



# Cambridge Crossing

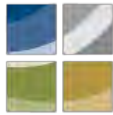
Cambridge, Massachusetts

## *Design Review Application – Parcel I Retail*



*Presented by:*

**DW NP Property, LLC**  
c/o DivcoWest Real Estate Investments  
200 State Street, 12<sup>th</sup> Floor  
Boston, MA 02109



**BEALS + THOMAS**

*Prepared by:*

**Beals and Thomas, Inc.**  
Reservoir Corporate Center  
144 Turnpike Road  
Southborough, MA 01772

*In collaboration with:*

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

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

**May 23, 2018**



# BEALS + THOMAS

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Regional Office: Plymouth, MA

May 23, 2018

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

Via: Hand Delivery

Reference: Cambridge Crossing Parcel I Retail 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 re-submits this Design Review Application for Parcel I Retail (the Site), which is part of the larger Cambridge Crossing (formerly known as NorthPoint) development. The proposed development on Parcel Retail is two retail buildings containing a total of approximately 6,771 sf of Gross Floor Area (GFA). Parcel I Retail is located entirely within Cambridge. This re-submission incorporates comments and revisions provided by the Board and the Cambridge Planning staff.

As shown on the master plan included as part of this Application, the Site is bounded by Parcel I Residential to the north, Parcel I open space to the west, Northpoint Boulevard to the south, and the 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 Retail buildings contain approximately 6,771 sf of GFA in total. The eastern building is proposed to have  $\pm 4,388$  sf of GFA, with the western building containing  $\pm 2,383$  sf of GFA. The buildings are proposed to be, generally,  $\pm 16$  feet in height, with the roofs of both buildings sloped to a height of  $\pm 21$  feet at the highest point. 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.

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

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/208456PT002C

**CAMBRIDGE CROSSING**

**DEVELOPMENT STATUS TABLE**

**Phase 1a**

| <b>Building</b> | <b>Use(s)</b>     | <b>Approved GFA per Special Permit Appendix I</b> | <b>GFA approved in thru Design Review</b> | <b>Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)</b> |
|-----------------|-------------------|---|---|---|
| N               | Residential       | 394,000   | 394,000 <sup>1</sup>                      | 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<br>Total                                  | 351,192                                   | Under construction.   |
|                 | Retail            | TBD   | 14,700                                    | Under construction.   |
| W               | Retail            | 18,000  | 16,337                                    | Design Review Complete.   |
| Q1              | Retail            | 17,675 <sup>2</sup>                               | 17,675                                    | Minor Amendment Approved for GFA Increase. Revised Design Review to be submitted.                                 |
| L               | Residential       | 286,000<br>Total                                  |   | Special Permit approval. Design Review timing TBD.  |
|                 | Retail            | TBD<br>(Allowed)                                  |   | Special Permit approval. Design Review timing TBD.  |
| M               | Residential       | 208,400<br>Total                                  |   | Special Permit approval. Design Review timing TBD.  |
|                 | Retail            | TBD<br>(Required)                                 |   | Special Permit approval. Design Review timing TBD.  |
| I               | Residential       | 390,000<br>Total                                  |   | Special Permit approval. Design Review timing TBD.  |
|                 | Retail            | TBD   |   | Special Permit approval. Design Review timing TBD.  |

<sup>1</sup> 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.

<sup>2</sup> Increased by Amendment No. 7 (Minor) from 14,000 square feet of GFA to 17,675 square feet of GFA.

**Phase 1b**

| <b>Building</b> | <b>Use(s)</b>     | <b>Approved GFA per Special Permit Appendix I</b> | <b>GFA approved in thru Design Review</b> | <b>Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)</b> |
|-----------------|-------------------|---|---|---|
| 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**

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

**Special Permit #179, Condition 19.d.**

**Statistical Summary of Dwelling Units Constructed**

| Parcel | Total Residential Units | Approved GFA | Use(s)                   | All Residential Units |         |           |         |           |         |           |         |
|--------|-------------------------|--------------|--------------------------|-----------------------|---------|-----------|---------|-----------|---------|-----------|---------|
|        |                         |              |                          | Studio                |         | 1 Bedroom |         | 2 Bedroom |         | 3 Bedroom |         |
|        |                         |              |                          | No. Units             | Avg. SF | No. Units | Avg. SF | No. Units | Avg. SF | No. Units | Avg. SF |
| N      | 355                     | 402,600      | Residential Retail       | 74                    | 501     | 180       | 732     | 85        | 1,030   | 16        | 1,392   |
| S      | 99                      | 112,398      | Residential              | 0                     | --      | 94        | 921     | 5         | 1,285   | 0         | --      |
| T      | 230                     | 242,194      | Residential              | 40                    | 663     | 138       | 878     | 51        | 1,044   | 1         | 1,923   |
| JK     | --                      | 365,892      | Office/Laboratory Retail | --                    | --      | --        | --      | --        | --      | --        | --      |

| Parcel | Affordable Residential Units | Approved GFA | Use(s)                   | Affordable Residential Units <sup>1</sup> |         |           |         |           |         |           |         |
|--------|------------------------------|--------------|--------------------------|---|---------|-----------|---------|-----------|---------|-----------|---------|
|        |                              |              |                          | Studio                                    |         | 1 Bedroom |         | 2 Bedroom |         | 3 Bedroom |         |
|        |                              |              |                          | No. Units                                 | Avg. SF | No. Units | Avg. SF | No. Units | Avg. SF | No. Units | Avg. SF |
| N      | 41                           | 402,600      | Residential Retail       | 8   | 516     | 21        | 734     | 10        | 1,062   | 2         | 1,407   |
| S      | 12                           | 112,398      | Residential              | --  | --      | 11        | 887     | 1         | 1,179   | --        | --      |
| T      | 26                           | 242,194      | Residential              | 4   | 678     | 15        | 834     | 6         | 999     | 1         | 1,839   |
| JK     | --                           | 365,892      | Office/Laboratory Retail | --  | --      | --        | --      | --        | --      | --        | --      |

Issued: May 16, 2018

JPG/2084020T41

<sup>1</sup> 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.



 **DIVCOWEST**<sup>™</sup>  
Real Estate Investments

**PCA**  
PRELLWITZ CHILINSKI ASSOCIATES  
Architecture Planning Interiors

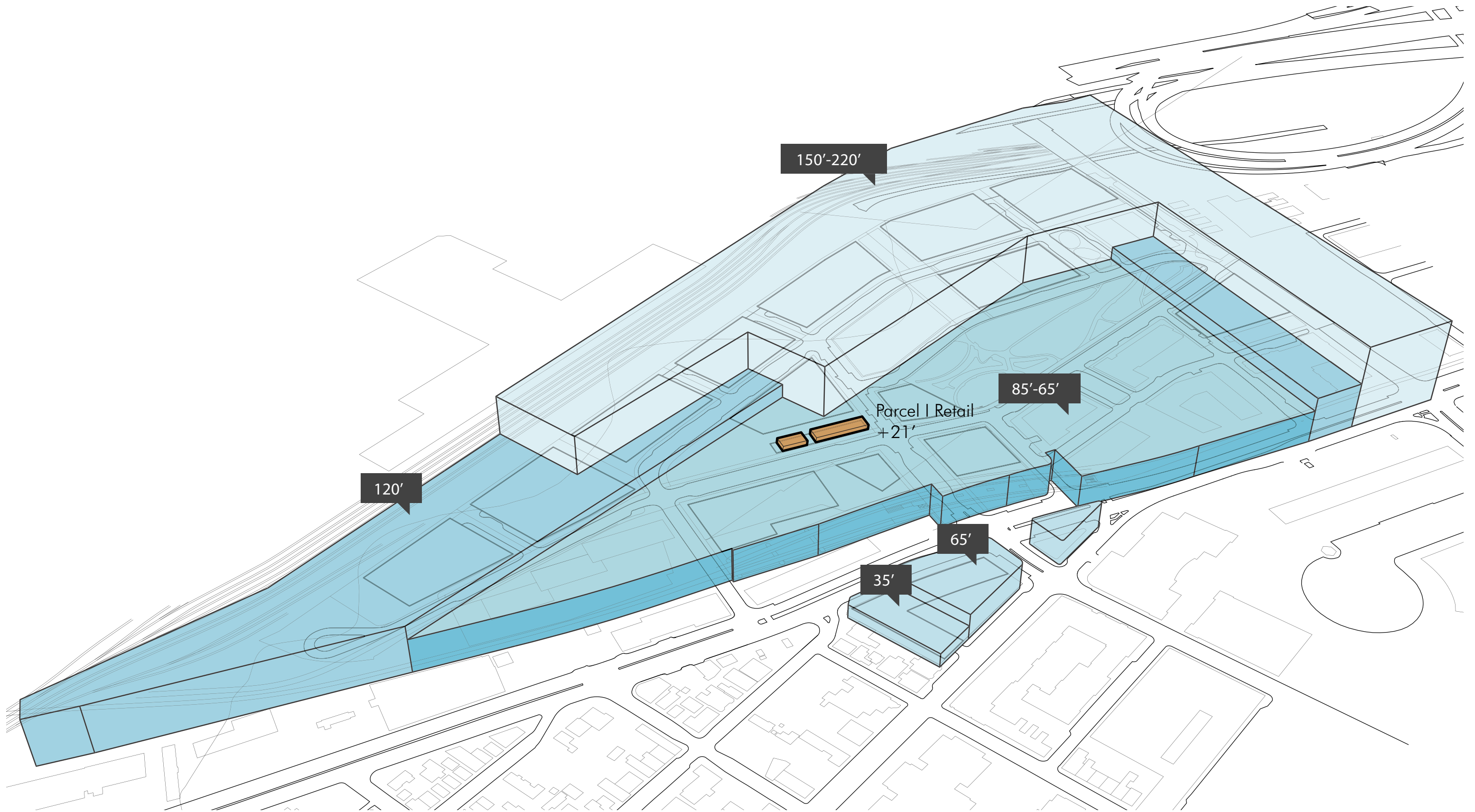
**MICHAEL  
VAN  
VALKENBURGH  
ASSOCIATES  
INC**

# **CAMBRIDGE CROSSING - Parcel I Retail** Cambridge, MA













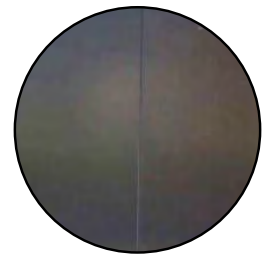
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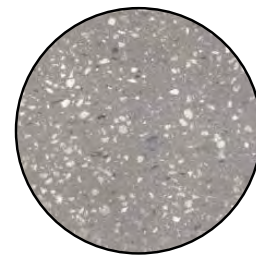
COMPOSITE METAL PANEL



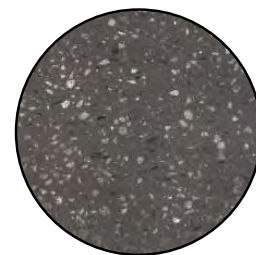
STAINED CEDAR SIDING



ALUMINUM STOREFRONT  
& LOW IRON GLAZING



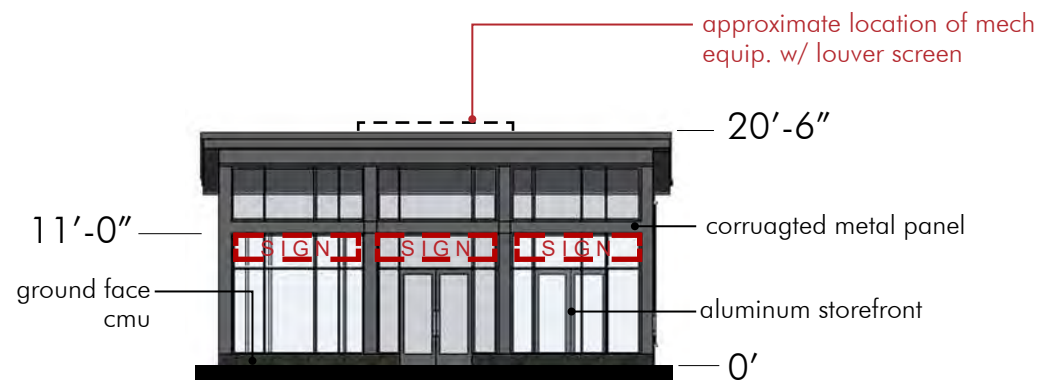
GROUND FACE CMU



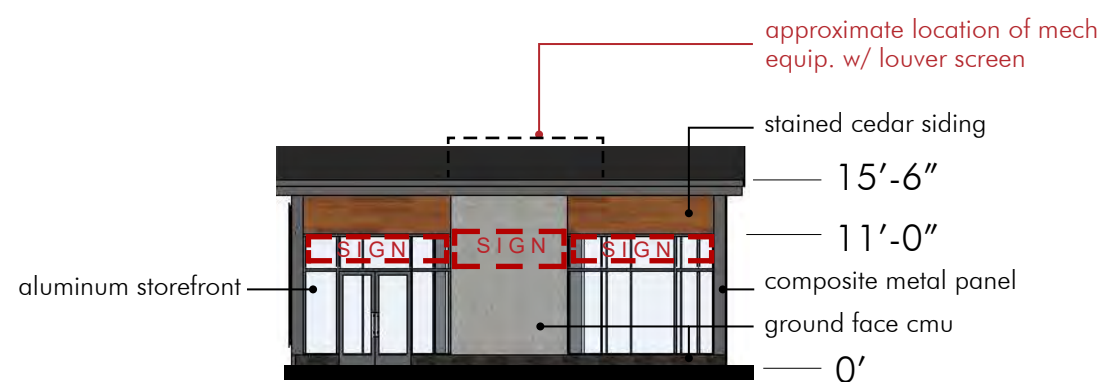
GROUND FACE CMU



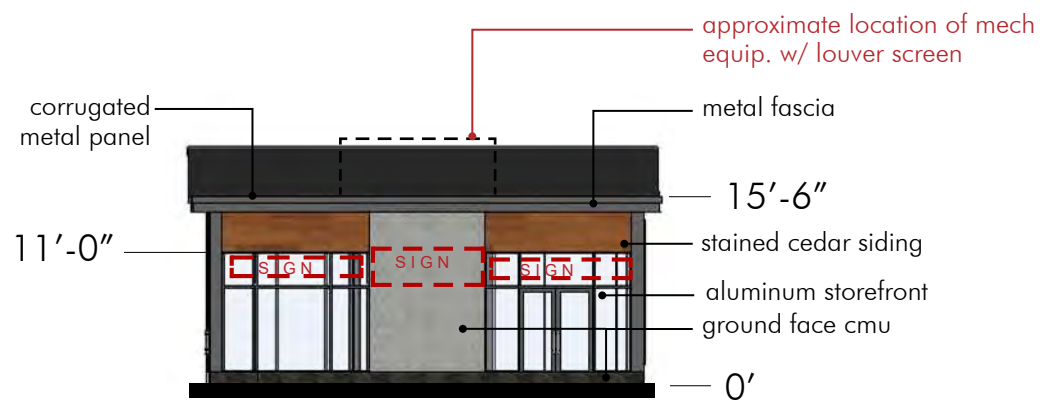




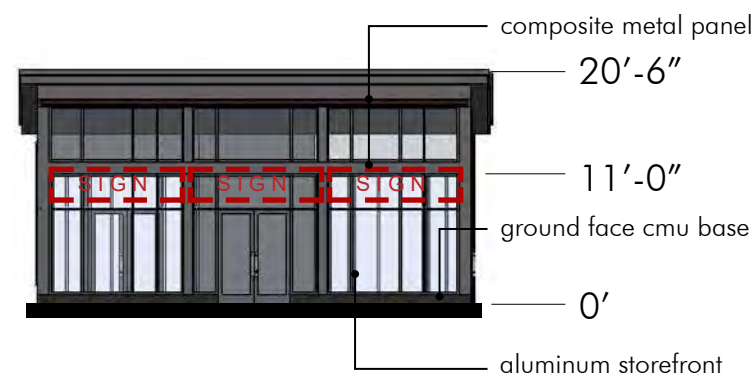
West Building - West Elevation



West Building - East Elevation



East Building - West Elevation



East Building - East Elevation



stained cedar siding



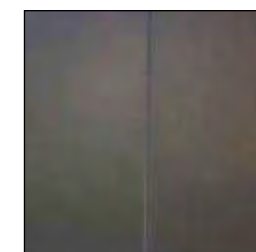
ground face cmu



aluminum storefront system



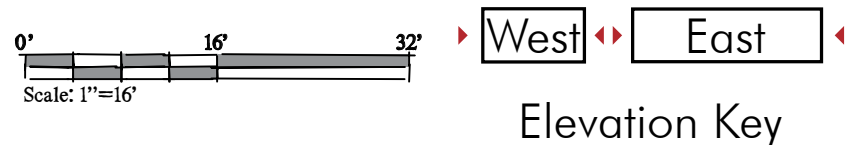
ground face cmu



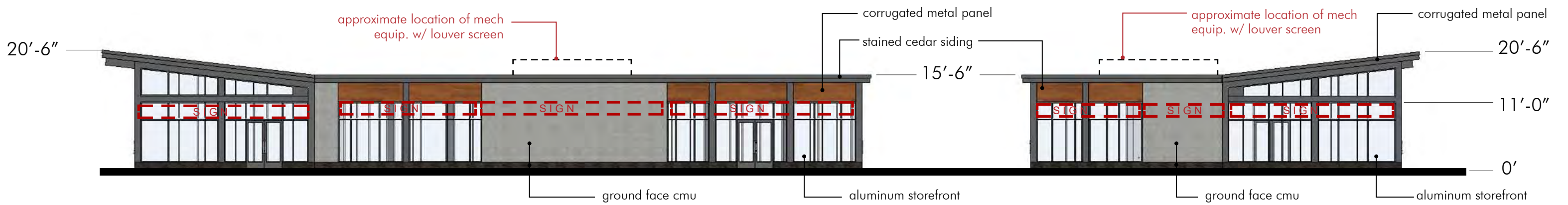
composite metal panel

 potential signage zone

SIGNAGE - Article 7.16.22: Total of all signs shall not exceed 1sf per linear foot of sign frontage. (Building I West = 192 sf max, Building I East = 332sf max)  
 Projecting Signs: 13 sf max, 1 per establishment  
 Wall Sign: 60sf max or 1sf per foot of frontage

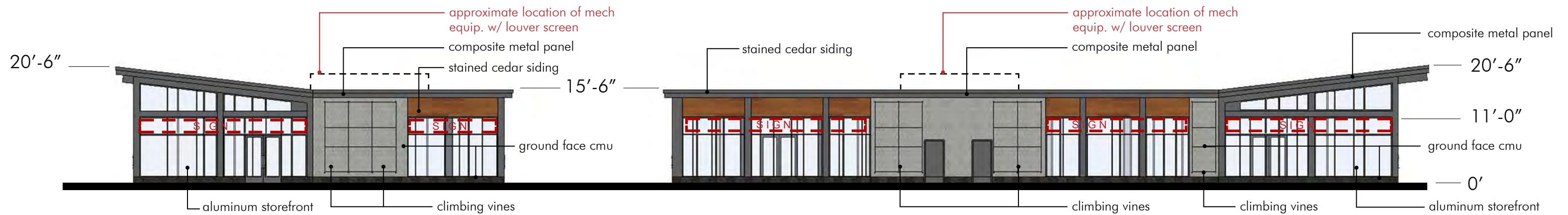


Elevation Key



East Building - North Elevation

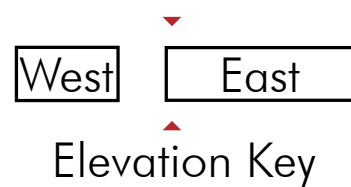
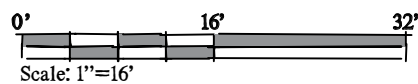
West Building - North Elevation



West Building - South Elevation

East Building - South Elevation

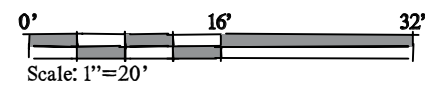
potential signage zone



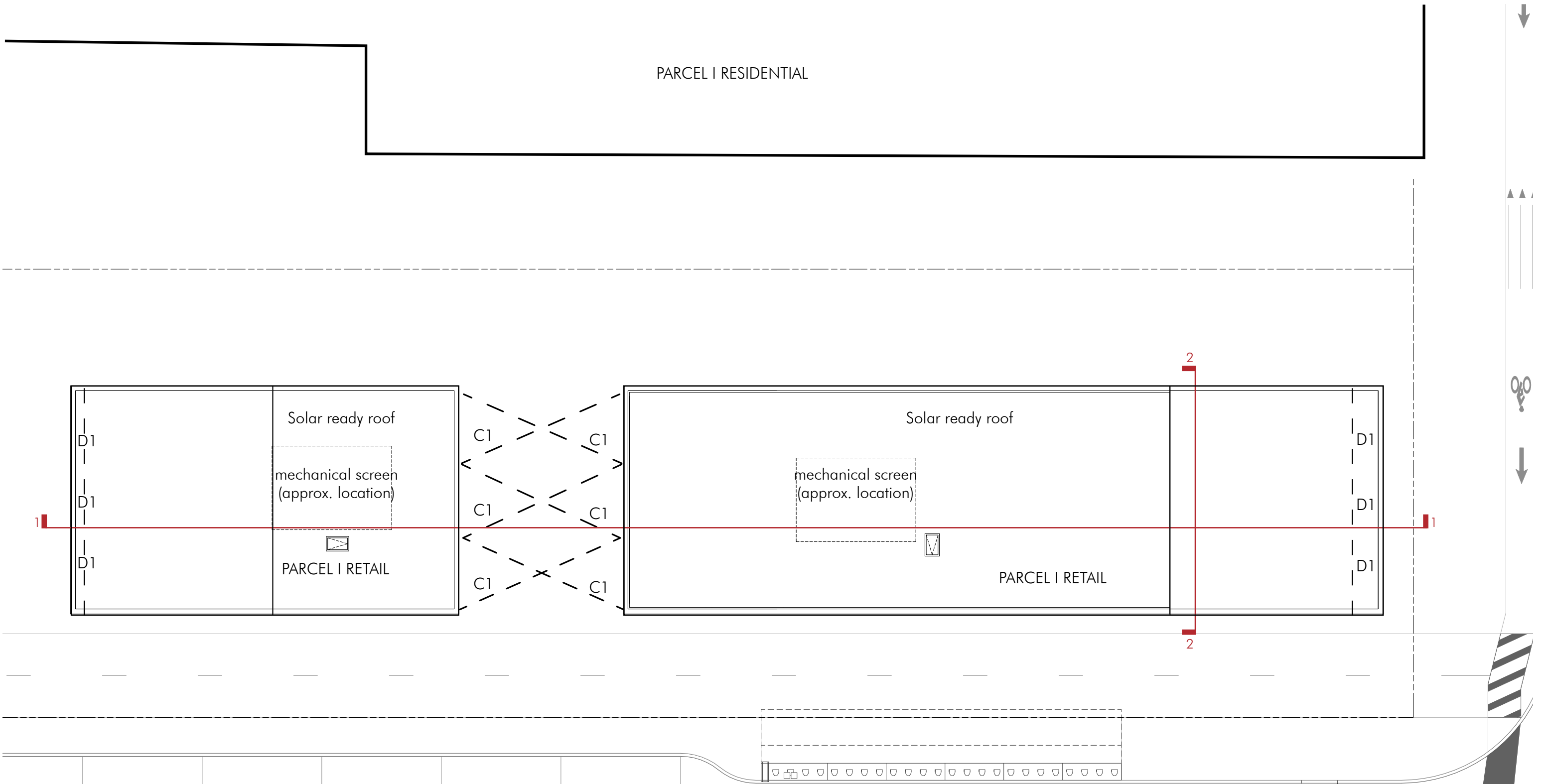
PARCEL I RESIDENTIAL

PARCEL I RETAIL  
GROUND FLOOR GFA: 2,383 SF

PARCEL I RETAIL  
GROUND FLOOR GFA: 4,388 SF



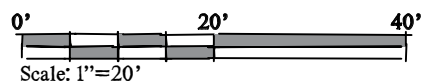
PARCEL I RETAIL TOTAL  
TOTAL GFA: 6,771 SF  
PARCEL I-2: 17,825 +/- SF



All site lighting for Parcel I is being designed to minimize light pollution and light trespass. Exterior building lighting is mainly focused on the plaza area, with the primary concern of pedestrian safety.

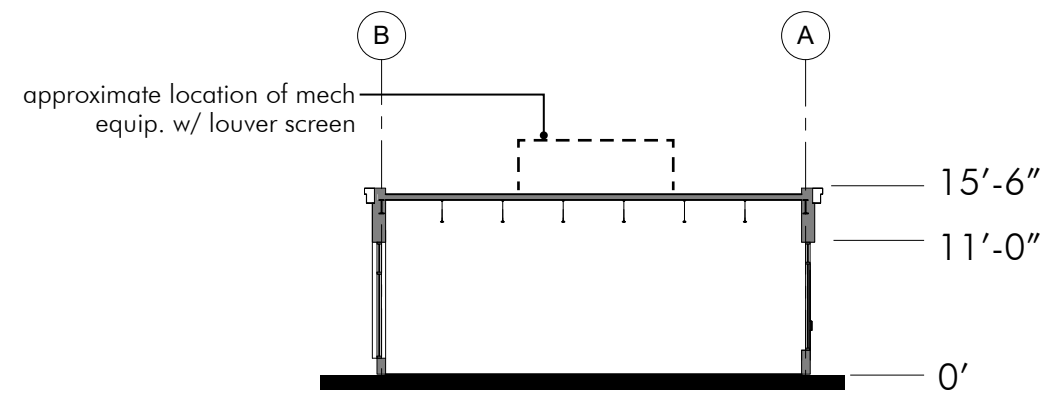
Building Mounted Exterior Lighting

- C1 - Suspended dimmable festoon LED lighting with frosted globe lens between east and west retail buildings
- D1 - LED downlight with medium beam distribution mounted at exterior overhangs

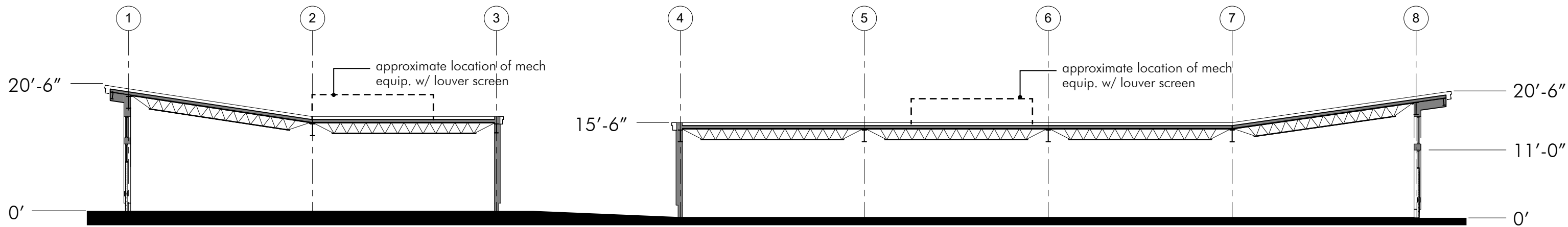


EXTERIOR LIGHTING FIXTURE KEY

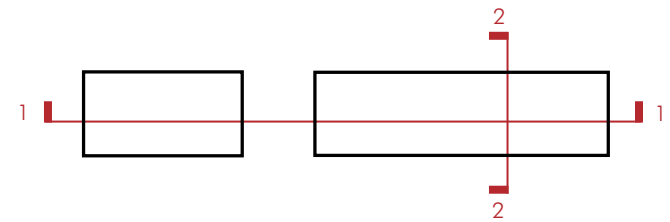
- C = CATENARY LIGHT
- D = DOWNLIGHT



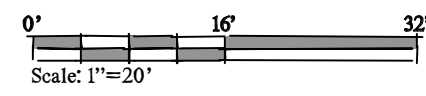
Section 2



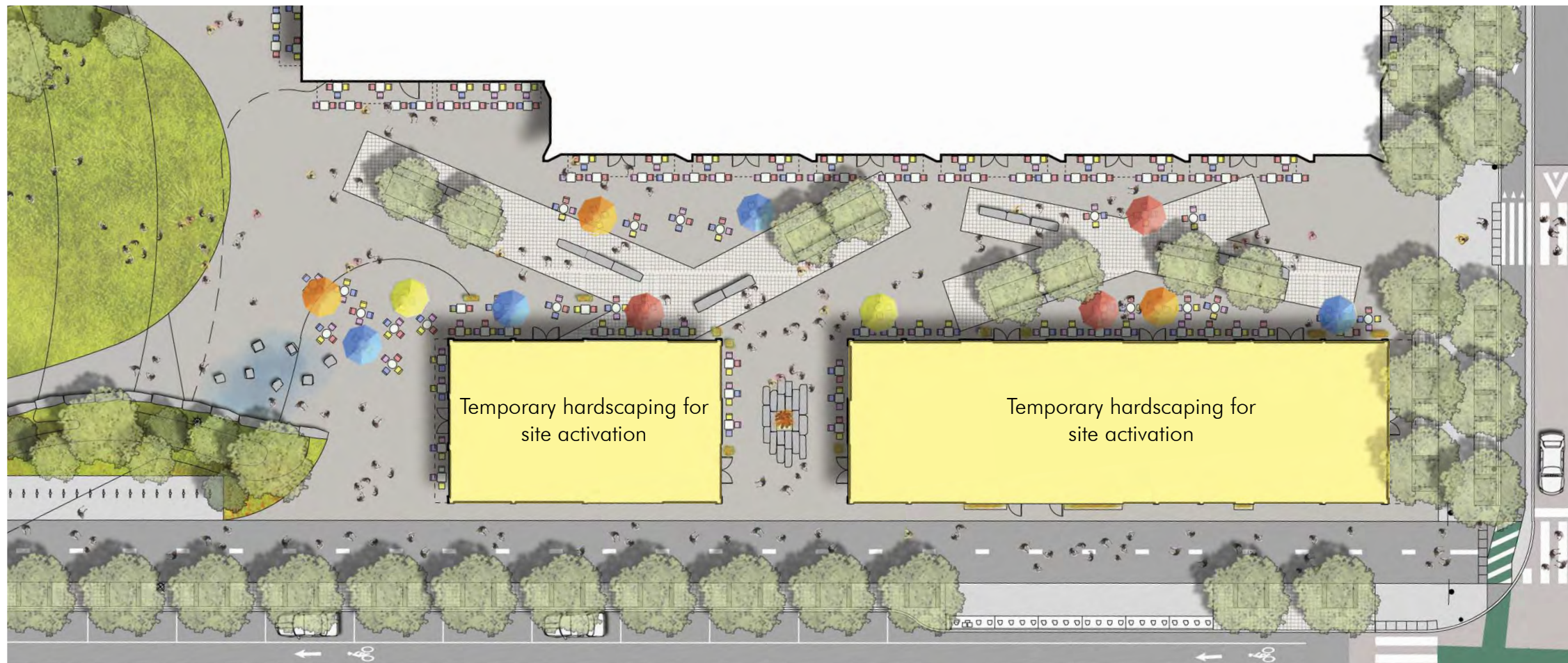
Section 1



Section Key







Examples of Temporary Activation



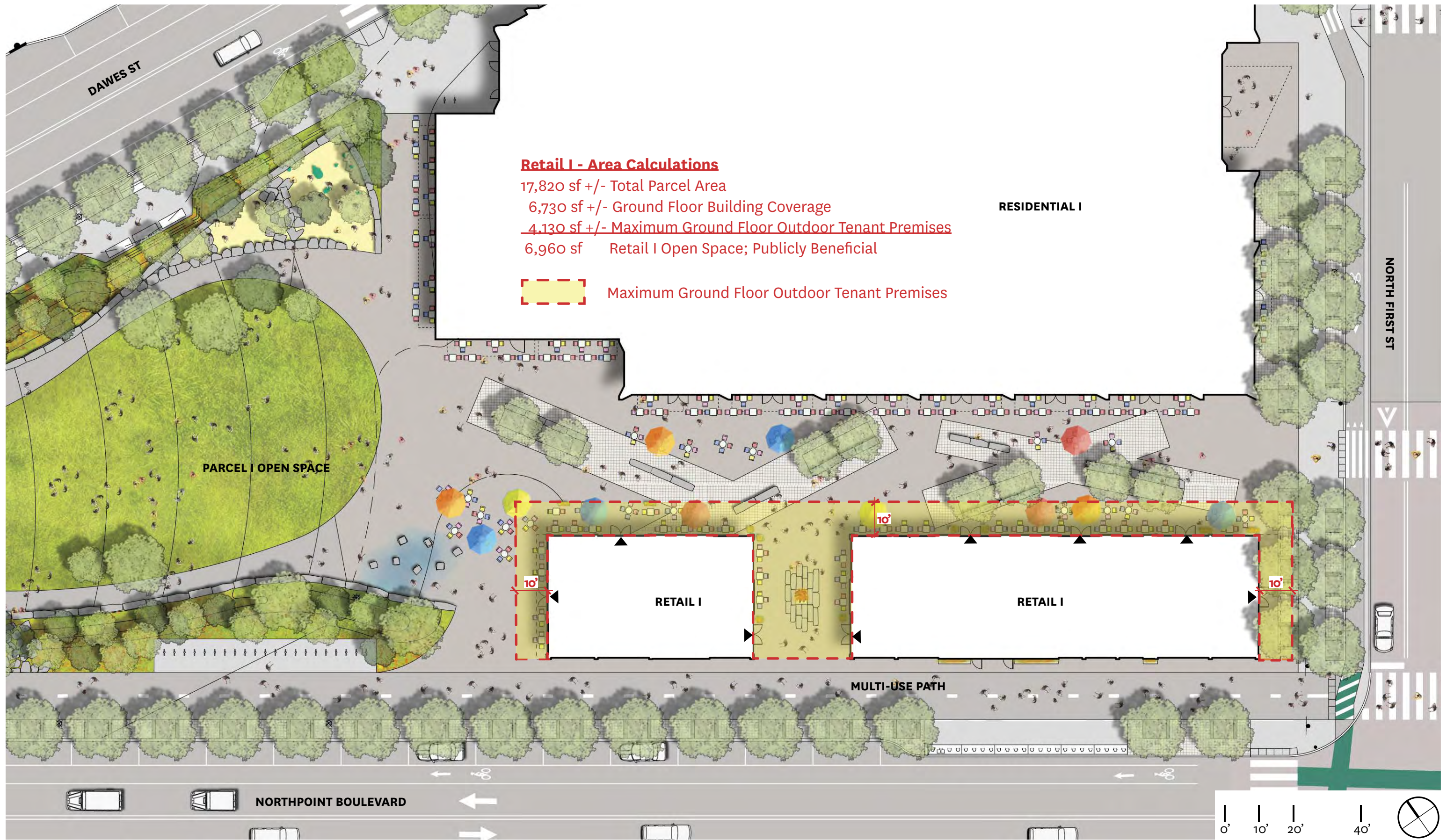
Food trucks



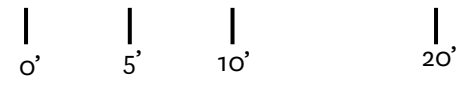
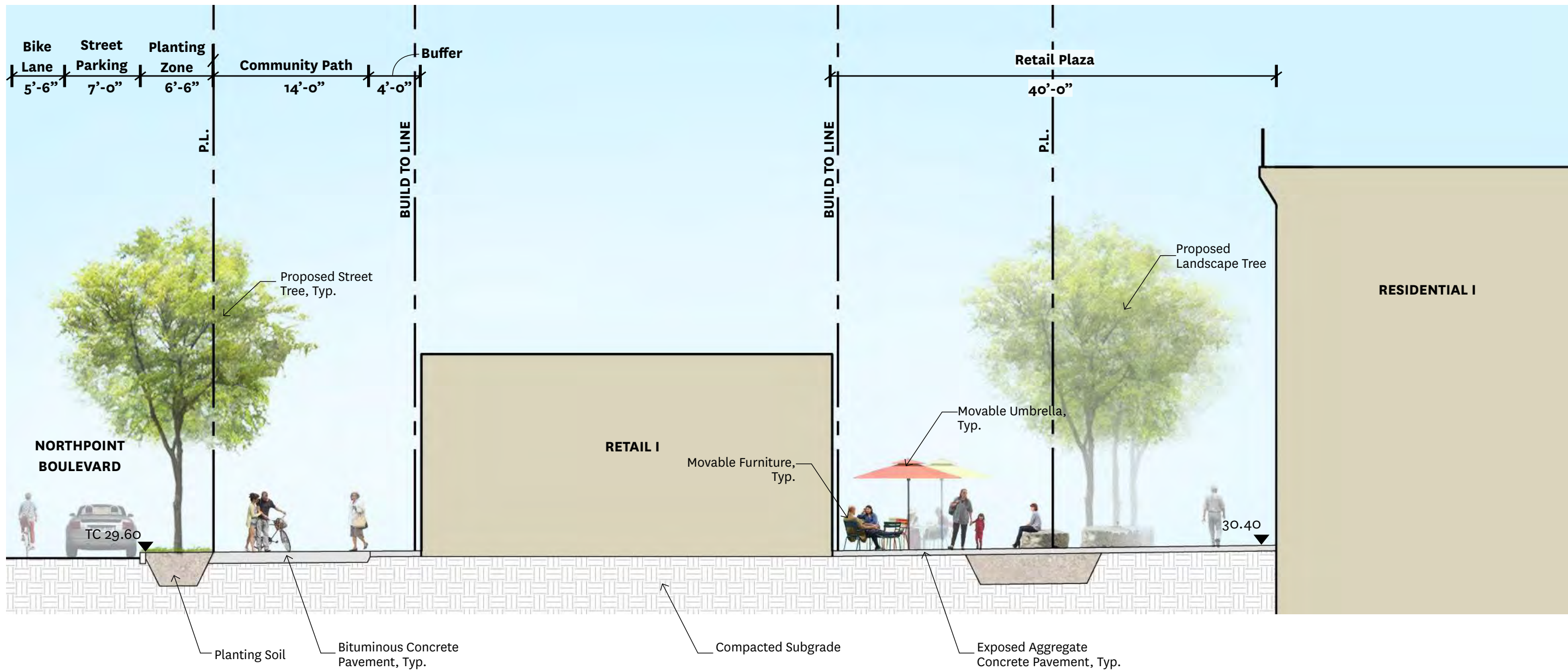
Outdoor reading nook & book share



Outdoor games and activities









*Rendered image is intended for landscape and plaza design review. As a result of the proposed landscape density, views of the building design may be obscured.*



*Rendered image is intended for landscape and plaza design review. As a result of the proposed landscape density, views of the building design may be obscured.*



Stone Setts Pavement



Exposed Aggregate Concrete Pavement



Decomposed Granite Pavement



Concrete Pavement



Reclaimed Granite Block Seatwalls



Planter, Clustered



Planter, Linear



Bike Rack



Trash Receptacle



Bench



Backless Bench



Movable Tables and Chairs



Movable Umbrella



*Platanus x acerifolia*  
London Plane Tree "Bloodgood"



*Acer x freemanii* 'Autumn Blaze'  
Freeman Maple



*Gleditsia triacanthos* var. *inermis*  
Honey Locust "Skyline"



*Gymnocladus dioicus* 'Espresso'  
Espresso Coffee Tree

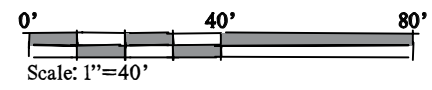
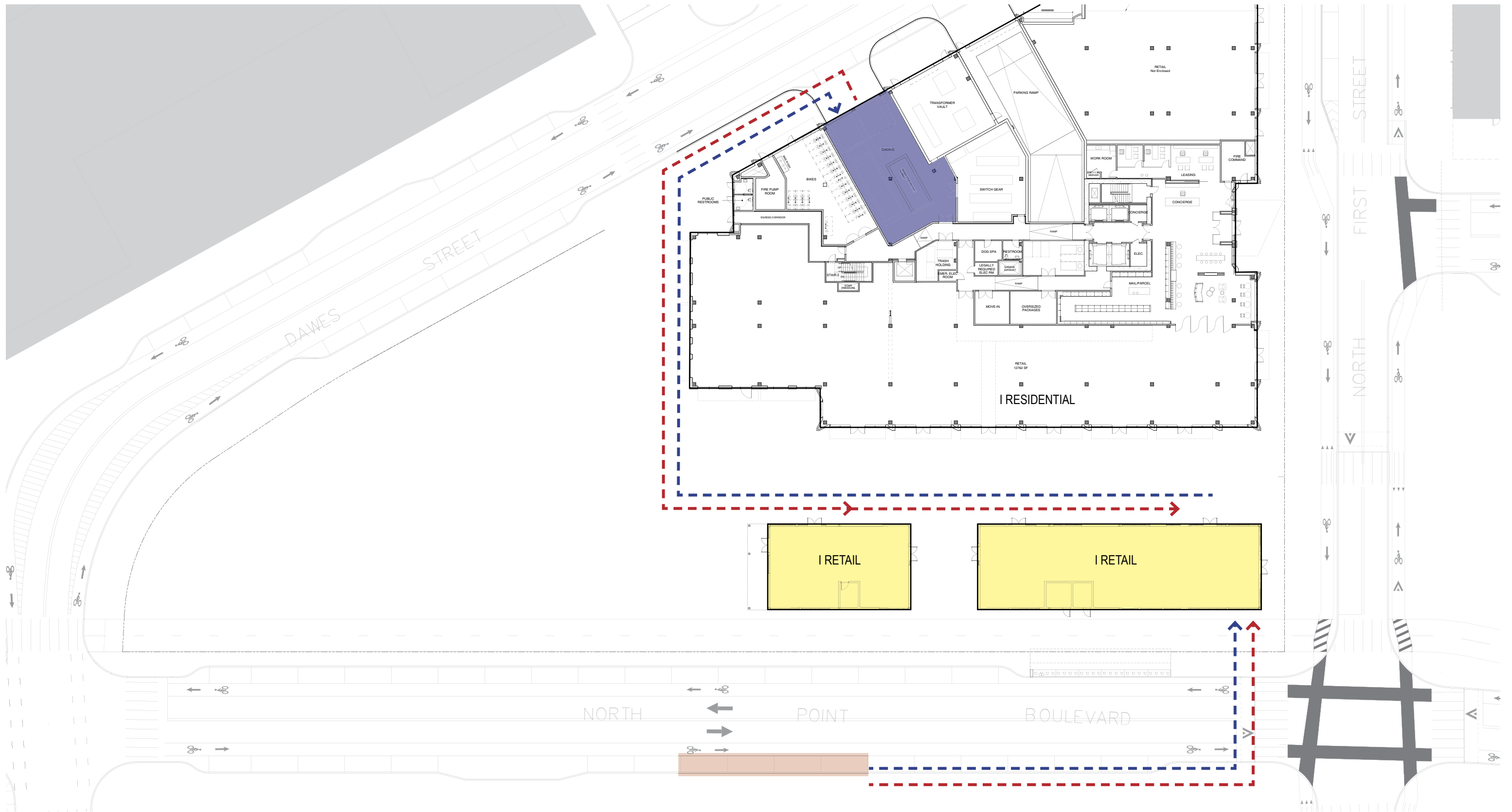
All street trees are included in the City of Cambridge recommended species list.



*Quercus bicolor*  
Swamp White Oak



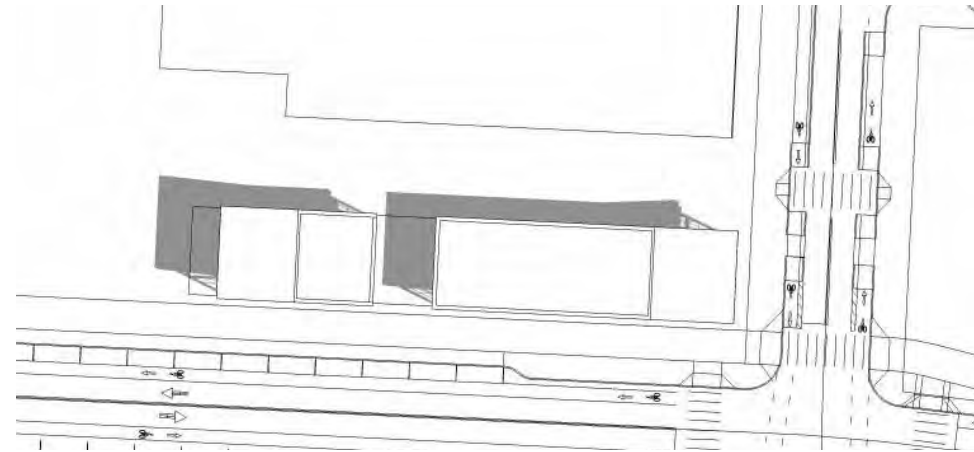
*Styphnolobium japonicum*  
Scholar Tree



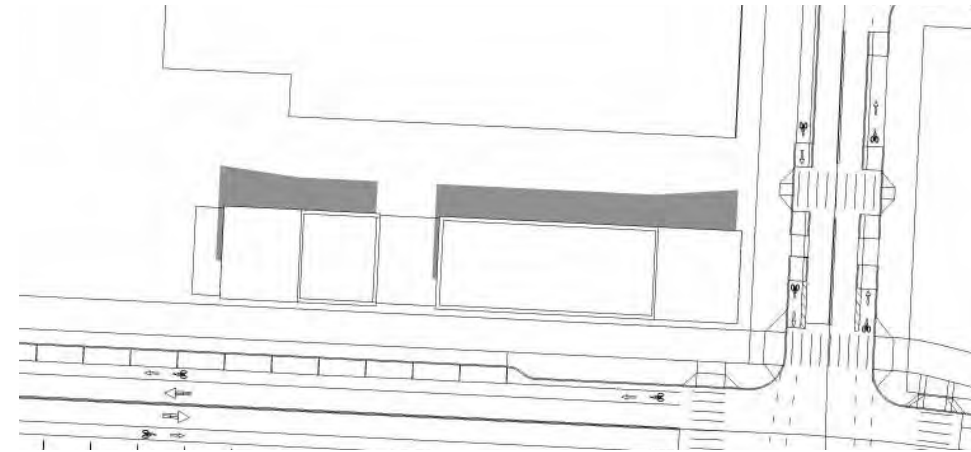
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 Trash - - - - ->

GENERAL NOTES:

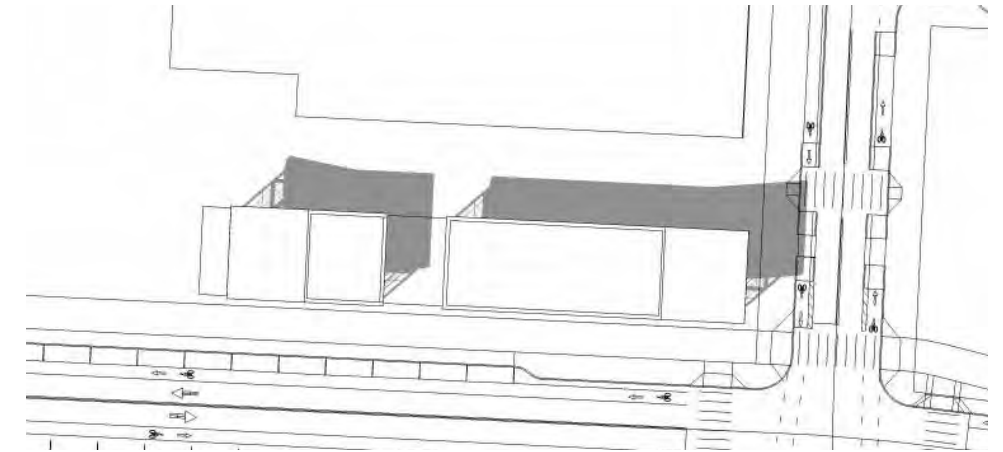
- Refinement to the shadow studies account for transparency of glass and ability for light to transmit through the building.
- Building scale allows for there to always be a "sunny side" of the plaza from 9am to 3pm in three out of the four seasons.



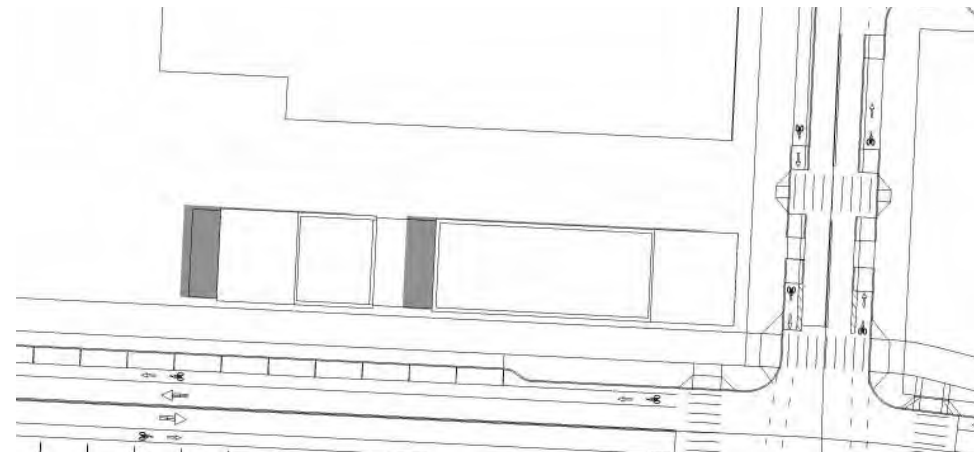
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SHADOW STUDY: MARCH 21ST & SEPTEMBER 21ST



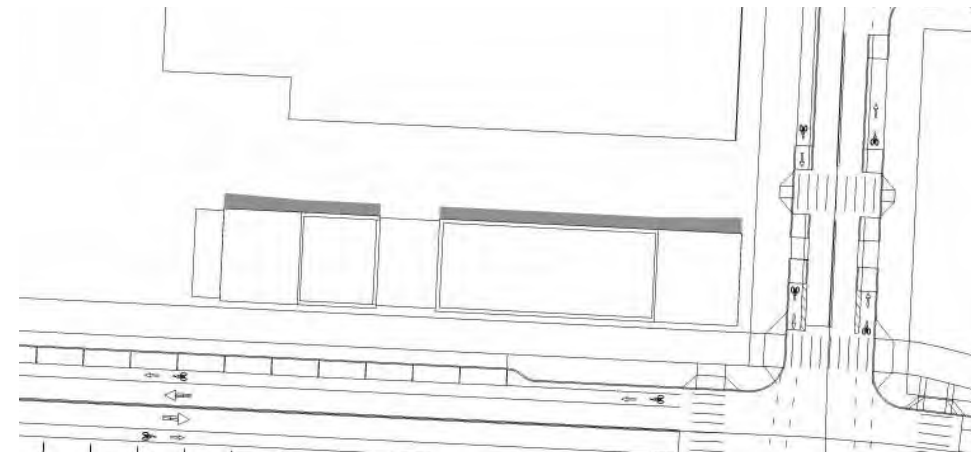
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3:00 PM



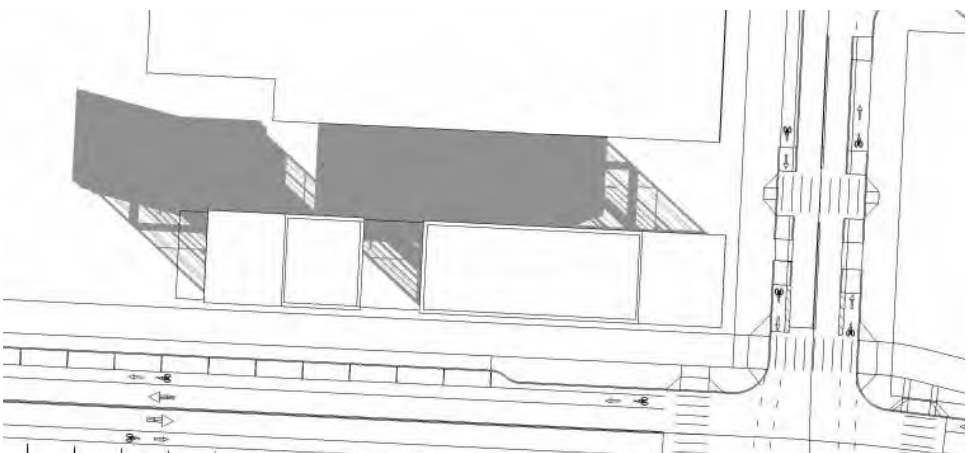
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SHADOW STUDY: JUNE 21ST



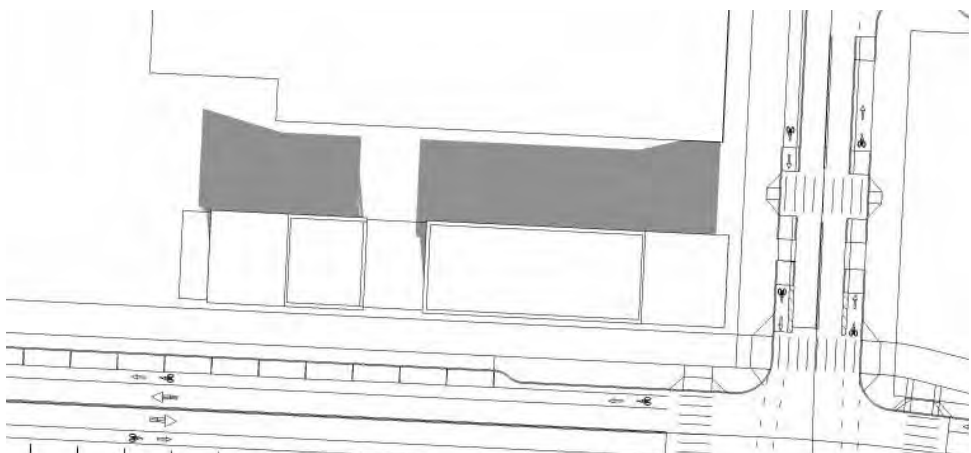
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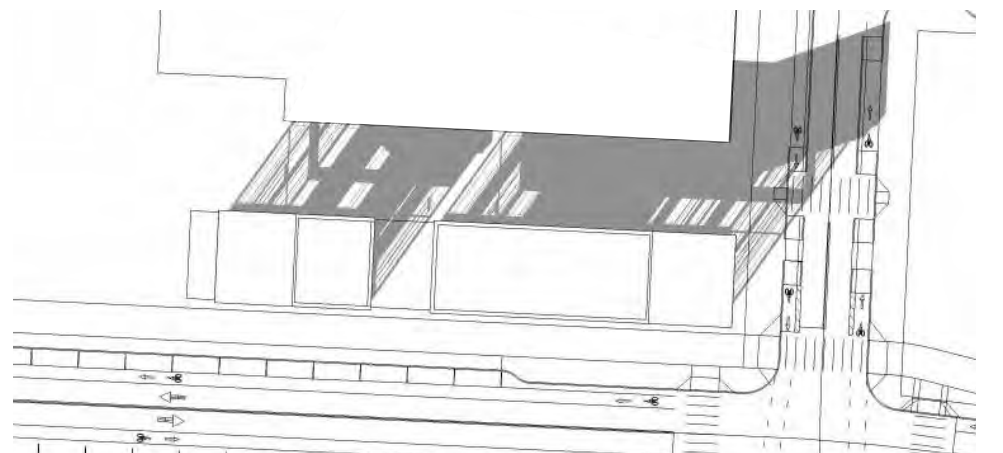
3:00 PM



9:00 AM  
SHADOW STUDY: DECEMBER 21ST



12:00 PM



3:00 PM



Appendix G, 17

Acoustic, AIA, LEED AP  
 11 Hampshire Street  
 Cambridge, MA 02142

Subject: & 'thp' i(t Pa'ceU) etaiU\*#iU(i + &' ise C' mpUa(ce, ' + - #td' ' + echa(icaU

Dear 'a'k,  
 . his Uette\* p\*ese(ts ' #\* \*e/ie0 ' , ( ' ise emissi' ( s , + m the p\* p' sed \*etaiU\*#iU(i at &' \*thp' i(t pa'ceU  
 I, U'cated 0 ithi( the &' \*thp' i(t de/eU'pme(t i( Camb'id e1

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**MassDEP Noise Regulation**

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**Cambridge Noise Control Ordinance**

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**Table of Zoning District Noise Standards (maximum octave band sound pressure levels).**

| Octave Band center Frequency Measurement (Hz) | Residential Area |        | Residential in Industrial |        | Commercial Area | Industry Area |
|---|------------------|--------|---------------------------|--------|-----------------|---------------|
|   | Daytime          | Other  | Daytime                   | Other  | Anytime         | Anytime       |
| 31.5  | 76               | 68     | 79                        | 72     | 79              | 83            |
| 63  | 75               | 67     | 78                        | 71     | 78              | 82            |
| 125   | 69               | 61     | 73                        | 65     | 73              | 77            |
| 250   | 62               | 52     | 68                        | 57     | 68              | 73            |
| 500   | 56               | 46     | 62                        | 51     | 62              | 67            |
| 1,000   | 50               | 40     | 56                        | 45     | 56              | 61            |
| 2,000   | 45               | 33     | 51                        | 39     | 51              | 57            |
| 4,000   | 40               | 28     | 47                        | 34     | 47              | 53            |
| 8,000   | 38               | 26     | 44                        | 32     | 44              | 50            |
| Single Number Equivalent (dB(A))              | 60 dBA           | 50 dBA | 65 dBA                    | 55 dBA | 65 dBA          | 70 dBA        |

Acoustic, AIA  
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**Noise at Nearby Receptors**

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*Timothy J. Faulkes*  
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**LEGEND:**

COMFORT CATEGORIES:

- Sitting
- Standing
- Strolling
- Walking
- Uncomfortable

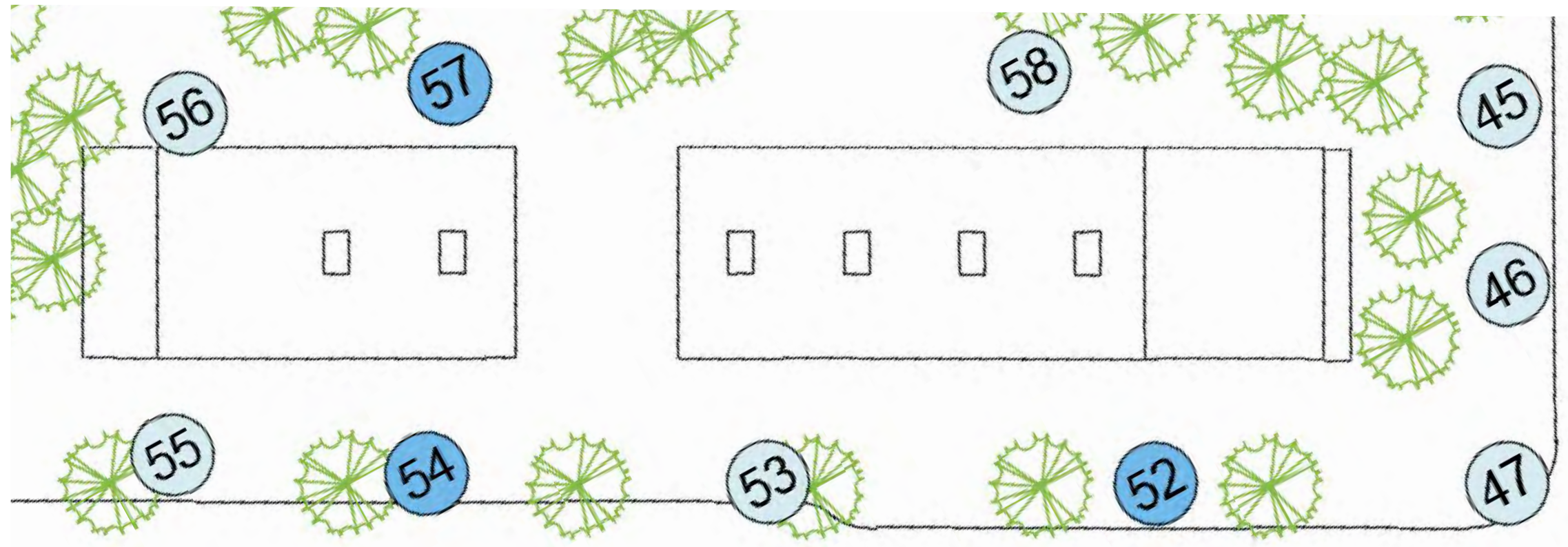
SENSOR LOCATION:

- Grade Level
- Podium/Roof Levels

LANDSCAPING:

- Coniferous Trees

NOTE: REFER TO ENCLOSED COMPLETE WIND STUDY





**LEED v4 for BD+C: Core and Shell**  
Project Checklist

|   |   |   |        |                       |
|---|---|---|--------|-----------------------|
| Y | ? | N |        |                       |
| 1 |   |   | Credit | Integrative Process 1 |

|           |          |          |                                       |   |
|-----------|----------|----------|---------------------------------------|---|
| <b>19</b> | <b>0</b> | <b>1</b> | <b>Location and Transportation 20</b> |   |
| x         | x        | x        | Credit                                | LEED for Neighborhood Development Location 20 |
| 2         |          |          | Credit                                | Sensitive Land Protection 2                   |
| 3         |          |          | Credit                                | High Priority Site 3                          |
| 6         |          |          | Credit                                | Surrounding Density and Diverse Uses 6        |
| 6         |          |          | Credit                                | Access to Quality Transit 6                   |
| 1         |          |          | Credit                                | Bicycle Facilities 1                          |
| 1         |          |          | Credit                                | Reduced Parking Footprint 1                   |
|           |          | 1        | Credit                                | Green Vehicles 1                              |

|          |          |          |                             |   |
|----------|----------|----------|-----------------------------|---|
| <b>4</b> | <b>4</b> | <b>3</b> | <b>Sustainable Sites 11</b> |   |
| Y        |          |          | Prereq                      | Construction Activity Pollution Prevention Required |
| 1        |          |          | Credit                      | Site Assessment 1                                   |
|          |          | 2        | Credit                      | Site Development - Protect or Restore Habitat 2     |
|          | 1        |          | Credit                      | Open Space 1  |
|          | 2        | 1        | Credit                      | Rainwater Management 3                              |
| 2        |          |          | Credit                      | Heat Island Reduction 2                             |
|          | 1        |          | Credit                      | Light Pollution Reduction 1                         |
| 1        |          |          | Credit                      | Tenant Design and Construction Guidelines 1         |

|          |          |          |                            |  |
|----------|----------|----------|----------------------------|--|
| <b>5</b> | <b>0</b> | <b>6</b> | <b>Water Efficiency 11</b> |  |
| Y        |          |          | Prereq                     | Outdoor Water Use Reduction Required   |
| Y        |          |          | Prereq                     | Indoor Water Use Reduction Required    |
| Y        |          |          | Prereq                     | Building-Level Water Metering Required |
| 1        |          | 1        | Credit                     | Outdoor Water Use Reduction 2          |
| 3        |          | 3        | Credit                     | Indoor Water Use Reduction 6           |
|          |          | 2        | Credit                     | Cooling Tower Water Use 2              |
| 1        |          |          | Credit                     | Water Metering 1                       |

|          |          |           |                                 |   |
|----------|----------|-----------|---------------------------------|---|
| <b>8</b> | <b>0</b> | <b>25</b> | <b>Energy and Atmosphere 33</b> |   |
| Y        |          |           | Prereq                          | Fundamental Commissioning and Verification Required |
| Y        |          |           | Prereq                          | Minimum Energy Performance Required                 |
| Y        |          |           | Prereq                          | Building-Level Energy Metering Required             |
| Y        |          |           | Prereq                          | Fundamental Refrigerant Management Required         |
| 5        |          | 1         | Credit                          | Enhanced Commissioning 6                            |
|          |          | 18        | Credit                          | Optimize Energy Performance 18                      |
| 1        |          |           | Credit                          | Advanced Energy Metering 1                          |
|          |          | 2         | Credit                          | Demand Response 2                                   |
|          |          | 3         | Credit                          | Renewable Energy Production 3                       |
|          |          | 1         | Credit                          | Enhanced Refrigerant Management 1                   |
| 2        |          |           | Credit                          | Green Power and Carbon Offsets 2                    |

|          |          |          |                                   |   |
|----------|----------|----------|-----------------------------------|---|
| <b>7</b> | <b>0</b> | <b>7</b> | <b>Materials and Resources 14</b> |   |
| Y        |          |          | Prereq                            | Storage and Collection of Recyclables Required                                      |
| Y        |          |          | Prereq                            | Construction and Demolition Waste Management Planning Required                      |
| 3        |          | 3        | Credit                            | Building Life-Cycle Impact Reduction 6  |
| 1        |          | 1        | Credit                            | Building Product Disclosure and Optimization - Environmental Product Declarations 2 |
|          |          | 2        | Credit                            | Building Product Disclosure and Optimization - Sourcing of Raw Materials 2          |
| 1        |          | 1        | Credit                            | Building Product Disclosure and Optimization - Material Ingredients 2               |
| 2        |          |          | Credit                            | Construction and Demolition Waste Management 2                                      |

|          |          |          |  |   |
|----------|----------|----------|--|---|
| <b>5</b> | <b>0</b> | <b>5</b> | <b>Indoor Environmental Quality 10</b> |   |
| Y        |          |          | Prereq                                 | Minimum Indoor Air Quality Performance Required   |
| Y        |          |          | Prereq                                 | Environmental Tobacco Smoke Control Required      |
| 2        |          |          | Credit                                 | Enhanced Indoor Air Quality Strategies 2          |
| 1        |          | 2        | Credit                                 | Low-Emitting Materials 3                          |
| 1        |          |          | Credit                                 | Construction Indoor Air Quality Management Plan 1 |
|          |          | 3        | Credit                                 | Daylight 3  |
| 1        |          |          | Credit                                 | Quality Views 1                                   |

|          |          |          |                     |                                |
|----------|----------|----------|---------------------|--------------------------------|
| <b>4</b> | <b>0</b> | <b>2</b> | <b>Innovation 6</b> |                                |
| 3        |          | 2        | Credit              | Innovation 5                   |
| 1        |          |          | Credit              | LEED Accredited Professional 1 |

|          |          |          |                            |  |
|----------|----------|----------|----------------------------|--|
| <b>2</b> | <b>1</b> | <b>1</b> | <b>Regional Priority 4</b> |  |
| 1        |          |          | Credit                     | Regional Priority: High Priority Site 1                    |
|          | 1        |          | Credit                     | Regional Priority: Rainwater management (2 pt threshold) 1 |
|          |          | 1        | Credit                     | Regional Priority: Optimize Energy (8 pt threshold) 1      |
| 1        |          |          | Credit                     | Regional Priority: Building Life Cycle Impact Reduction 1  |

|   |          |           |                                    |  |
|---|----------|-----------|------------------------------------|--|
| <b>55</b>   | <b>5</b> | <b>50</b> | <b>TOTALS Possible Points: 110</b> |  |
| Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 89 points |          |           |                                    |  |



# Cambridge Crossing Parcel I Retail

## *Transitioning to Net Zero*

The small core and shell retail project located on Parcel I at Cambridge Crossing presents a challenge for achieving net-zero energy. The proposed design reflects new construction being built to the best of currently available technology and efficiency given market and program restraints. The design team continues to evaluate opportunities to reduce energy consumption and greenhouse gas emissions.

The team has brainstormed pathways for potential emissions reductions, including analyzing various building envelope properties, lighting and HVAC systems, future greening of the grid, and what it would take to fully electrify the buildings.

Additional energy savings are likely to be seen in advancement of building controls and active personalization of the interior environment. New technologies have the opportunity to be tested and incorporated as tenant turnover happens over the life of the building bringing spaces up to the most current integrated systems.

The biggest reduction-potential in energy consumption and greenhouse gas emissions for a core and shell retail building will likely be in the glazing, lighting and HVAC performance. In this case, the team predicts a significant reduction in building emissions is possible. Fit out program and technology is determined by the tenant that occupies the space.

The team discussed where it sees energy supply and decarbonization in the future, particularly with improvements from the grid electricity sources. The makeup of the Massachusetts energy grid is anticipated to shift more towards renewable energy sources in the coming decades. Thus, the electricity component consumed by the project under the current design could see an improvement in emissions factors over the years, and a correlating reduction the overall emissions from operation of the building.

The project mechanical equipment has the ability to be transitioned to all-electric systems in the future.

## Energy Simulation Results

The following table summarizes the annual energy consumption as compared to the LEED and Energy Code Baseline models.

|                 | Interior Lighting | Misc. Equipment | Space Cooling | Ventilation Fans | Exterior Lighting |  | Space Heating | Domestic HW |  | Total Site Energy | Site Energy Savings (%) Compared to Baseline |         |
|-----------------|-------------------|-----------------|---------------|------------------|-------------------|--|---------------|-------------|--|-------------------|--|---------|
|                 | kWh               | kWh             | kWh           | kWh              | kWh               |  | Therms        | Therms      |  | MBTU              | LEED   | MA Code |
| LEED Baseline   | 32,067            | 4,702           | 11,990        | 38,552           | 1,555             |  | 5,900         | 847         |  | 1,046             | ASHRAE                                       | ASHRAE  |
| Code Baseline   | 32,067            | 4,702           | 10,001        | 32,450           | 1,555             |  | 5,582         | 847         |  | 986               | 2010   | 2013    |
| Proposed Design | 28,860            | 4,702           | 15,606        | 51,975           | 1,555             |  | 5,102         | 573         |  | 986               | 5.7%   | 0.1%    |

LEED Baseline: Baseline model following the requirements of ASHRAE 90.1-2010, Appendix G, for LEED v4; **40%** window-to-wall ratio

Code Baseline: Baseline model following the requirements of ASHRAE 90.1-2013, Appendix G, for MA Energy Code; **34%** window-to-wall ratio

Proposed Design (**42%** WWR): Schematic Design, considering Starphire clear glass along with all proposed ECMs.

## Energy Efficiency Measures

**Proposed Basis of Design:** The following ECMs are included in the base building design.

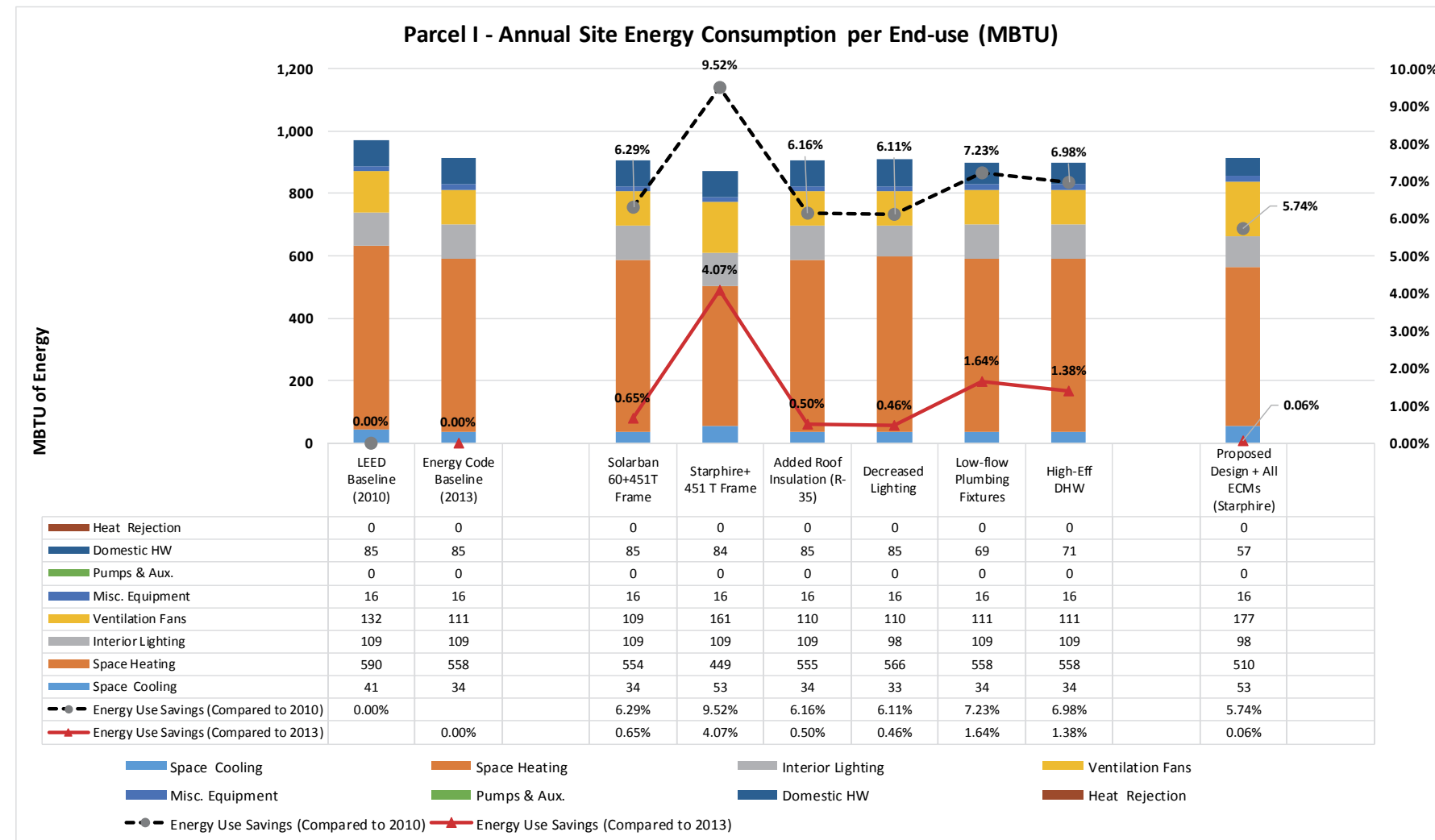
- Increased roof insulation
- Increased wall insulation (only for LEED)
- Reduced interior lighting power density
- Low-flow plumbing fixtures
- High-efficiency DHW
- High-efficiency Roof Top Units

Additional ECMs will be analyzed.

- Increased roof insulation: R-40 Continuous
- Increase wall insulation: R-21 batt and R-10 continuous
- Increase the cooling efficiency of RTUs.
- Variable Volume RTUs

## Conclusion:

As shown in the energy savings table and graph, the proposed design uses less energy as compared to ASHRAE 90.1-2013 Baseline, and therefore, it meets the requirements of Massachusetts Energy Code. This is a preliminary energy analysis and we will investigate implementation of several other energy conservation measures to increase the overall annual energy and energy cost savings.



## Northpoint Parcel I | Energy Modeling Report

### Energy Code Analyses

The purpose of this energy study is to investigate the project's compliance with the Massachusetts Energy Code requirements, and to evaluate the impacts of several envelope options and energy conservation measures on the building overall energy use. The minimum requirements of ASHRAE 90.1-2010 and 2013 versions as well as the proposed design assumptions are listed in the Energy Modeling Assumption table.

This energy analysis indicates that the project currently complies with the requirements of the Massachusetts Energy Code. This report summarizes the Energy Conservation Measures (ECMs) currently included in the proposed design as well as the recommended EEMs that can be incorporated for increased energy and energy cost savings.

### Methodology

The DOE II based energy simulation program, eQuest 3.65, has been used in this analysis to generate the estimated annual energy savings associated with each proposed improvement options. The building geometry is based on the Schematic Design drawings. The windows are customized in the energy models to reflect the exact proposed dimensions and positions. The calculated window-to-wall ratio is 42% as compared to the maximum allowed in the Baseline Code which is 40% for LEED and 34% for the MA Energy Code, which will be used for the building permit application. Please note that the proposed estimated energy performance are not predictions of actual energy consumptions or costs for the proposed design after construction. The actual energy use will differ from these estimates due to the variations in occupancy patterns and schedules, weather conditions, and building operation and maintenance, but the energy modeling results should serve as an accurate comparison tool.

The following energy models were generated:

- LEED Baseline - ASHRAE 90.1-2010: Following the Appendix G – Performance Rating Method, the envelope, HVAC, lighting and service water heating systems are modified to meet the minimum requirements of 2010 version. This model is used as the baseline for LEED application.
- Energy Code Baseline - ASHRAE 90.1-2013: Following the Appendix G – Performance Rating Method, the envelope, HVAC, lighting and service water heating systems are modified to meet the minimum requirements of 2013 version. This model is used as the baseline for MA Energy Code analysis. Since the building is smaller than 100,000 SF, compliance with the Stretch Energy Code isn't required.
- Proposed Options: Represents the Basis of Design which has been used in this study. Also, several envelope alternatives and ECMs were evaluated:

## Energy Simulation Assumptions

### Parcel I Energy Modeling Inputs - Baseline Requirements & Proposed Assumptions

|                | Components                        | LEED V4<br>ASHRAE 90.1-2010   | MA Energy Code<br>ASHRAE 90.1-2013  | Proposed Design &<br>ECMs (Energy Conservation Measures)  |
|----------------|-----------------------------------|---|---|---|
| Envelope       | Metal Framing Curtainwall         | U-value 0.45; SHGC-0.4  | U-value 0.42; SHGC-0.4  | ECM1a: Trifab 451T; Low-E Double Pane Glass (SB 60); U-0.29; SHGC-0.39; VT: 70%; Overall (incl. frame): U-0.40; SHGC-0.34<br>ECM1b: Starphire in Retail (U-0.47, SHGC-0.78, VT:81%) |
|                | Window-To-Wall Ratio              | As Proposed Design or <b>40%</b>  | As Proposed Design or <b>34%</b><br>Restaurant (Quick Service)  | <b>42%</b>  |
|                | Roof                              | R-20 c.i.; U-value of 0.048   | R-30 c.i.; U-value of 0.032   | ECM2: R-35 c.i.; U-value of 0.028   |
|                | Exterior Walls (steel-framed)     | R-13 + R-7.5 c.i.; U-0.064  | R-13 + R-10 c.i.; U-0.055   | R-13 + R-10 c.i.; U-0.055   |
| Interior Loads | Occupancy                         | Restaurant: 435 SF/person<br>95 SF/person   | Restaurant: 435 SF/person<br>95 SF/person   | Restaurant: 435 SF/person<br>95 SF/person   |
|                | Interior Lighting                 | Fast food/ cafeteria: 0.90 W/SF   | Fast food/ cafeteria: 0.90 W/SF   | ECM3: 0.81 W/SF (Overall 10% Reduction from ASHRAE 2013)  |
|                | Process Load                      | From LEED v4 Appendix 3:<br>Broiler - 16 kBtu/sf<br>Convention Oven - 18 kBtu/sf<br>Fryer - 1.05 kW<br>Griddle - 400 W/sf<br>Misc. load: 0.5 W/Sf | From LEED v4 Appendix 3:<br>Broiler - 16 kBtu/sf<br>Convention Oven - 18 kBtu/sf<br>Fryer - 1.05 kW<br>Griddle - 400 W/sf<br>Misc. load: 0.5 W/Sf | From LEED v4 Appendix 3:<br>Broiler - 16 kBtu/sf<br>Convention Oven - 18 kBtu/sf<br>Fryer - 1.05 kW<br>Griddle - 400 W/sf<br>Misc. load: 0.5 W/Sf                                   |
|                | Elevator Load                     | N/A   | N/A   | N/A   |
|                |                                   |   |   |   |
| DHW            | Low-Flow Hot Water Fixtures       | LEED v4 Baseline  | LEED v4 Baseline  | ECM4: At least 30% reduction from LEED v4 Baseline.   |
|                | Gas-fired Water Heater            | Gas Storage; Efficiency: 80%  | Gas Storage; Efficiency: 80%  | ECM5: Efficiency: 95%   |
| Cooling System | Cooling System Type               | Single Zone Sys.; DX Cooling  | Single Zone Sys.; DX Cooling  | RTUs; Multi-zone; DX Cooling  |
|                | Cooling Tower Fan Control & Power | N/A   | N/A   | N/A   |
|                | Chiller Type & EFF                | N/A   | N/A   | N/A   |
|                | Condenser Water Supply & ΔT       | N/A   | N/A   | N/A   |
|                | Chilled Water Supply & ΔT         | N/A   | N/A   | N/A   |
| HW System      | Heating System Type & Efficiency  | Gas Furnace if Proposed design uses gas for space heating. <b>80%</b>   | Gas furnace whether proposed case uses gas or electricity for space heating. <b>80%</b>   | Gas Furnace; 80% EFF  |
|                | HW Boilers                        | N/A   | N/A   | N/A   |
|                | HW Pump Control                   | N/A   | N/A   | N/A   |
|                | HW Supply Temperature             | N/A   | N/A   | N/A   |
|                | Hot Water ΔT                      | N/A   | N/A   | N/A   |
| Air-Side HVAC  | Ventilation (Building)            | Single Zone Systems; Meets ASHRAE 62.1  | Single Zone Systems; Meets ASHRAE 62.1  | Through RTUs; Meets ASHRAE 62.1   |
|                | Space Heating/ Cooling            | Single Zone; Constant Volume; DX Cooling; Gas-fired Furnace Heating   | Single Zone; Constant Volume; DX Cooling; Gas-fired Furnace Heating   | Constant Volume Roof Top Units; DX Cooling; Gas Furnace;  |
|                | System Efficiency                 | Cooling: 11 EER; 13 SEER  | Cooling: 12.7 IEER; 14 SEER   | Cooling: 14 EER<br>Heating: 80% efficient furnace   |
|                | Supply Fan Control                | Constant Volume   | Constant Volume   | Constant Volume   |

**Note 1** The Baseline Model is consistent with ASHRAE 90.1-2010 for LEED v4 and ASHRAE 90.1-2013 for new MA Energy Code.

**Note 2** The utility rates are consistent with the EIA average rates for MA through Feb-17 - Electricity: \$0.1541/ kWh; Gas: \$0.992/ therm

| Page | Section   | Requirements  | Compliance  | Check |
|------|---|---|---|-------|
|      | 13.73 Use Regulations   | Any use permitted in Article 16 but subject only to the requirements and limitations of this section 13.70.                                   | Potential Uses: Retail, Eating and Drinking Establishments with and without Liquor, Consumer Service Establishments | ✓     |
|      | 13.73.1 Special Provisions Related to Permitted Retail Uses             | Individual cannot exceed 10,000 gross square feet; no off street parking, Planning Board may approve 1 space per 2,000 sf gross floor area    | No Proposed Uses over 10,000sf  | ✓     |
|      | 13.74.1 Allowed FAR   | Allowed FAR = 2.4   | Proposed GSF = 6,770; Proposed FAR = 0.40   | ✓     |
|      | 13.74.4 Other Dimensional Requirements                                  | No specified minimum lot size, width, or yards  | N/A   |       |
|      | 13.74.31 Portions of Buildings Limited to Sixty-five Feet               | Buildings within 50 feet of public open space, max height = 65 feet   | Proposed Building Height = 22'-6"   | ✓     |
|      | 13.76 Parking and Loading, see Article 6.83 Loading Facility Category C | First Bay Required at 10,000gsf   | N/A   | ✓     |
|      | 13.76 Parking and Loading   | Bike Parking: Retail - Long Term .1 per 1,000sf, Short Term .6 per 1,000sf / Restaurant - Long Term .2 per 1,000sf, Short Term .6 per 1,000sf | Proposed Bike Parking: Short Term = 5, Long Term = 1  | ✓     |
|      | 13.76 Parking and Loading   | No accessory parking required   | Proposed Parking = none   | ✓     |

Zoning Map: NP/PUD6 according to Northpoint Business, Office, and Residential District. See Article 13 for PUD-6 Regulations

| Page | Section             | Guideline Description   | Compliance   | Check |
|------|---------------------|---|--|-------|
| Úk   | 3.9 Parcel I Retail | Activate NorthPoint Common  | Retail uses and transparent facades activate the public realm. Parcel I Retail and Parcel I Residential form an active, intimate retail plaza between buildings. | ✓     |
| Úk   | 3.9 Parcel I Retail | Establish human scale and balance the scale of adjacent buildings                               | One story buildings with horizontal breaks in facades establish human scale  | ✓     |
| Úk   | 3.9 Parcel I Retail | Enhance East-West Connectivity between NorthPoint Common and Water Street Park                  | A continuous open space retail plaza enhances East-West Connectivity   | ✓     |
| Úk   | 3.9 Parcel I Retail | Have a visual presence from First Street and Water Street Park                                  | Change in roof height on First Street and overhangs with transparent facades create a visual presence from First Street and Parcel I Open Space                  | ✓     |
| Úk   | 3.9 Parcel I Retail | Maintain North-South connections from Northpoint Boulevard to the Retail Plaza                  | An open air break in the building plus transparent facades maintain North-South connections  | ✓     |
| Úk   | 3.9 Parcel I Retail | Follow Multi--Use Path guidelines   | Setbacks and entries follow Multi-Use Path guidelines  | ✓     |
| Úk   | 3.9 Parcel I Retail | Create transparency to enable views through retail buildings                                    | Transparent facades and a shallow footprint enable views through retail buildings  | ✓     |
| Úk   | 3.9 Parcel I Retail | Engage Water Street Park and Retail Plaza with as much ground floor retail frontage as possible | Retail frontage on all sides engages Parcel I Open Space and Retail Plaza  | ✓     |
| Úk   | 3.9 Parcel I Retail | Create restaurant seating at second floor terraces (encouraged)                                 | Buildings are one story and do not contain second floor terraces   | ✓     |
| Úk   | 3.9 Parcel I Retail | Use the orientation and exposure to sun and minimize shadows on parks and surrounding buildings | Buildings are one story to maximize exposure to sun and minimize shadows on parks and surrounding buildings  | ✓     |

| Page | Section                      | Guideline Description   | Compliance   | Check |
|------|------------------------------|---|--|-------|
| 39   | 3.1 Open spaces              | All open spaces will be open to the public and designed to encourage public use. Open spaces including NorthPoint Common will be designed to support, enhance, and balance the commercial and residential development at NorthPoint.  | The Retail I Plaza is open to the public and designed to encourage public use. The plaza supports the surrounding retail uses in the pavilions and on the ground floor of residential Building I.  | ✓     |
| 39   | 3.1 Open spaces              | The provision of open spaces of diverse size and use is encouraged to enhance the public environment at NorthPoint. All open spaces at NorthPoint shall be designed to be public in nature, creating an open environment that the public can easily identify that is welcoming for everyone's use.  | The Plaza is one of the most urban spaces at the center of Cambridge Crossing. It is highly visible, with an open civic character, a robust paved surface, canopy trees to provide shade and a combination of fixed and moveable furniture.  | ✓     |
| 39   | 3.1 Open spaces              | The provision of an interconnected series of open spaces is encouraged to provide connections both to neighborhoods and within NorthPoint so as to promote pedestrian movement.   | The Plaza provides a central pedestrian connection between the Common and First Street to the east, Park I to the west and the Community Path to the south.  | ✓     |
| 39   | 3.1 Open spaces              | Open spaces shall be visible and accessible from public streets.  | Direct sightlines and multiple points of access are provided from First Street, NorthPoint Boulevard and adjacent open spaces.   | ✓     |
| 39   | 3.1.1 Open space programming | Plaza: Cafes, Retail, Markets, Public Events, Seating, Water Features, Gathering, People Watching.  | The Plaza and the Common will accommodate retail spaces, sitting and gathering areas for larger formal and informal events for a variety of users.   | ✓     |
| 42   | 3.1.3 Plazas                 | The Retail Square will be the heart of NorthPoint, and should be designed to become a vibrant public gathering place, where open space, retail activities, and public events come together. The Retail Square is the point at which the First Street corridor and the east-west open space spine and Community Path cross each other, and clear pedestrian connections and lines of sight should be encouraged to facilitate pedestrian movement between the two. The retail Pavilions should be configured to promote activation of the public plaza and park spaces through restaurant and cafe terraces, and activity areas. Tree and built shade structures are encouraged to create a strong green connection, and a comfortable micro-climate during the summer months. Great care should be taken in the design of plazas and paths to minimize the potential for unsafe conflicts between vehicles, pedestrians and cyclists. | The Retail Plaza is a vibrant gathering place, with accessible connections from all sides. The design encourages free pedestrian flow from the streets to the plaza with strong connections to the Common and the First Street corridor. The retail pavilions and the plaza promote active public use through their flexible design and shade provided by architectural canopies, trees and moveable shade structures. | ✓     |
| 52   | 3.2.3 NorthPoint Boulevard   | Street trees will be planted on both sides of the street where possible, and the design of the Community Path should be handled as a part of the street and sidewalk section of NorthPoint Boulevard, and should meet the standards required for buffers and signage.   | The Retail Building, landscape elements and signage are 4' from the edge of the Community Path, providing the required buffer.   | ✓     |



## SIGNAGE CRITERIA

See building elevations for extent of allowable signage. All tenant signage is subject to review and approval by the City of Cambridge.

## GUIDING PRINCIPLES

These criteria provide guidelines for the design of tenant signage to ensure high standards of design quality that enhances the Northpoint neighborhood and conveys the Tenant's identity. Tenants are encouraged to use high quality materials and lighting in creative ways that enliven the streetscape. Individual brand identity, colors, and logos are encouraged. All tenant designs must be submitted for review by DivcoWest, their retail master plan architect, and the base building architect, in conformance with applicable requirements.

## PREFERRED SIGNAGE TYPES AND AREAS



**Wall Signs:** 1 sf per linear foot of tenant frontage, 60 sf maximum. 20 feet maximum height above grade, provided it is below the sill line of the second floor windows or the lowest point of the roof, whichever is less.



**Awning Signs:** Graphics are encouraged on tenant installed canopies. All graphics must comply with City of Cambridge area requirements.



**Projecting Signs:** 6 sf maximum area per side; 1 sign allowed per ground floor establishment; 1 sign allowed at a public building entrance not serving a ground floor establishment.



**Window Graphics** are considered Wall Signs per Cambridge Zoning Ordinance.

## SIGNAGE ILLUMINATION

**Preferred:**



**Preferred: Halo-illumination:** individual reverse channel letters with lighting concealed inside the letter, casting light behind the letter against an opaque sign panel of wall surface.



**Preferred: Exterior gooseneck-type lighting** of individual lettering. Continuous strip lighting is not allowed.



**Preferred: Internally illuminated individual translucent letters** with opaque sides. Lighting to be mounted inside each individual letter. See Zoning Article 7 for additional requirements.

NOTE: All tenant signage is subject to review and approval by the City of Cambridge.

## INTRODUCTION

Tenant design guidelines are intended to encourage a high level of design and placemaking for the neighborhood and maximize visibility and identity for tenants. All tenant designs must be submitted for review by DivcoWest, their retail master plan architect, and the base building architect, in conformance with applicable requirements.

## STOREFRONT AND SURROUND

Tenants are encouraged to design and construct a creative storefront and surround in accordance with their individual brand identity. The specific limits of design work will be indicated in each tenant's Lease.

## AWNINGS

Awnings and canopies are strongly encouraged by all tenants to provide character and variety to the streetscape, increase identity of retailers, and cover pedestrians from inclement weather.

## DISPLAY ZONE

The first six feet of a retail tenant's space shall be a display zone with creative displays that showcase their brand identity. Merchandising racks and fixtures are not permitted within the display zone. Lighting that highlights the displays shall be provided within the zone. Lighting shall be on a timeclock and must be illuminated during hours determined by the landlord.



Storefront and surround materials should be high quality, low maintenance, and durable. Storefronts should maximize the amount of clear glazing and display space. Storefront glazing should have a minimum 6" high durable/impact resistant base. Recessed entries are encouraged.

Awnings should not extend below 9'-0" above the sidewalk and should project a minimum of 3'-0" and a maximum of 5'-0" from the building face. Tenant identity color and graphics are encouraged. Awning material may be fabric, metal or glass. Awnings should not have vertical sides.



Well-designed and detailed storefronts and surrounds are encouraged.

Tenants in multi-story buildings must incorporate ventilation louvers into their storefront design.

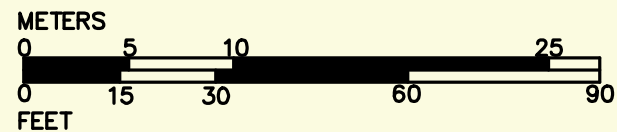
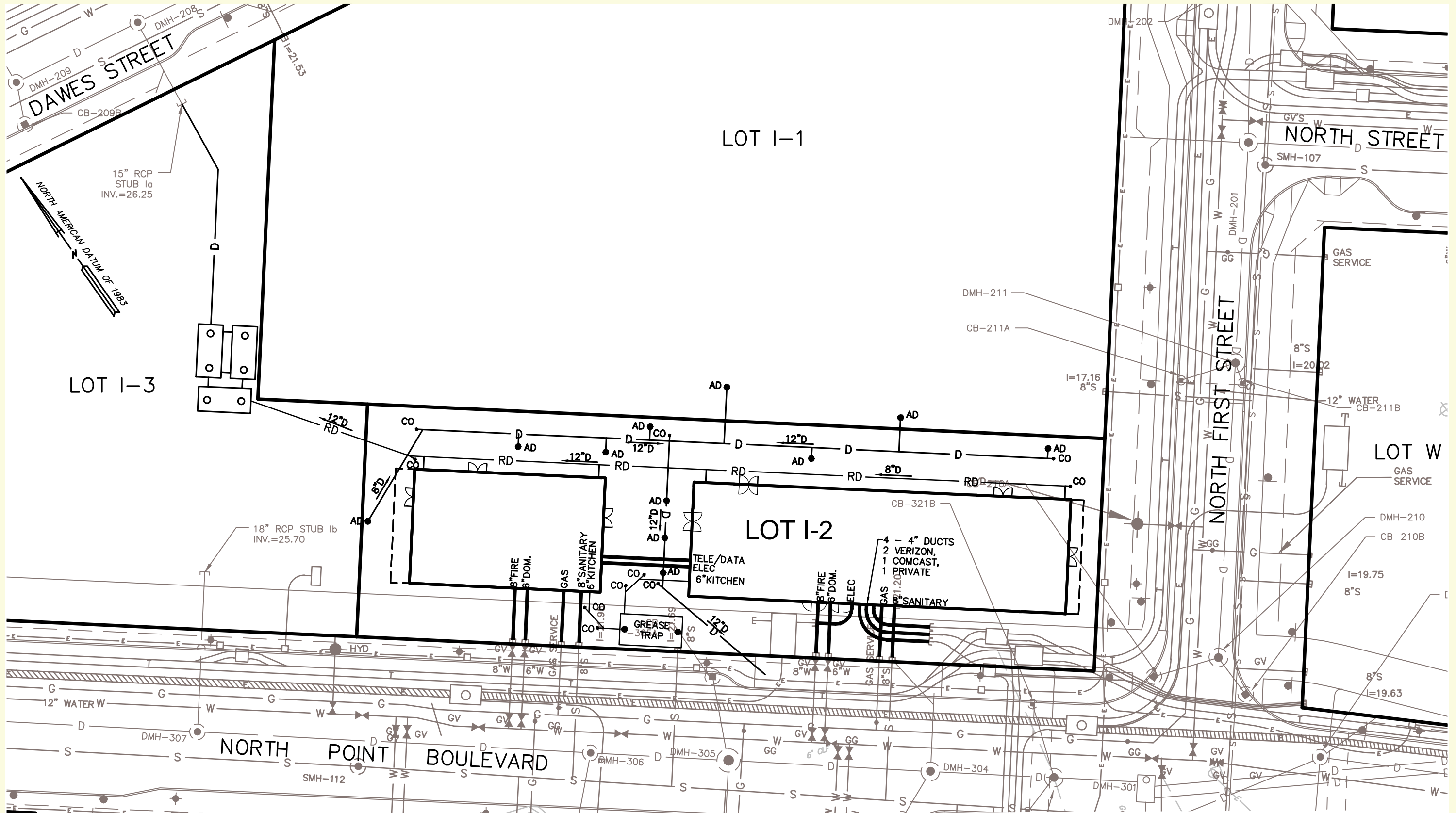
Awnings and canopies add to tenant identity and create protection for pedestrians and diners.

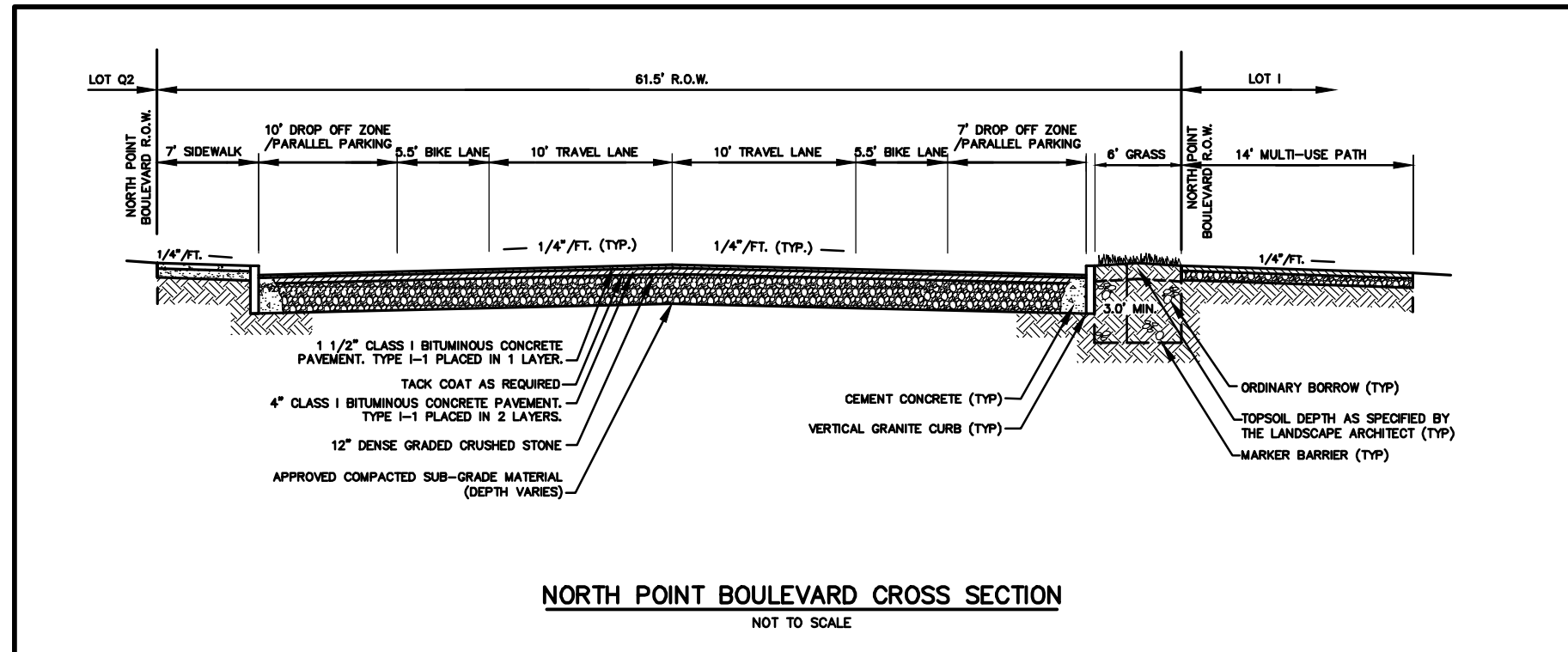
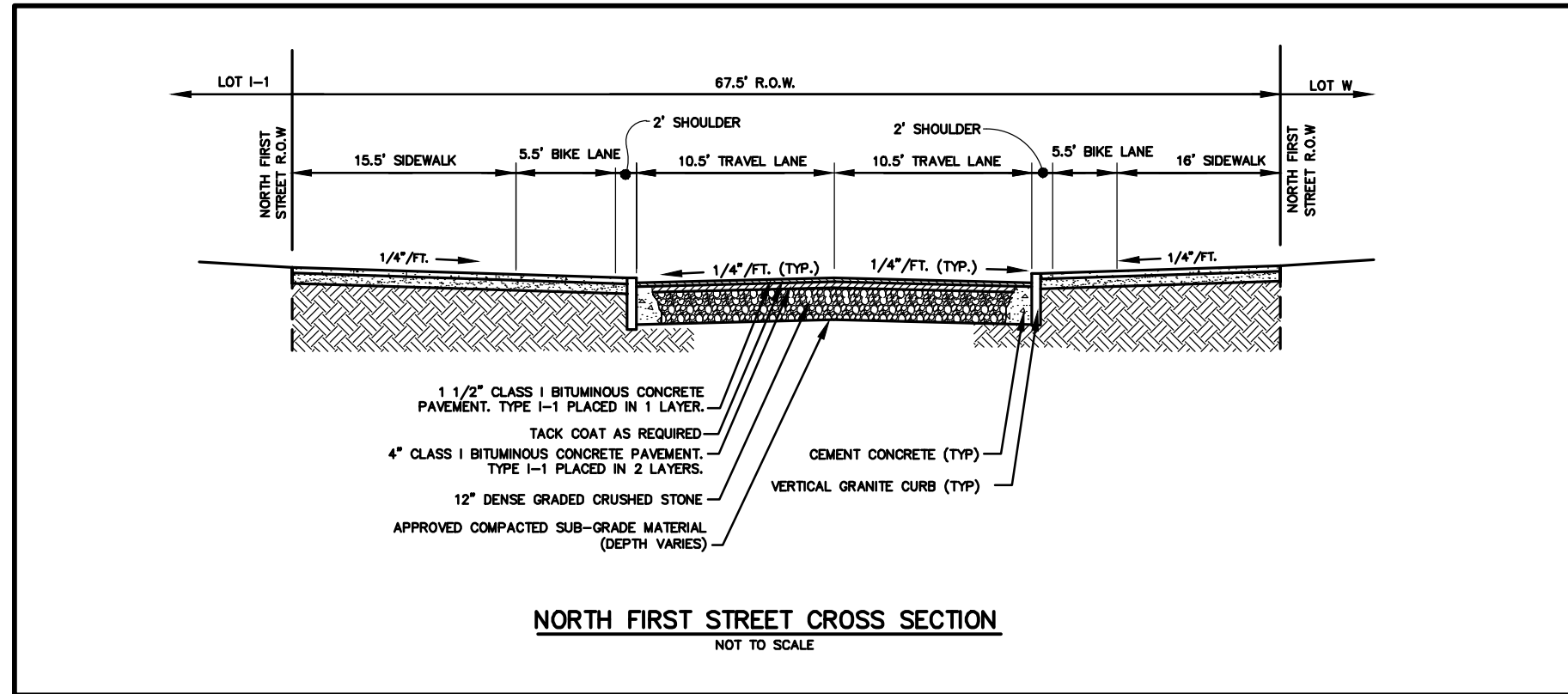
A display zone showcases tenant's identity and enlivens the streetscape.

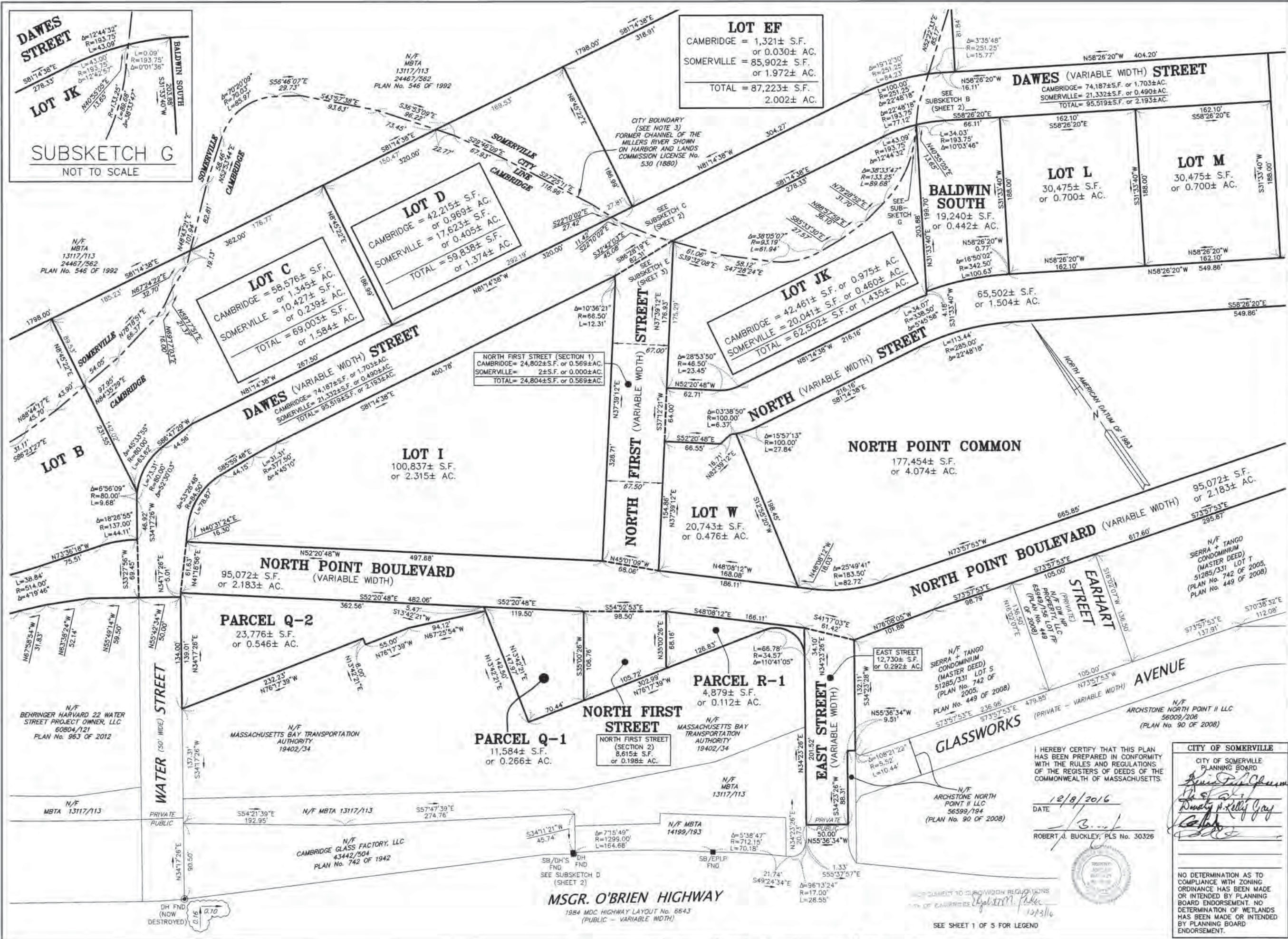
NOTE: All tenant signage is subject to review and approval by the City of Cambridge.

# NorthPoint

Cambridge, Massachusetts







**LOT EF**  
 CAMBRIDGE = 1,321± S.F.  
 or 0.030± AC.  
 SOMERVILLE = 85,902± S.F.  
 or 1.972± AC.  
 TOTAL = 87,223± S.F.  
 2.002± AC.

**DAWES STREET**  
**LOT JK**  
**SUBSKETCH G**  
 NOT TO SCALE

**LOT C**  
 CAMBRIDGE = 58,576± S.F.  
 or 1.345± AC.  
 SOMERVILLE = 10,427± S.F.  
 or 0.239± AC.  
 TOTAL = 69,003± S.F.  
 or 1.584± AC.

**LOT D**  
 CAMBRIDGE = 42,215± S.F.  
 or 0.969± AC.  
 SOMERVILLE = 17,623± S.F.  
 or 0.405± AC.  
 TOTAL = 59,838± S.F.  
 or 1.374± AC.

**LOT JK**  
 CAMBRIDGE = 42,461± S.F. or 0.975± AC.  
 SOMERVILLE = 20,041± S.F. or 0.450± AC.  
 TOTAL = 62,502± S.F. or 1.435± AC.

**BALDWIN SOUTH**  
 19,240± S.F.  
 or 0.442± AC.

**LOT L**  
 30,475± S.F.  
 or 0.700± AC.

**LOT M**  
 30,475± S.F.  
 or 0.700± AC.

**LOT I**  
 100,837± S.F.  
 or 2.315± AC.

**LOT B**

**LOT W**  
 20,743± S.F.  
 or 0.476± AC.

**NORTH POINT COMMON**  
 177,454± S.F.  
 or 4.074± AC.

**PARCEL Q-2**  
 23,776± S.F.  
 or 0.546± AC.

**PARCEL Q-1**  
 11,584± S.F.  
 or 0.266± AC.

**PARCEL R-1**  
 4,879± S.F.  
 or 0.112± AC.

**BEHRINGER HARVARD 22 WATER STREET PROJECT OWNER, LLC**  
 60804/121  
 PLAN No. 963 OF 2012

**MASSACHUSETTS BAY TRANSPORTATION AUTHORITY**  
 19402/34

**MASSACHUSETTS BAY TRANSPORTATION AUTHORITY**  
 19402/34

**SIERRA + TANGO CONDOMINIUM (MASTER DEED)**  
 51285/331 LOT S  
 (PLAN No. 742 OF 2005)  
 PLAN No. 449 OF 2008

**ARCHSTONE NORTH POINT II LLC**  
 56009/206  
 (PLAN No. 90 OF 2008)

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: 12/8/2016  
 ROBERT J. BUCKLEY, PLS No. 30326

**CITY OF SOMERVILLE**  
 CITY OF SOMERVILLE PLANNING BOARD  
 [Signatures]

NO DETERMINATION AS TO COMPLIANCE WITH ZONING ORDINANCE HAS BEEN MADE OR INTENDED BY PLANNING BOARD ENDORSEMENT. NO DETERMINATION OF WETLANDS HAS BEEN MADE OR INTENDED BY PLANNING BOARD ENDORSEMENT.

PREPARED FOR:  
**DW NP PROPERTY, LLC**  
 c/o DIVCO WEST REAL ESTATE SERVICES, LLC  
 575 MARKET STREET  
 35th FLOOR  
 SAN FRANCISCO, CA 94105

RECORD OWNERS:  
**DW NP PROPERTY, LLC**  
 65949/156  
 PARCEL 1  
 PARCEL 2  
 "CENTRAL PARK" PARCEL  
 (PLAN No. 597 OF 2010)  
 (MIDDLESEX COUNTY)

54949/293  
 PARCEL 1  
 PARCEL 2  
 (PLAN BOOK 2010 PAGES 270, 271)  
 (SUFFOLK COUNTY)

|     |                          |
|-----|--------------------------|
| 5   |                          |
| 4   |                          |
| 3   |                          |
| 2   |                          |
| 1   |                          |
| 0   | 12/08/2016 INITIAL ISSUE |
|     | ISSUE DATE DESCRIPTION   |
| ATL | MEB MEB RJB              |
| FLD | CALC DWN CHK'D           |

Middlesex Registry of Deeds,  
 Southern District  
 Cambridge, Massachusetts  
 Plan No. 151 4/5 of 2016  
 rec'd 12-13 2016  
 at H M M  
 Attest  
 [Signature]  
 Register

**PLAN OF LAND**  
**NORTHPOINT IN CAMBRIDGE AND SOMERVILLE, MA**  
 (MIDDLESEX COUNTY)  
**AND BOSTON, MA**  
 (SUFFOLK COUNTY)

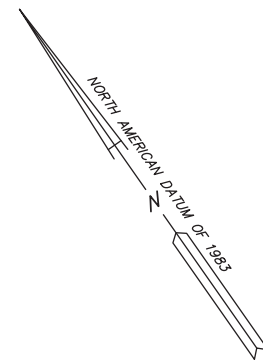
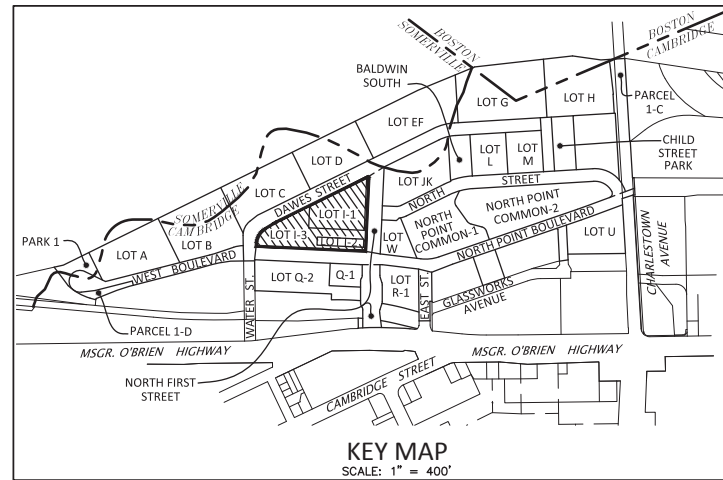
PREPARED BY:  
**BEALS + THOMAS**  
 Civil Engineers + Landscape Architects +  
 Land Surveyors + Planners +  
 Environmental Specialists

BEALS AND THOMAS, INC.  
 Reservoir Corporate Center  
 144 Turnpike Road  
 Southborough, Massachusetts 01772-2104  
 T 508.366.0560 | www.bealsandthomas.com

DATE: DECEMBER 8, 2016 METERS  
 0 25 50 100 150  
 SCALE: 1"=50' FEET

BTL JOB No. 2084-02  
 BTL PLAN No. 2084029244B-004  
**PL-4**  
 SHEET 4 OF 5

1151 of 2016 4/5



CITY BOUNDARY  
(SEE NOTE 3)  
FORMER CHANNEL OF THE  
MILLERS RIVER SHOWN  
ON HARBOR AND LANDS  
COMMISSION LICENSE No.  
530 (1880)

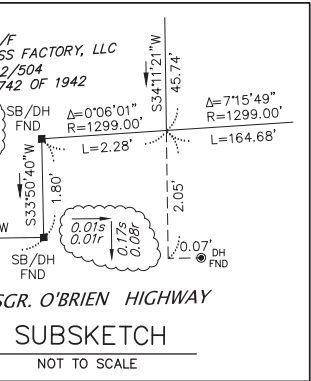
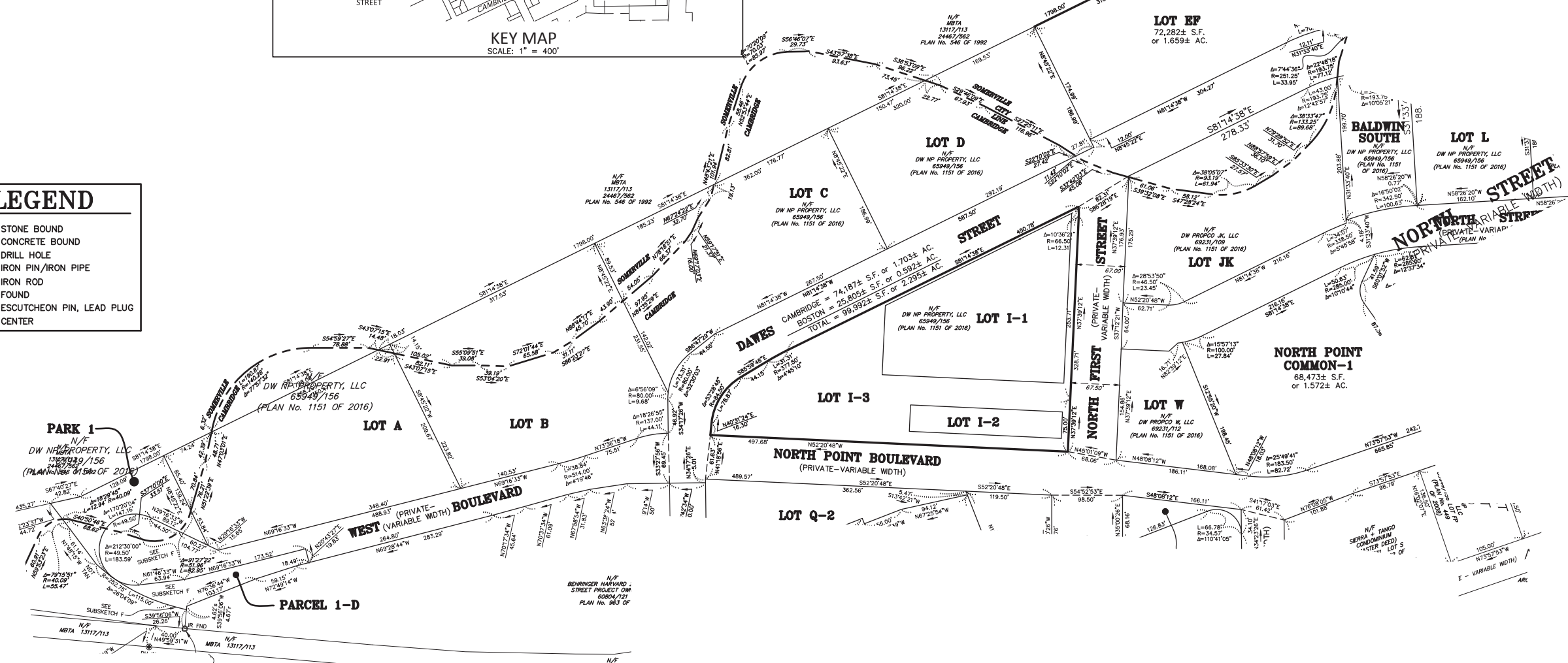
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED  
IN CONFORMITY WITH THE RULES AND REGULATIONS OF  
THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF  
MASSACHUSETTS.

DATE \_\_\_\_\_

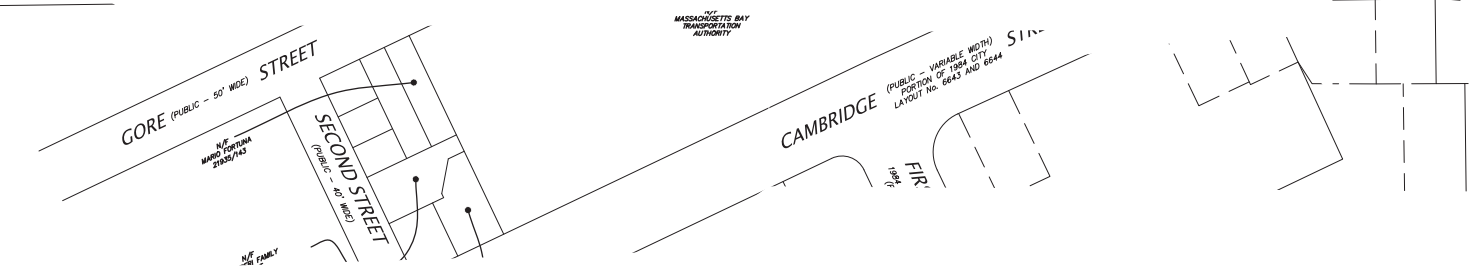
ROBERT J. BUCKLEY, PLS No. 30326

**LEGEND**

- SB STONE BOUND
- CB CONCRETE BOUND
- DH DRILL HOLE
- IP IRON PIN/IRON PIPE
- IR IRON ROD
- FND FOUND
- EPLP ESCUTCHEON PIN, LEAD PLUG
- CTR. CENTER



Final signed/sealed plan to be submitted at a later date.



PREPARED FOR:

**DW NP PROPERTY, LLC**

c/o DIVCO WEST REAL ESTATE INVESTMENTS  
200 STATE STREET  
12th FLOOR  
BOSTON, MA 02109

RECORD OWNERS:

**DW NP PROPERTY, LLC**

65949/156  
LOT I  
PLAN No. 1151 OF 2016

|   |            |                           |     |       |
|---|------------|---------------------------|-----|-------|
| 4 |            |                           |     |       |
| 3 |            |                           |     |       |
| 2 |            |                           |     |       |
| 1 | XX/XX/2018 | REVISE ABUTTERS AND LOT I |     |       |
| 0 | 12/21/2016 | INITIAL ISSUE             |     |       |
|   | ISSUE DATE | DESCRIPTION               |     |       |
|   | ATL        | MEB                       | MEB | RJB   |
|   | FLD        | CALC                      | DWN | CHK'D |

**IN PROGRESS**  
2/26/2018

**PLAN OF LAND**  
**CAMBRIDGE CROSSING**  
IN  
**CAMBRIDGE, MA**  
(MIDDLESEX COUNTY)

PREPARED BY:

**BEALS + THOMAS**  
Civil Engineers + Landscape Architects +  
Land Surveyors + Planners +  
Environmental Specialists

BEALS AND THOMAS, INC.  
Reservoir Corporate Center  
144 Turnpike Road  
Southborough, Massachusetts 01772-2104  
T 508.366.0560 | www.bealsandthomas.com

DATE: DECEMBER 21, 2016

SCALE: 1"=50'

BTI JOB NO. 2084.02

BTI PLAN NO. 208402P304B-001

SHEET 1 OF 1

**PL**