



**Cambridge  
Crossing**

| Parcel H

OFFICE BUILDING - DESIGN REVIEW REVISION

The motivation for these Design Review Revisions all relate to:

- ① **Ground Floor Activation  
and**
- ② **Tenant Use and Enjoyment**

**These Design Review Revisions are limited to:**

**GROUND FLOOR ACTIVATION**

- Expanded Lobby
- Added Lobby Retail

**TENANT USE AND ENJOYMENT**

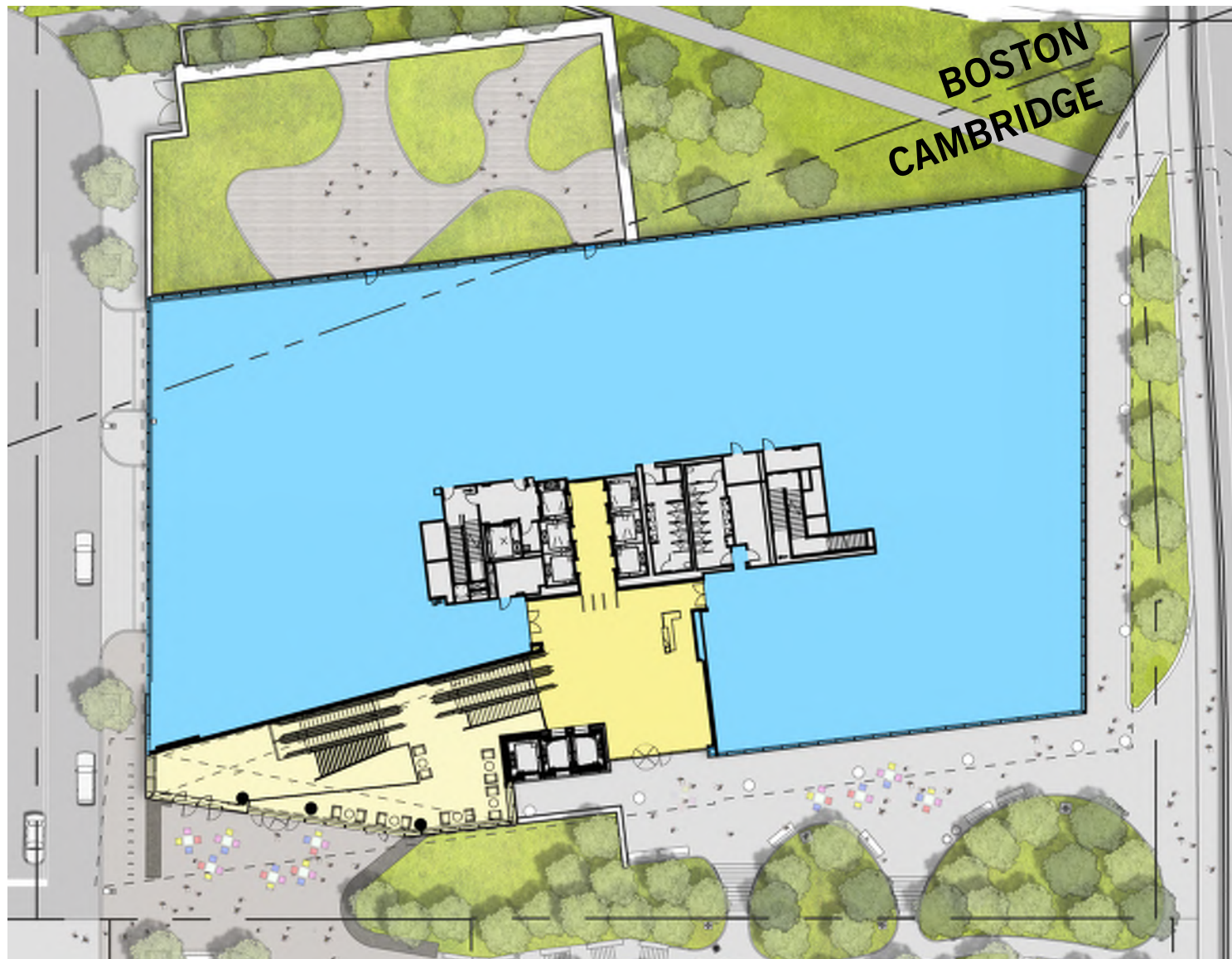
- Relocated Office Terrace Doors
- Added Exterior Door at Gilmore Bridge
- Added Required Louvers at North and West Facades
- Extended Approved Shadowbox Detail at New Mechanical Room

# ① GROUND FLOOR ACTIVATION

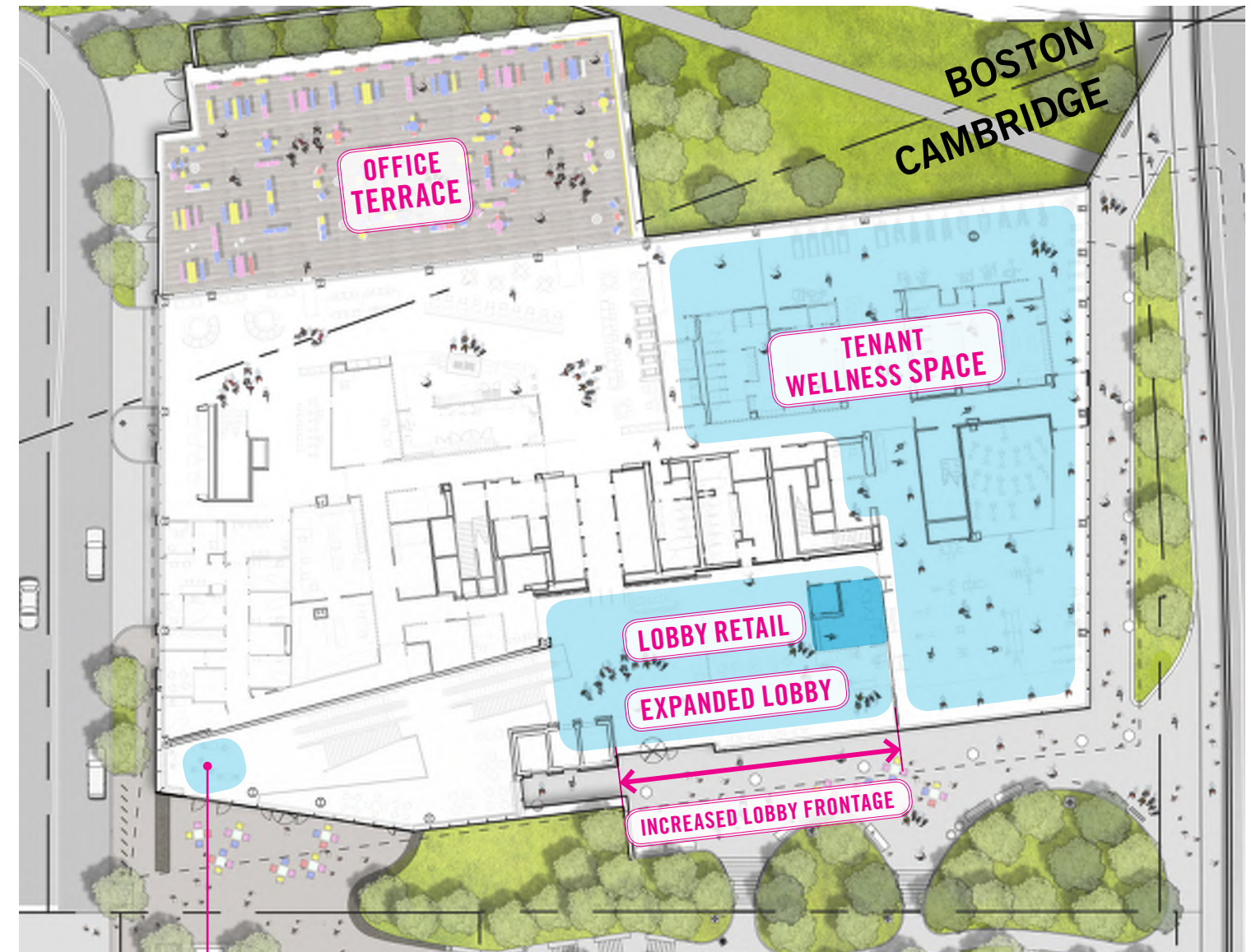
## DESIGN REVIEW REVISIONS LIMITED TO:

- Expanded Lobby
- Added Lobby Retail

APPROVED



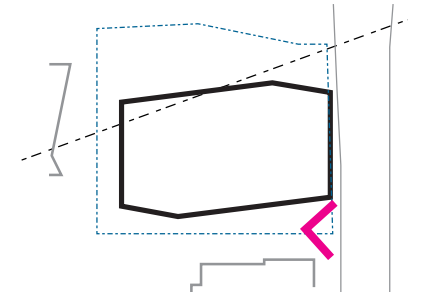
PROPOSED



EXISTING RETAIL at GROUND FLOOR

# ① GROUND FLOOR ACTIVATION

DESIGN REVIEW REVISIONS LIMITED TO:  
- Interior Tenant Wellness Space



APPROVED



PROPOSED

INTERIOR TENANT WELLNESS SPACE

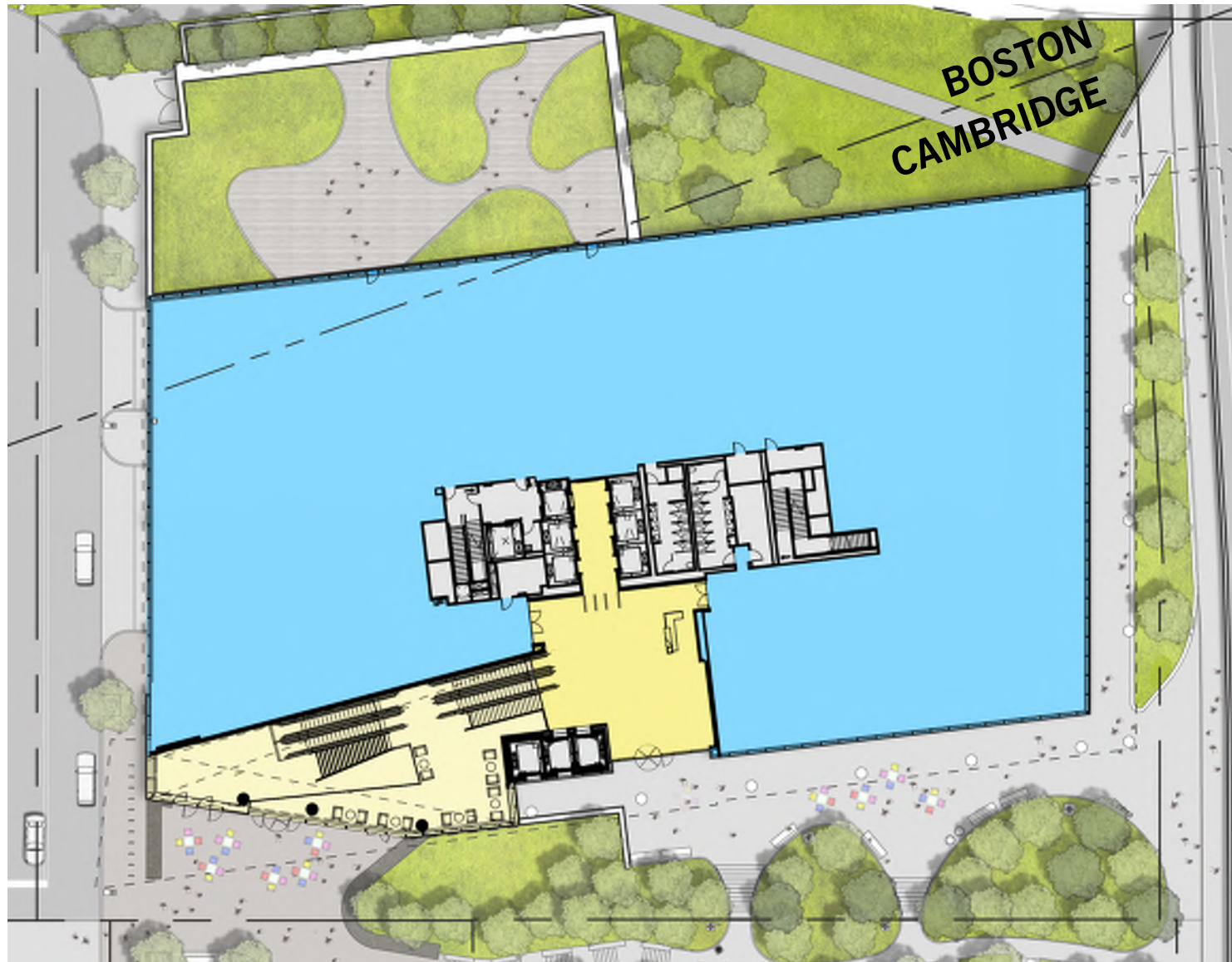


## ② TENANT USE AND ENJOYMENT

### DESIGN REVIEW REVISIONS LIMITED TO:

- Relocated Office Terrace Doors
- Added Exterior Door at Gilmore Bridge
- Finish tenant terrace

APPROVED

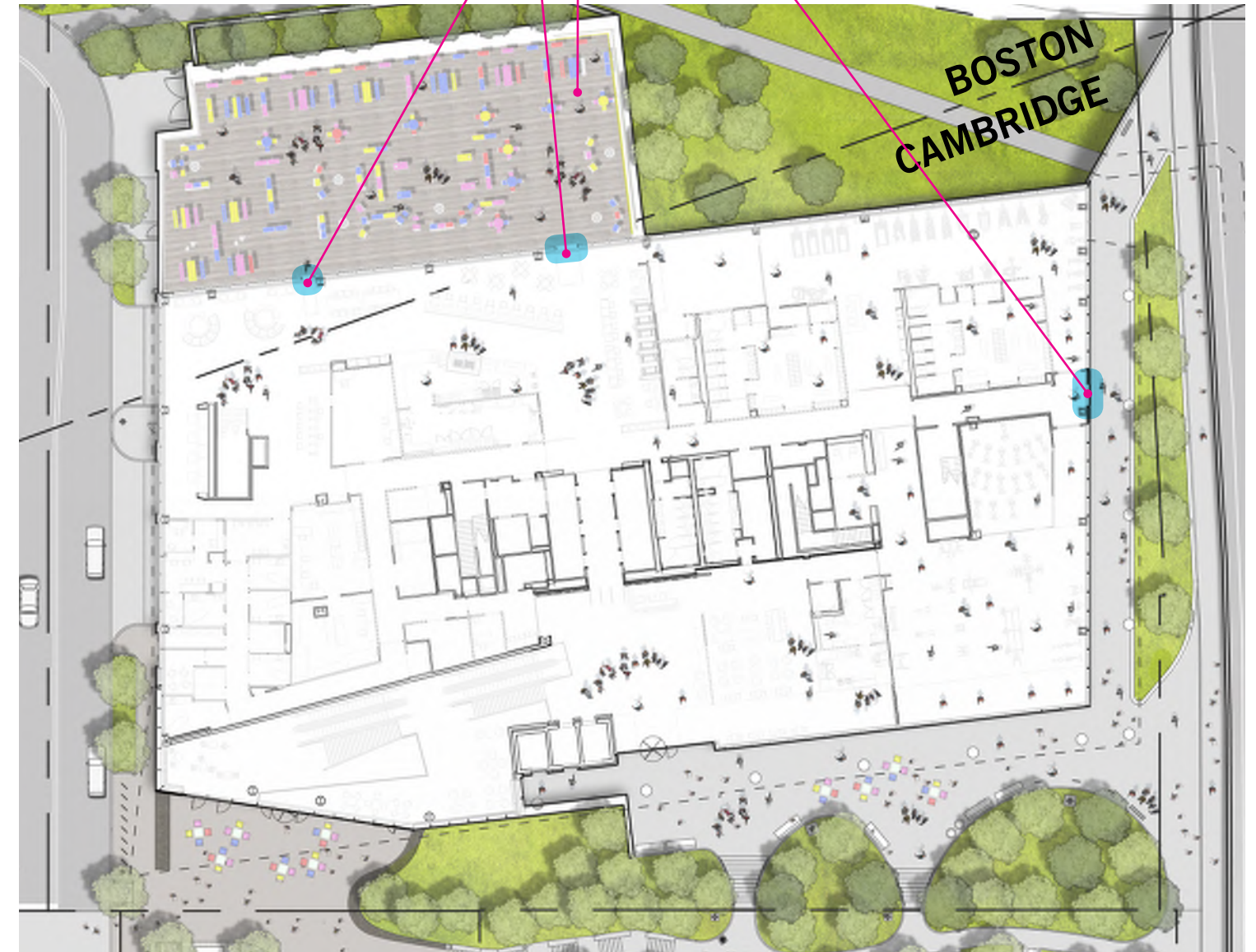


ADDED EXTERIOR DOOR AT GILMORE BRIDGE

FINISHED TENANT TERRACE

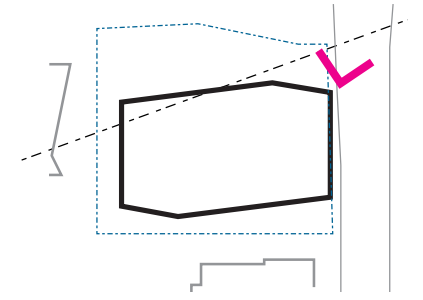
RELOCATED TENANT TERRACE DOORS

PROPOSED



## ② TENANT USE AND ENJOYMENT

DESIGN REVIEW REVISIONS LIMITED TO:  
- Added Exterior Door at Gilmore Bridge



APPROVED



PROPOSED

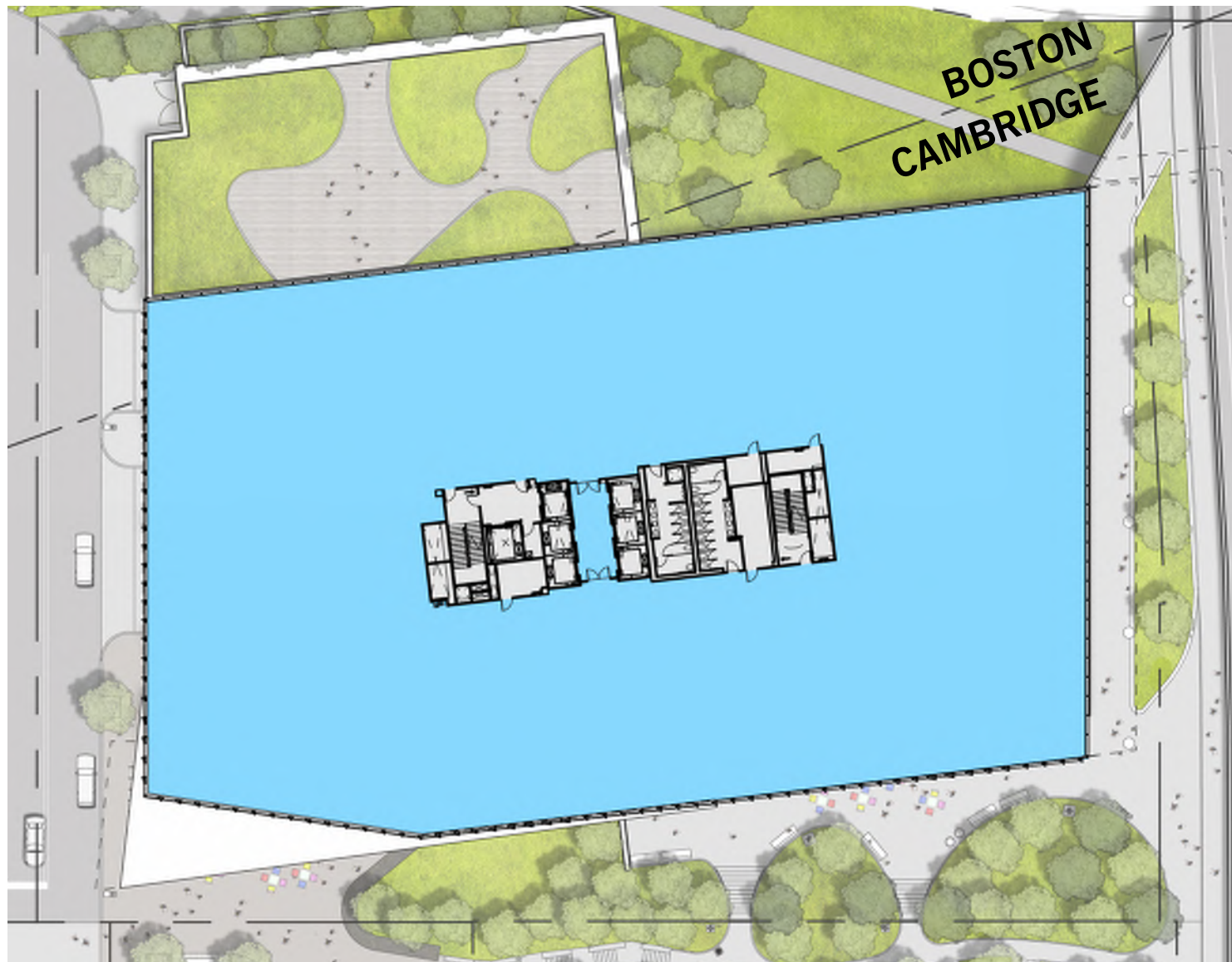


## ② TENANT USE AND ENJOYMENT

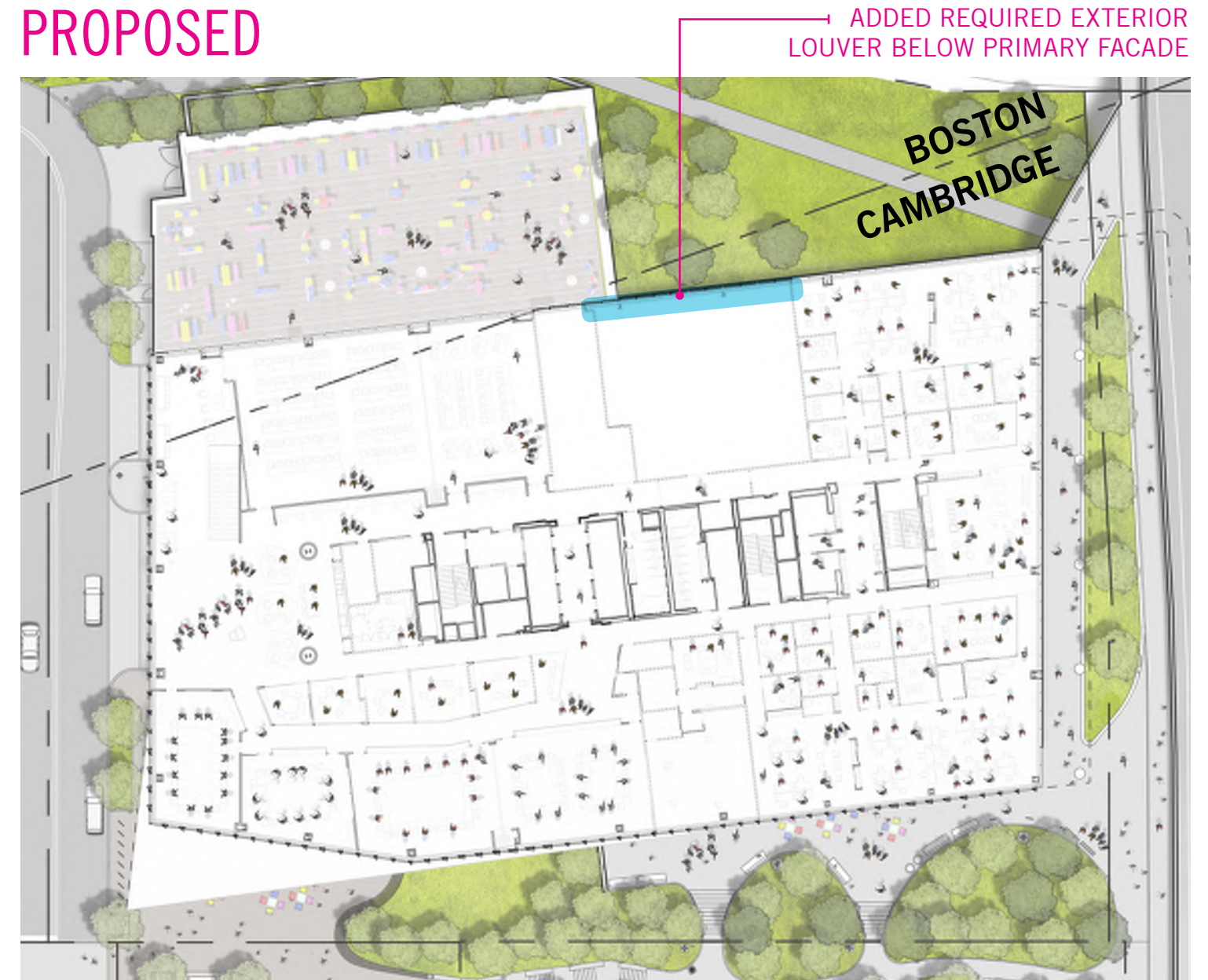
### DESIGN REVIEW REVISIONS LIMITED TO:

- Added Mechanicals on 3rd Floor Instead of on Roof
- Added Required Exterior Louver Below Primary Facade

APPROVED



PROPOSED

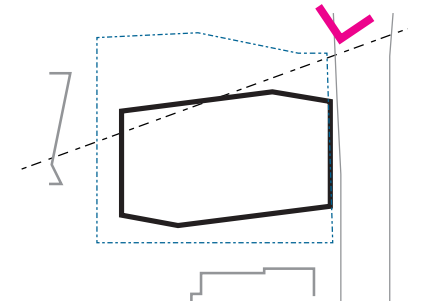




## ② TENANT USE AND ENJOYMENT

### DESIGN REVIEW REVISIONS LIMITED TO:

- Added Mechanicals on 3rd Floor Instead of on Roof
- Added Required Exterior Louver Below Primary Facade



APPROVED



PROPOSED

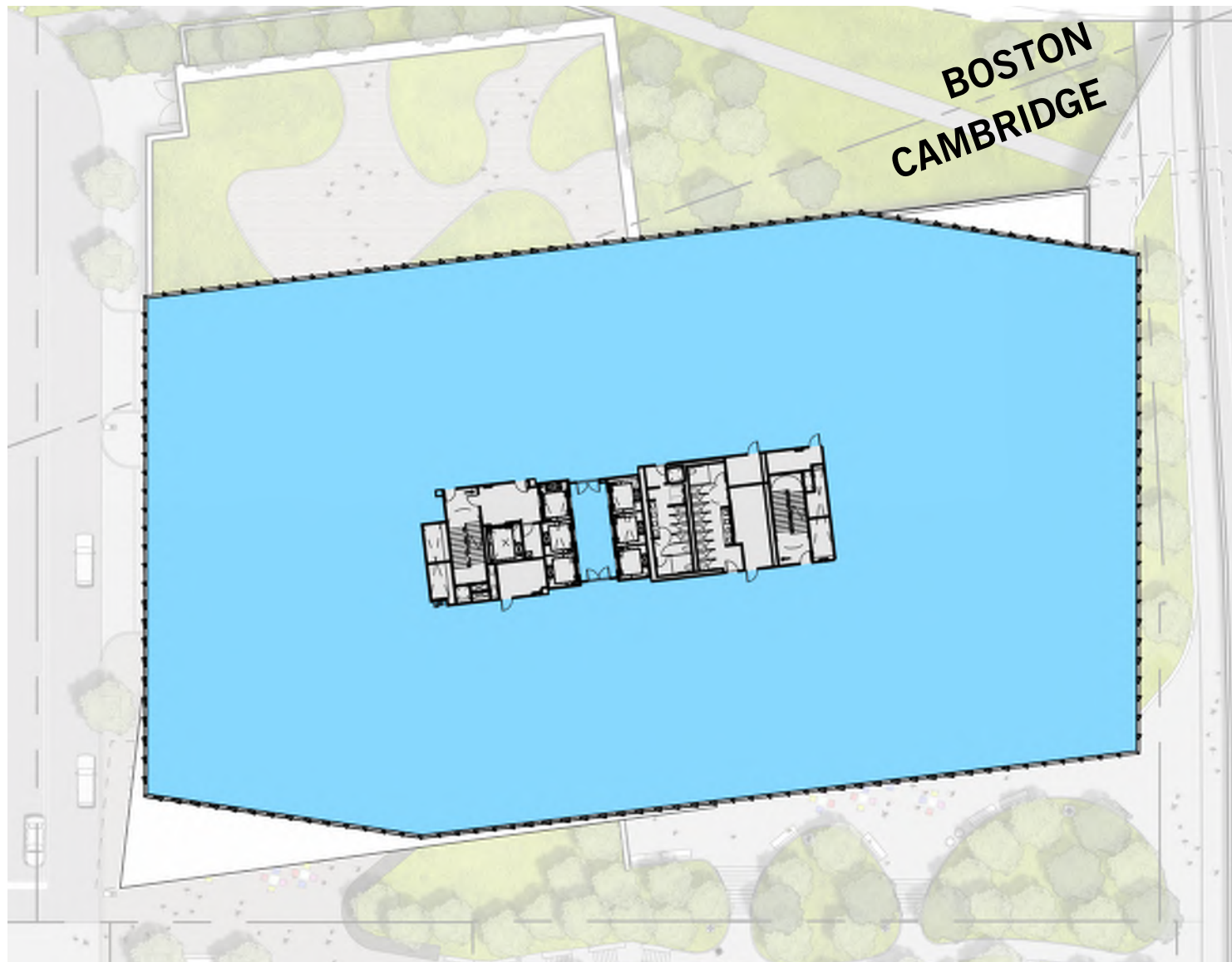


## ② TENANT USE AND ENJOYMENT

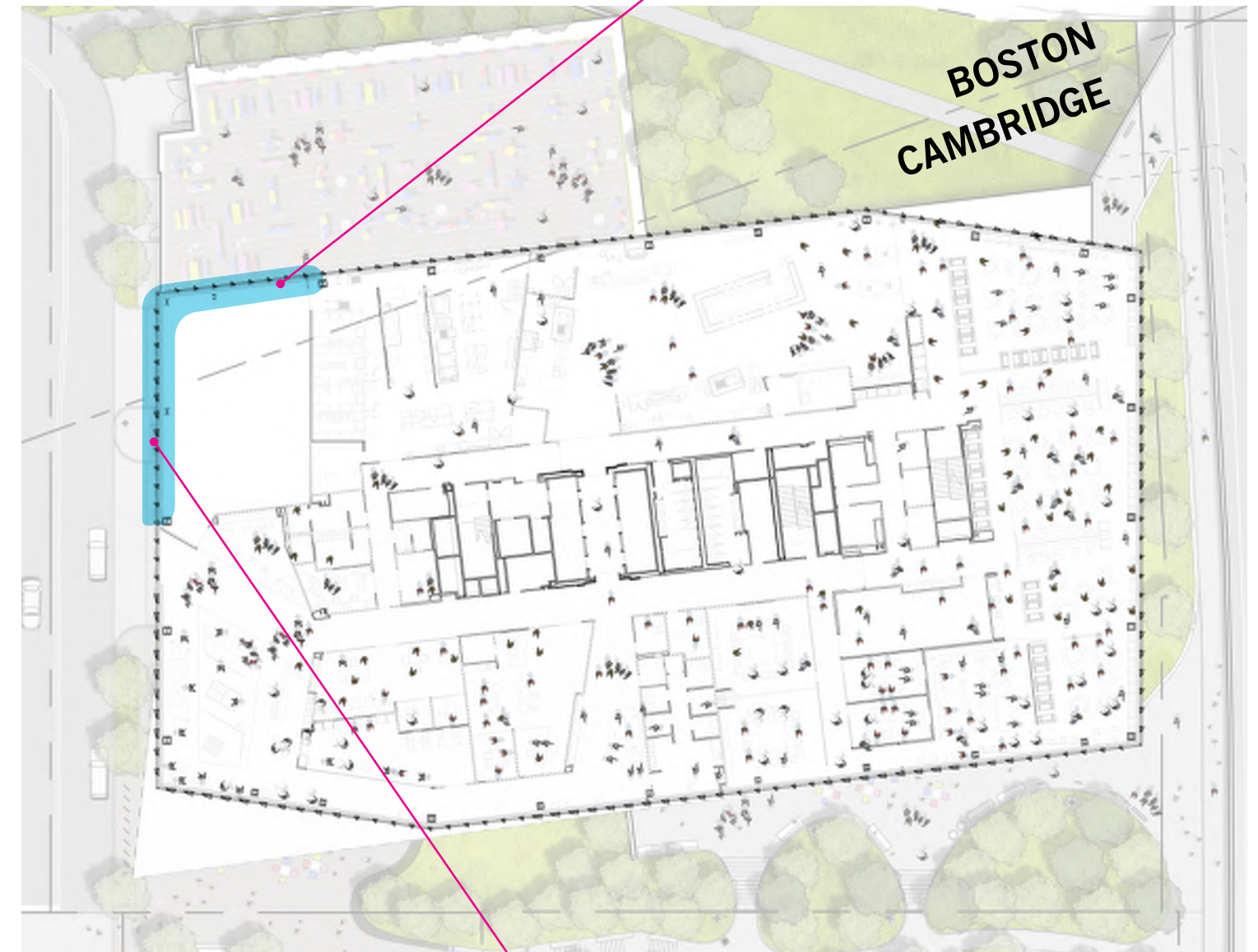
### DESIGN REVIEW REVISIONS LIMITED TO:

- Added Louvers on West, Not on Primary Facade
- Extended Approved Shadowbox Detail at New Mechanical Room

APPROVED



PROPOSED



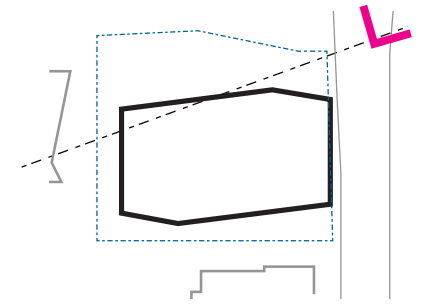
ADDED LOUVERS ON WEST FACADE

EXTENDED APPROVED SHADOWBOX  
DETAIL AT NEW MECHANICAL ROOM

## ② TENANT USE AND ENJOYMENT

### DESIGN REVIEW REVISIONS LIMITED TO:

- Added Louvers on West, Not on Primary Facade
- Extended Approved Shadowbox Detail at New Mechanical Room



APPROVED



PROPOSED

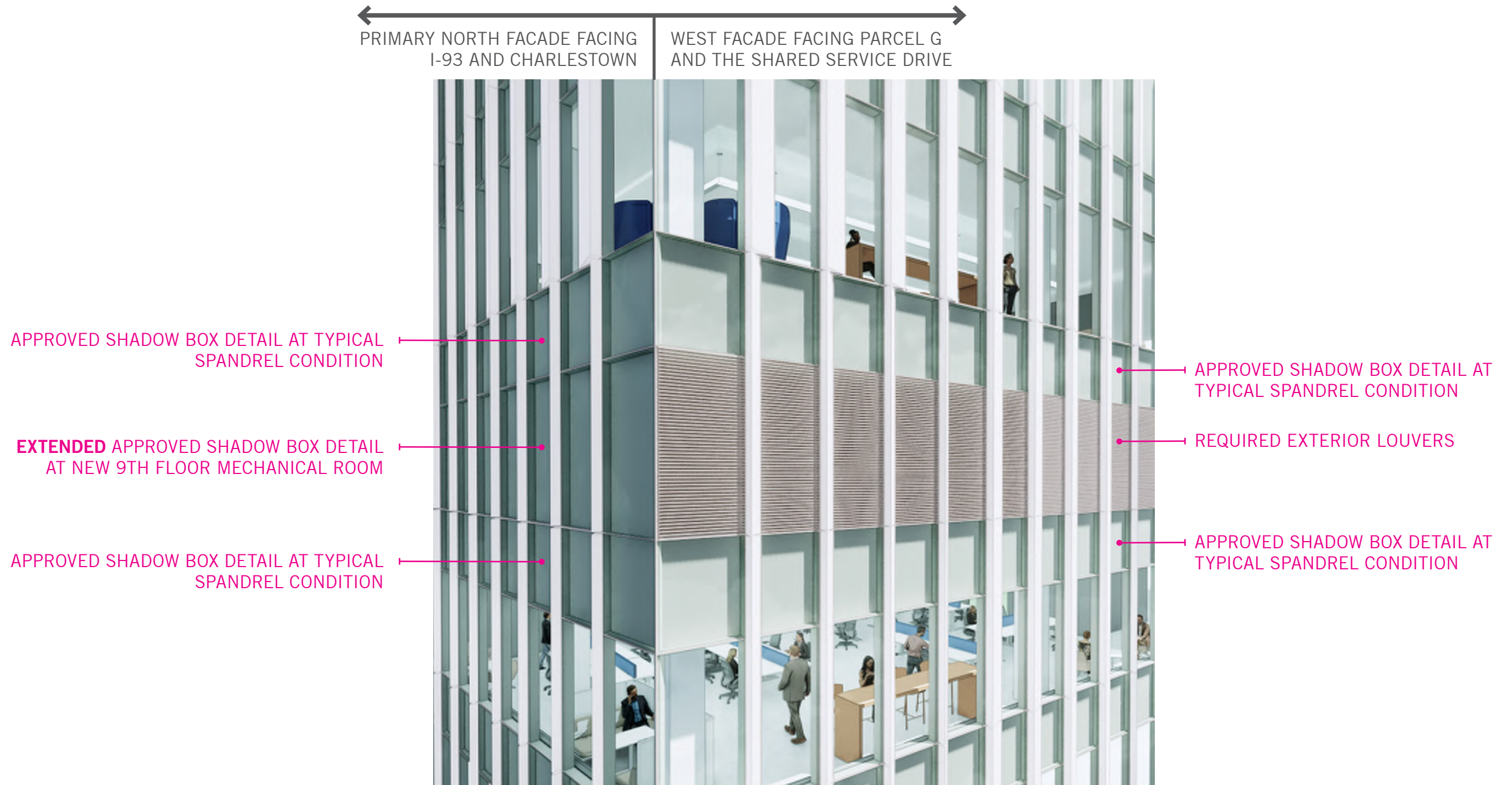
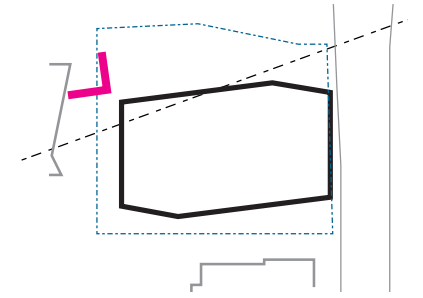


EXTENDED APPROVED SHADOWBOX DETAIL

## 2 TENANT USE AND ENJOYMENT

### DESIGN REVIEW REVISIONS LIMITED TO:

- Added Louvers on West, Not on Primary Facade
- Extended Approved Shadowbox Detail at New Mechanical Room



## CAMBRIDGE

### 2016

JULY 2016 Masterplan Approval

### 2017

AUGUST 23, 2017 Staff Review of Parcel H

AUGUST 24, 2017 Staff Review of Parcel H

SEPTEMBER 18, 2017 Staff Review of Parcel H

SEPTEMBER 19, 2017 Planning Board Design Review of Parcel H

SEPTEMBER 25, 2017 Joint Staff Meeting of Parcel H (with Boston BPDA Staff)

OCTOBER 25, 2017 Design Review Filing of Parcel H to Cambridge CDD

NOVEMBER 22, 2017 Cambridge CDD Memo

NOVEMBER 27, 2017 Supplemental Design Review Filing in Response to Cambridge CDD Memo

NOVEMBER 28, 2017 Planning Board Design Review of Parcel H (Approved)

### 2018

FEBRUARY 27, 2018 Cambridge Fire Department Staff Meeting

OCTOBER 10, 2018 Cambridge CDD Staff Review

OCTOBER 24, 2018 Submission of Additional Requested Materials

OCTOBER 31, 2018 CFD Staff Review

OCTOBER 31, 2018 Design Review Filing of Parcel H to Cambridge CDD

NOVEMBER 05, 2018 Cambridge Traffic, Parking & Transportation Department Staff Review Meeting

NOVEMBER 06, 2018 Cambridge CDD Staff Review Meeting

NOVEMBER 08, 2018 Cambridge Department of Public Works Staff Review Meeting

NOVEMBER 08, 2018 Cambridge CDD Staff Memo

NOVEMBER 13, 2018 Planning Board Design Review of Parcel H

DECEMBER 05, 2018 Cambridge CDD Staff Review Meeting

DECEMBER 13, 2018 Submission of Additional Requested Materials

DECEMBER 17, 2018 Cambridge Economic Development Staff Review Meeting

DECEMBER 19, 2018 Cambridge Traffic, Parking & Transportation Department Staff Review Meeting

### 2019

JANUARY 09, 2019 Planning Board Design Review of Parcel H (Approved)

MAY 14, 2019 Cambridge TP&T and FD Joint Review Meeting

SEPTEMBER 13, 2019 Submission of Responses to CDD Construction Document Review

SEPTEMBER 25, 2019 Mock-Up Review On-Site

OCTOBER 29, 2019 Mock-Up Review On-Site

OCTOBER 29, 2019 Submission of Responses to CDD Construction Document Review

NOVEMBER 15, 2019 Design Review Revision Staff Meeting

DECEMBER 18, 2019 Submission of Design Review Revision Additional Materials



**Cambridge  
Crossing**

| Parcel H

APPENDIX A - FINAL DESIGN REVIEW SUBMISSION

## 1 OFFICE BUILDING - DESIGN REVIEW REVISION

2	DESIGN REVIEW REVISION CATEGORIES
3	MAIN DESIGN REVIEW REVISIONS
4	2ND FLOOR PLAN
5	VIEW FROM PUBLIC PLAZA
6	2ND FLOOR PLAN
7	VIEW FROM GILMORE BRIDGE SIDEWALK
8	3RD FLOOR PLAN
9	VIEW FROM GILMORE BRIDGE
10	9TH FLOOR PLAN
11	VIEW FROM GILMORE BRIDGE
12	PERSPECTIVE DETAIL AT WESTERN LOUVERS/SHADOWBOX
13	SUMMARY OF MEETINGS

## 14 APPENDIX A - FINAL DESIGN REVIEW SUBMISSION

15	TABLE OF CONTENTS
----	-------------------

## 16 DESIGN

17	DESIGN NARRATIVE
18	AERIAL LOOKING SOUTH
19	URBAN DESIGN ANALYSIS - OPEN SPACE
20	MASTER SITE PLAN
21	DESIGN CONCEPTS
22	PARKING LEVEL 5 FLOOR PLAN
23	PARKING LEVEL 4 FLOOR PLAN
24	PARKING LEVEL 3 FLOOR PLAN
25	GROUND FLOOR PLAN
26	MEZZANINE/PARKING LEVEL 1 FLOOR PLAN
27	2 <sup>ND</sup> FLOOR PLAN
28	3 <sup>RD</sup> FLOOR PLAN
29	TYPICAL FLOOR PLAN
30	MECHANICAL PENTHOUSE FLOOR PLAN
31	ROOF PLAN
32	SOUTHERN ELEVATION
33	WESTERN ELEVATION
34	NORTHERN ELEVATION
35	EASTERN ELEVATION
36	BUILDING MATERIALS AND FACADE ELEMENTS - TOWER
37	BUILDING MATERIALS AND FACADE ELEMENTS - PUBLIC ARCADE
38	BUILDING MATERIALS AND FACADE ELEMENTS - LOWER LOBBY
39	BUILDING MATERIALS AND FACADE ELEMENTS - LOUVERS
40	BUILDING SECTION E-W
41	BUILDING SECTION N-S
42	VIEW FROM GILMORE BRIDGE OF PARCELS G AND H
43	VIEW FROM LEIGHTON STREET LOOKING ACROSS COMMON
44	VIEW FROM GILMORE BRIDGE
45	VIEW FROM GILMORE BRIDGE AT ENTRANCE TO PUBLIC ARCADE
46	VIEW FROM SOUTH PLAZA LOOKING INTO CAMBRIDGE CROSSING
47	VIEW OF LOBBY AND PUBLIC ELEVATOR ENTRY FROM PLAZA
48	VIEW FROM SOUTH PLAZA LOOKING AT PUBLIC ELEVATOR
49	VIEW FROM LOBBY MEZZANINE LOOKING TOWARDS WATER STREET
50	VIEW OF RETAIL FROM CORNER OF WATER AND CHILD STREETS
51	VIEW OF RETAIL FROM PARCEL G PLAZA
52	VIEW FROM CHILD STREET OPEN SPACE
53	SUMMARY OF DESIGN UPDATES AND COORDINATION WITH STAFF
54	SUMMARY OF DESIGN UPDATES AND COORDINATION WITH STAFF
55	SUMMARY OF DESIGN UPDATES AND COORDINATION WITH STAFF
56	SUMMARY OF DESIGN UPDATES AND COORDINATION WITH STAFF
57	SUMMARY OF DESIGN UPDATES AND COORDINATION WITH STAFF

## 58 ZONING

59	MASTERPLAN DESIGN GUIDELINES COMPLIANCE
60	MASTERPLAN DESIGN GUIDELINES COMPLIANCE
61	MASTERPLAN DESIGN GUIDELINES COMPLIANCE
62	MASTERPLAN DESIGN GUIDELINES COMPLIANCE
63	ZONING COMPLIANCE
64	ZONING COMPLIANCE
65	ZONING COMPLIANCE
66	URBAN DESIGN ANALYSIS - VEHICULAR
67	URBAN DESIGN ANALYSIS - PEDESTRIAN
68	ZONING DIAGRAM - MASTERPLAN
69	LINE OF SIGHT ANALYSIS
71	DETAILED PENTHOUSE VIEW SHED DIAGRAM
72	EXISTING AERIAL PHOTOGRAPHS
73	EXISTING NEIGHBORHOOD PHOTOGRAPHS
74	LOADING DOCK
75	PROPOSED EXTERIOR SIGNAGE
76	SITE LIGHTING DIAGRAM

## 77 SUSTAINABILITY

78	SUSTAINABILITY DESIGN NARRATIVE
79	SUSTAINABILITY DESIGN NARRATIVE
80	SUSTAINABILITY DESIGN NARRATIVE
81	SUSTAINABILITY DESIGN NARRATIVE
82	SUSTAINABILITY DESIGN NARRATIVE
83	SUSTAINABILITY DESIGN NARRATIVE
84	LEED SCORECARD
85	SUSTAINABLE ACHIEVEMENTS
86	SUSTAINABLE APPROACH
87	ANNUAL SOLAR STUDIES
88	SOLAR READY INFRASTRUCTURE

## 89 LANDSCAPE

90	ILLUSTRATIVE SITE PLAN AT GRADE
91	ILLUSTRATIVE SITE PLAN AT BRIDGE LEVEL
92	SHORT TERM BICYCLE PARKING + PEDESTRIAN FLOW
93	BRIDGE CONNECTION PENDING MASSDOT APPROVAL
94	SECTION B-B
95	SECTION C-C
96	SECTION D-D
97	SITE LIGHTING DIAGRAM
98	SITE MATERIALS AND FURNITURE
99	STREET TREES
100	LANDSCAPE TREES
101	SHRUBS
102	DESIGN GUIDELINES COMPLIANCE CHECKLIST

## 103 CIVIL

104	LOT H SITE PLAN
105	ADJACENT STREET CROSS SECTIONS
106	SUBDIVISION PLAN
107	SUBDIVISION PLAN

## 108 APPENDIX B - DESIGN EVOLUTION

109	2017 APPROVED GROUND FLOOR PLAN
110	2019 APPROVED GROUND FLOOR PLAN
111	2020 PROPOSED GROUND FLOOR PLAN
112	2017 APPROVED 2 <sup>ND</sup> FLOOR PLAN
113	2019 APPROVED 2 <sup>ND</sup> FLOOR PLAN
114	2020 PROPOSED 2 <sup>ND</sup> FLOOR PLAN
115	2017 APPROVED TYPICAL FLOOR PLAN
116	2019 APPROVED TYPICAL FLOOR PLAN
117	2020 PROPOSED TYPICAL FLOOR PLAN
118	2017 APPROVED SOUTHERN ELEVATION
119	2019 APPROVED SOUTHERN ELEVATION
120	2020 PROPOSED SOUTHERN ELEVATION
121	2017 APPROVED WESTERN ELEVATION
122	2019 APPROVED WESTERN ELEVATION
123	2020 PROPOSED WESTERN ELEVATION
124	2017 APPROVED NORTHERN ELEVATION
125	2019 PRESENTATION NORTHERN ELEVATION
126	2020 PROPOSED NORTHERN ELEVATION
127	2017 APPROVED EASTERN ELEVATION
128	2019 APPROVED EASTERN ELEVATION
129	2020 PROPOSED EASTERN ELEVATION
130	2017 APPROVED MATERIALS + FACADE ELEMENTS - TOWER
131	2019 APPROVED MATERIALS + FACADE ELEMENTS - TOWER
132	2020 PROPOSED MATERIALS + FACADE ELEMENTS - TOWER
133	2017 APPROVED MATERIALS + FACADE ELEMENTS - PUBLIC ARCADE
134	2019 APPROVED MATERIALS + FACADE ELEMENTS - PUBLIC ARCADE
135	2020 PROPOSED MATERIALS + FACADE ELEMENTS - PUBLIC ARCADE
136	2017 APPROVED MATERIALS + FACADE ELEMENTS - LOWER LOBBY
137	2019 APPROVED MATERIALS + FACADE ELEMENTS - LOWER LOBBY
138	2020 PROPOSED MATERIALS + FACADE ELEMENTS - LOWER LOBBY
139	2017 APPROVED VIEW FROM GILMORE BRIDGE OF G+H
140	2019 APPROVED VIEW FROM GILMORE BRIDGE OF G+H
141	2020 APPROVED VIEW FROM GILMORE BRIDGE OF G+H
142	2017 APPROVED VIEW FROM GILMORE BRIDGE
143	2019 APPROVED VIEW FROM GILMORE BRIDGE
144	2020 PROPOSED VIEW FROM GILMORE BRIDGE
145	2017 APPROVED VIEW FROM GILMORE BRIDGE AT PUBLIC ARCADE
146	2019 APPROVED VIEW FROM GILMORE BRIDGE AT PUBLIC ARCADE
147	2020 PROPOSED VIEW FROM GILMORE BRIDGE OF PUBLIC ARCADE
148	2017 APPROVED VIEW OF LOBBY + PUBLIC ELEVATOR ENTRY FROM PLAZA
149	2019 APPROVED VIEW OF LOBBY + PUBLIC ELEVATOR ENTRY FROM PLAZA
150	2020 PROPOSED VIEW LOBBY + PUBLIC ELEVATOR ENTRY FROM PLAZA
151	2017 APPROVED VIEW OF RETAIL FROM CORNER OF WATER + CHILD STREETS
152	2019 APPROVED VIEW OF RETAIL FROM CORNER OF WATER + CHILD STREETS
153	2020 PROPOSED VIEW OF RETAIL FROM CORNER OF WATER + CHILD STREETS
154	2017 APPROVED VIEW FROM CHILD STREET OPEN SPACE
155	2019 APPROVED VIEW FROM CHILD STREET OPEN SPACE
156	2020 PROPOSED VIEW FROM CHILD STREET OPEN SPACE



Parcel H

DESIGN



Parcel H is a 365,110 GFA proposed office building that is sited on the north side of the Child Street Open Space and at the end of Water Street. The project is located in the growing Cambridge Crossing (formerly Northpoint) neighborhood. The site is bounded by the Brian P. Murphy Memorial Staircase and park plaza on the south, the Gilmore Bridge to the east, the MBTA commuter rail maintenance facility on the north and Parcel G on the west. The building sits on a parcel within both the city of Cambridge as well as the city of Boston. The total building is fifteen (15) stories consisting of nine (9) office, five (5) below-grade parking and one (1) mechanical penthouse.

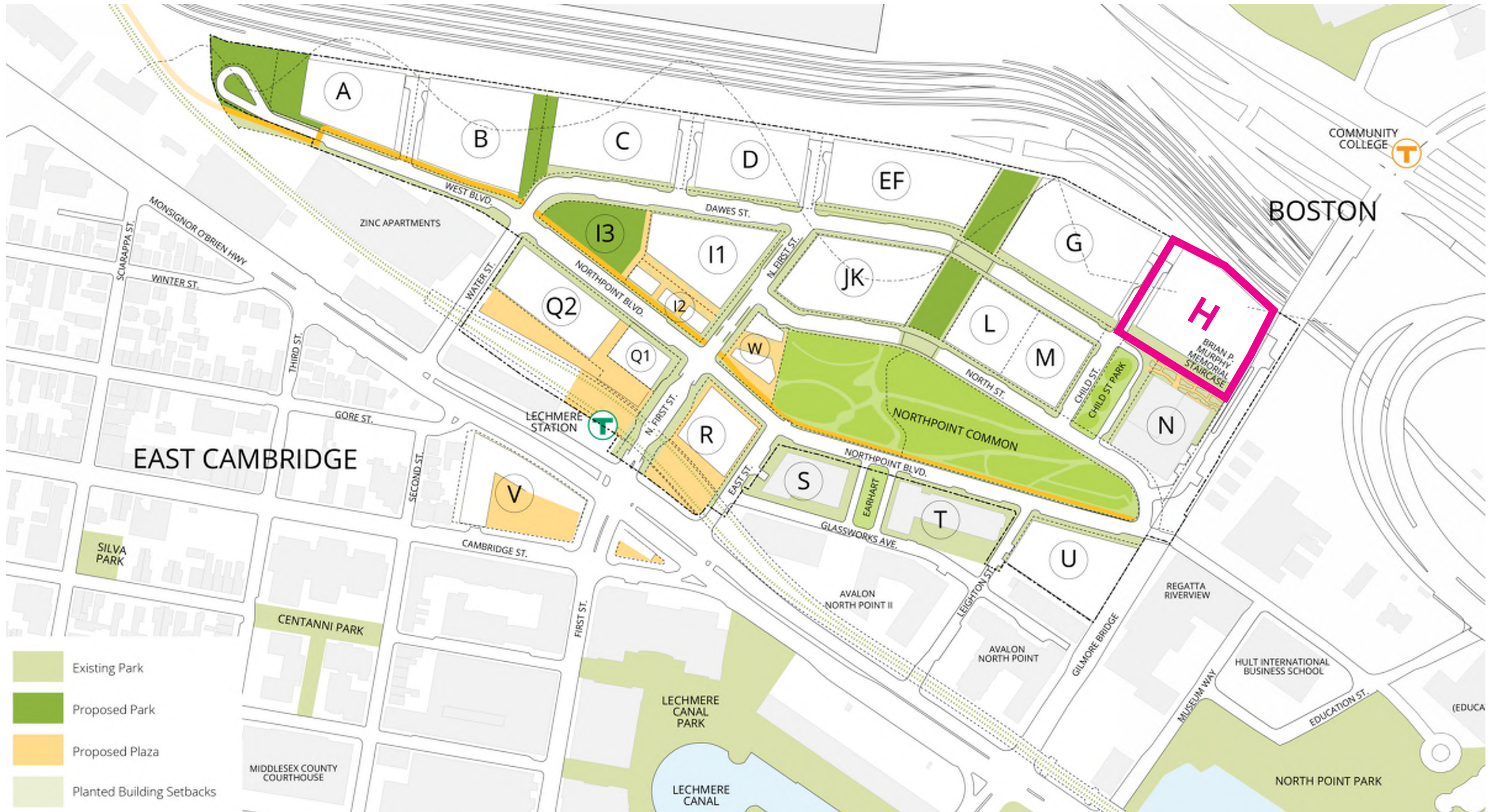
A clear and pedestrian-friendly entrance lobby to the building is located at the northern end of the Child Street Open Space as this is one of the principal approaches to the entire Cambridge Crossing District from the east. The double-height lobby gives access to a ground floor drop-off and the main elevator lobby at the upper plaza (approximately level with the existing Gilmore Bridge) provides an accessible route from the bridge to Water Street. A separate public lobby for the garage elevators and the upper plaza is provided due east of the main entrance.

The entrance to the five-level parking garage and the loading dock is located on a private service road on the west side of the building. The building's fully-enclosed loading dock connects directly to the building's service elevator core. Long term and short term bicycle parking is located at the garage entrance level, as well as lockers and showers. Given the visibility of Parcel H from the highway system, additional geometric and detailed articulation will be dedicated to the northeast corner of the building including raising the corner by extending the fabric of the facade upward to screen the mechanical penthouse. For anyone driving north on I-93 and Route 1 North this will be the most prominent part of Cambridge Crossing and so deserves this special architectural expression.

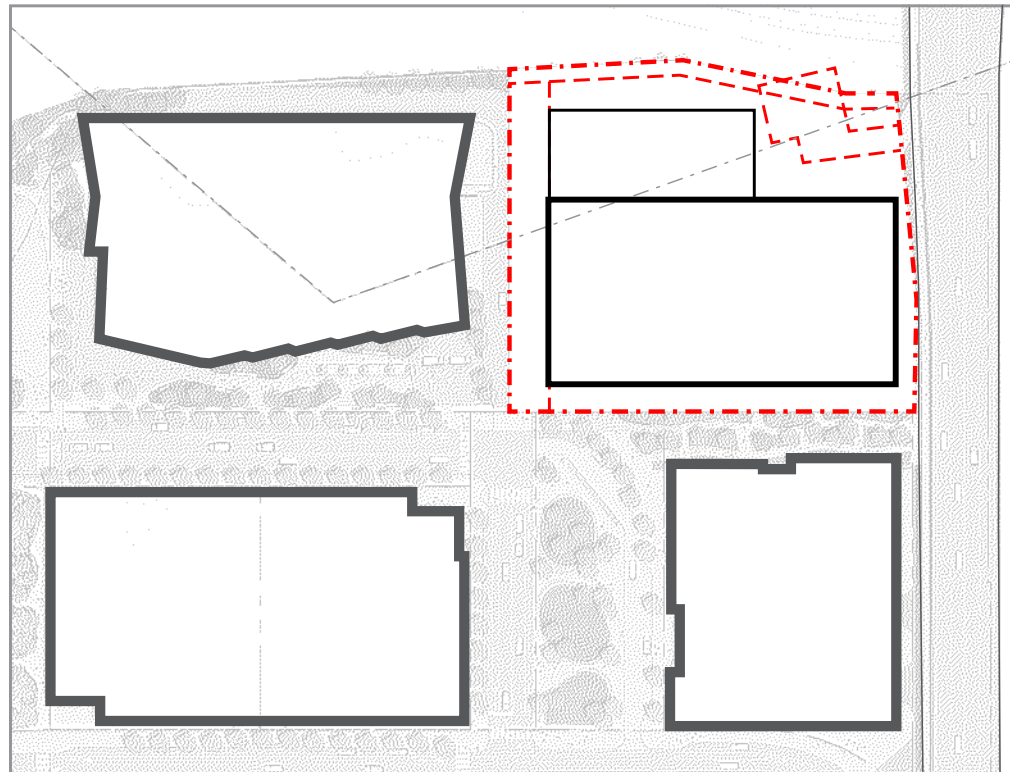
A new sidewalk is proposed at the Gilmore Bridge along the length of Parcel H. This will be achieved by widening the sidewalk by removing one side of the jersey barriers, adding landscaping and creating a public arcade which is proposed to carry a public easement. The result will enable pedestrians approaching from Charlestown and the orange line to enjoy a far better pedestrian urban experience.

Skewing the building away from the existing Parcel N building on the southern elevation has numerous urban design benefits including: an increased area for landscaping and green space; increased buffer between commercial and residential uses; increased view corridor on Water Street towards the iconic Zakim Bridge and views toward Downtown Boston; and a more pleasant pedestrian experience when approaching and entering Cambridge Crossing from the Gilmore Bridge.

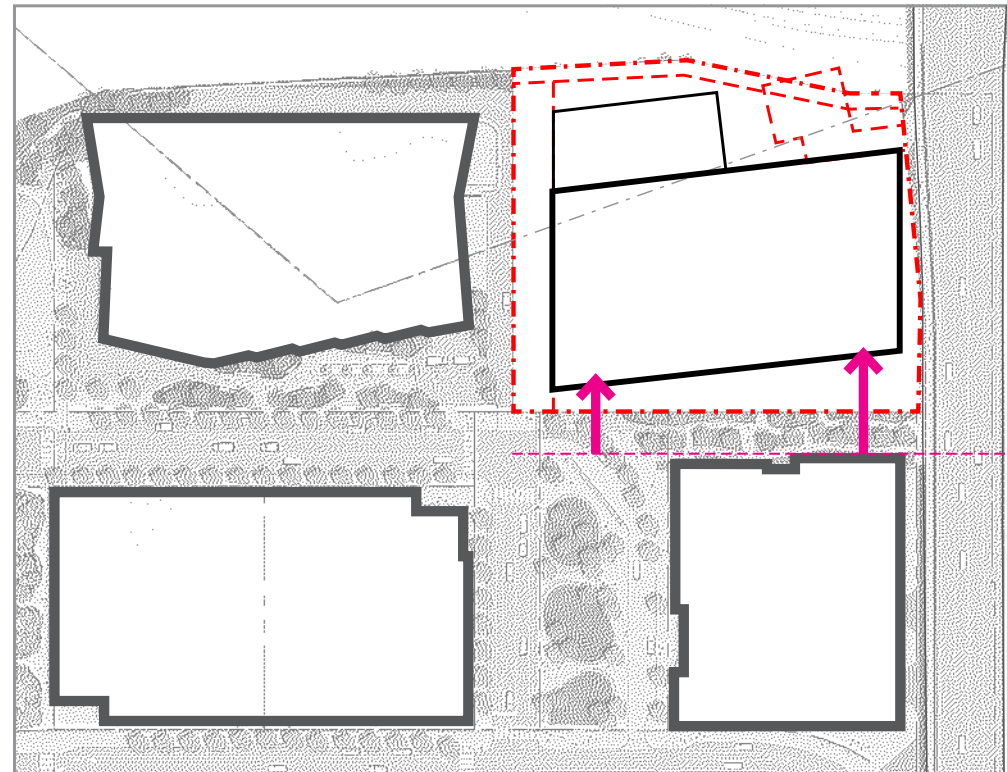




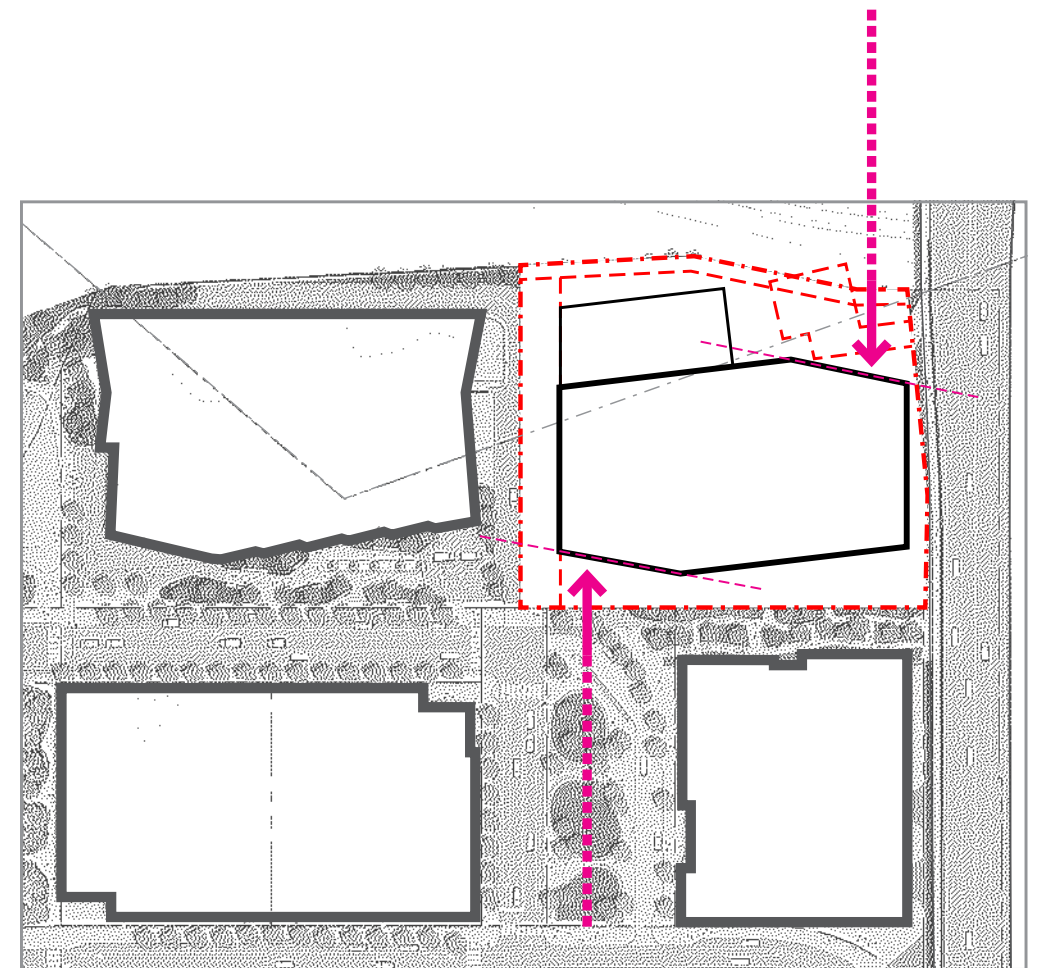




MASTERPLAN MASSING



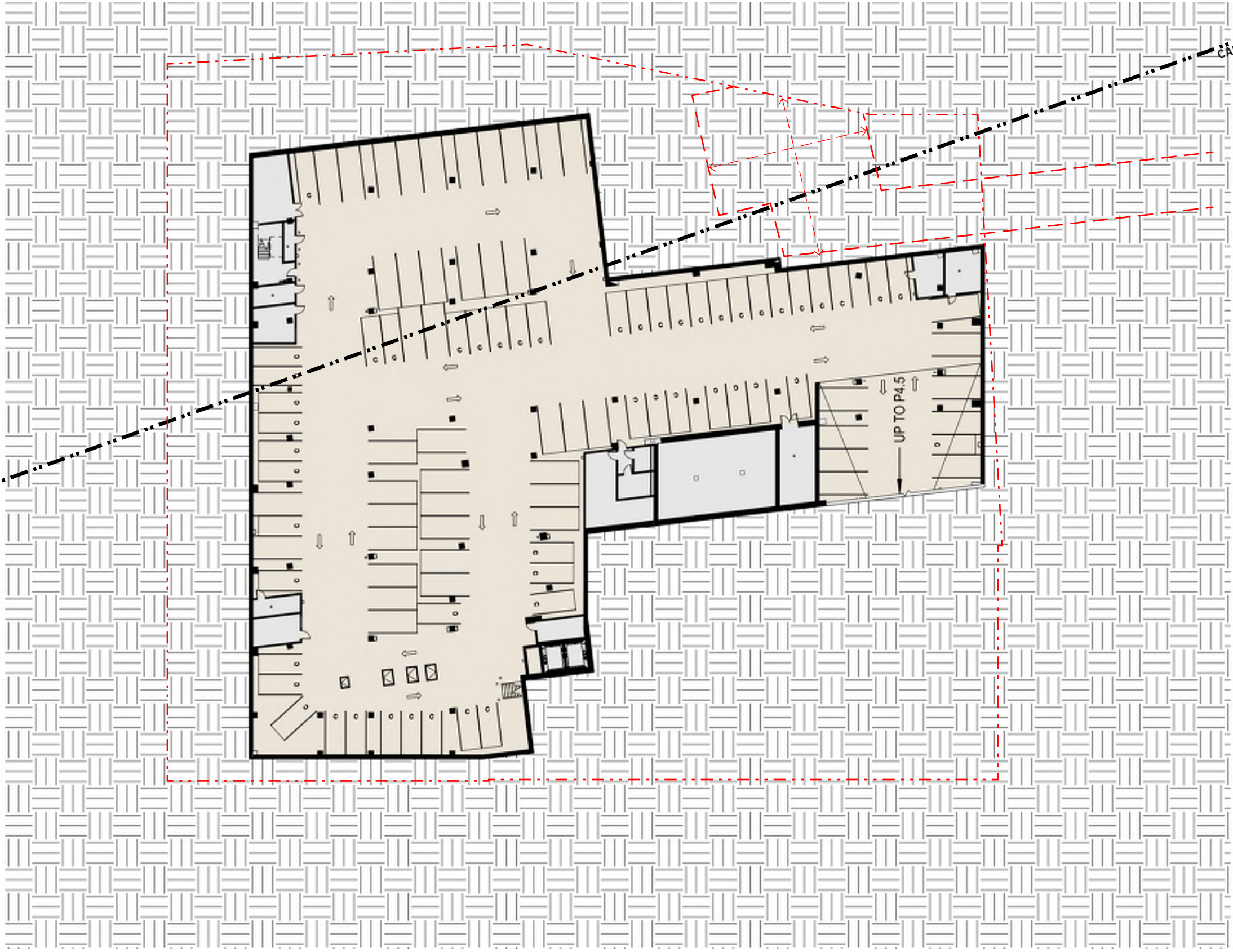
PUSH MASSING NORTH and "SKEW" AWAY from TWENTY/20



CHAMFER CORNERS TO ADDRESS URBAN APPROACHES from the CHILD STREET OPEN SPACE and THE GILMORE BRIDGE

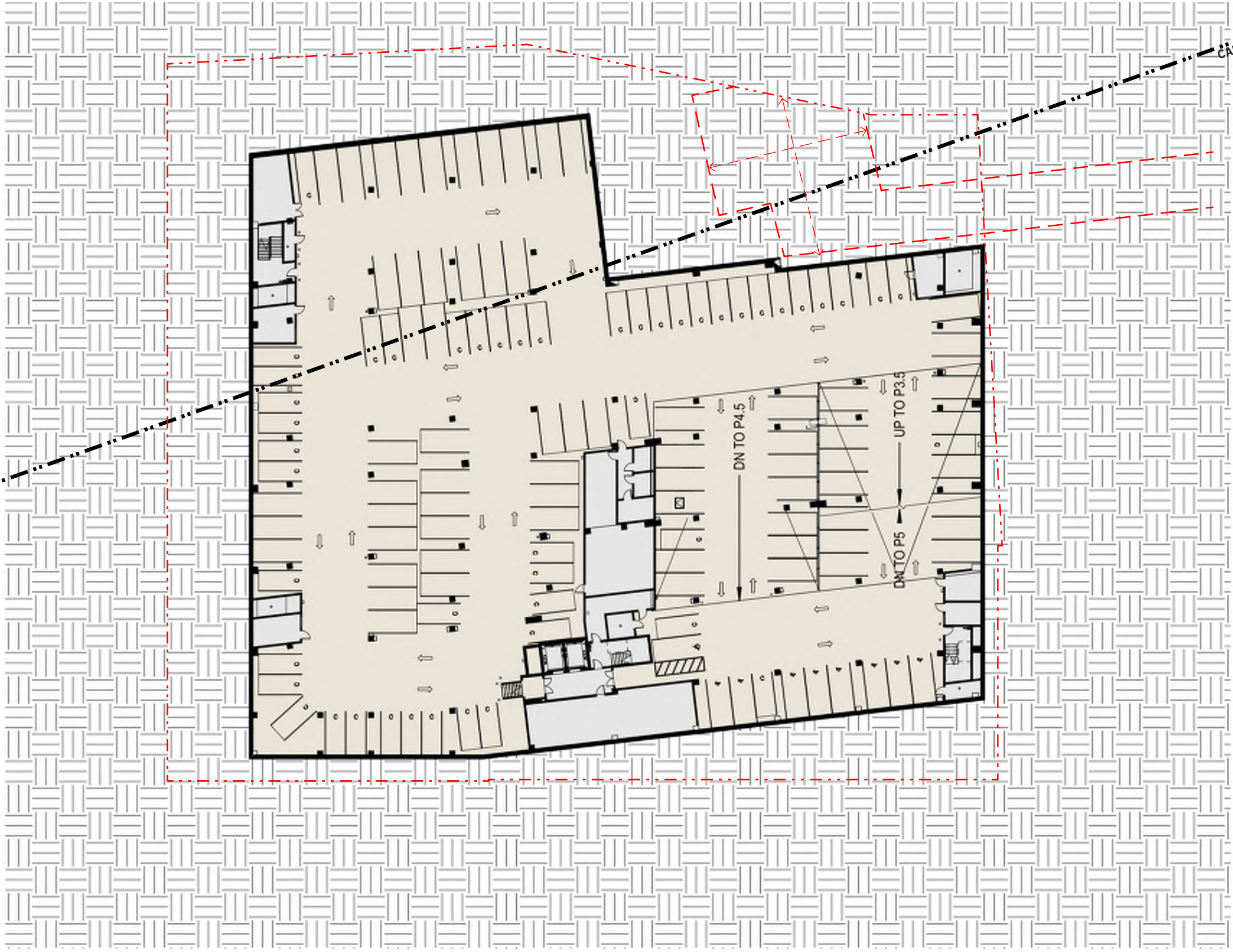
BOSTON  
CAMBRIDGE

BOSTON  
CAMBRIDGE



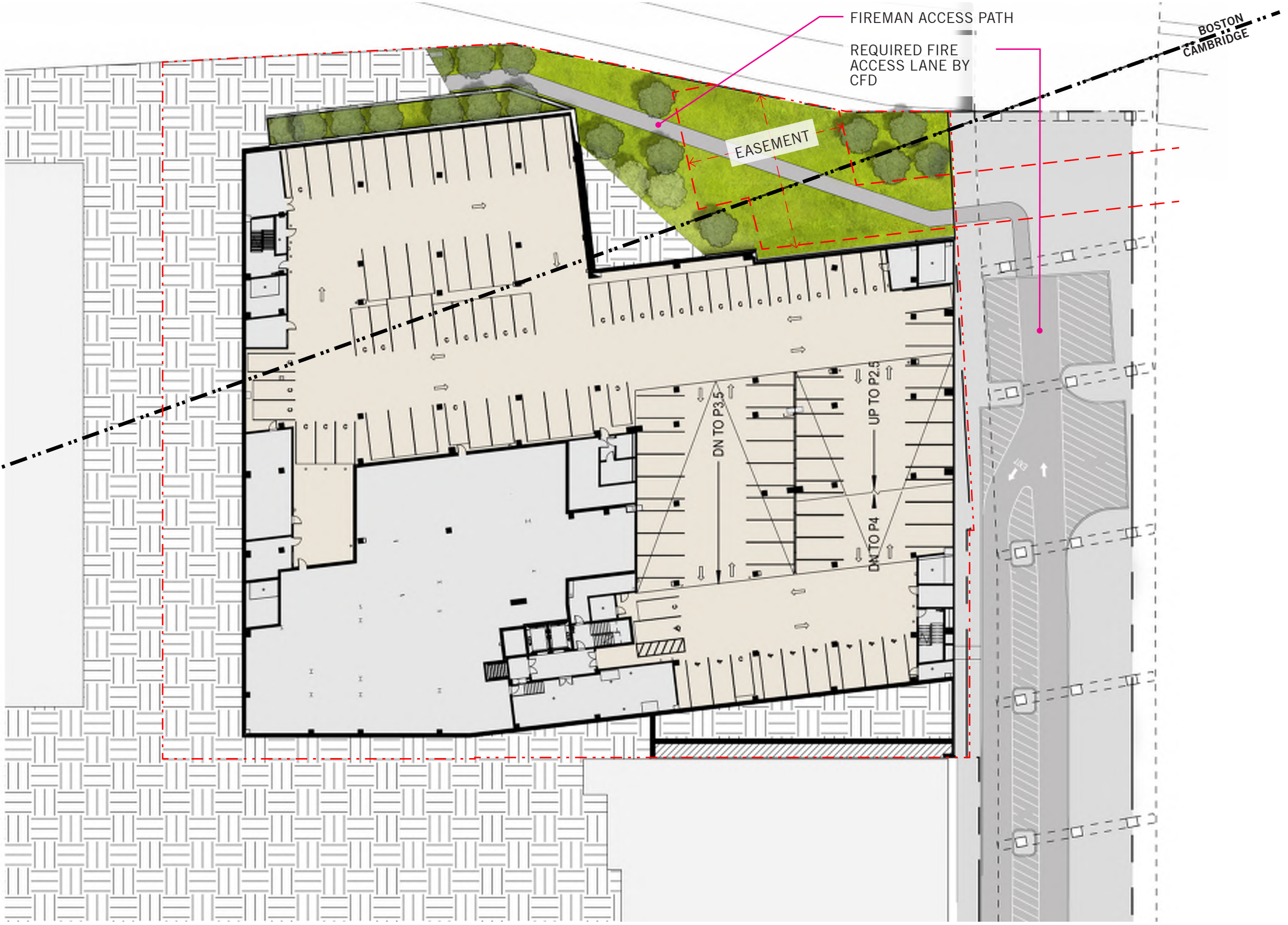
BOSTON  
CAMBRIDGE

BOSTON  
CAMBRIDGE

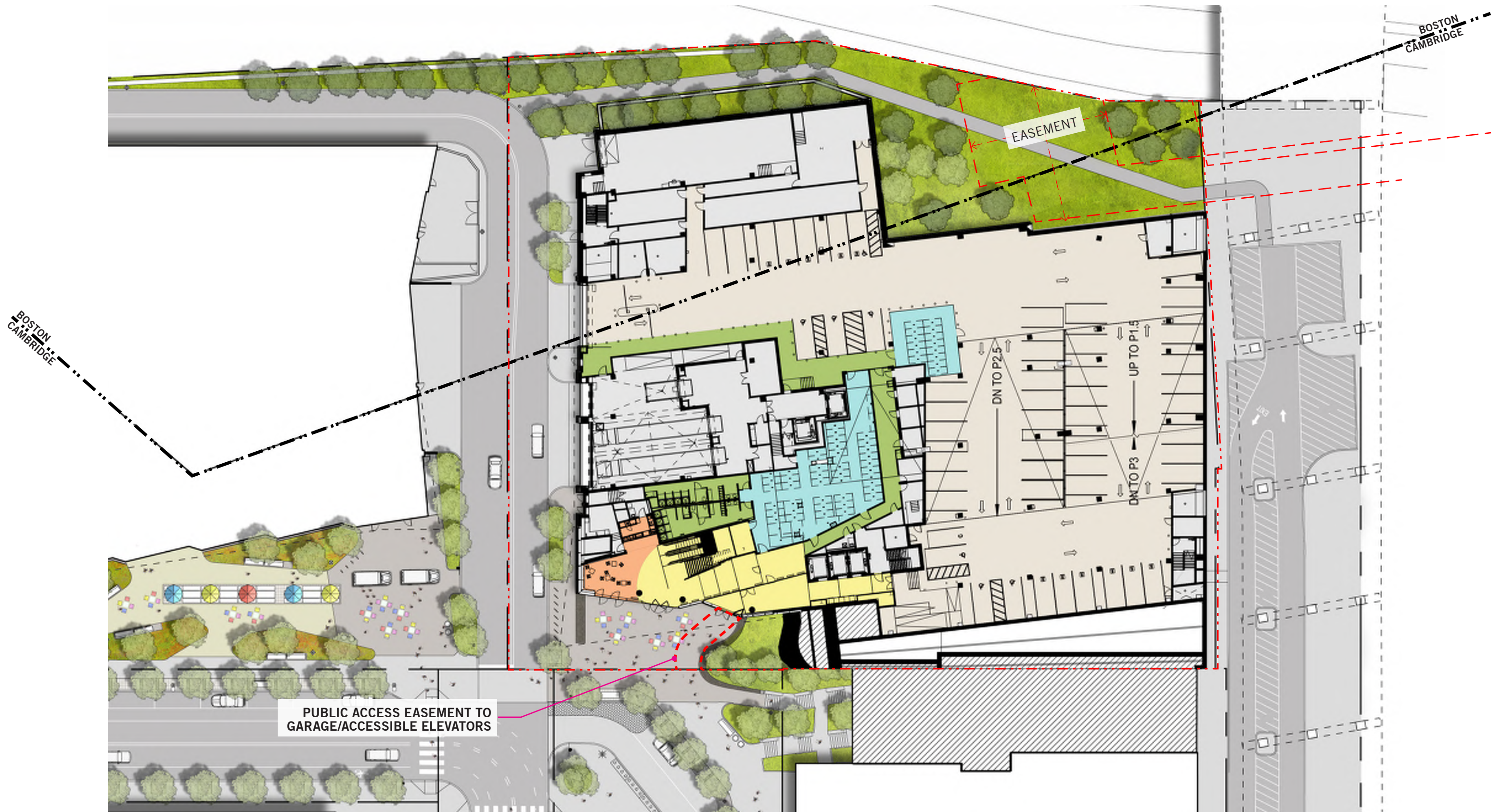


BOSTON  
CAMBRIDGE

BOSTON  
CAMBRIDGE





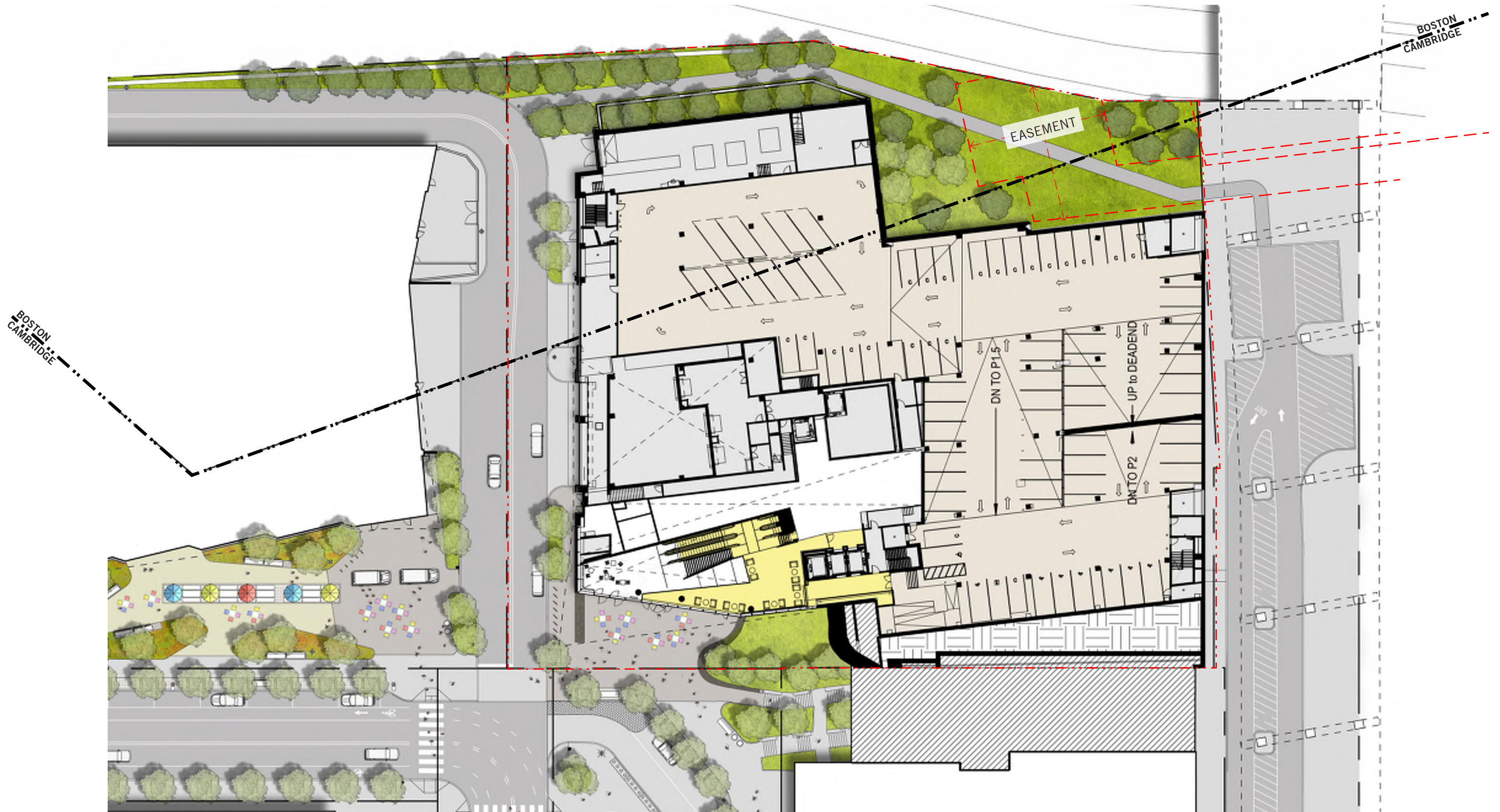


PUBLIC ACCESS EASEMENT TO GARAGE/ACCESSIBLE ELEVATORS

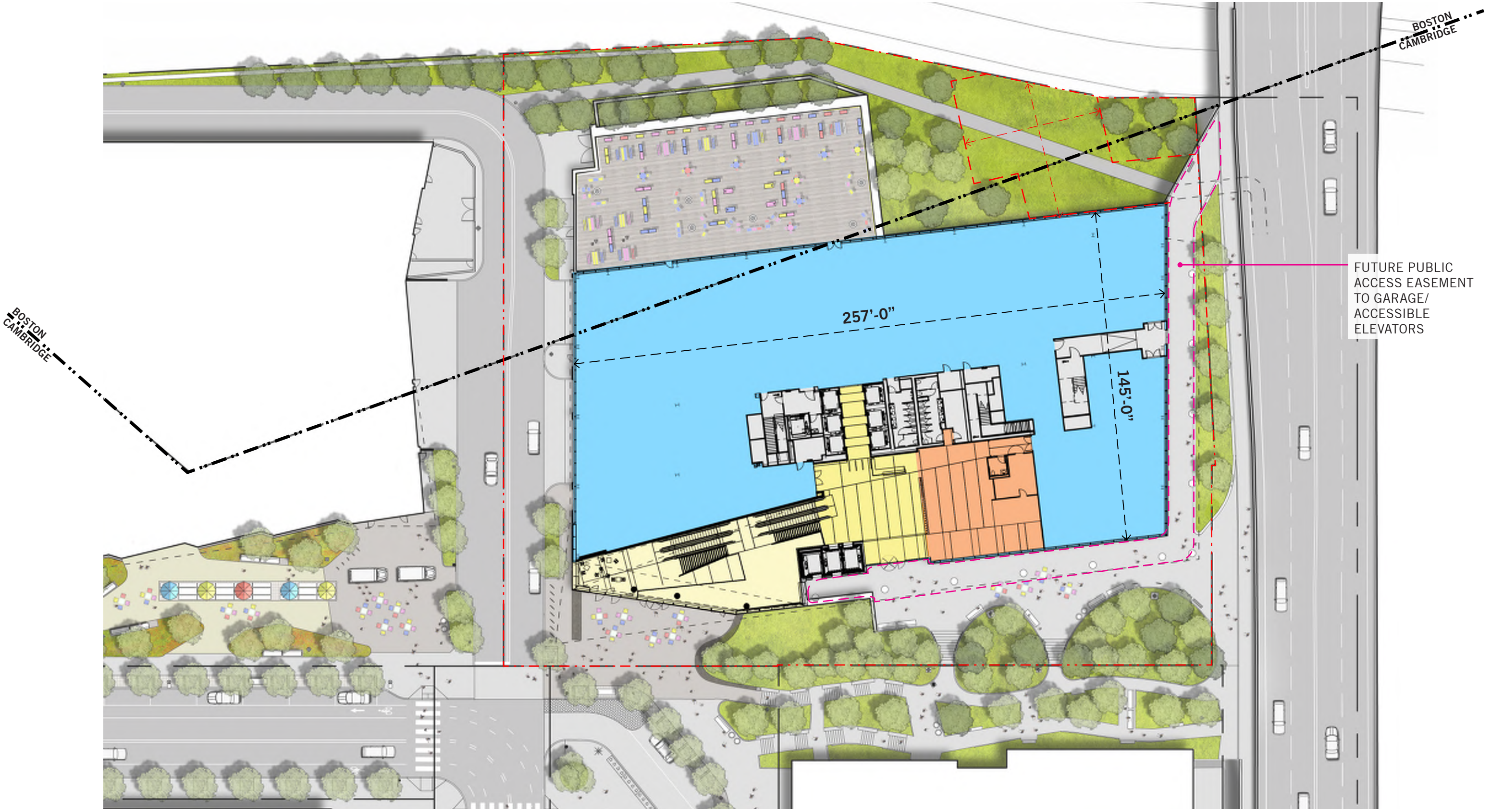
EASEMENT

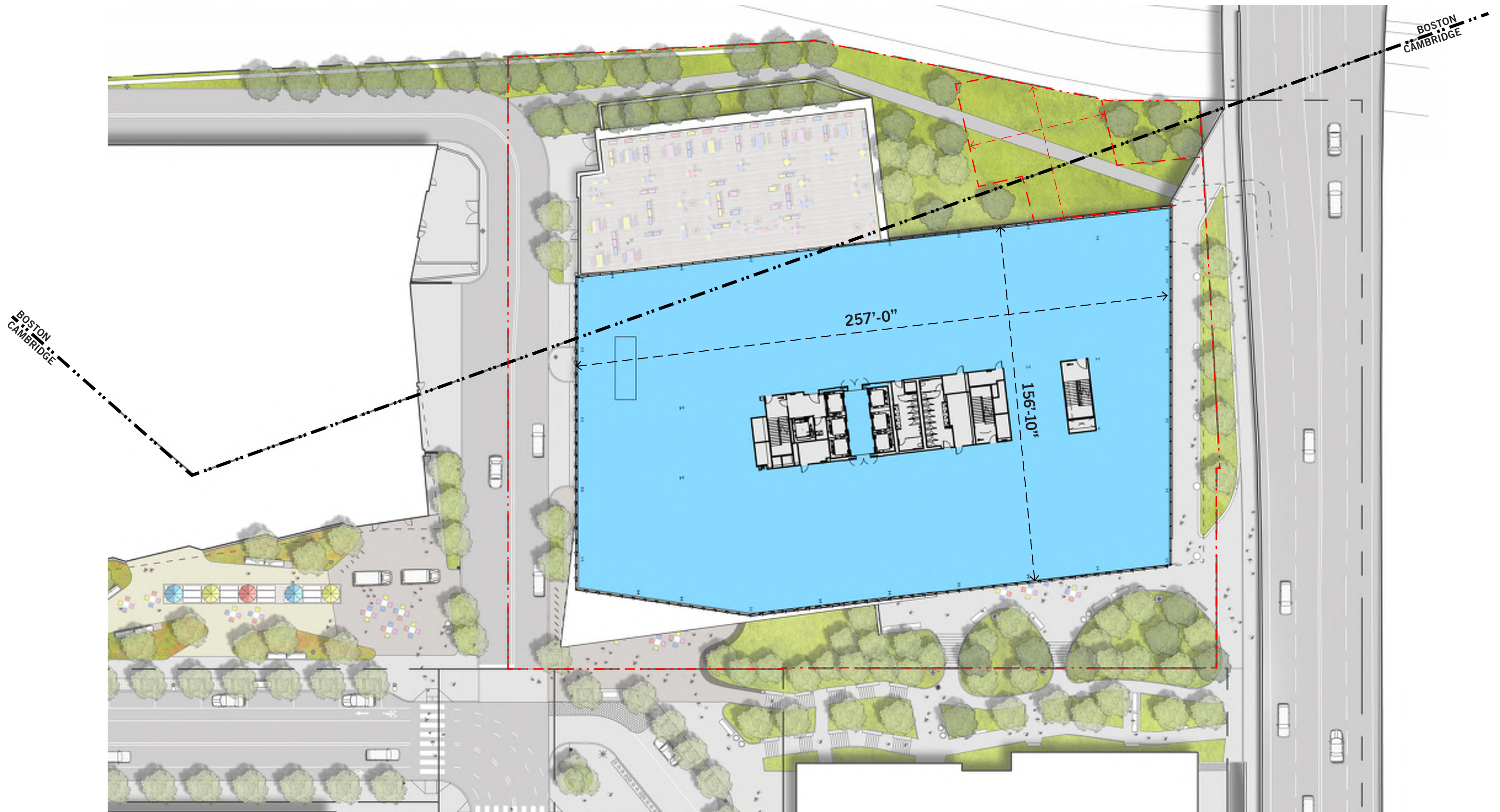
BOSTON  
CAMBRIDGE

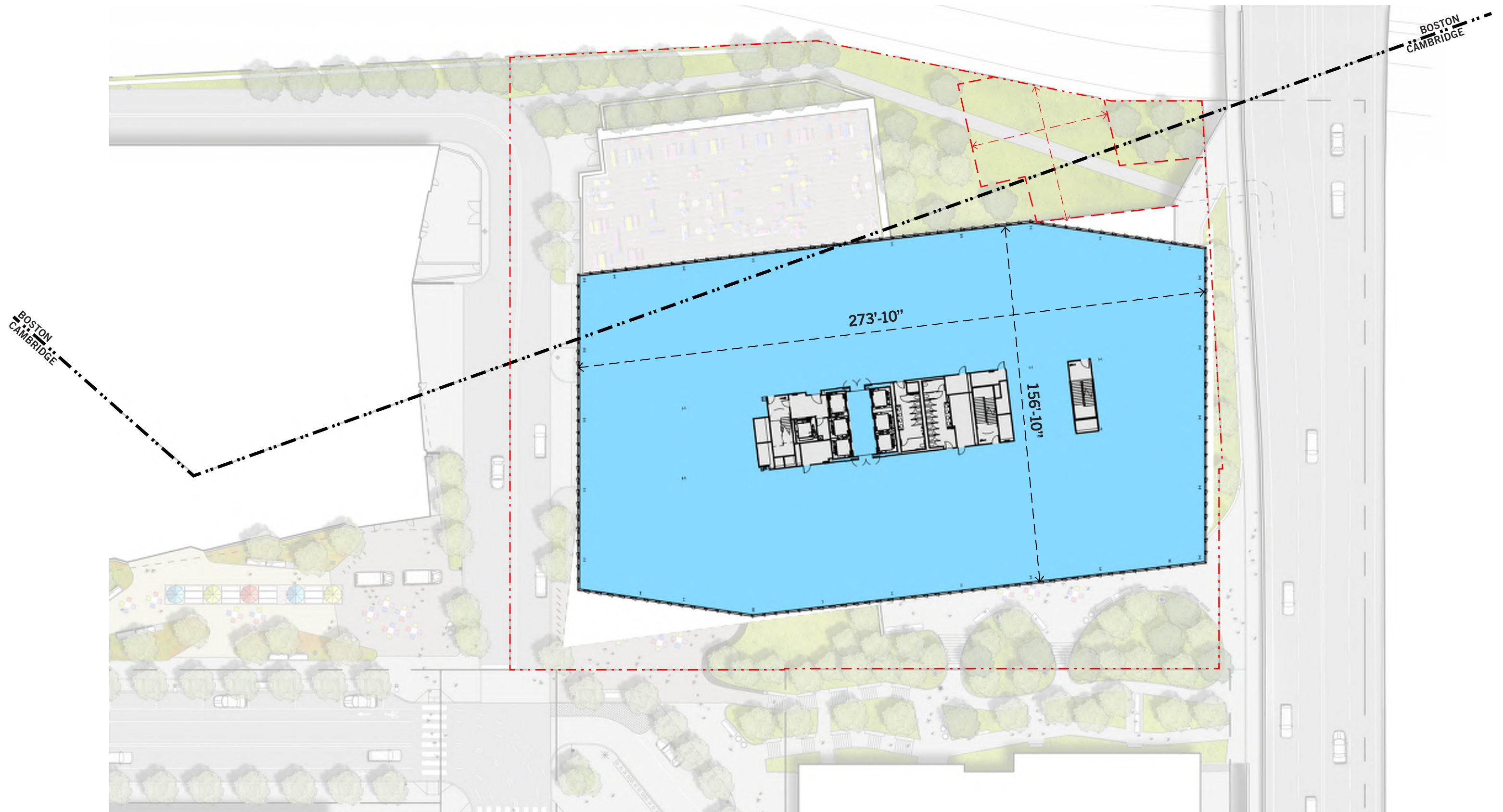
BOSTON  
CAMBRIDGE

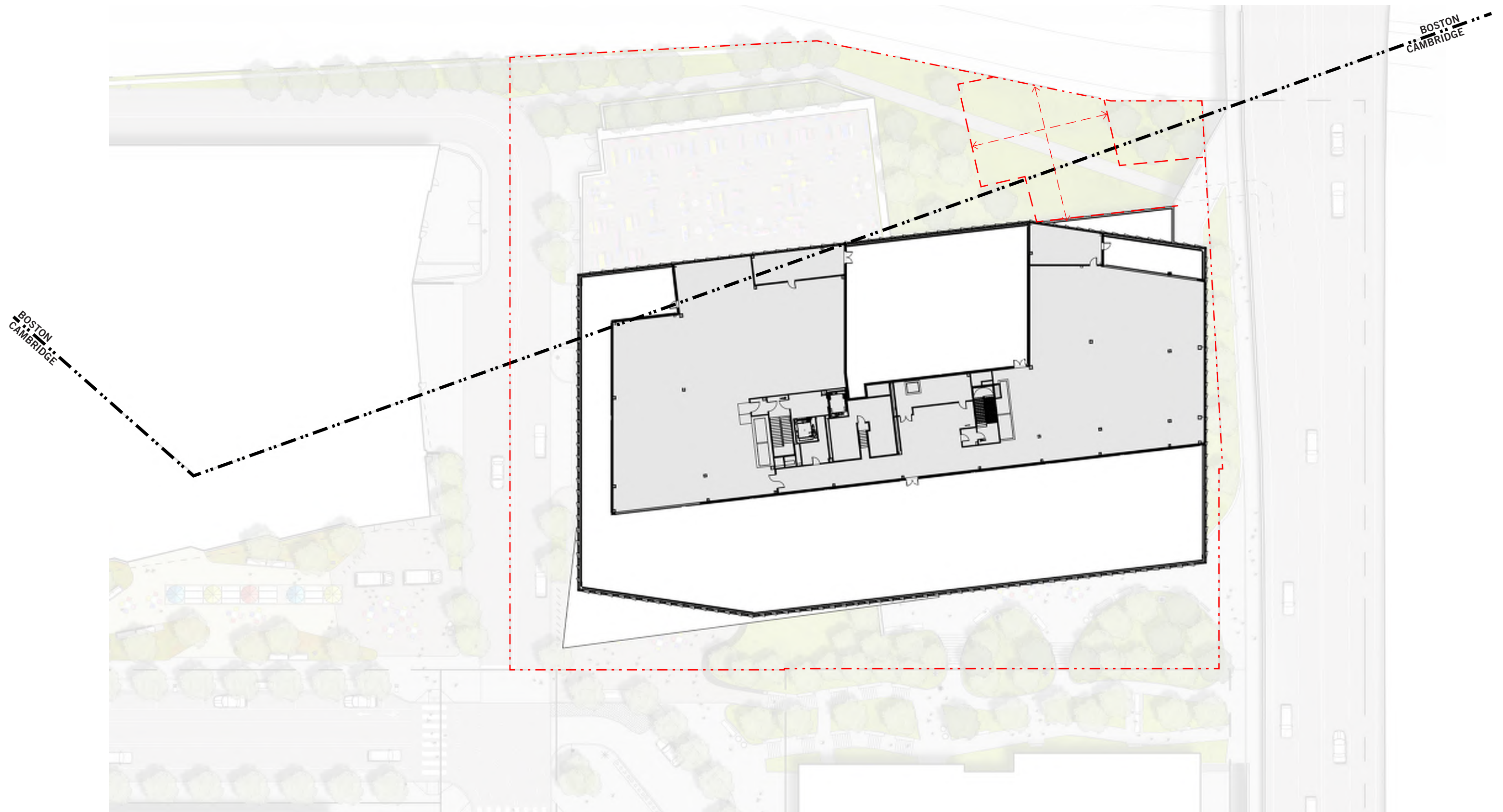


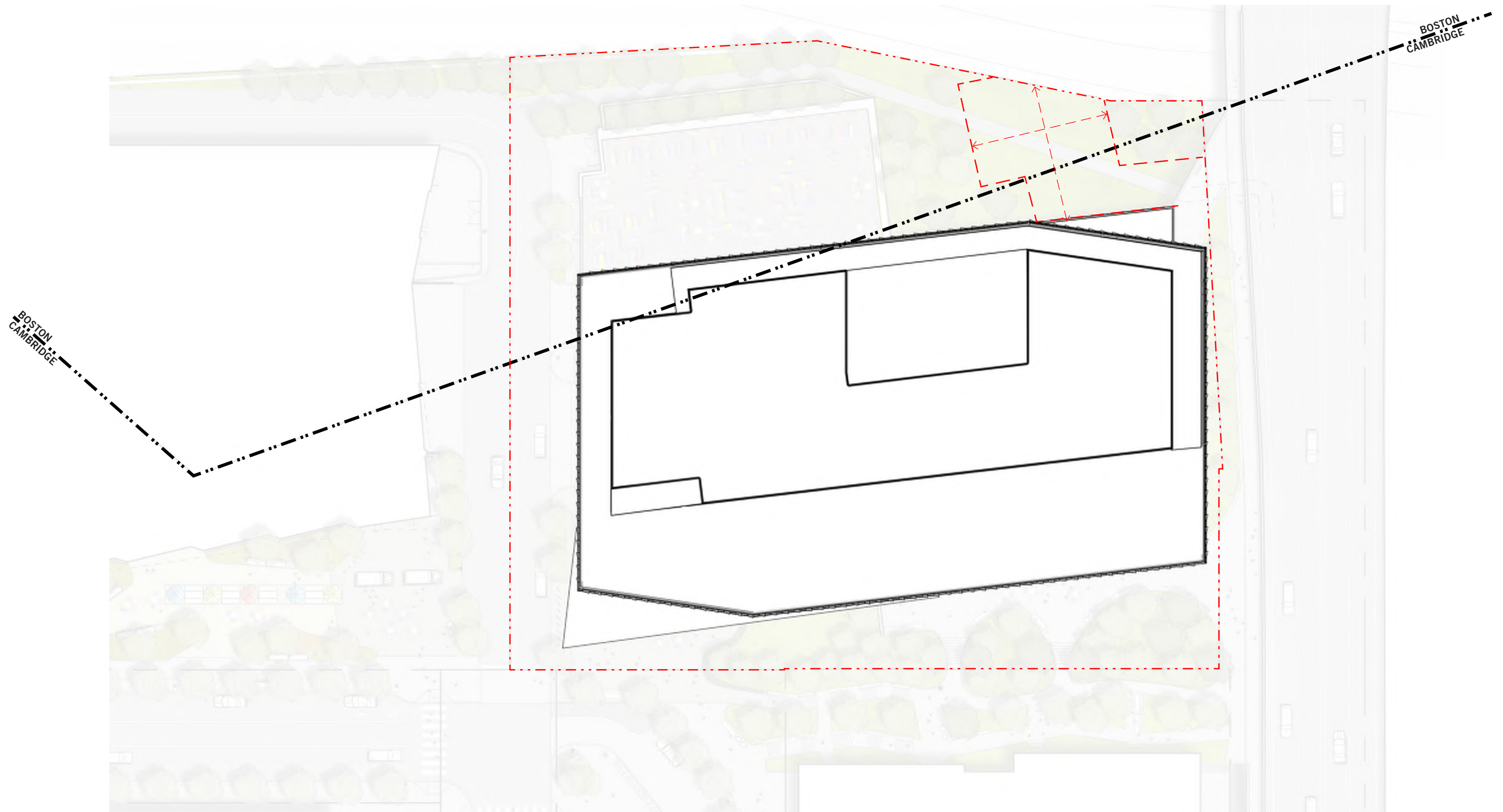
**MEZZANINE/PARKING LEVEL 1 FLOOR PLAN**

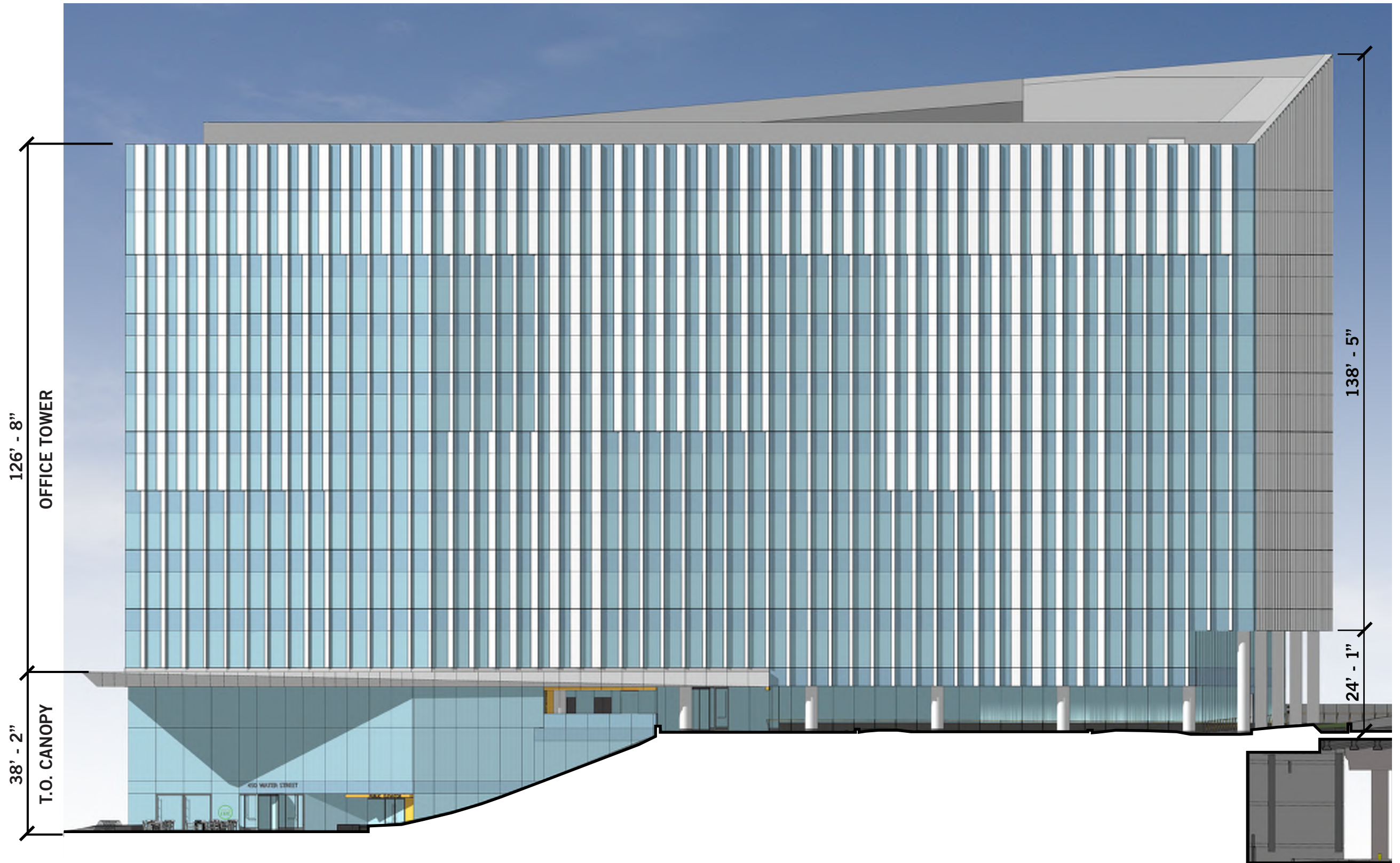
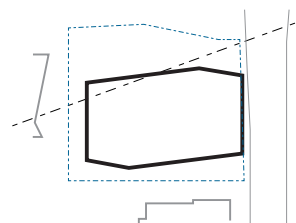




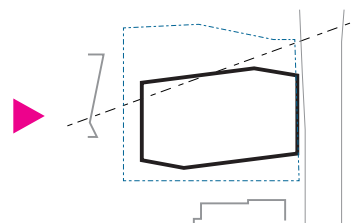


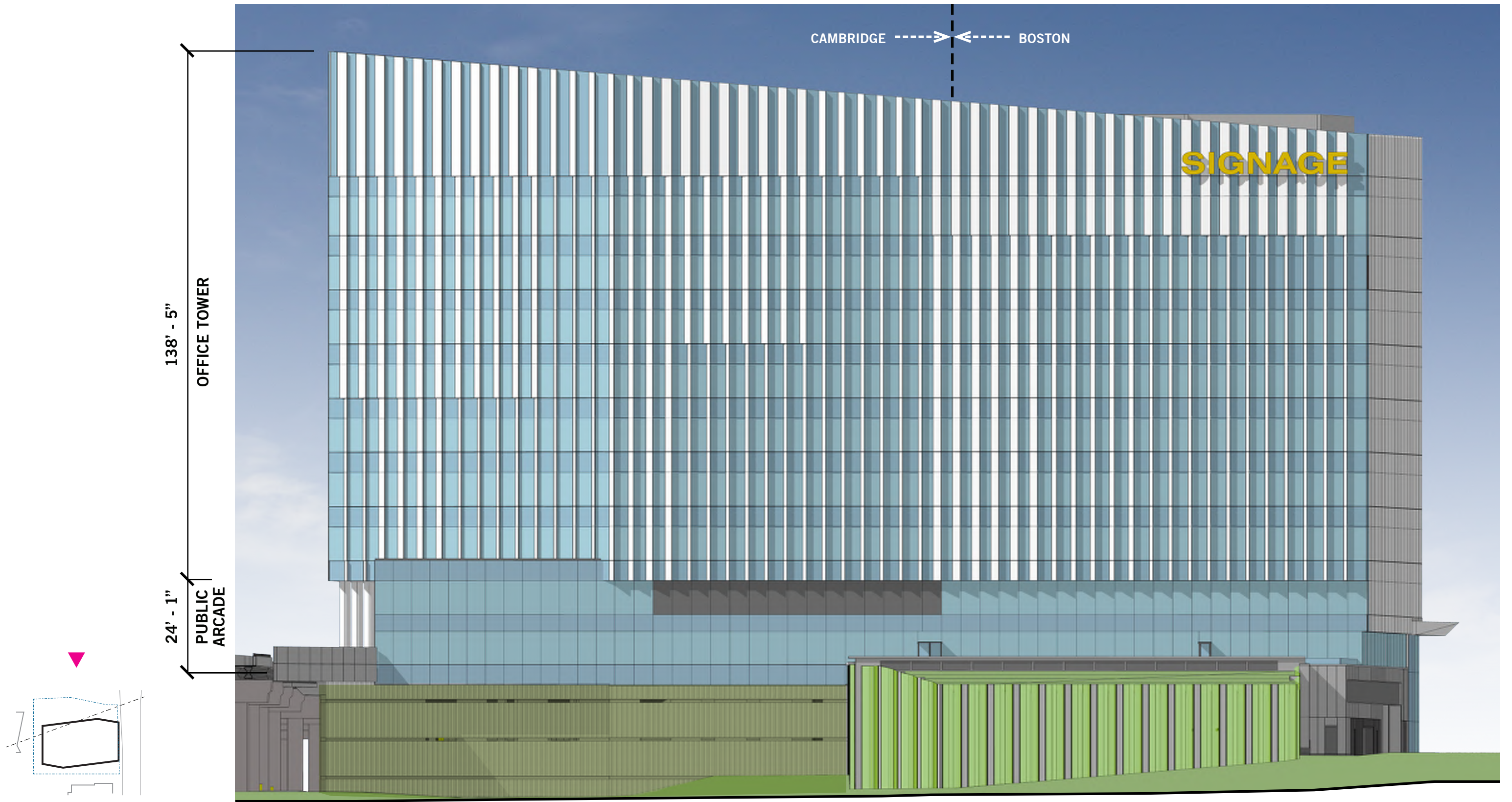


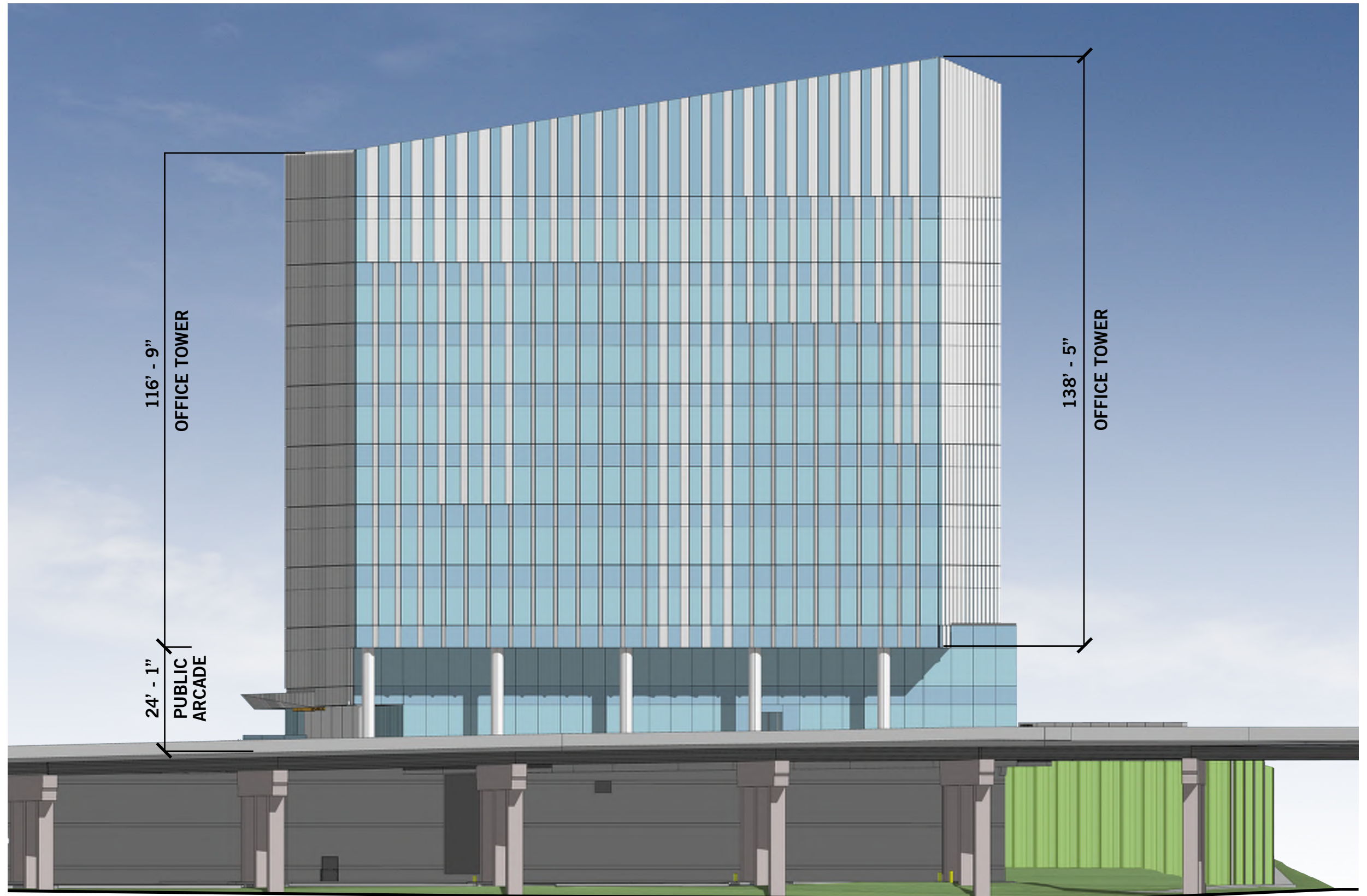
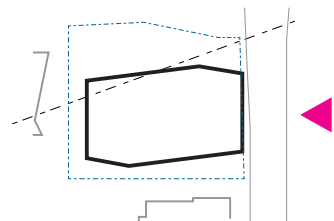








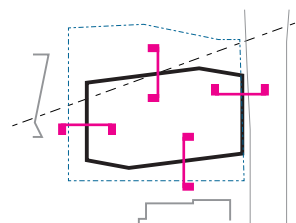




116' - 9"  
OFFICE TOWER

24' - 1"  
PUBLIC ARCADE

138' - 5"  
OFFICE TOWER

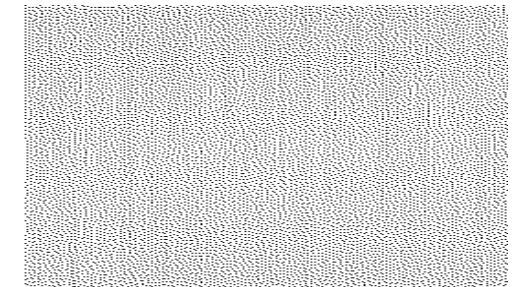


VISION GLASS

GLASS SHADOW BOX

WHITE COMPOSITE METAL PANEL

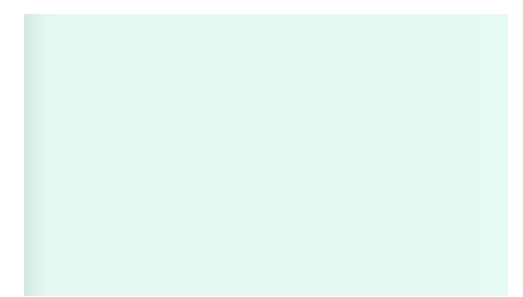
MATERIALS PER APPROVED PARCEL H MOCK-UP



WHITE METAL PANEL  
UC134596XL DURANAR XL WHITE SILVER



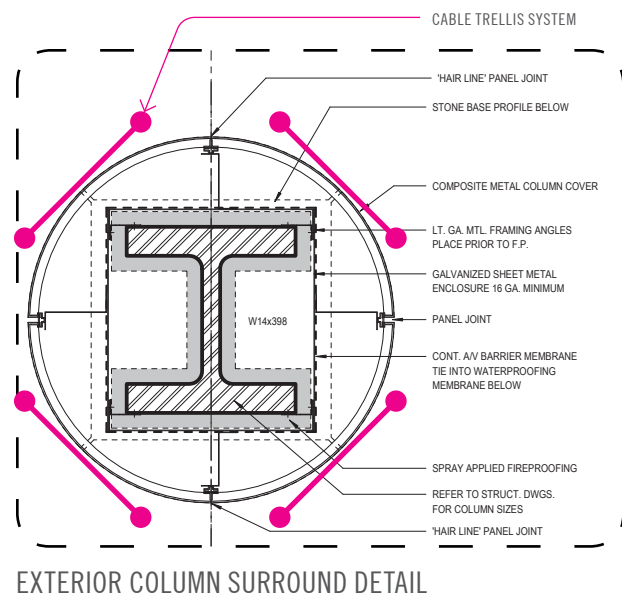
VISION GLASS  
3/8" LOW IRON HEAT STRENGTHENED; AGC/  
INTERPANE - IPASOL ULTRASELECT 62/69  
SURFACE #2



GLASS SHADOW BOX  
1/8" PAINTED ALUMINUM PLATE WITH 22  
GAUGE BACK PAN AND THERMAL INSULATION



SHADOW BOX BACK PANEL COLOR  
VALSPAR 399A540 FLUROPON CLASSIC  
II-COLOR: CHAMPAGNE GOLD



VISION GLASS

METAL SOFFIT

CONTINUOUS RECESSED LIGHT FIXTURE

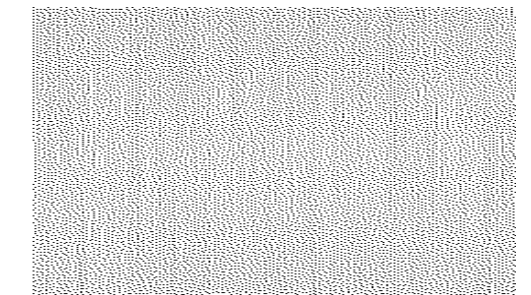
GLASS SHADOW BOX

METAL COLUMN COVER WITH VINES

PAINTED STEEL RAILING WITH INTEGRAL LED LIGHTING

GRANITE BASE

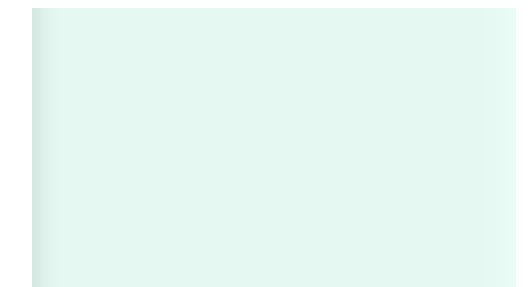
**MATERIALS PER APPROVED PARCEL H MOCK-UP**



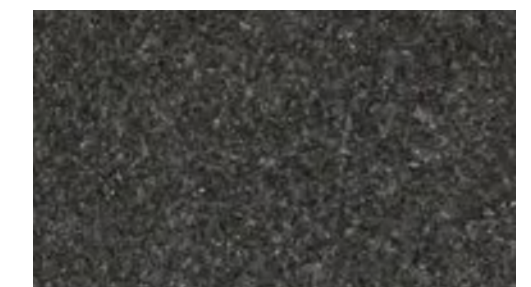
WHITE METAL PANEL  
UC134596XL DURANAR XL WHITE SILVER



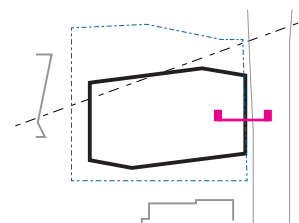
VISION GLASS  
3/8" LOW IRON HEAT STRENGTHENED; AGC/ INTERPANE - IPASOL ULTRASELECT 62/69 SURFACE #2

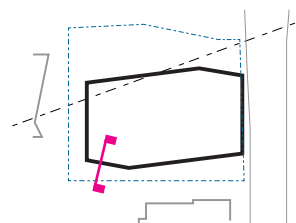


GLASS SHADOW BOX  
1/8" PAINTED ALUMINUM PLATE WITH 22 GAUGE BACK PAN AND THERMAL INSULATION



STONE BASE  
POLYCORE QUARRY, COLOR: PICASSO  
FINISH: FLAMED AND WASHED





COMPOSITE METAL PANEL CANOPY

LOW-IRON CLEAN VISION GLASS

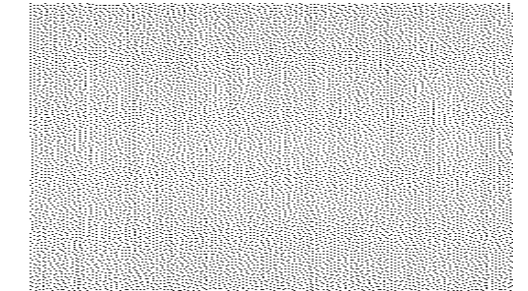
GLASS SHADOW BOX

REVOLVING DOOR, BRUSHED SST

RETAIL SIGNAGE

PIVOT DOOR, BRUSHED SST

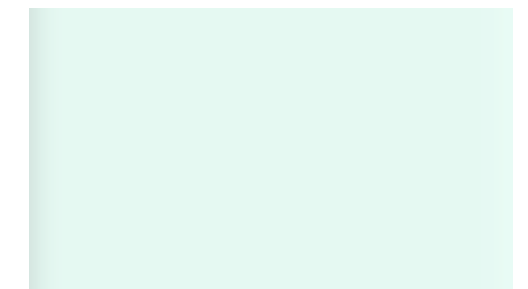
MATERIALS PER APPROVED PARCEL H MOCK-UP



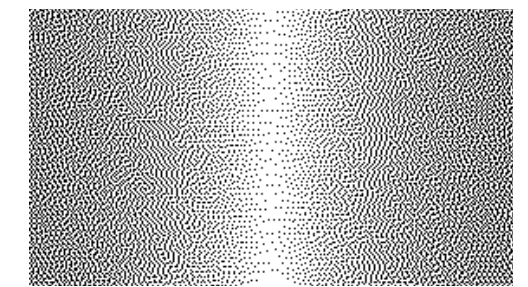
WHITE METAL PANEL  
UC134596XL DURANAR XL WHITE SILVER



VISION GLASS  
3/8" LOW IRON HEAT STRENGTHENED;  
GUARDIAN SUNGAURD SUPERNEUTRAL 68 ON  
ULTRACLEAR SURFACE #2



GLASS SHADOW BOX  
1/8" PAINTED ALUMINUM PLATE WITH 22  
GAUGE BACK PAN AND THERMAL INSULATION



STAINLESS STEEL  
BRUSHED NO.4 FINISH



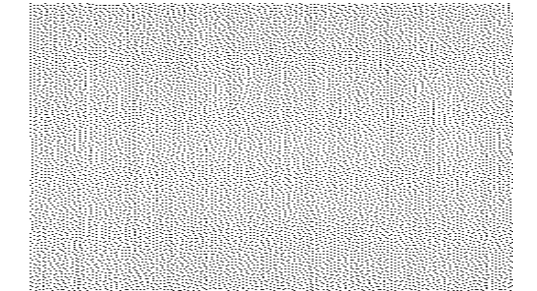
WHITE COMPOSITE METAL PANEL

LOW-IRON CLEAR VISION GLASS

GLASS SHADOW BOX

MECHANICAL LOUVER

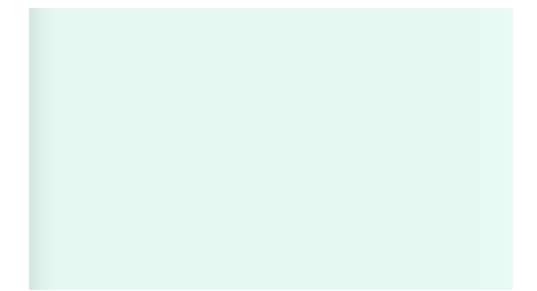
MATERIALS PER APPROVED PARCEL H MOCK-UP



WHITE METAL PANEL  
UC134596XL DURANAR XL WHITE SILVER



VISION GLASS  
3/8" LOW IRON HEAT STRENGTHENED; AGC/  
INTERPANE - IPASOL ULTRASELECT 62/69  
SURFACE #2



GLASS SHADOW BOX  
1/4" LOW IRON HEAT STRENGTHENED-  
INNER LITE



MECHANICAL LOUVERS  
INDUSTRIAL LOUVERS MODEL SP717  
COLOR: CHAMPAGNE GOLD

