



Cambridge Crossing

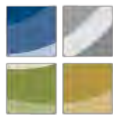
Cambridge, Massachusetts

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



BEALS + THOMAS

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

March 1, 2018



BEALS + THOMAS

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March 1, 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 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 \pm 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.

Mr. H. Theodore Cohen, Chair
Cambridge Planning Board
March 1, 2018
Page 2

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:

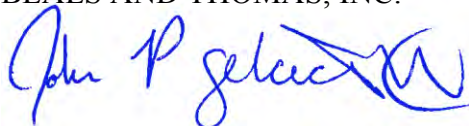
- Site Plans;
- Floor Plans and Building Sections;
- Architectural Elevations;
- A Zoning Compliance Summary;
- LEED/Green Building Compliance Summary;
- Shadow Study;
- Wind Study;
- Acoustical Report and Noise Mitigation Narrative;
- Preliminary Signage Plan;
- Compliance Checklist – Zoning Ordinance 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/208456PT001

CAMBRIDGE CROSSING

DEVELOPMENT STATUS TABLE

Phase 1a

Building	Use(s)	Approved GFA per Special Permit Appendix I	GFA approved in thru Design Review	Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)
N	Residential	394,000	394,000 ¹	Construction Completed. Occupied.
	Retail	8,600	8,600	Construction Completed. Occupied.
S	Residential	112,398	112,398	Construction Completed. Occupied.
T	Residential	242,194	242,194	Construction Completed. Occupied.
JK	Office/Laboratory	370,000 Total	351,192	Under construction.
	Retail	TBD	14,700	Under construction.
W	Retail	18,000	16,337	Design Review Complete.
Q1	Retail	17,675 ²	17,675	Minor Amendment Approved for GFA Increase. Revised Design Review to be submitted.
L	Residential	286,000 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Allowed)		Special Permit approval. Design Review timing TBD.
M	Residential	208,400 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Required)		Special Permit approval. Design Review timing TBD.
I	Residential	390,000 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD		Special Permit approval. Design Review timing TBD.

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

Building	Use(s)	Approved GFA per Special Permit Appendix I	GFA approved in thru Design Review	Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)
G	Office/Laboratory	410,000	451,000	Special Permit approval. Design Review Submitted. Design Review completed in Boston.
H	Office/Laboratory	375,000	347,600	Special Permit approval. Design Review Submitted. Design Review completed in Boston.
EF	Office/Laboratory	400,000 Total	410,590	Special Permit approval. Design Review submitted in Somerville.
	Retail	TBD		Special Permit approval. Design Review submitted in Somerville.
C	Mixed-Use	348,000		Special Permit approval. Design Review timing TBD.
U	Office/Laboratory	320,000		Special Permit approval. Design Review timing TBD.

Phase 2

Building	Use(s)	Approved GFA per Special Permit Appendix I	GFA approved in thru Design Review	Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)
A	Residential	175,000		Special Permit approval. Design Review timing TBD.
B	Residential	373,000 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Allowed)		Special Permit approval. Design Review timing TBD.
D	Mixed Use	340,000		Special Permit approval. Design Review timing TBD.
Q2	Office/Laboratory	147,387 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Required)		Special Permit approval. Design Review timing TBD.
R	Mixed Use	148,945 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Required)		Special Permit approval. Design Review timing TBD.
V	Residential	199,855 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Required)		Special Permit approval. Design Review timing TBD.

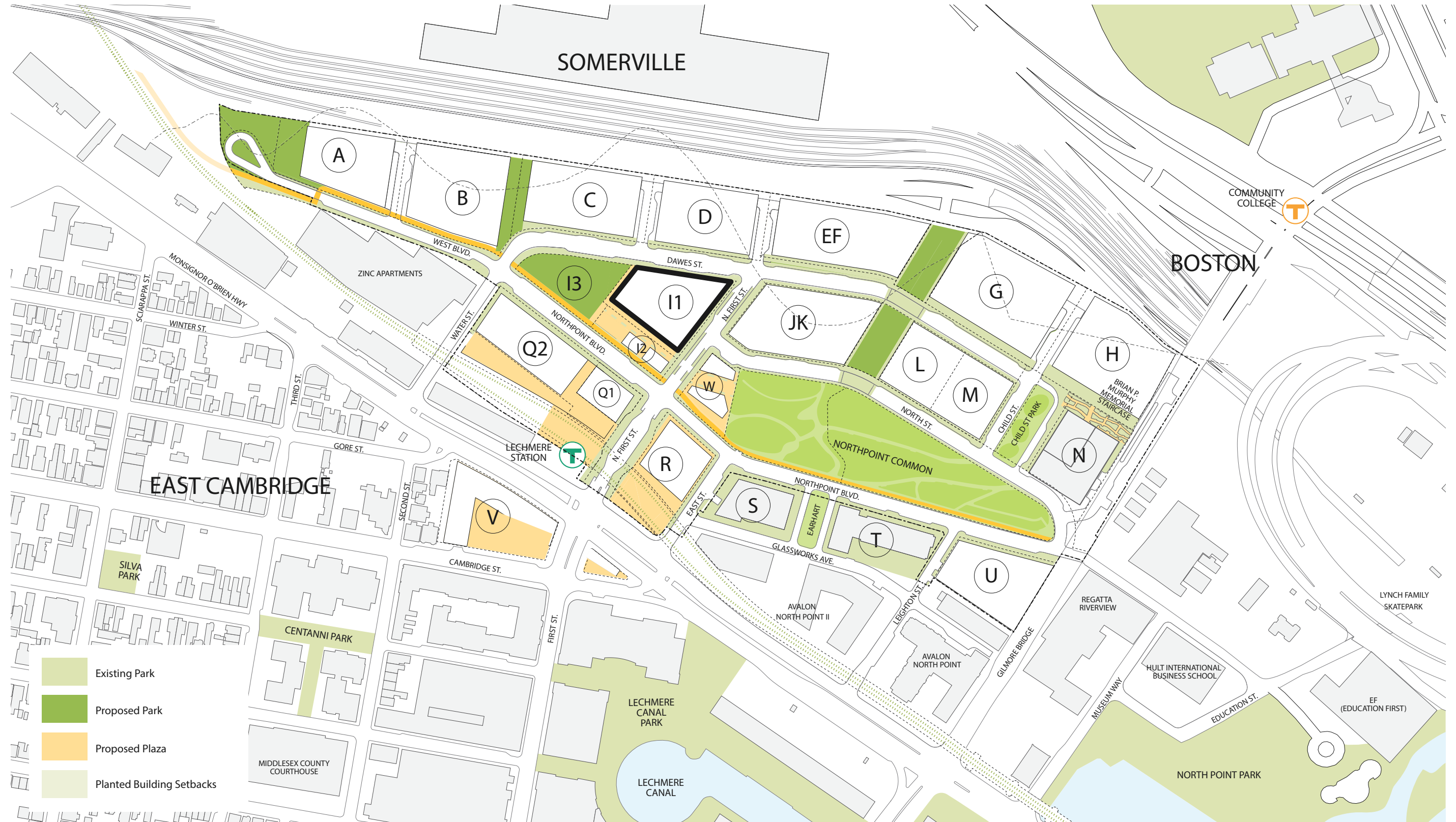
CAMBRIDGE CROSSING PARCELS

DESIGN REVIEW PACKAGE

MARCH 01, 2018



LOCATION IN MASTER PLAN



CAMBRIDGE CROSSING - PARCEL I
EXISTING CONDITIONS



NEIGHBOURING BUILDINGS



PARCEL S, PARCEL T, NORTHPOINT COMMON



PARCEL N (TWENTY | 20)



22 WATER STREET (ZINC)



BRIAN P. MURPHY MEMORIAL STAIRCASE



DESIGN & PROJECT DESCRIPTION



390,000 GROSS FLOOR AREA

220' TALL

20 FLOORS (OCCUPIED)

475 - 500 UNITS

0.5 VEHICLE SPACES PER UNIT (MINIMUM)

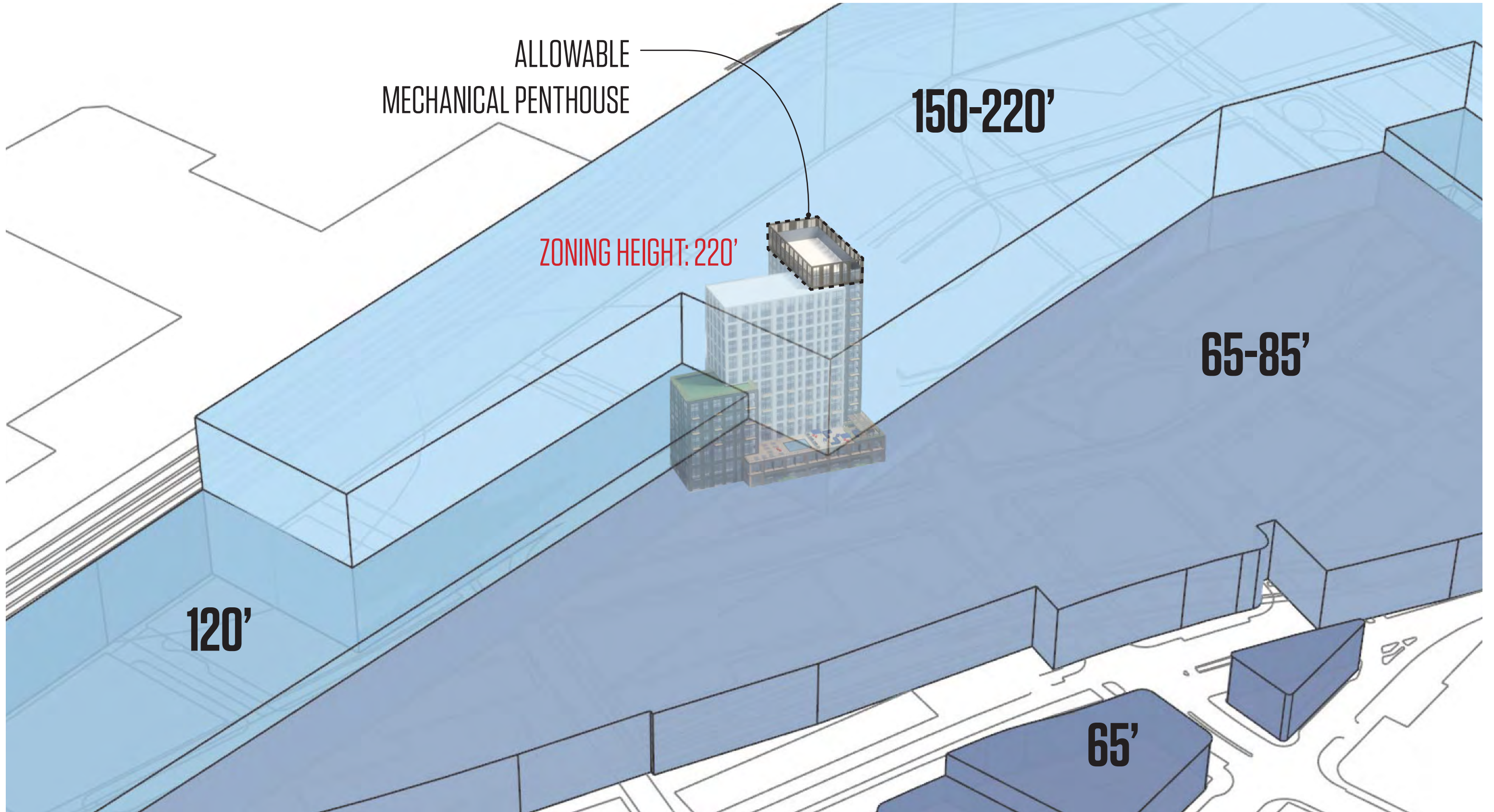
1.05 BICYCLE SPACES PER UNIT



RELATIONSHIP TO MASTER PLAN



CAMBRIDGE CROSSING - PARCEL I
HEIGHT ZONE COMPLIANCE



DIVCOWEST.

cbt

MICHAEL VAN VALKENBURGH ASSOCIATES INC

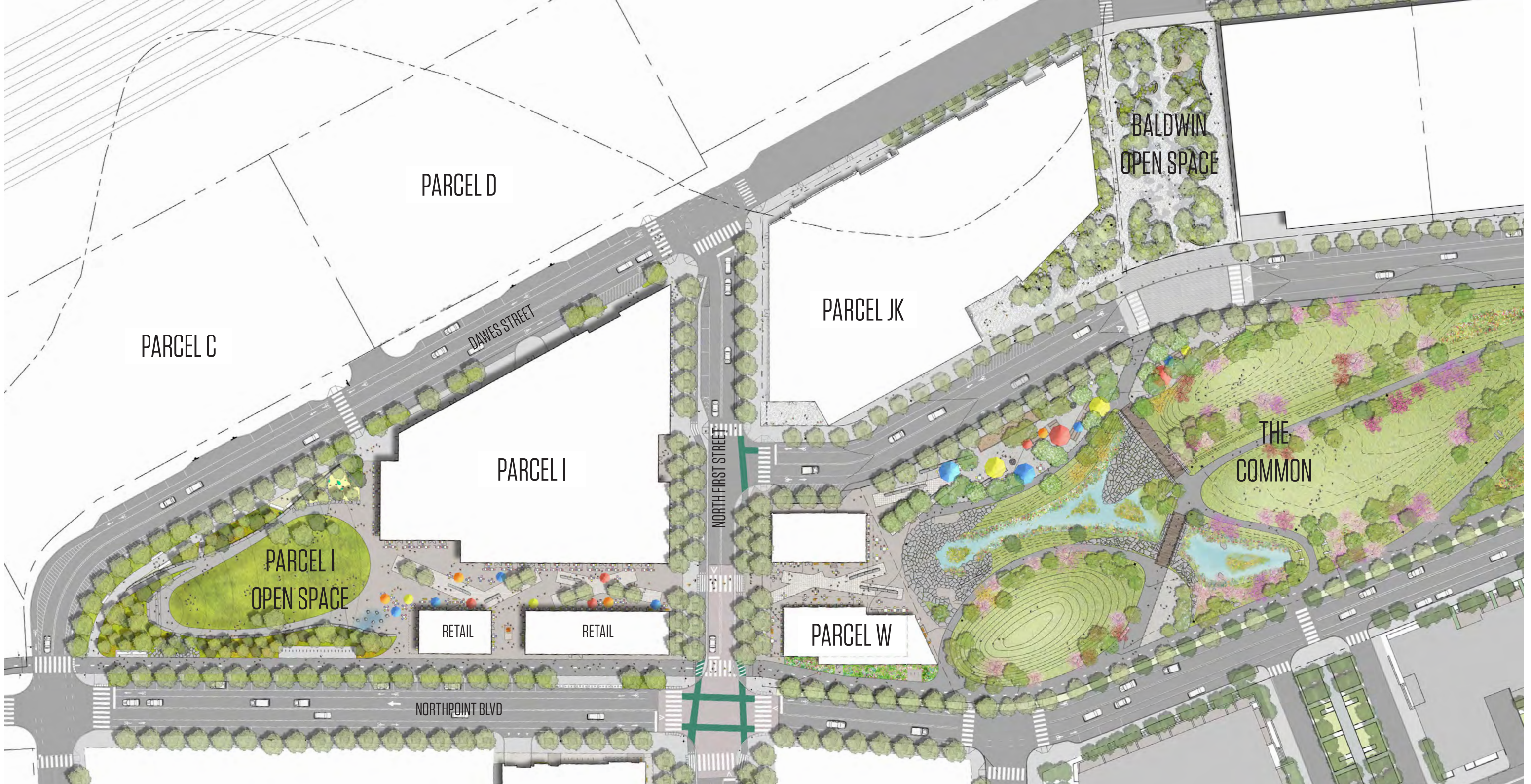
BEALS + THOMAS

McNAMARA - SALVIA

HALEY ALDRICH

BALA | TMP

CAMBRIDGE CROSSING - PARCEL I
 EXPANDED LANDSCAPE PLAN



DIVCO WEST

cbt

MICHAEL VAN VALKENBURGH ASSOCIATES INC

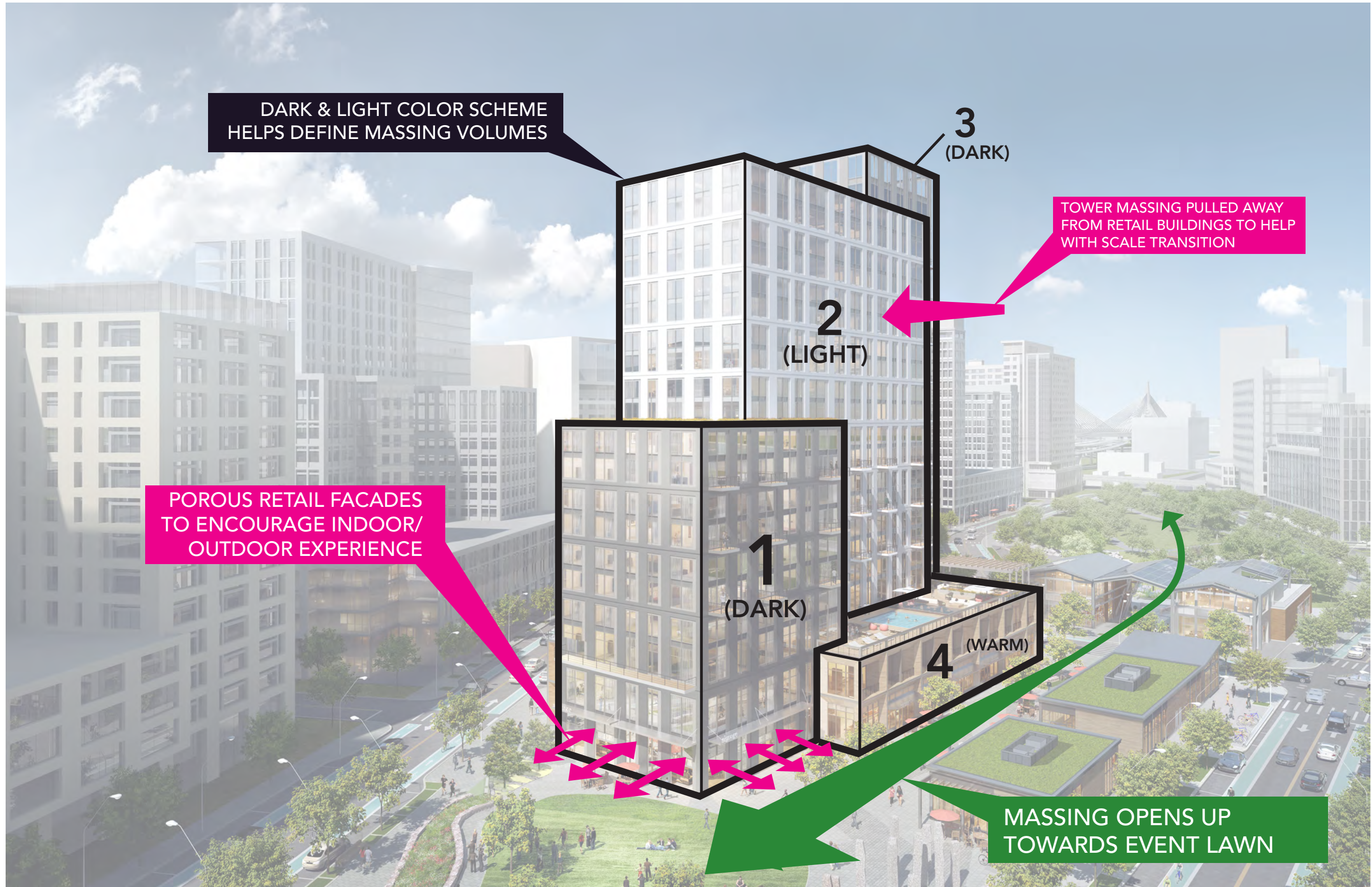
BEALS + THOMAS

McNAMARA - SALVIA

HALEY ALDRICH

BALA | TMP









SOUTHERN FACING BALCONIES
CREATE RESIDENTIAL SCALE

TOWER HEIGHT LOCATED ALONG
NORTH FIRST STREET TO
REINFORCE URBAN STREET EDGE

RETAIL PODIUM HAS ITS
OWN IDENTITY





DIVCOWEST.

cbt

MICHAEL
VAN
VALKENBURGH
ASSOCIATES
INC

BEALS + THOMAS

McNAMARA · SALVIA

HALEY
ALDRICH

BALA | TMP

ADDITIONAL URBAN VIEWS



EAST BUILDING ELEVATION

- 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

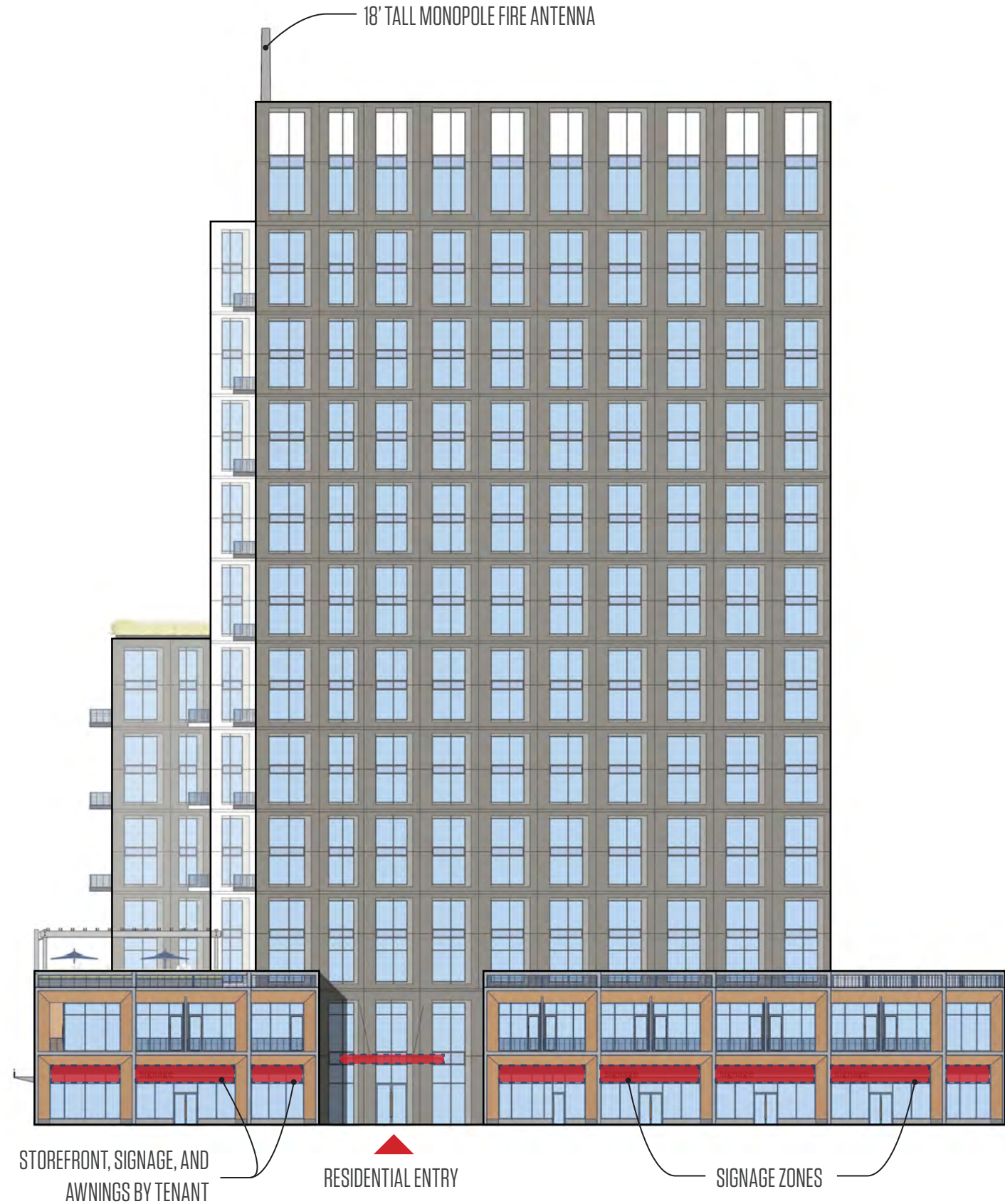
- 05 RESIDENTIAL

- 04 RESIDENTIAL

- 03 RESIDENTIAL / AMENITY

- 02 RESIDENTIAL

- 01 RETAIL



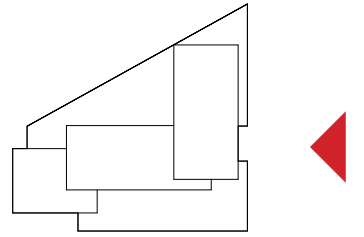
250'-0"
TOP OF MECH SCREEN

220'-0"
ZONING HEIGHT
TOP OF OCCUPIED SPACE

120'-0"
ZONING HEIGHT

32'-8"
PODIUM HEIGHT

0'-0"



SOUTH BUILDING ELEVATION

- 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



- 250'-0"

- TOP OF MECH SCREEN

- 220'-0"

- ZONING HEIGHT
- TOP OF OCCUPIED SPACE

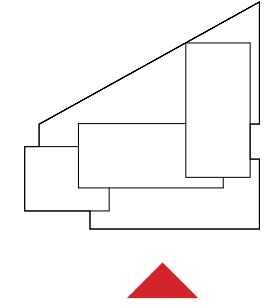
- 120'-0"

- ZONING HEIGHT

- 32'-8"

- PODIUM HEIGHT

- 0'-0"



WEST BUILDING ELEVATION

- 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



18' TALL MONOPOLE FIRE ANTENNA

250'-0"

TOP OF MECH SCREEN

220'-0"

ZONING HEIGHT
TOP OF OCCUPIED SPACE

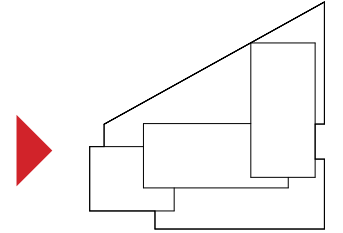
120'-0"

ZONING HEIGHT

32'-8"

PODIUM HEIGHT

0'-0"



STOREFRONT, SIGNAGE, AND
AWNINGS BY TENANT

PUBLIC
RESTROOMS

SIGNAGE ZONES



NORTH BUILDING ELEVATION

- 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



18' TALL MONOPOLE FIRE ANTENNA

250'-0"

TOP OF MECH SCREEN

220'-0"

ZONING HEIGHT
TOP OF OCCUPIED SPACE

120'-0"

ZONING HEIGHT

32'-8"

PODIUM HEIGHT

0'-0"

STOREFRONT, SIGNAGE, AND
AWNINGS BY TENANT

PARKING
ENTRY

BICYCLE
ENTRY

LOADING

SIGNAGE ZONES



CAMBRIDGE CROSSING - PARCEL I
BUILDING SECTION

250' TOP OF MECH SCREEN

220' HEIGHT ZONE

150' HEIGHT ZONE

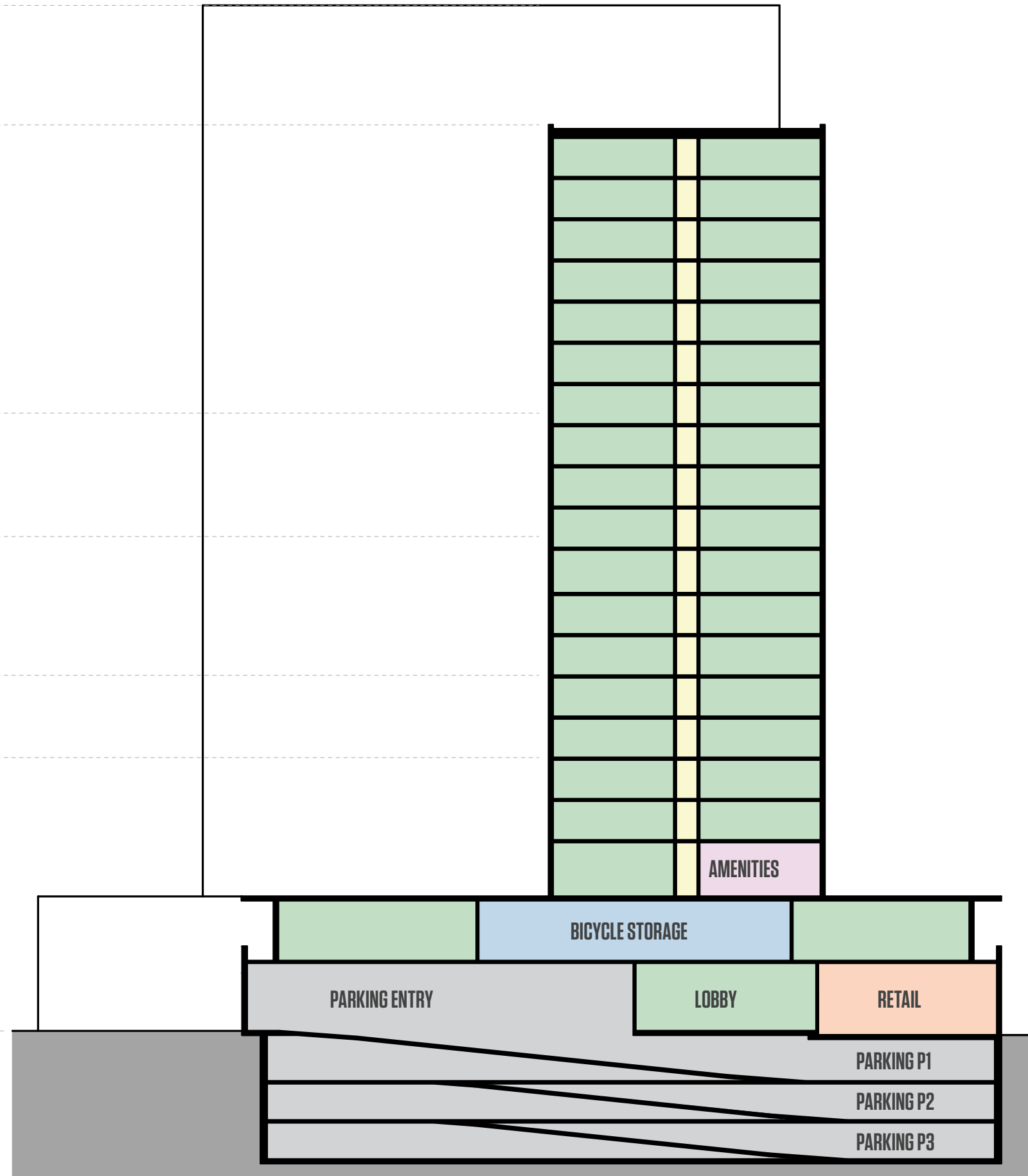
120' HEIGHT ZONE

85' HEIGHT ZONE

65' HEIGHT ZONE

01 GROUND FLOOR

- RESIDENTIAL
- RES. CIRCULATION
- BOH / LOADING
- BIKE PARKING
- RETAIL



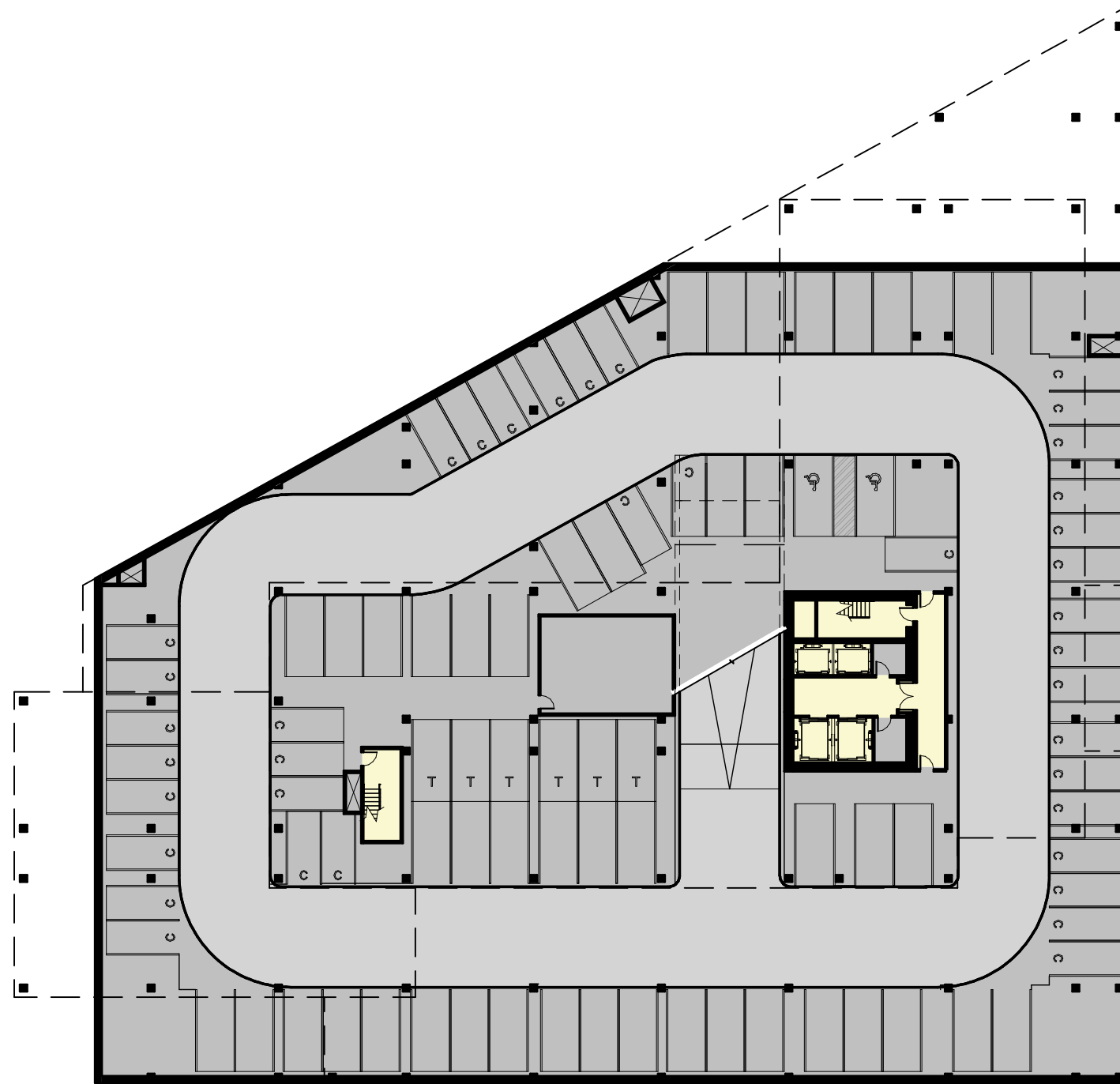
CAMBRIDGE CROSSING - PARCEL I
SITE PLAN



- RESIDENTIAL
- RES. CIRCULATION
- BOH / LOADING
- BIKE PARKING
- RETAIL



PLAN - PARKING LEVEL 3

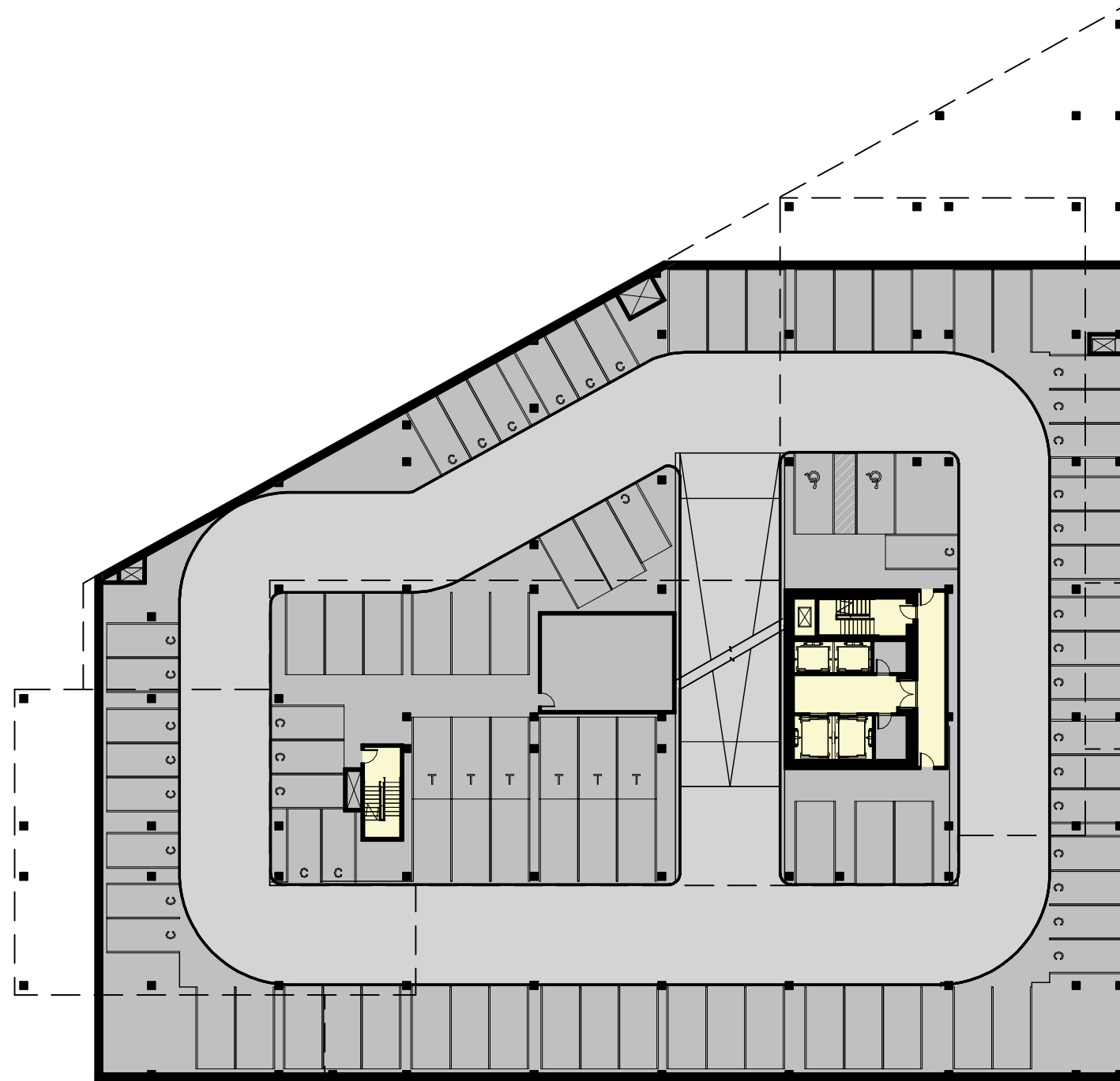


PARKING LEVEL 3
86 VEHICLE SPACES
6 TANDEM SPACES (NOT INCLUDED IN REQ'D TOTAL)

- RESIDENTIAL
- RES. CIRCULATION
- BOH / LOADING
- BIKE PARKING
- RETAIL



PLAN - PARKING LEVEL 2

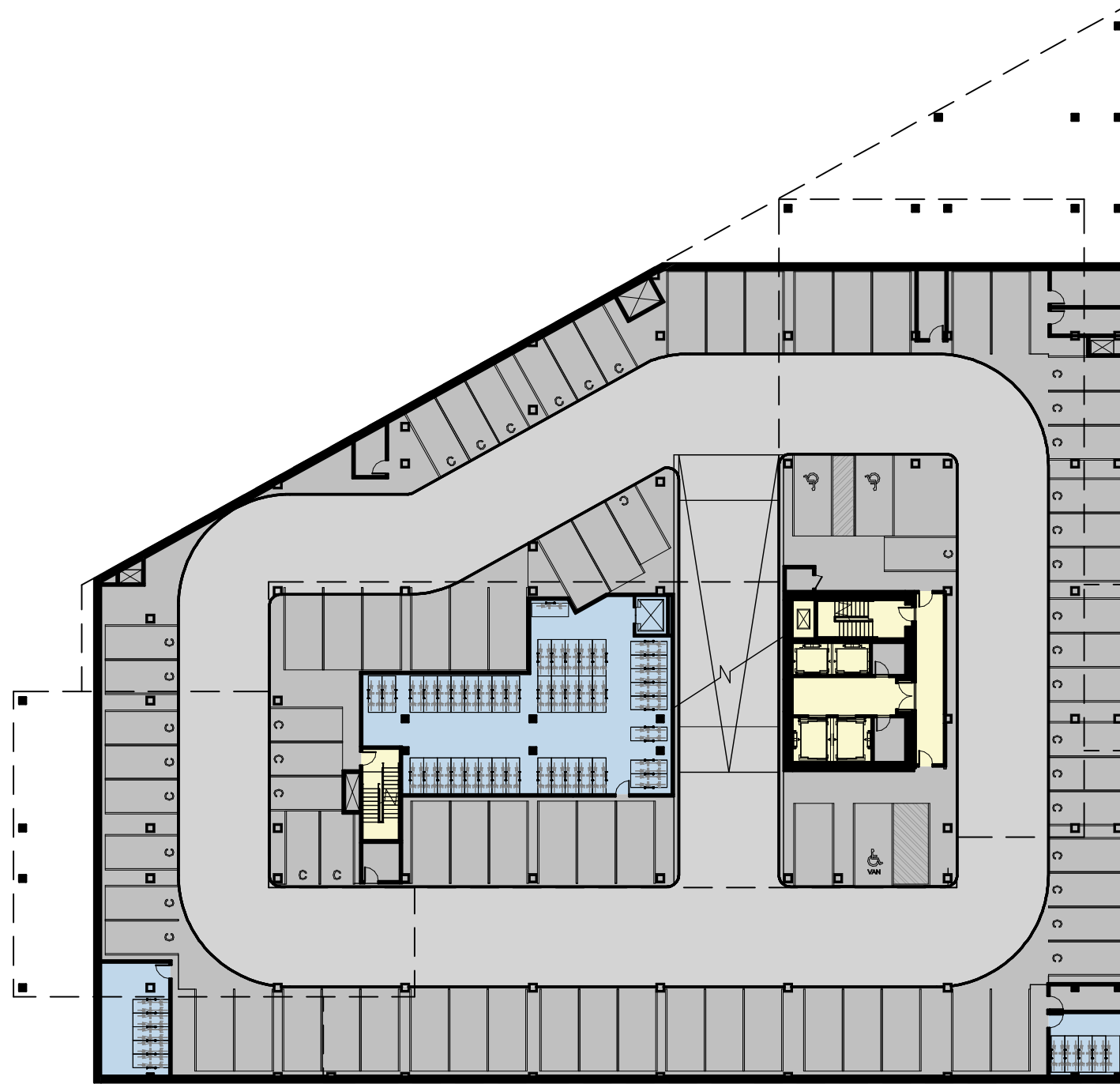


PARKING LEVEL 2
83 VEHICLE SPACES
6 TANDEM SPACES (NOT INCLUDED IN REQ'D TOTAL)

- RESIDENTIAL
- RES. CIRCULATION
- BOH / LOADING
- BIKE PARKING
- RETAIL



PLAN - PARKING LEVEL 1



PARKING LEVEL 1
81 VEHICLE SPACES
102 BICYCLE SPACES

- RESIDENTIAL
- RES. CIRCULATION
- BOH / LOADING
- BIKE PARKING
- RETAIL



MICHAEL
VAN
VALKENBURGH
ASSOCIATES
INC



PLAN - GROUND LEVEL



GROUND LEVEL
86 BICYCLE SPACES

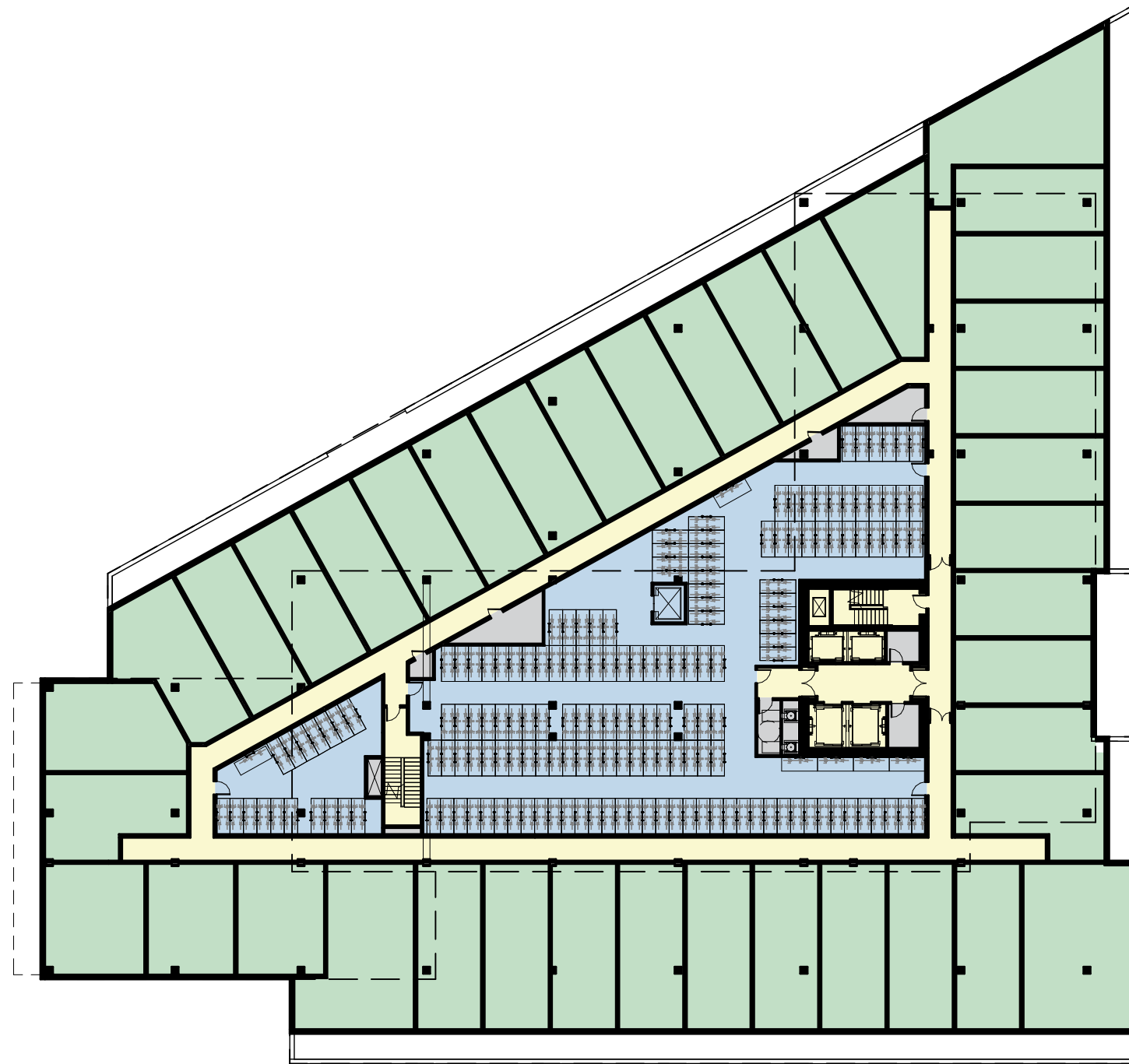
- RESIDENTIAL
- RES. CIRCULATION
- BOH / LOADING
- BIKE PARKING
- RETAIL



MICHAEL VAN VALKENBURGH ASSOCIATES INC



CAMBRIDGE CROSSING - PARCEL 1
 PLAN - LEVEL 02



LEVEL 2
 342 BICYCLE SPACES

- RESIDENTIAL
- RES. CIRCULATION
- BOH / LOADING
- BIKE PARKING
- RETAIL



CAMBRIDGE CROSSING - PARCEL I
 PLAN - LEVEL 03



- RESIDENTIAL
- RES. CIRCULATION
- BOH / LOADING
- BIKE PARKING
- RETAIL



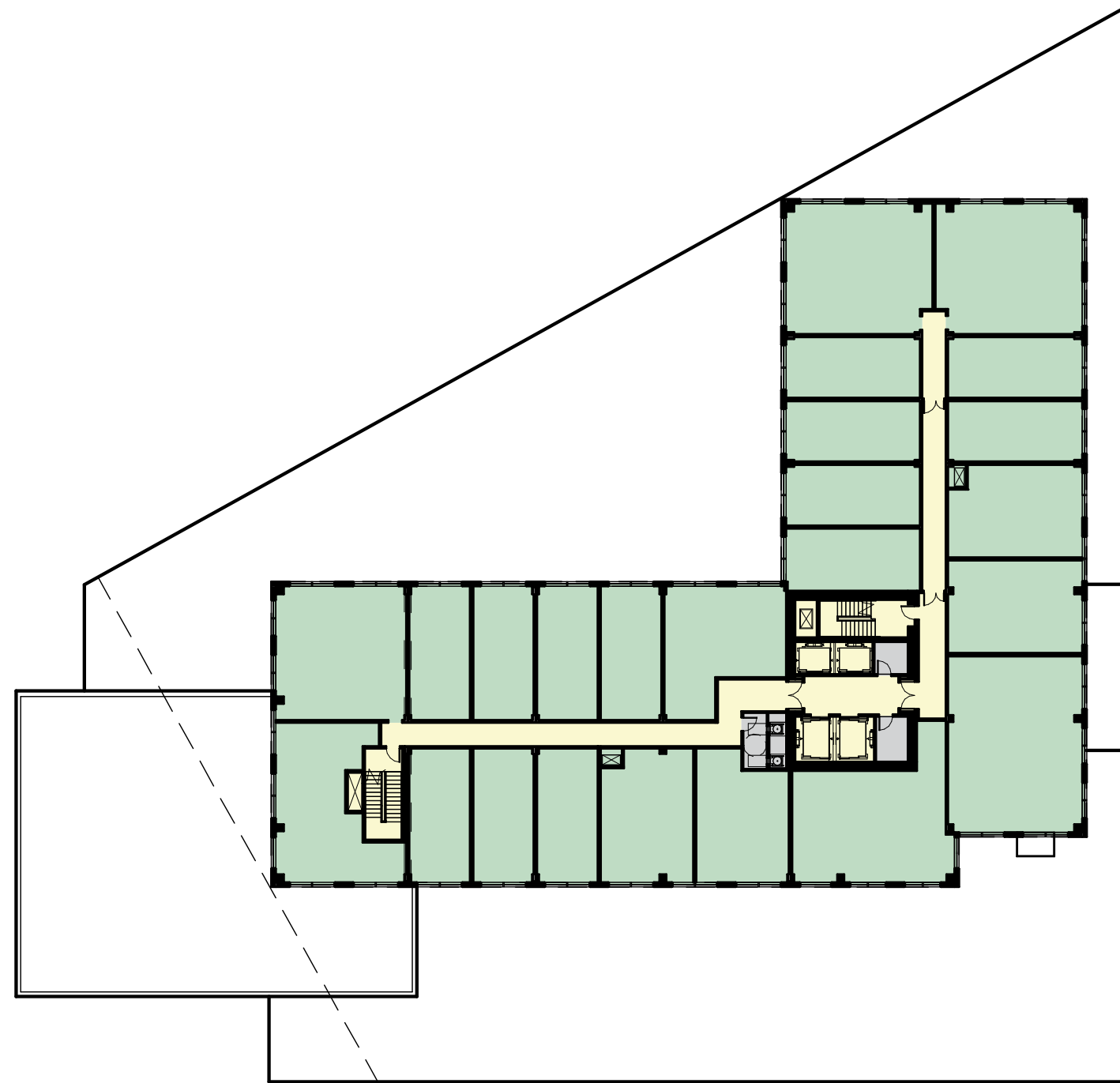
CAMBRIDGE CROSSING - PARCEL I
PLAN - LEVELS 04-10



- RESIDENTIAL
- RES. CIRCULATION
- BOH / LOADING
- BIKE PARKING
- RETAIL



CAMBRIDGE CROSSING - PARCEL I
 PLAN - LEVELS 11-20

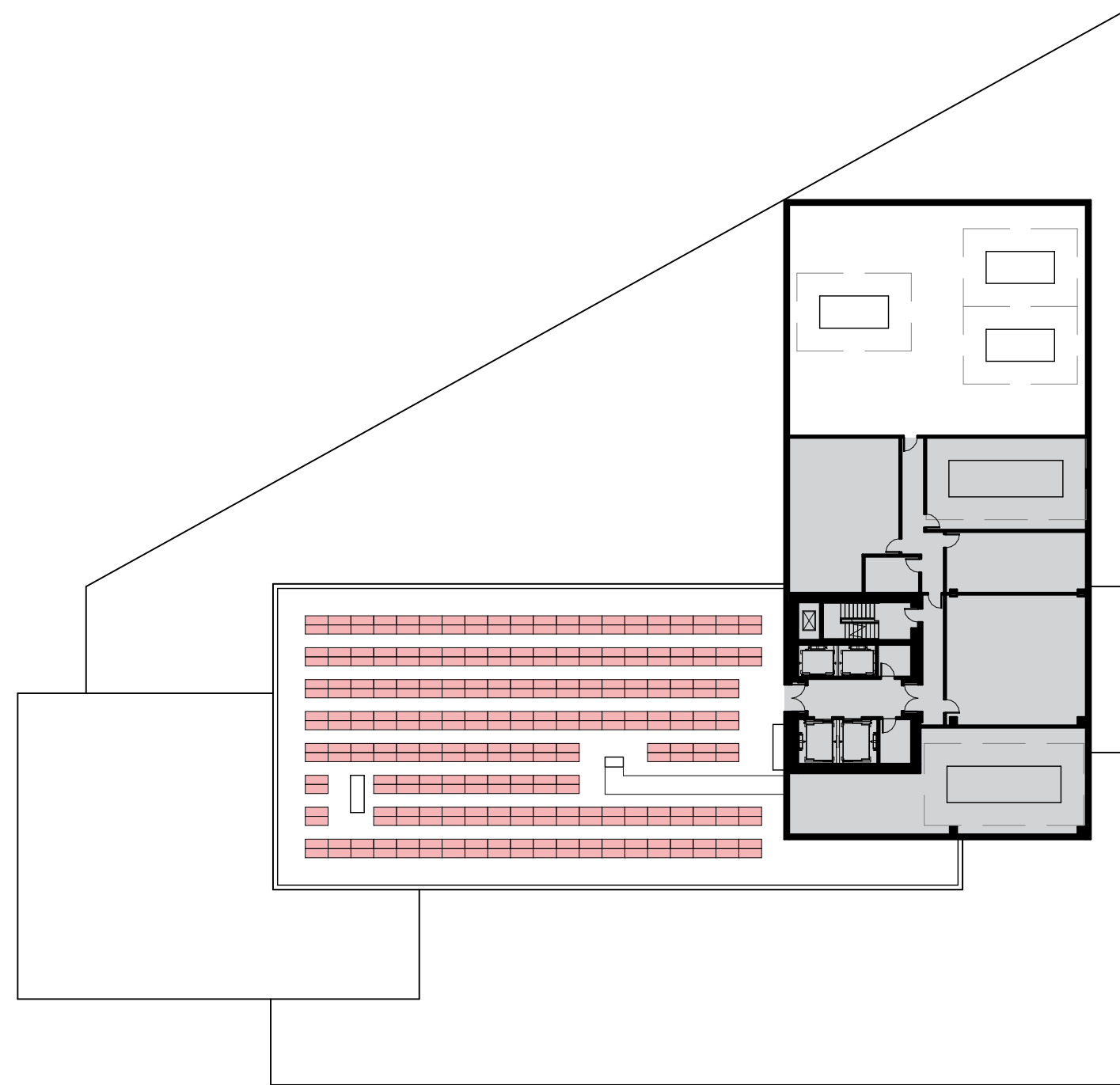


- RESIDENTIAL
- RES. CIRCULATION
- BOH / LOADING
- BIKE PARKING
- RETAIL



SOLAR READY ROOF STUDY

QUANTITY OF RED PANELS	284	PANELS
AREA PER PANEL	10	FT ²
AREA OF USEABLE PANELS	2830	FT ²
ENERGY OUTPUT	17.5	W/FT ²
OUTPUT CAPACITY	49,525	Watt-hr
OUTPUT CAPACITY	50	kWh
ANNUAL PRODUCTION	55	MWh/year
ESTIMATED BUILDING ANNUAL ELECTRICAL CONSUMPTION	7,350	MWh/year
PV PANELS (% OF ANNUAL CONSUMPTION)	0.74	%



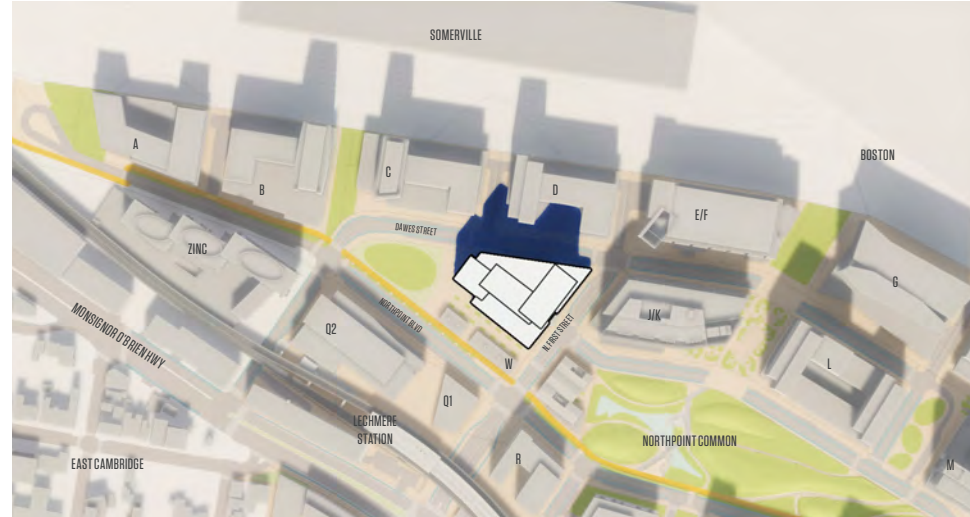
ROOF PLAN



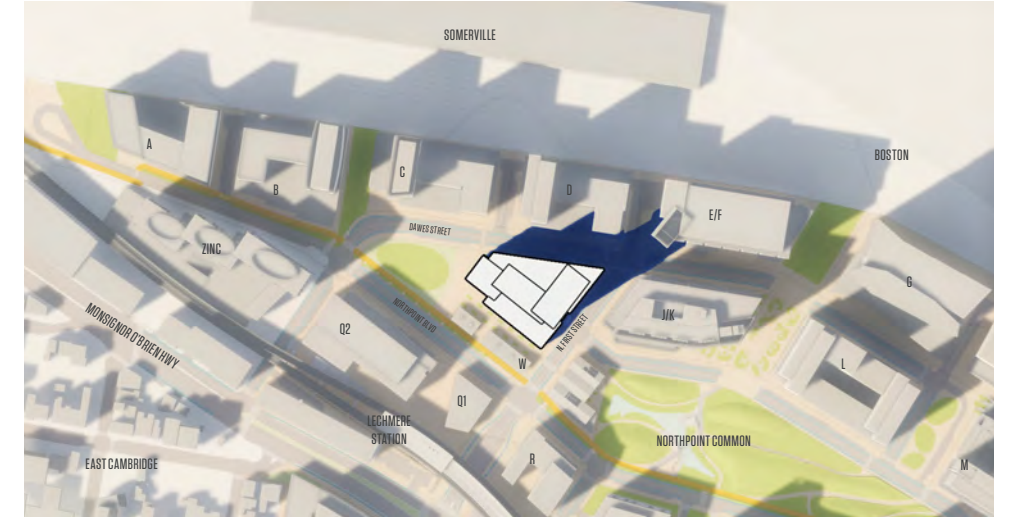
CAMBRIDGE CROSSING - PARCEL I
SHADOW STUDY



SPRING EQUINOX
09:00 AM



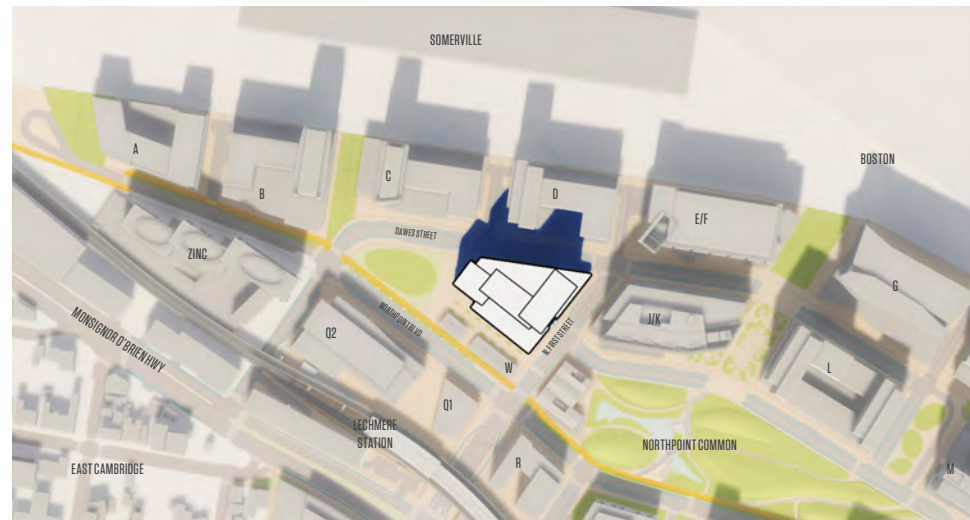
SPRING EQUINOX
12:00 NOON



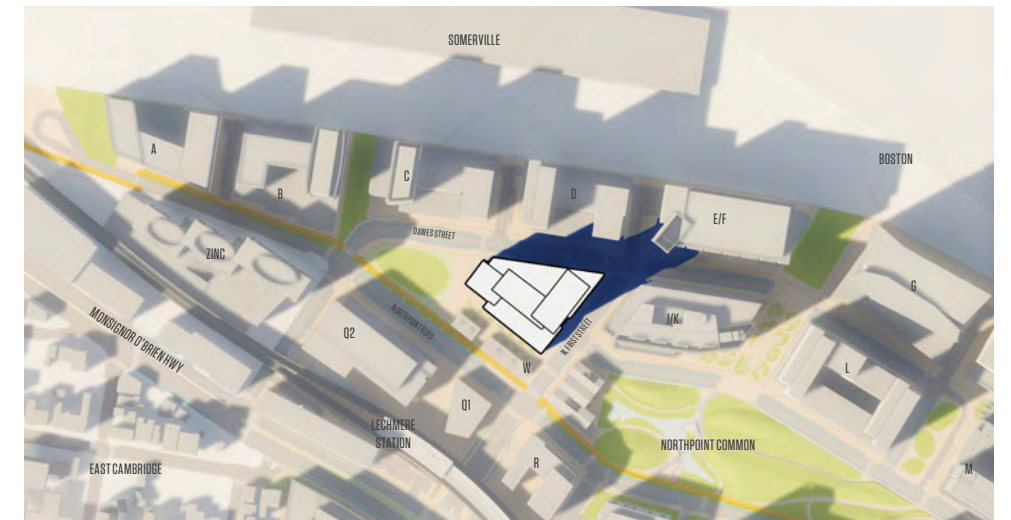
SPRING EQUINOX
3:00 PM



FALL EQUINOX
9:00 AM



FALL EQUINOX
12:00 NOON



FALL EQUINOX
3:00 PM

 = NET NEW SHADOW



DIVCO WEST

cbt

MICHAEL VAN VALKENBURGH ASSOCIATES INC

BEALS + THOMAS

McNAMARA - SALVIA

HALEY ALDRICH

BALA | TMP

CAMBRIDGE CROSSING - PARCEL I
SHADOW STUDY



SUMMER SOLSTICE
9:00 AM



SUMMER SOLSTICE
12:00 NOON



SUMMER SOLSTICE
3:00 PM



WINTER SOLSTICE
9:00 AM



WINTER SOLSTICE
12:00 NOON



WINTER SOLSTICE
3:00 PM

 = NET NEW SHADOW

