>
<td>Special Permit approval. Design Review Complete.</td>
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<tr>
<td></td>
<td>Retail</td>
<td>26,036</td>
<td>26,036</td>
<td>Special Permit approval. Design Review Complete.</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.
# Phase 1b

<table>
<thead>
<tr>
<th>Building</th>
<th>Use(s)</th>
<th>Approved GFA per Special Permit Appendix I</th>
<th>GFA approved 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>450,895</td>
<td>450,895</td>
<td>Special Permit approval. Design Review underway. Design Review completed in Boston.</td>
</tr>
<tr>
<td>EF</td>
<td>Office/Laboratory</td>
<td>419,529</td>
<td>419,529</td>
<td>Special Permit Complete. Design Review submitted in Somerville.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>0</td>
<td>0</td>
<td>Special Permit approval. Design Review submitted in Somerville.</td>
</tr>
<tr>
<td>C</td>
<td>Mixed-Use</td>
<td>382,746</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td>U</td>
<td>Office/Laboratory</td>
<td>320,394</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 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>93,971</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td>B</td>
<td>Residential</td>
<td>335,521&lt;br&gt;Total</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>TBD&lt;br&gt;(Allowed)</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td>D</td>
<td>Mixed Use</td>
<td>306,491</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td>Q2</td>
<td>Office/Laboratory</td>
<td>162,126&lt;br&gt;Total</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
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<tr>
<td></td>
<td>Retail</td>
<td>1,801&lt;br&gt;(Required)</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td>R</td>
<td>Mixed Use</td>
<td>134,211&lt;br&gt;Total</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
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<tr>
<td></td>
<td>Retail</td>
<td>TBD&lt;br&gt;(Required)</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td>V</td>
<td>Residential</td>
<td>186,695&lt;br&gt;Total</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
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<tr>
<td></td>
<td>Retail</td>
<td>TBD&lt;br&gt;(Required)</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
</tbody>
</table>

Updated: December 20, 2018
### 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 Units</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>N</td>
<td>355</td>
<td>402,600</td>
<td>Residential Retail</td>
<td>No. Units</td>
<td>Avg. SF</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>74</td>
<td>501</td>
</tr>
<tr>
<td>S</td>
<td>99</td>
<td>112,398</td>
<td>Residential</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>T</td>
<td>230</td>
<td>242,194</td>
<td>Residential</td>
<td>40</td>
<td>663</td>
</tr>
<tr>
<td>JK</td>
<td>--</td>
<td>365,892</td>
<td>Office/Laboratory Retail</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Affordable Residential Units</th>
<th>Approved GFA</th>
<th>Use(s)</th>
<th>Affordable Residential Units</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>N</td>
<td>41</td>
<td>402,600</td>
<td>Residential Retail</td>
<td>No. Units</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>8</td>
</tr>
<tr>
<td>S</td>
<td>12</td>
<td>112,398</td>
<td>Residential</td>
<td>--</td>
</tr>
<tr>
<td>T</td>
<td>26</td>
<td>242,194</td>
<td>Residential</td>
<td>--</td>
</tr>
<tr>
<td>JK</td>
<td>--</td>
<td>365,892</td>
<td>Office/Laboratory Retail</td>
<td>--</td>
</tr>
</tbody>
</table>

Issued: December 13, 2018

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1 This chart assumes that these residential properties and affordable units are in compliance with the associated affordable housing covenants as 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.
December 21, 2018

Cambridge Crossing

Parcel W
### CAMBRIDGE PLANNING BOARD ON NOVEMBER 13th, 2018

<table>
<thead>
<tr>
<th>COMMENT</th>
<th>RESPONSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Commentary</td>
<td>Updated perspectives are provided.</td>
</tr>
<tr>
<td><strong>Need updated perspective from not so far away</strong></td>
<td></td>
</tr>
<tr>
<td><strong>What is a Nanawall?</strong></td>
<td>Nanawall is a window system that allows windows to slide open, creating large openings without mullions.</td>
</tr>
<tr>
<td><strong>What is the mullion spacing of the new Nanawall?</strong></td>
<td>Nanawall mullion spacing is based on the overall opening dimension and configuration of folding panel open fold open location. Panel mullion dimensions have been carefully designed to allow for specific opening directions, fixed fold open locations, and operable door requirements. Dimensioned drawings are provided for reference.</td>
</tr>
</tbody>
</table>

### CAMBRIDGE CDD STAFF MEMO DATED NOVEMBER 7th, 2018

<table>
<thead>
<tr>
<th>COMMENT</th>
<th>RESPONSE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>South Building</strong></td>
<td>The introduction of operable glass walls is supported as it will help activate the Common and the sidewalk. The building design places the mechanical system inside a recessed well instead of exposed on a roof or at grade, which would have negatively impacted the public realm. In order to be the most energy-efficient, space-efficient, and create the least amount of noise, the mechanical system design requires air intake louvers on the sidewalls of the buildings. The units exhaust directly upwards only. The louvers are completely separate from the kitchen exhaust system which only vents directly upwards.</td>
</tr>
<tr>
<td><strong>There is a reduction in transparency on the second floor of the south elevation, which should be further studied given the modest levels of transparency proposed on the ground floor.</strong></td>
<td>No action required.</td>
</tr>
<tr>
<td><strong>The location of mechanical louvers should be carefully considered. To the greatest extent possible, all kitchen exhaust should vent through the roof and not to the public realm.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>North Building</strong></td>
<td>The introduction of operable glass walls facing the Common, plaza and North First Street is supported as this reduces the distinction between interior and exterior, and helps activate the public realm. The core elements of the North building have been redesigned in a way that we believe is both satisfactory to urban design desires and tenant operational desires. The stairs have shifted plan south, while the electric and water rooms have shifted plan east, creating an open, transparent, two-story space large enough for active tenant uses.</td>
</tr>
<tr>
<td><strong>Relocation of the electrical and utility rooms, and the mechanical well, to the northwest corner of the building is a concern. This change results in the entire corner being encased in spandrel glass or louvers, rather than transparent glass as was approved. This corner is quite important from a pedestrian’s perspective as one is walking on North First Street, and there has not been a subsequent increase in transparency of the north elevation.</strong></td>
<td>No action required.</td>
</tr>
<tr>
<td><strong>The location of mechanical louvers should be carefully considered. To the greatest extent possible, all kitchen exhaust should vent through the roof and not to the public realm.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Additional GFA</strong></td>
<td>The Special Permit allows up to a 10% change in GFA on any site as part of the design review process. The additional GFA related to the canopy and revisions to the mechanicals is relatively minor and is less than 10% of the GFA approved for Parcel W.</td>
</tr>
<tr>
<td><strong>No action required.</strong></td>
<td></td>
</tr>
</tbody>
</table>

### December 21, 2018

**PLANNING BOARD/CDD MEMO COMMENT AND RESPONSE**
PLANNING BOARD DESIGN ISSUES

1. NORTHWEST CORNER TRANSPARENCY
2. SECOND FLOOR SOUTH WINDOWS
3. MECHANICAL LOUVER LOCATIONS
4. NANAWALL
1. NORTHWEST CORNER TRANSPARENCY

NORTH BUILDING SECOND FLOOR PLAN

NORTH BUILDING GROUND FLOOR PLAN
Relocated mechanical well allows for double height, transparent corner.

Relocated utility rooms and stair allows for double height, transparent corner and area for additional seating.

1. NORTHWEST CORNER TRANSPARENCY

NORTH BUILDING SECOND FLOOR PLAN

NORTH BUILDING GROUND FLOOR PLAN
1. NORTHWEST CORNER TRANSPARENCY

2017 APPROVED WEST ELEVATION

- Transparent vision glass restored at Northwest Corner
- Door moved and Nanawall added

2018 PROPOSED WEST ELEVATION

Elevation Key

Scale: 1"=20'
Mechanical spaces moved away from East facade and Transparent vision glass restored at Northwest Corner

VIEW LOOKING SOUTH AT CORNER OF NORTH STREET AND NORTH FIRST STREET TOWARDS NORTHWEST CORNER OF PARCEL W
VIEW LOOKING EAST ACROSS NORTH FIRST STREET THROUGH OPEN CENTER BAY TOWARDS COMMON

NEW RENDERING SHOWING TRANSPARENT FAÇADES AND OPEN MIDDLE BAY
2. SECOND FLOOR SOUTH WINDOWS

South Building Second Floor Plan - Presented June 2017

South Building Ground Floor Plan - Presented June 2017

SOUTH BUILDING FLOOR PLANS - 2017 APPROVED
2. SECOND FLOOR SOUTH WINDOWS

South Building Second Floor Plan

- Nanawall
- Door relocated
- Second floor glazing changed to accommodate structural cross bracing

South Building Ground Floor Plan

- Door added
- 6" wider door
2. SECOND FLOOR SOUTH WINDOWS

There is no net decrease in glazing in the building.

- Second floor glazing changed to accommodate structural cross bracing
- Nanawall
- Door relocated
- 6" wider door

Elevation Key

Scale: 1"=20'

2017 APPROVED SOUTH ELEVATION

2018 PROPOSED SOUTH ELEVATION

SOUTH ELEVATION - 2017 APPROVED AND 2018 PROPOSED
3. MECHANICAL LOUVER LOCATIONS
3. MECHANICAL LOUVER LOCATIONS

Louvers added on North sides of buildings adjacent to mechanical areas (least prominent side of each building)
For mechanical intake only, exhaust remains through roof only

Louvers added on North sides of buildings adjacent to mechanical areas (least prominent side of each building)
For mechanical intake only, exhaust remains through roof only
3. MECHANICAL LOUVER LOCATIONS

2017 APPROVED NORTH ELEVATION AT CENTER BAY

Louvers added on North sides of buildings adjacent to mechanical areas for mechanical intake only / Exhaust remains through roof only

Doors added

2018 PROPOSED NORTH ELEVATION AT CENTER BAY

Elevation Key
3. MECHANICAL LOUVER LOCATIONS

**2017 APPROVED NORTH ELEVATION**

- Louvers relocated on North sides of buildings adjacent to mechanical areas for mechanical intake only / Exhaust remains through roof only

**2018 PROPOSED NORTH ELEVATION**

- Spandrel Glass
- Clear Glass

**Elevation Key**
- Scale: 1"=20'

**NORTH ELEVATION - 2017 APPROVED AND 2018 PROPOSED**

DECEMBER 21, 2018

DECEMBER 21, 2018
4. NANAWALL

PHOTOS OF NANAWALL AT A DIFFERENT EXISTING RETAIL STORE

CLOSED POSITION  MID-FOLD POSITION  OPEN POSITION
4. **NANAWALL**

**Non Operable Storefront System**

**Spandrel Glass**

**Non Operable Storefront System**

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**2017 APPROVED EAST ELEVATION**

**2018 PROPOSED EAST ELEVATION - NANAWALL CLOSED**

**2018 PROPOSED EAST ELEVATION - NANAWALL OPEN**

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**Elevation Key**

- 20' 0'
- 40' 0'
- Scale: 1" = 20'

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**EAST ELEVATION - 2017 APPROVED AND 2018 PROPOSED**
4. NANAWALL

2017 APPROVED SOUTH ELEVATION
AT CENTER BAY

2018 PROPOSED SOUTH ELEVATION
AT CENTER BAY

2017 APPROVED SOUTH ELEVATION

2018 PROPOSED SOUTH ELEVATION

Elevation Key

Nanawall

Nanawall added

Nanawall at West Elevation

Scale: 1"=20'
4. NANAWALL

NEW RENDERING SHOWING PROPOSED NANAWALL ON EAST FACADE FACING COMMON

DECEMBER 21, 2018