

# Design Review Revision

## Parcel Q1



*Presented by:*

**DW NP Property, LLC and DW NP Q, R, V  
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:*

**Prellwitz Chilinski Associates, Inc.**  
**Galluccio & Watson, LLP**  
**Goulston & Storrs PC**  
**Michael Van Valkenburgh Associates, Inc.**



September 17, 2019

Ms. Catherine Preston Connolly, Chair  
Cambridge Planning Board  
344 Broadway  
Cambridge, MA 02139

Via: Hand Delivery

Reference: Cambridge Crossing Block Q1 Design Review Revision  
PB #179  
Cambridge, Massachusetts

Dear Chair Connolly and Members of the Board:

DivcoWest Real Estate Investments and its affiliates, DW NP Property, LLC and DW Q, R, V, LLC (collectively "DivcoWest"), respectfully submit this Revised Design Review Application for Block Q1 (Q1 Building), which is part of the larger Cambridge Crossing development.

The Planning Board previously approved the design of the Q1 Building, pursuant to a Design Review submission filed with the Planning Board on June 26, 2017 and revised by subsequent filings with the Planning Board on July 5, 2017 and December 5, 2017. The Planning Board reviewed and approved the improvements as set forth in the above submissions at its meeting on January 2, 2018.

The Special Permit requires that we construct a Bicycle Center, consisting of Blue Bike station, repair facilities and long-term bicycle storage, on Blocks Q1, Q2, R and/or V. It further requires that the Bicycle Center be operational by the time that the relocated MBTA Lechmere GLX Station (the "New Lechmere Station") is operational, currently projected by the MBTA to be April 2021.

We have decided to locate the Bicycle Center in immediate vicinity of the New Lechmere Station and bus terminal, in the Q1 Building, with the required Blue Bike sharing station on the adjacent Block R between the two station headhouses. The Q1 Building will be the only one among Q1, Q2, R, and V that will be constructed by the time that the New Lechmere Station is operational.

We are submitting a separate package to the City of Cambridge PTDM Officer for review of the Bicycle Center itself, pursuant to the Parking and Transportation Demand Management (PTDM) requirements of the City of Cambridge. However, accommodating the Bicycle Center within the Q1 Building will require some modifications to the approved Design Review Approval granted previously by the Planning Board, as follows:

- Adding 7 covered long-term bicycle parking lockers situated along the westerly face of the Q1 Building, in addition to 228 bicycle parking spaces provided by the MBTA on Blocks R and Q



- Adding an outdoor water bottle filling station situated at the southwest corner of the Q1 Building,
- Adding an outdoor battery charging station (for power assisted bicycles) situated at the southwest corner of the Q1 Building,
- Adding a window and awning on the south façade of the Q1 Building, and
- Adding exterior lighting on the Q1 building façade to illuminate the plaza to the south.

Accommodating these amenities within the Q1 Building does not impact the approved GFA of 18,835 square feet and as a result the change in the programming for the southwesterly and westerly portions of the Q1 Building do not require any revisions to Appendix I to the Special Permit.

We look forward to the opportunity to meet with the Planning Board to discuss this application and to bringing this exciting amenity to Cambridge Crossing. Thank you for your consideration.

Sincerely,  
DIVCOWEST REAL ESTATE INVESTMENTS

A handwritten signature in blue ink, appearing to read "Mark Johnson".

Mark Johnson, FAIA  
Director of Development

- Exhibits: Parcel Q1 Retail Building/Bike Center, September 17, 2019:
- Bicycle Center Site Plan showing the components of the Bicycle Center and the overall compliance with the PTDM Plan requirements, dated September 17, 2019;
  - Location Plan;
  - Site Plan showing the relationship of Parcel Q1 to adjacent parcels;
  - Approved Ground Floor Plan (approved by the Planning Board in March 2019);
  - Proposed Ground Floor Plan that includes the modifications required to accommodate the Bicycle Center;
  - South Elevation as Approved and as Proposed including the modifications required to accommodate the Bicycle Center;
  - West Elevation as Approved and as Proposed including the modifications required to accommodate the Bicycle Center;
  - Approved Perspective of the South façade;
  - Proposed Perspective of the South façade including the modifications required to accommodate the Bicycle Center;
  - Enlarged Plan depicting the proposed layout of the Bicycle Center;
  - Interior Perspective rendering showing the proposed Bicycle Center;
  - Site Furnishings precedent images showing the Amazon and Bike lockers; and
  - Chart showing compliance with PTDM Requirements.



**LEGEND**

- Community Path
- Monsignor O'Brien Highway Bike Lanes
- Cambridge Crossing Bicycle Lanes

**Blue Bike Stations**

- 42 Blue Bikes

**Bicycle Center**

- Lockers
- Shower
- Changing Rooms
- Toilet Rooms
- Bike Repair Station
- Tire and tube recycling
- Water Fountain, Bottle Fill Station
- Air Pump
- Bicycle Battery Charging Station
- Commuter Information

**Bike Parking**

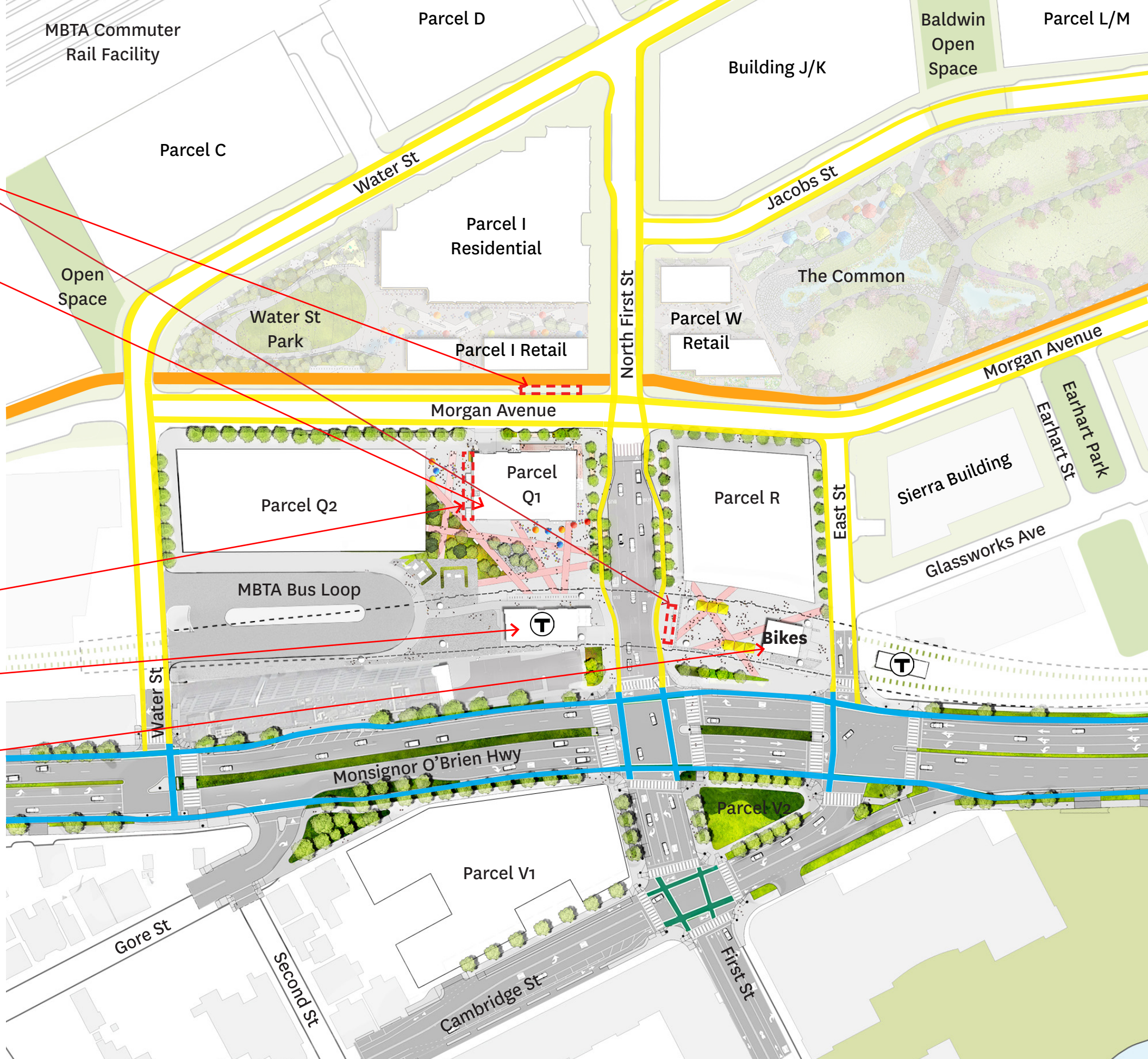
- 7 Long-Term Bike Parking Spaces

**MBTA Station**

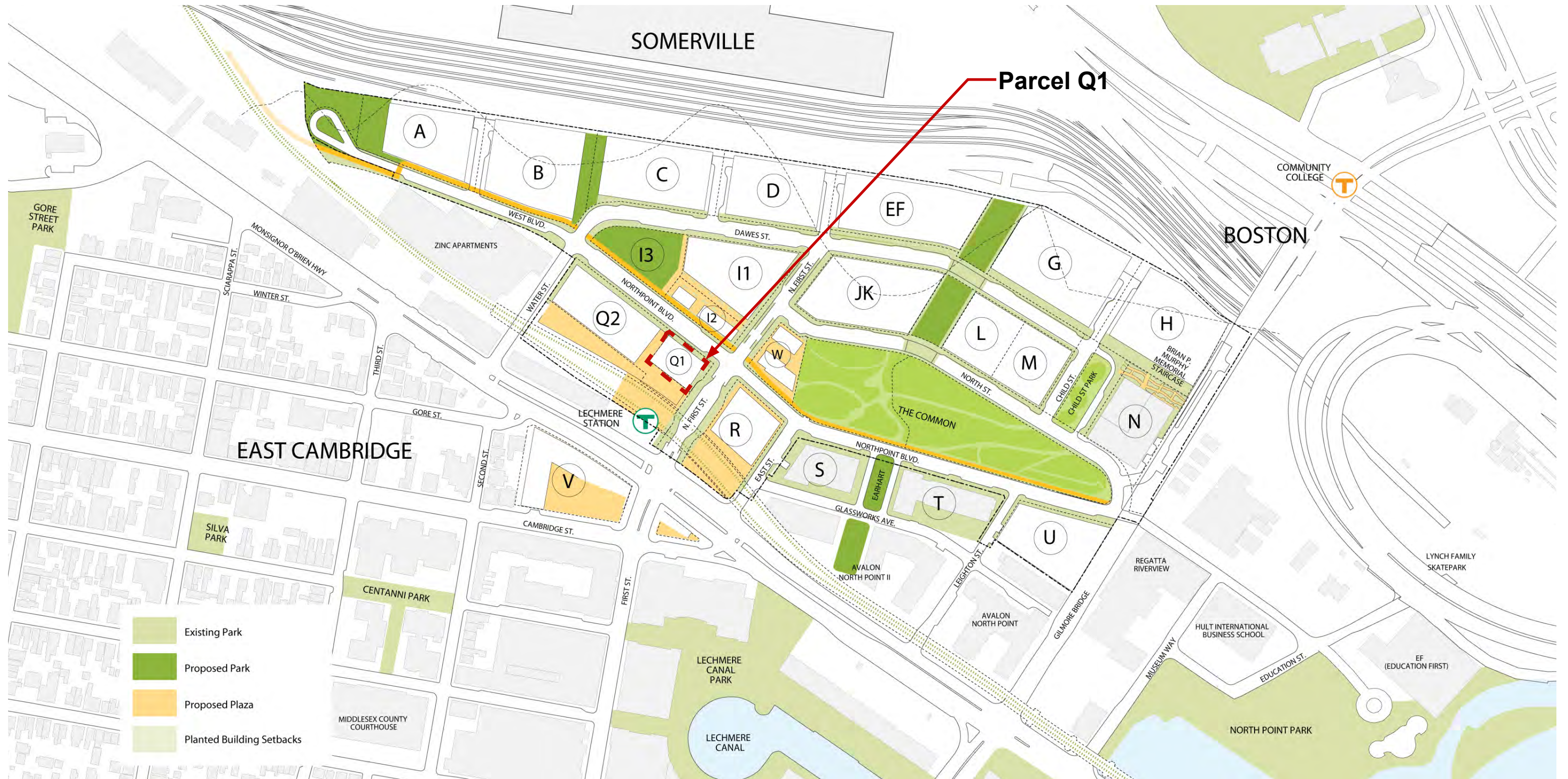
- 48 MBTA Bike Parking Spaces

**MBTA Bicycle Storage**

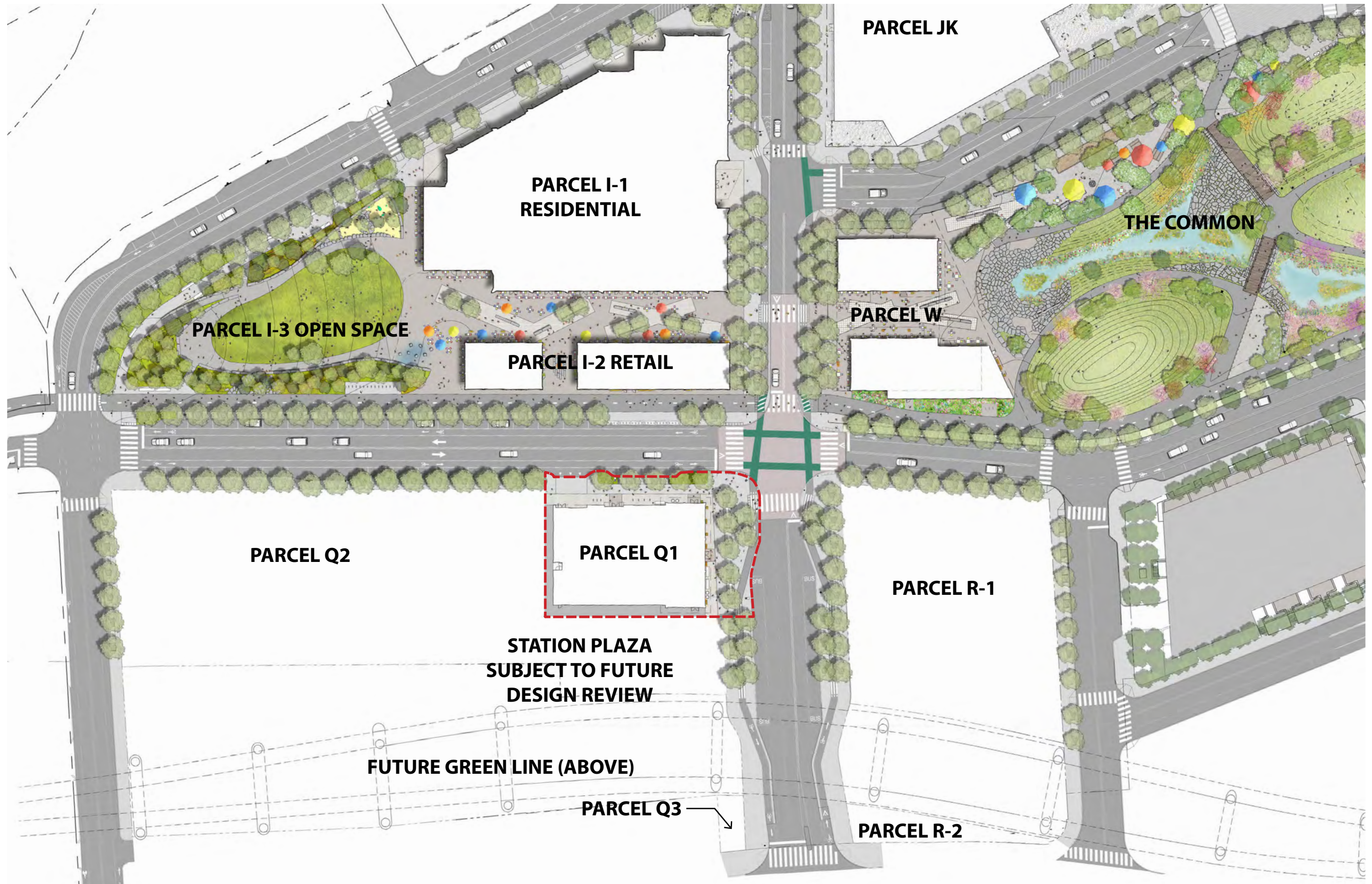
- 180 MBTA Bike Parking Spaces





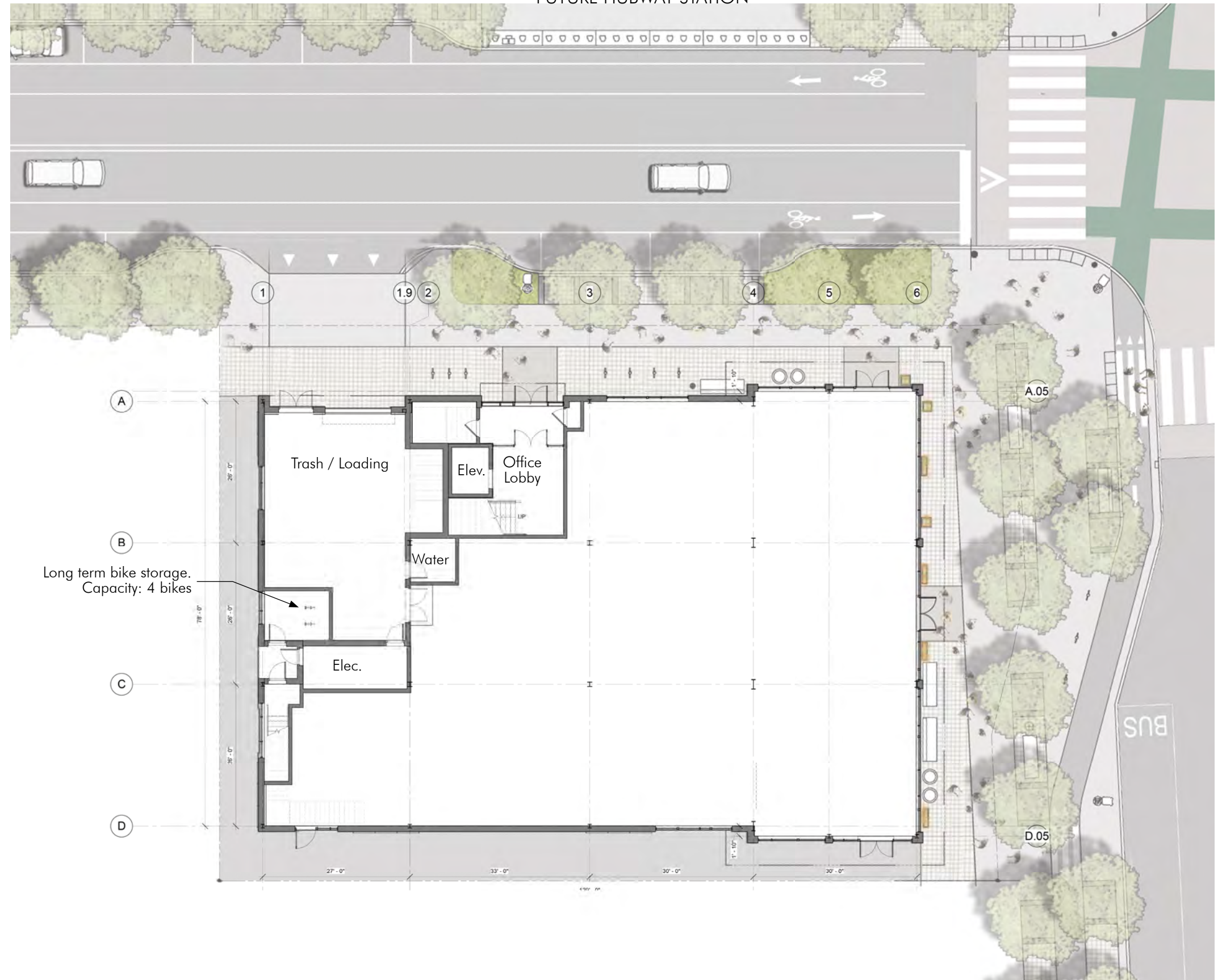








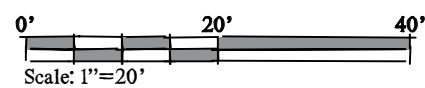
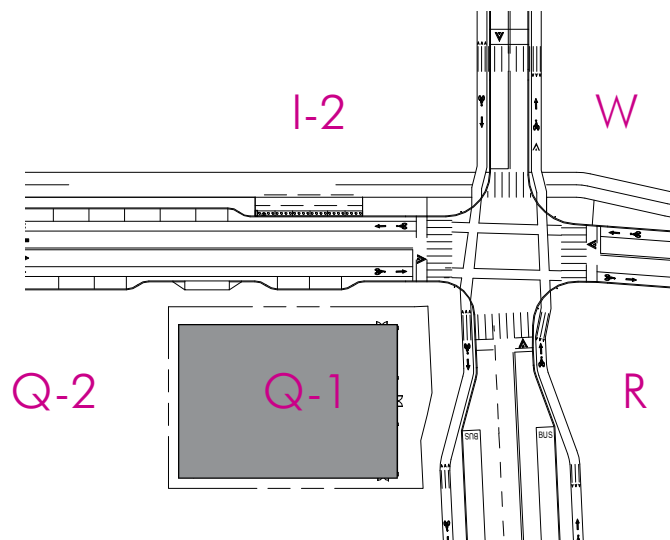
FUTURE HUBWAY STATION



AREA CALCULATIONS

GROUND FLOOR GFA: 9,020 SF  
 SECOND FLOOR GFA: 9,815 SF

TOTAL GFA: 18,835 SF



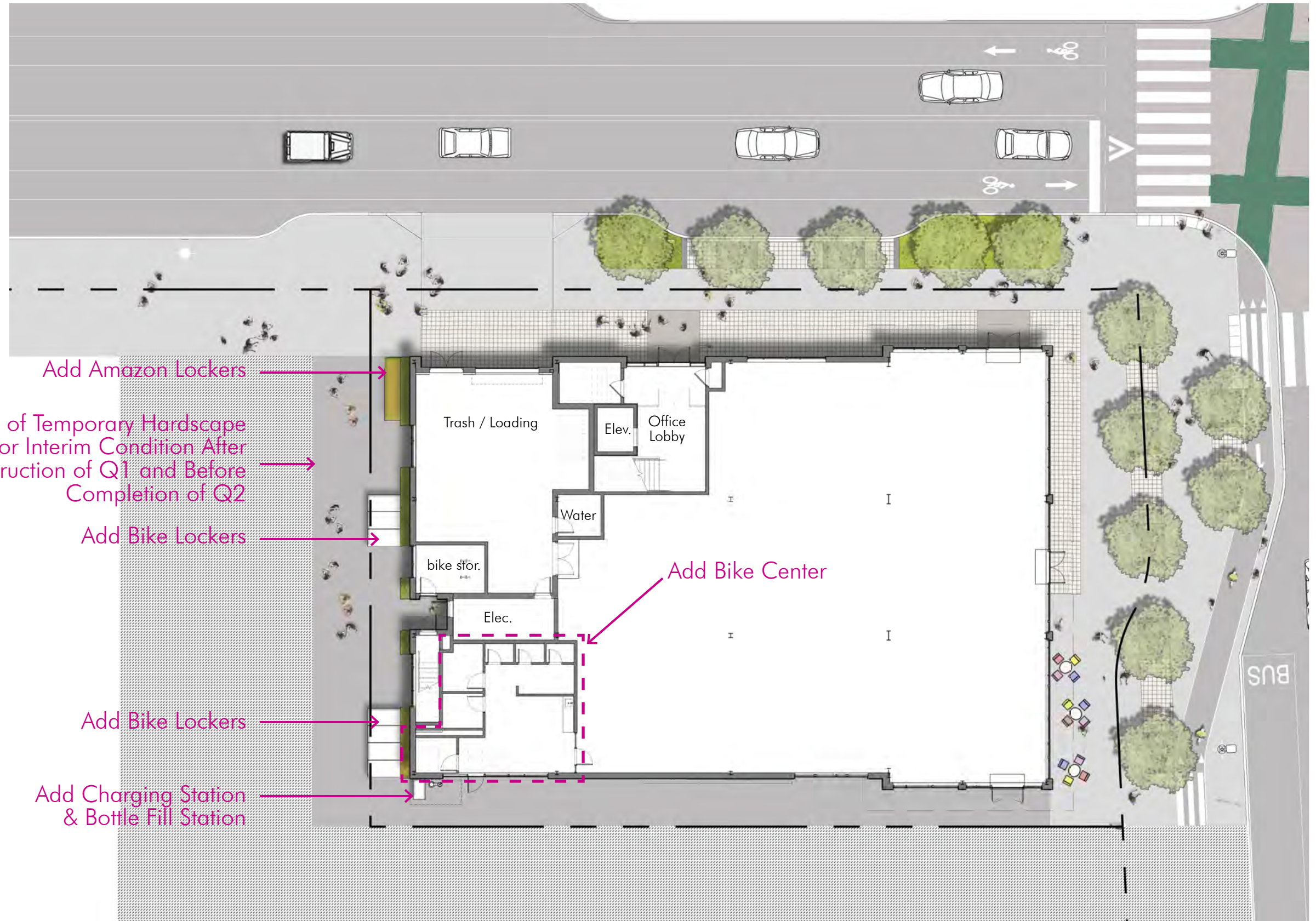
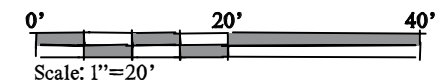
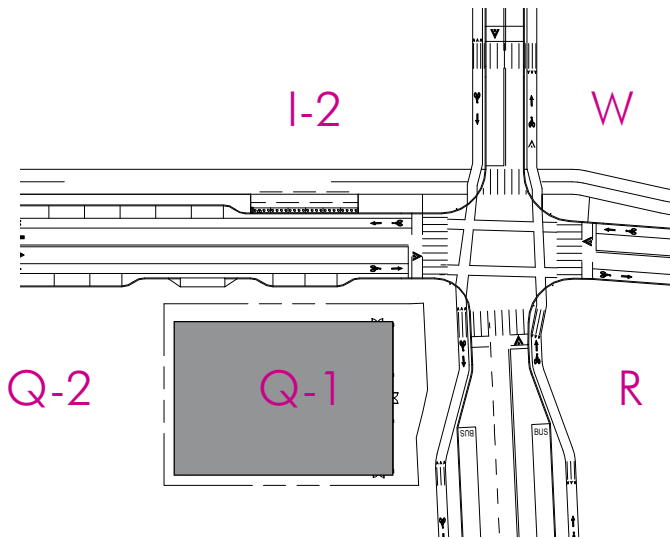


Long term bike parking:  
7 bike lockers added

AREA CALCULATIONS

GROUND FLOOR GFA: 9,020 SF  
SECOND FLOOR GFA: 9,815 SF

TOTAL GFA: 18,835 SF



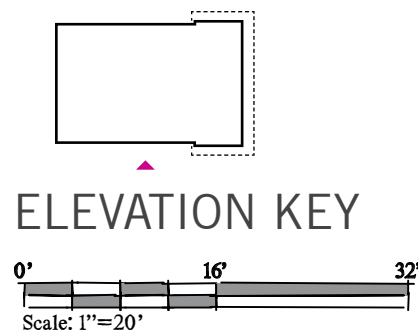




SOUTH ELEVATION - APPROVED MARCH 2019



SOUTH ELEVATION - PROPOSED



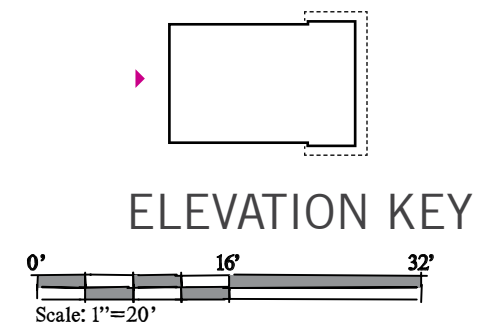




WEST ELEVATION - APPROVED MARCH 2019



WEST ELEVATION - PROPOSED



WEST ELEVATION - 3/2019 APPROVED AND 8/2019 PROPOSED





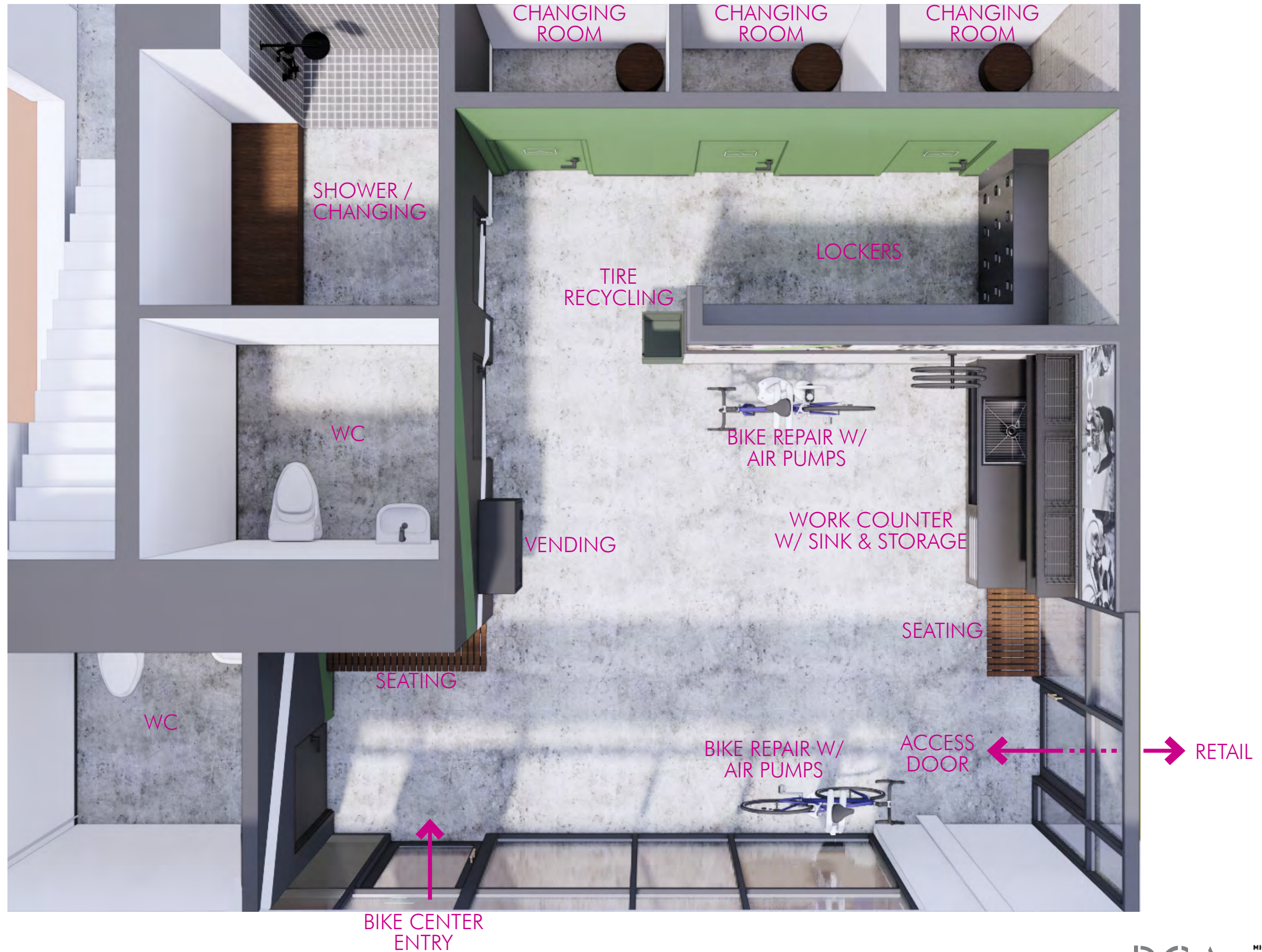
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Amazon Locker



Long Term Bike Parking



<b>PTDM Requirements</b>	<b>Compliance</b>	<b>Check</b>
Bike rentals	Blue Bike station located on Parcel I and Parcel R	✓
Bike maintenance	Maintenance and repair area provided	✓
Free air for bicycles	air pump provided with maintenance and repair equipment	✓
Restrooms	Two restrooms provided	✓
Changing rooms	Three changing rooms provided	✓
Lockers	Thirty nine lockers provided with bench seating	✓
Showers	ADA shower / changing room provided	✓
Commuter information	Graphic board provided on bike center exterior façade	✓
<i>additional benefits</i>	Bike part vending and tire recycling	✓
	Water bottle filling station	✓
	Battery charging station	✓