Pre-Design Review Application Update – Parcel G

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

September 12, 2017
September 12, 2017

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

Via: Hand Delivery

Reference: North Point Parcel G Pre-Design Review Application Update
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 the enclosed materials to provide the Planning Board with a brief update of the proposed design of the Parcel G building prior to submitting a full Design Review Application for Parcel G (the Site), which the Applicant expect to file in the coming few weeks. Parcel G, which is part of the larger NorthPoint development, is proposed to contain an office and laboratory building containing approximately 450,773 sf of Gross Floor Area (GFA). Parcel G 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, open space to the west, Dawes Street to the south, and the shared driveway and Parcel H 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 NorthPoint 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 in NorthPoint. In addition, Parcel JK has gone through Design Review in Cambridge and Somerville, and building permit applications have been granted 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 undergoing construction.

The Parcel G building contains approximately 347,600 square feet GFA. The building is proposed to be 12 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 680-720 parking spaces are proposed for Parcel G, all of which will be internal to the building. Approximately 136 long-term and 28 short-term bicycle parking spaces will be provided on-site.
As you are aware, a portion of Parcel G 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, and is currently pursuing its approvals with the City of Boston.

In addition, a portion of Parcel G’s current configuration is to be subdivided as depicted on the enclosed draft Subdivision Plan prepared by Beals & Thomas, Inc., dated December 21, 2016, and last updated July 21, 2017, to create a portion of the open space lot identified as “Baldwin North” on the attached plan. When the Applicant submits the Parcel G Design Review Application, it will specifically request that the approval of, and endorsement by, the Planning Board with regard to the proposed Subdivision Plan.

In connection with this update, we have submitted 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
- Building Sections
- Architectural Elevations;
- Landscape Plans and Sections
- A Zoning Compliance Summary;
- LEED/Green Building Compliance Summary;
- Shadow Study;
- 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 NorthPoint 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/208402LT087
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>
</table>
| N      | Rental Residential | 386,000              | Total – 355 Studio/Loft – 74  
1 BR – 180  
2 BR – 85  
3 BR - 5 | 474 | 41 |
| N      | Retail         | 8,000                | N/A        | N/A          | N/A |
| S      | Condominium    | 112,398              | Total – 99  
1 BR – 94  
2 BR - 5 | 208 | 12 |
| T      | Condominium    | 242,194              | Total – 230 Studio – 40  
1 BR – 138  
2 BR – 5  
3 BR - 1 | 278 | 32 |

A building permit application has been granted for Parcel JK and this building is under construction.
Table 1:
GFA by Block

<table>
<thead>
<tr>
<th>USE</th>
<th>GFA</th>
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<tbody>
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<td>COMMERCIAL</td>
<td>18,000 gfa</td>
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<tr>
<td>Residential, Commercial or Mixed-Use</td>
<td>5,245,854 gfa</td>
</tr>
</tbody>
</table>

Table 2:
Special Permit Approved GFA (Entire Master Plan)

| Maximum Non Residential | 2,185,062 gfa |
| Minimum Residential    | 3,060,792 gfa |
| Maximum Total          | 5,245,854 gfa |

LEGEND
- Residential
- Commercial
- Residential, Commercial or Mixed-Use
TRANSIT STATION CONNECTIONS
**ZONING OUTLINE**

**PARCEL G**

The configuration shall positively use the orientation and exposure to special consideration should be made to the ground floor of the building should engage the Dawes. Special corner treatment should be considered at Dawes Street and pocket park.

**Massing and articulation of the base/middle/top and horizontal relationship to Parcel L and M buildings should be carefully studied in creating.**

Parcel G is a commercial building located on Dawes Street. The western corner of this building enjoys a prominent location on pocket park north of pocket park north of Baldwin Park (refer to Dawes Street Guidelines 3.2.2). Park north of Baldwin Park to create a visual relationship from NorthPoint Common.

Vehicular access: Dawes St

Parking: TBD

Lot Coverage: 71%

Maximum Height: 220'

Permitted GFA: 410,000 sq ft

Parcel Size: 101,610 sq ft

Uses: Commercial

Shadows, sun and minimize shadows on parks and surrounding buildings.
MASSING DIAGRAMS
ZONING ENVELOPE
MASSING DIAGRAMS
MAXIMIZING SKY VIEW
MASSING DIAGRAMS
RESPONDING TO SITE ACCESS POINTS
MASSING DIAGRAMS ALLOWING VIEWS TOWARD CHARLESTOWN + CAMBRIDGE
MASSING DIAGRAMS
IDENTIFYING BASE-MIDDLE-TOP
MASSING DIAGRAMS
CREATING CONTRAST IN MATERIALITY