

Design Review Update

Parcel G



Presented by:

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December 21, 2018

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

Reference: Parcel G Design Review
Cambridge Crossing
Cambridge, Massachusetts

Dear Mr. Cohen and Members of the Board:

On behalf of DivcoWest Real Estate Investments and its affiliate DW NP Property, LLC (DivcoWest), we submit this package for Design Review approval for Parcel G within the Cambridge Crossing development. We request that the Planning Board issue final Design Review approval for Parcel G in order to allow for the issuance of the building permit. We also request that the Planning Board issue a finding pursuant to Special Permit Condition 12.d(i)(5).

This submission has been shaped by the CDD staff memorandum dated November 8, 2018, comments from the Planning Board, and subsequent meetings with Jeffrey Roberts, Suzannah Bigolin, other CDD staff and our CX team. The memorandum, Planning Board comments, and subsequent staff interaction has been very helpful in refining the design. Where possible we have included images to show evolution of design renderings as suggested.

Design Review

Based on feedback from the Planning Board at its November, 2018 hearing DivcoWest has made refinements to the design, hewing more closely to the design that the Planning Board approved in 2017. Among the changes, DivcoWest has:

- North/South Transition: in response to your comments we have refined the treatment of the glass between the northern precast and southern glass building masses, including re-establishing the vertical proportion of the 2017 approved design.
- Podium Façade: in response to your comments we have refined the design of the two-story plinth façade, maintaining the two-story expression. We have redesigned the treatment of the fire command center façade next to the building entry by adding ground floor glass with wood screening.
- Sunshades: in response to your comments on the southern glass building mass we have returned to sunshades that extend 24" and 18" per the approved 2017 design.
- Northern Façade: in response to your comments we returned to the façade patterning and mechanical louver detailing of the approved 2017 design.



- Penthouse Screening: in response to your comments we increased the height of the lower edge of the roof parapet and decreased the height of the rooftop mechanical equipment.

We have prepared presentation that will address Planning Board requests for a more information about the design, including additional perspectival views.

Condition 12.d(i)(5)

DivcoWest filed a Notice of Project Change with the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency (“BPDA”) on September 1, 2017 pursuant to Article 80A of the Boston Zoning Code, as supplemented on September 28, 2017. The Notice of Project Change (“NPC”) proposed changes to the development program in the City of Boston for the Parcel G building from the previously-approved height of 150 feet to a height of 248 feet, and from a previously-approved maximum floor area ratio (as defined in the Boston Zoning Code) of 5.41 to a maximum floor area ratio of 5.0. On October 12, 2017, the BPDA voted, pursuant to Section 80A-6.2 of the Boston Zoning Code, to authorize issuance of a Determination Waiving Further Review of the NPC which finds that the NPC “adequately describe[s] the potential impacts arising from the development of the NPC Project, and does not significantly increase the impacts of the NPC Project” and waives further review of the NPC Project, subject to continuing design review by the BPDA. The BPDA also voted to authorize the Director to issue one or more Certification(s) (or Partial Certification(s)) of Compliance for the NPC Project under Section 80B-6 upon successful completion of the Article 80 review process and Certification(s) (or Partial Certification(s)) of Consistency for the NPC Project in connection with the NPC Project, and to execute and amend the various agreements necessary between DivcoWest and the City of Boston.

The approvals received from the City of Boston for Parcel G include a Determination under Section 80A-6 of the Boston Zoning Code which finds that the Notice of Project Change submitted to Boston on September 1, 2017 and September 28, 2017 for the Boston portion of the Project “adequately describe the potential impacts arising from the development of the NPC Project, and does not significantly increase the impacts of the NPC Project.” The BPDA issued its NPC Determination on December 6, 2018, in connection with the completion of the Article 80 Documents associated with the Project, which included the following: an Amended and Restated Development Regulatory Agreement, a Development Impact Project Agreement, a Cooperation Agreement and a Boston Residents Construction Employment Plan.

As part of the approval process in Boston, no changes were made to the Master Plan or the building to be located on Parcel G that would be inconsistent with the Master Plan as approved by the City of Cambridge.

The approval of the Parcel G building in Boston consists of ±798,542 gross square feet that is to be fourteen (14) stories / two-hundred forty-eight (248) feet in height. The uses proposed are commercial laboratory and office. The building will include four (4) levels of below-ground parking. Buildings G and H were approved for a combined 339 off-street parking spaces located in the City of Boston, as the approval from the City of Boston was for both buildings and did not separate parking space counts between the two structures. Approximately 237,211 gross square feet of the building on Parcel G is located within the City of Boston.



In addition, the design of Building G was approved by the Boston Civic Design Commission by vote at its meeting on October 3, 2017.

Finally, as the building does not abut any public ways in the City of Boston and is not utilizing Boston water, sewer or drainage infrastructure, the building does not require any approvals from the City of Boston Department of Public Works or the Public Improvements Commission.

This filing serves as notification, as required by Condition 12.d(i)(5) of Special Permit #179, that approvals have been issued by the City of Boston for Parcel G. As a result, we respectfully request that the Planning Board make a finding consistent with Condition 12d(i)(5), that DivcoWest has received the required approvals from the City of Boston.

We appreciate the Planning Board's continued guidance and look forward to discussing these proposed modifications with the Board at the next available hearing.

Sincerely,
DIVCOWEST REAL ESTATE INVESTMENTS

A handwritten signature in blue ink that reads "Mark Johnson".

Mark Johnson, FAIA
Director of Development

Attachment

CAMBRIDGE CROSSING

DEVELOPMENT STATUS TABLE

Phase 1a

Building	Use(s)	Approved GFA per Special Permit Appendix I	GFA approved thru Design Review	Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)
N	Residential	394,000	394,000 ¹	Construction Completed. Occupied.
	Retail	8,600	8,600	Construction Completed. Occupied.
S	Residential	112,398	112,398	Construction Completed. Occupied.
T	Residential	242,194	242,194	Construction Completed. Occupied.
JK	Office/Laboratory	371,828 Total	356,228	Under construction.
	Retail	15,600	15,600	Under construction.
W	Retail	16,395	16,395	Design Review Complete.
Q1	Office	18,851 Total	10,318	Minor Amendment Approved for GFA Increase. Revised Design Review to be submitted.
	Retail	8,533	8,533	
L	Residential	314,038 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Allowed)		Special Permit approval. Design Review timing TBD.
M	Residential	221,831 Total		Special Permit approval. Design Review timing TBD.
	Retail	3,000 (Required)		Special Permit approval. Design Review timing TBD.
I	Residential	397,102 Total	371,066	Special Permit approval. Design Review Complete.
	Retail	26,036	26,036	Special Permit approval. Design Review Complete.

¹ Development of Parcels N, S and T was completed before issuance of Major Amendment No. 6, and, therefore, the revision of Appendix I. As a result, Appendix I reflects the as-built GFA of each of N, S and T.

Phase 1b

Building	Use(s)	Approved GFA per Special Permit Appendix I	GFA approved thru Design Review	Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)
G	Office/Laboratory	450,895	450,895	Special Permit approval. Design Review underway. Design Review completed in Boston.
H	Office/Laboratory	365,110	365,110	Special Permit approval. Design Review underway. Design Review completed in Boston.
EF	Office/Laboratory	419,529	419,529	Special Permit Complete. Design Review submitted in Somerville.
	Retail	0	0	Special Permit approval. Design Review submitted in Somerville.
C	Mixed-Use	382,746		Special Permit approval. Design Review timing TBD.
U	Office/Laboratory	320,394		Special Permit approval. Design Review timing TBD.

Phase 2

Building	Use(s)	Approved GFA per Special Permit Appendix I	GFA approved thru Design Review	Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)
A	Residential	93,971		Special Permit approval. Design Review timing TBD.
B	Residential	335,521 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Allowed)		Special Permit approval. Design Review timing TBD.
D	Mixed Use	306,491		Special Permit approval. Design Review timing TBD.
Q2	Office/Laboratory	162,126 Total		Special Permit approval. Design Review timing TBD.
	Retail	1,801 (Required)		Special Permit approval. Design Review timing TBD.
R	Mixed Use	134,211 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Required)		Special Permit approval. Design Review timing TBD.
V	Residential	186,695 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Required)		Special Permit approval. Design Review timing TBD.

Updated: December 20, 2018

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 ¹							
				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: December 13, 2018

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¹ 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.

December 21, 2018



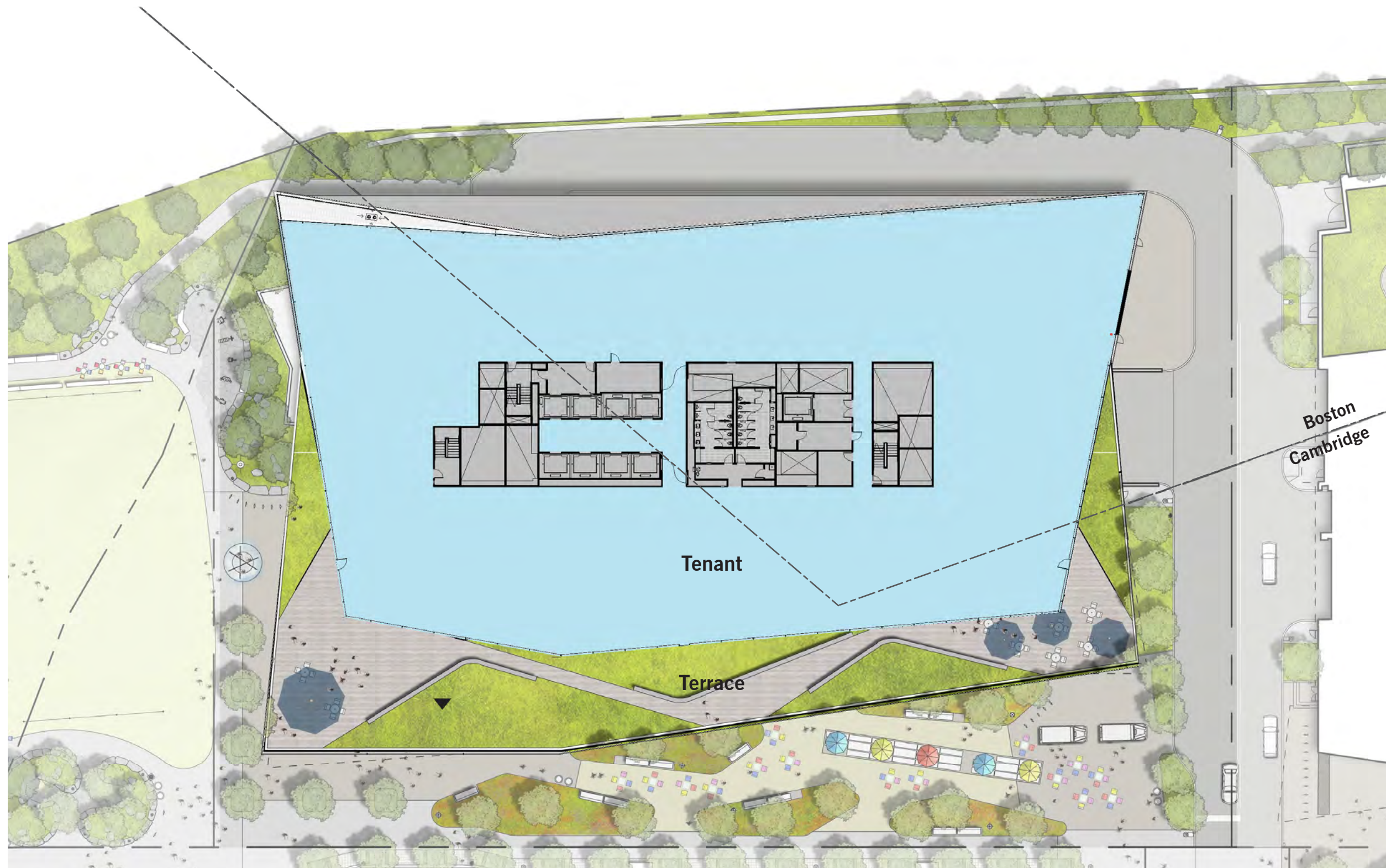
Parcel G
Design Update

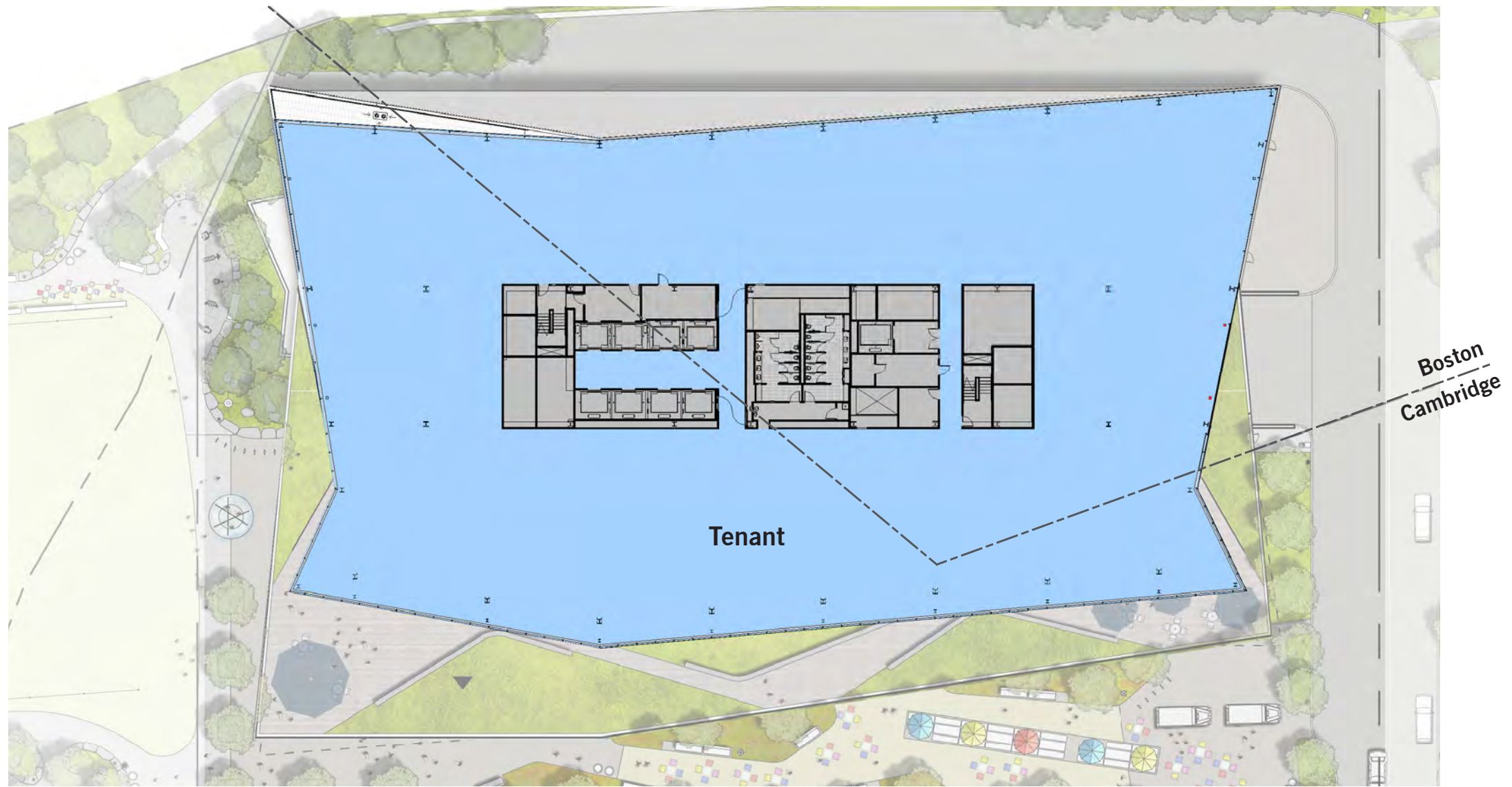
TABLE OF CONTENTS

PAGE 3 - 11	DESIGN UPDATE
PAGE 12 - 13	COMMENTS RECEIVED
PAGE 14 - 31	DESIGN MODIFICATIONS ADDRESSING COMMENTS RECEIVED
PAGE 32 - 92	APPENDIX A: UPDATED AND CURRENT BUILDING DESIGN
PAGE 93 - 122	APPENDIX B: DESIGN EVOLUTION



















PLANNING BOARD ISSUES

Building G	Compliance	
Overall		
1. Given the refinements proposed across the building envelope, additional rendering comparisons have been requested to help understand the visual impact of the changes. In particular, pedestrian level views on Dawes Street, which were included in the original design review approval, should be updated.	All renderings have been updated including two additional renderings of the podium.	✓
2. Staff also note that the numbering between the drawings and the text in the materials dated October 29, 2018 does not correspond properly.	The numbering has been corrected.	✓
South Elevation		
3. The changes to the podium design are not clear in the elevations. They should be reviewed in more detail as they affect the public realm, particularly at each corner of the ground floor.	All renderings have been updated including two additional renderings of the podium.	✓
4. The cornice of the podium volume appears better integrated, and more elegant and slimmer in the revised design.	No Action	✓
5. The second floor above the lobby entrance appears better handled in the revised design.	No Action	✓
6. The south elevation of the podium previously benefited from more vertical patterning of bays across two stories. In the revised design, the second floor appears to be much more horizontal, although this is not clear in the elevations or the submitted renderings. A reduction of the stepping bays to one story (instead of two) would weaken the definition of an already low-scale street wall.	The stepping bays are still two stories tall. We eliminated the horizontal sunshades at the short leg of the stepped bay to reinforce the verticality at the podium, consistent with the approved design.	✓
7. A solid stone zone on the ground floor façade below the canopy has been added adjacent to the lobby entrance for the fire command center (referenced as Item 3 in the text and Item 4 in the elevations). While not optimal as it lessens the interaction of the tenant ground floor space with the entry forecourt, the transparency guidelines for commercial buildings are met. In addition, it is unclear if the canopy soffit will be given a more decorative treatment as proposed in the approved design.	The stone wall has been changed to curtain wall with wood shadowbox for better visual connectivity at the ground floor. The canopy soffit is stepped and has a reflective finish to give it a more decorative treatment.	✓
8. It appears that the massing of the south tower has changed as the glass curtainwall façade extends further west. This suggests that there are also changes to the floor plans, which have not been submitted.	The profile of the glass mass, seen from Dawes St., has been expanded slightly to provide a broader 'prow'. Perspectives and plans showing this refinement have been provided.	✓

PLANNING BOARD ISSUES

East and West Elevations		
9. On the east/west elevations, the glass zone between the two masses has been narrowed. This creates a more elegant proportion overall; however, the individual windows have become significantly wider and lack the elegance of verticality in the earlier scheme. They appear to be transitioning between the vertical windows in the southern portion and the horizontal windows in the northern portion in each elevation.	The mullion spacing within the glass zone has been revised to reflect the verticality of the 2017 approved design.	✓
10. The introduction of an operable glass wall at the lobby on the east elevation is a positive refinement and will help to activate the adjoining open space.	No action	✓
11. The introduction of new openings on the lowest floor of the west elevation are not improvements; but they are located in areas removed from public view, and therefore their impact should be minimal.	New openings are required by Eversource. They have been placed behind metal panels to minimize visual impact while maintaining required Eversource access.	✓
North Elevation		
12. This page is mislabeled “south elevation”—it should be labeled “north elevation.”	This has been corrected.	✓
13. Previously there was a change in material treatment at the 1/3 - 2/3 joint of the volume. This created a vertical break in the overall scale of the elevation. The current configuration appears to eliminate this differentiation.	The 1/3 - 2/3 differentiation has been restored per the 2017 approved design.	✓
All Elevations		
14. The appearance of the mechanical louvers on the roof of all building elevations has changed in a way that does not appear to improve the image of the building. It is difficult to tell from the elevations how the louvers have been altered and if this will have an adverse or improved impact on the building design.	Two horizontal blades have been added within the louver area to help it blend with the banded reading of the façade per the 2017 approved design.	✓
15. The depth of horizontal sunshades has reduced from 24” and 18” in the approved design to 12” in the revisions. Additionally, the sunshades were previously horizontal louvers, rather than an extruded horizontal fin. While refinements are expected as design development occurs, such a change in scale, particularly on a large building, may have a negative impact on the façade’s visual relief and interest.	The sunshade depths have been changed back to 18” and 24” and made into horizontal louvers, consistent with the 2017 approved design.	✓
Hearing on November 13, 2018		
16. Concerns over rooftop exhaust fans visible from surrounding communities.	Since the November, 2018 Planning Board hearing, we raised the south parapet height while lowering the strobic fan height which resulted in the mechanical equipment being screened from view from ground level vantage points. Sight line and perspective views have been provided.	✓

PLANNING BOARD ISSUES

- 1. NORTH / SOUTH TRANSITION**
- 2. PODIUM FACADE**
- 3. SUNSHADES**
- 4. NORTH FACADE**
- 5. PENTHOUSE SCREENING**

1. NORTH / SOUTH TRANSITION

2017 APPROVED DESIGN



2018 PROPOSED DESIGN



1. NORTH / SOUTH TRANSITION

2018 PROPOSED DESIGN



NARROWER GLASS TRANSITION BETWEEN NORTH & SOUTH MASSES

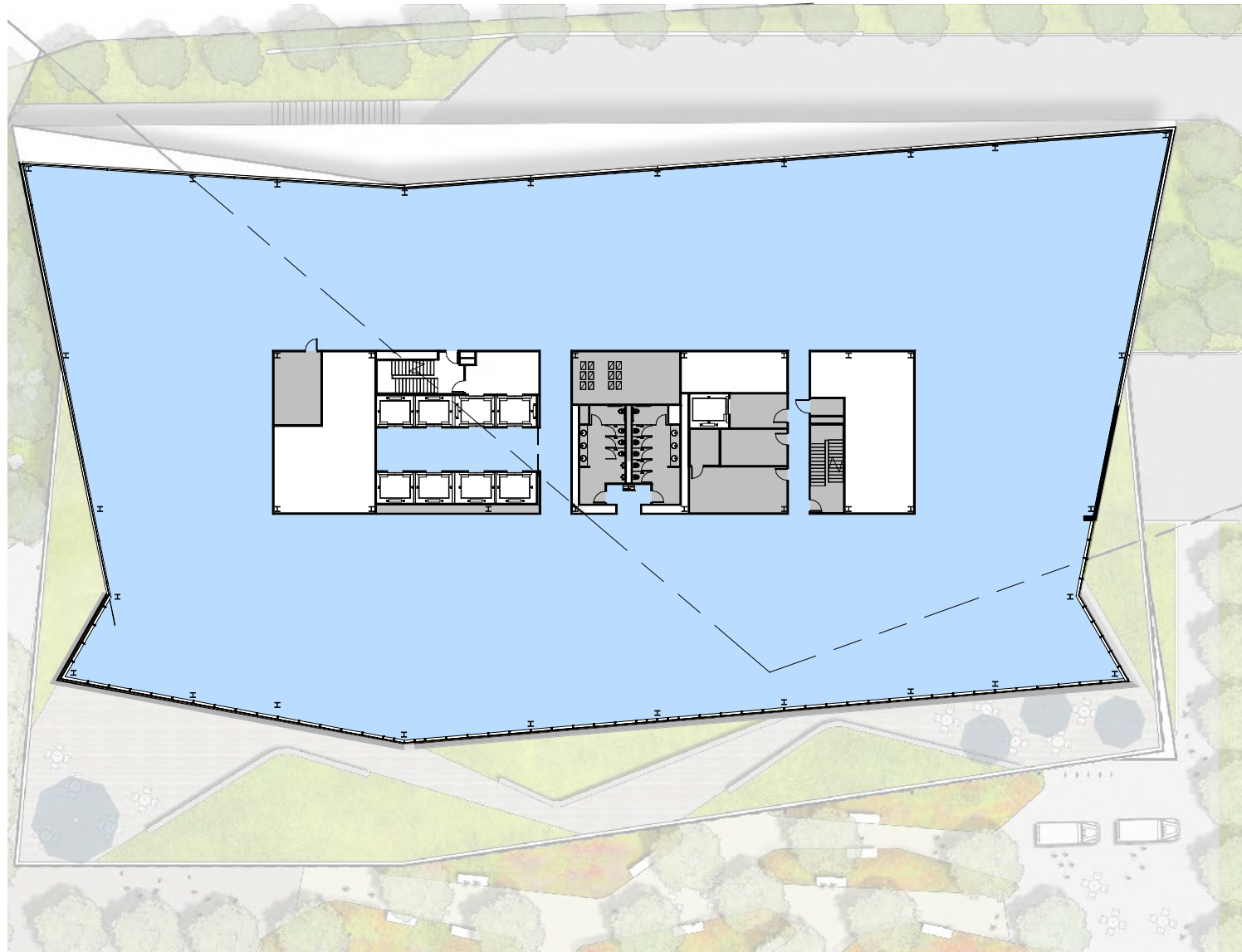
RESTORED VERTICAL MULLION PATTERN

'PROW' OF GLASS MASS IS BROADER

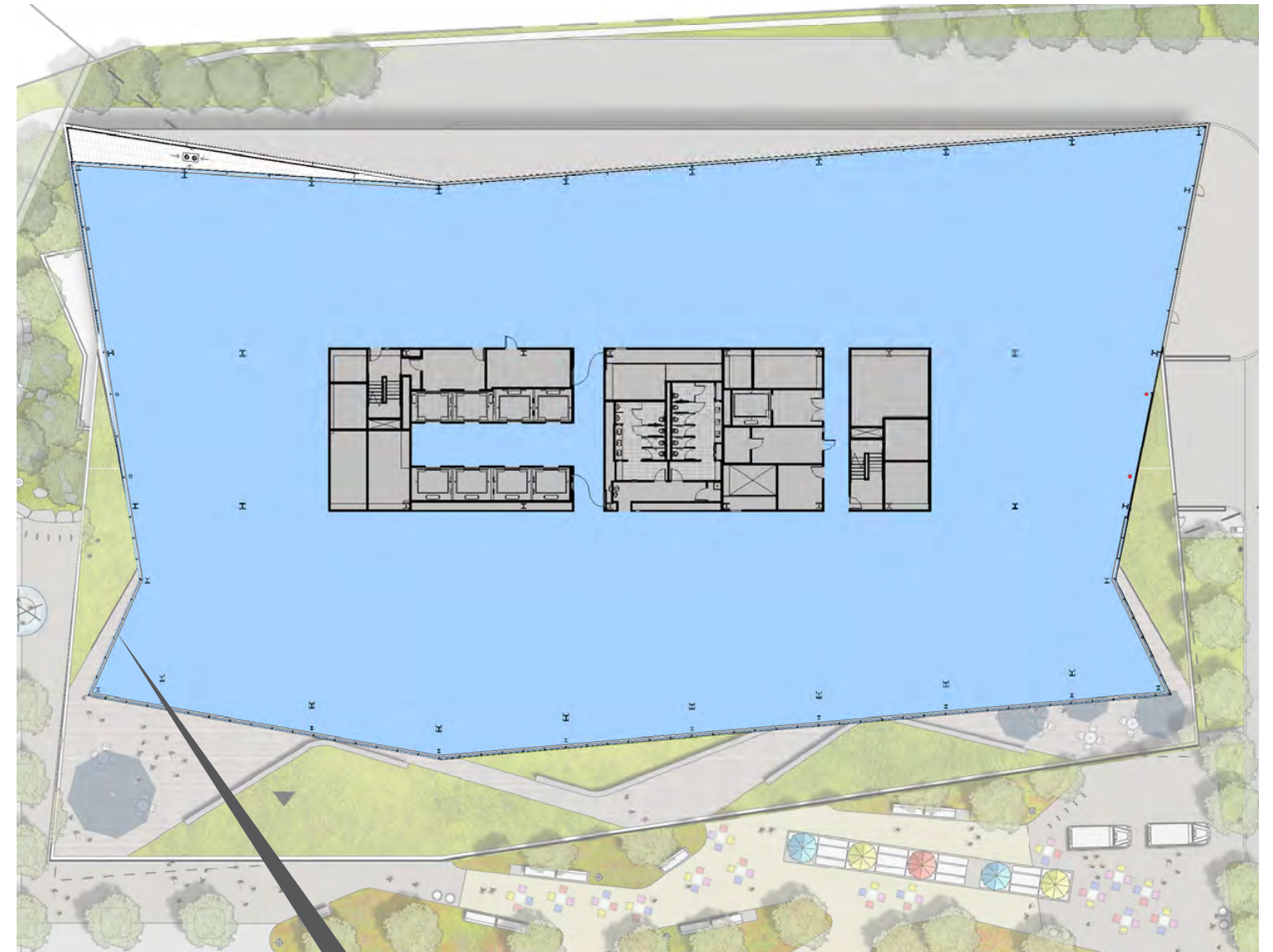
MORE ELEGANT ENTRY CANOPY

1. NORTH / SOUTH TRANSITION

2017 APPROVED DESIGN



2018 PROPOSED DESIGN



'PROW' OF GLASS MASS IS BROADER

2. PODIUM FACADE

2017 APPROVED DESIGN



2018 PROPOSED DESIGN



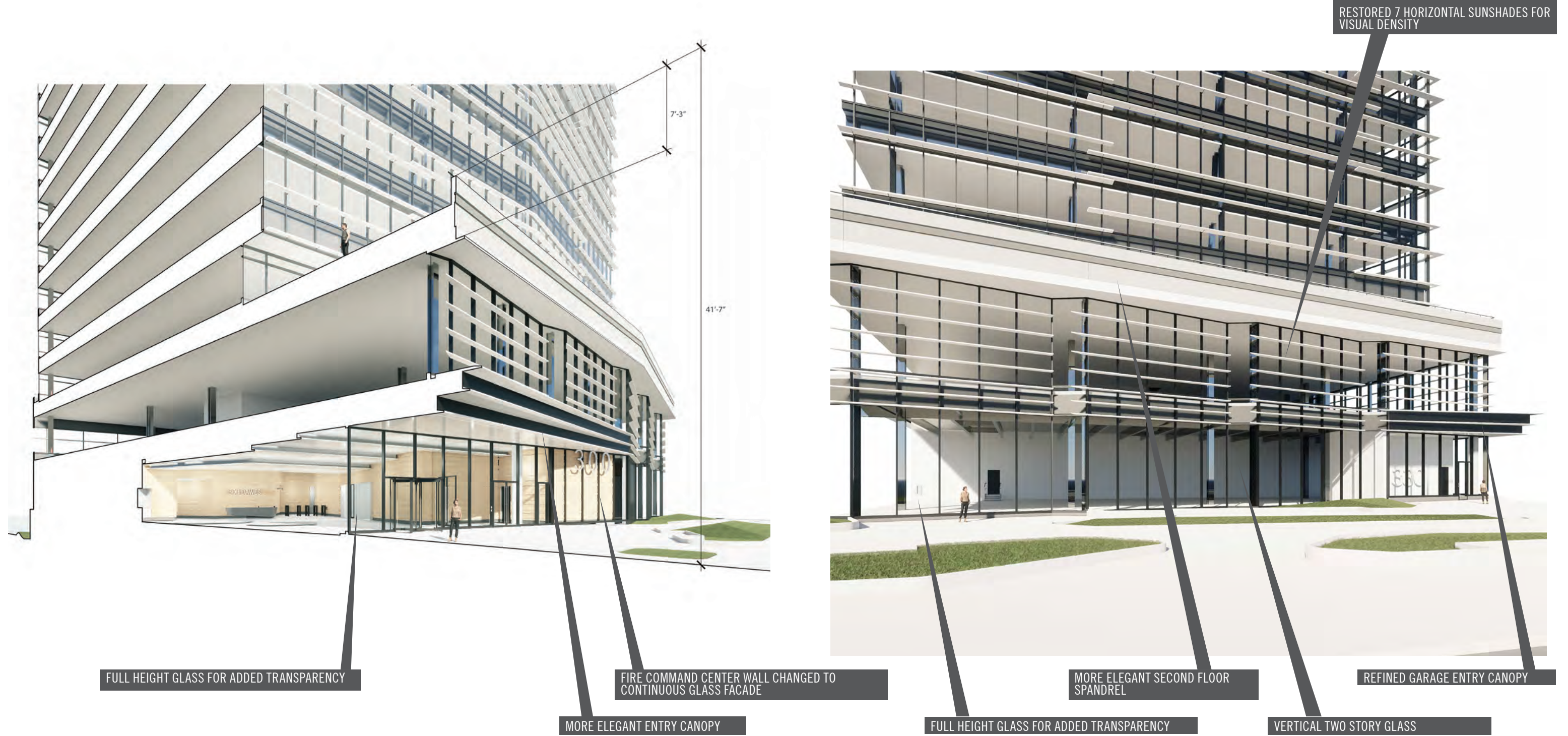
RESTORED 7 HORIZONTAL SUNSHADES FOR VISUAL DENSITY

MORE ELEGANT ENTRY CANOPY

FULL HEIGHT GLASS FOR ADDED TRANSPARENCY

2. PODIUM FACADE

2018 PROPOSED DESIGN



2. PODIUM FACADE

2018 PROPOSED DESIGN



MORE ELEGANT ENTRY CANOPY

FULL HEIGHT GLASS MAXIMIZES TRANSPARENCY

CONTINUOUS GLASS FACADE AT FIRE COMMAND CENTER WALL

MORE ELEGANT SECOND FLOOR SPANDREL

VERTICAL TWO STORY GLASS

RESTORED 7 SUNSHADES FOR VISUAL DENSITY

2. PODIUM FACADE

2017 APPROVED DESIGN



2018 PROPOSED DESIGN



MORE ELEGANT SECOND FLOOR SPANDREL

REFINED GARAGE ENTRY CANOPY