



Cambridge Crossing

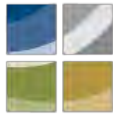
Cambridge, Massachusetts

Design Review Informational – Parcel G



Presented by:

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



BEALS + THOMAS

Prepared by:

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144 Turnpike Road
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In collaboration with:

Perkins + Will
Galluccio & Watson, LLP
Goulston & Storrs PC
Michael Van Valkenburgh Associates, Inc.

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

October 10, 2018



BEALS + THOMAS

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October 10, 2018

Mr. H. Theodore Cohen, Chair
City of Cambridge
Planning Board
c/o Ms. Liza Paden and Ms. Suzannah Bigolin
344 Broadway
Cambridge, MA 02139

Via: Hand Delivery

Reference: Parcel G Informational Update
Cambridge Crossing
Cambridge, Massachusetts
B+T Project No. 2084.02

Dear Mr. Cohen and Members of the Board:

On behalf of the Applicant, DW NP Property, LLC (an affiliate of DivcoWest), Beals and Thomas, Inc. respectfully submits this informational submission for Parcel G, which is part of the larger Cambridge Crossing development (the Project). The intent of this filing is to inform the Planning Board that all required permits for the Project have been received from the City of Boston, in fulfillment of the requirement of Condition 12.d(i)(5) of Special Permit #179.

The approvals received from the City of Boston for Parcel G include a Determination under Section 80A-6 f 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.”

Additionally, the Project was issued a Certificate of Compliance and a Certificate of Consistency, and the Director of the BPDA was authorized to execute and amend the various agreements necessary between DW NP Property, LLC and the City of Boston.

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, as the

Mr. H. Theodore Cohen, Chair
Cambridge Planning Board
October 10, 2018
Page 2

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. Illustrations of the current project design are attached for the Board's information.

We appreciate your continued assistance in the design review process for the Project and look forward to working with the Board on future buildings as part of the Cambridge Crossing development.

Very truly yours,

BEALS AND THOMAS, INC.



John P. Gelcich, AICP
Senior Planner

Enclosures

JPG/208402PT045

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: October 10, 2018

JPG/2084020T41

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.

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	370,000 Total	351,192	Under construction.
	Retail	TBD	14,700	Under construction.
W	Retail	18,000	16,337	Design Review Complete.
Q1	Retail	17,675 ²	17,675	Minor Amendment Approved for GFA Increase. Revised Design Review to be submitted.
L	Residential	286,000 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Allowed)		Special Permit approval. Design Review timing TBD.
M	Residential	208,400 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Required)		Special Permit approval. Design Review timing TBD.
I	Residential	390,000 Total	390,000	Special Permit approval. Design Review timing TBD.
	Retail	TBD	6,771	Special Permit approval. Design Review timing TBD.

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

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

Phase 1b

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

Phase 2

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

CAMBRIDGE CROSSING PARCEL G

DESIGN UPDATE

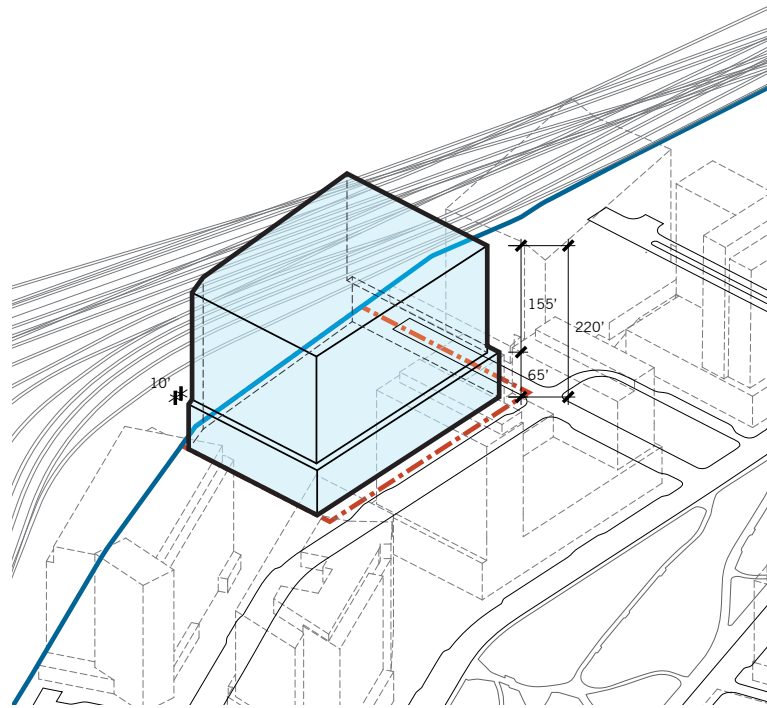
OCTOBER 10, 2018



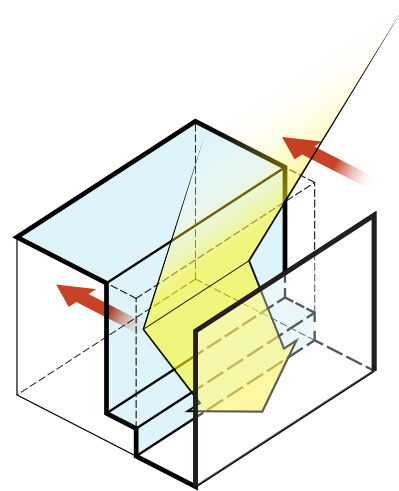
CAMBRIDGE CROSSING - PARCEL G
LOCATION



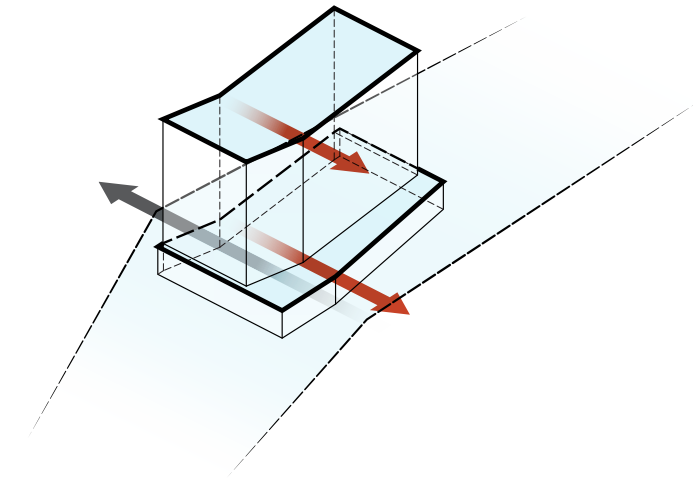
CAMBRIDGE CROSSING - PARCEL G
MASSING



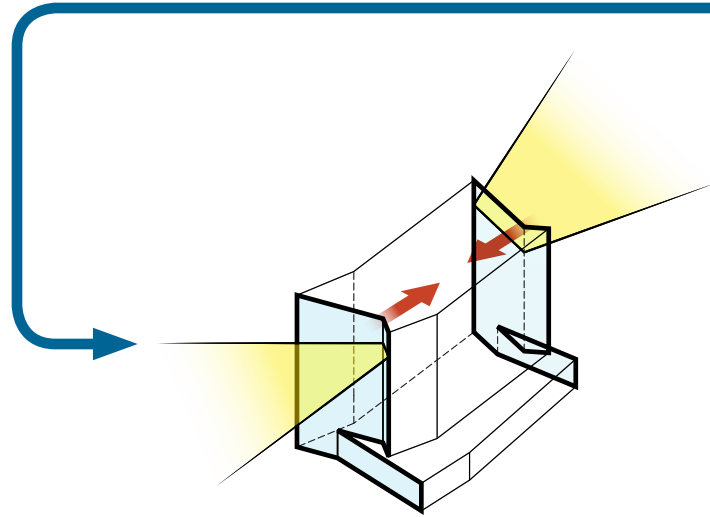
DESIGN GUIDELINES



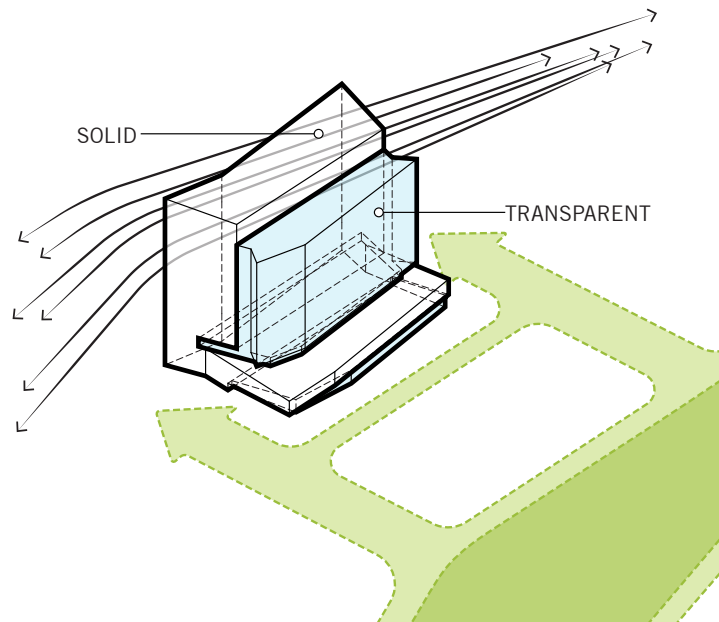
MINIMIZING URBAN CANYON



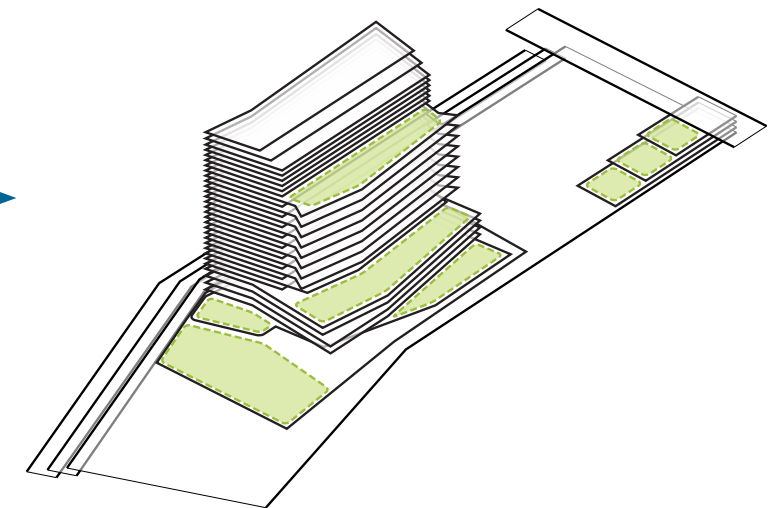
RESPONDING TO SITE AXISES



ALLOWING OBLIQUE VIEWS



CREATING CONTRAST

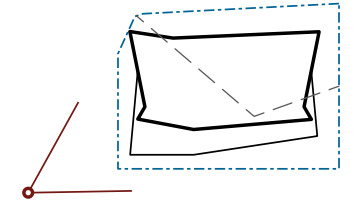


MAKING CONSTRUCTED TOPOGRAPHY

CAMBRIDGE CROSSING - PARCEL G PERSPECTIVE - SOUTHWEST

NOVEMBER 2017
ORIGINAL APPROVED DESIGN

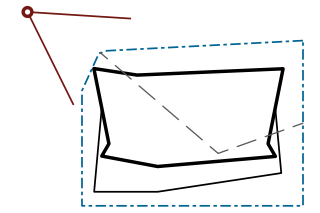
OCTOBER 2018
PROPOSED DESIGN



CAMBRIDGE CROSSING - PARCEL G PERSPECTIVE - NORTHWEST

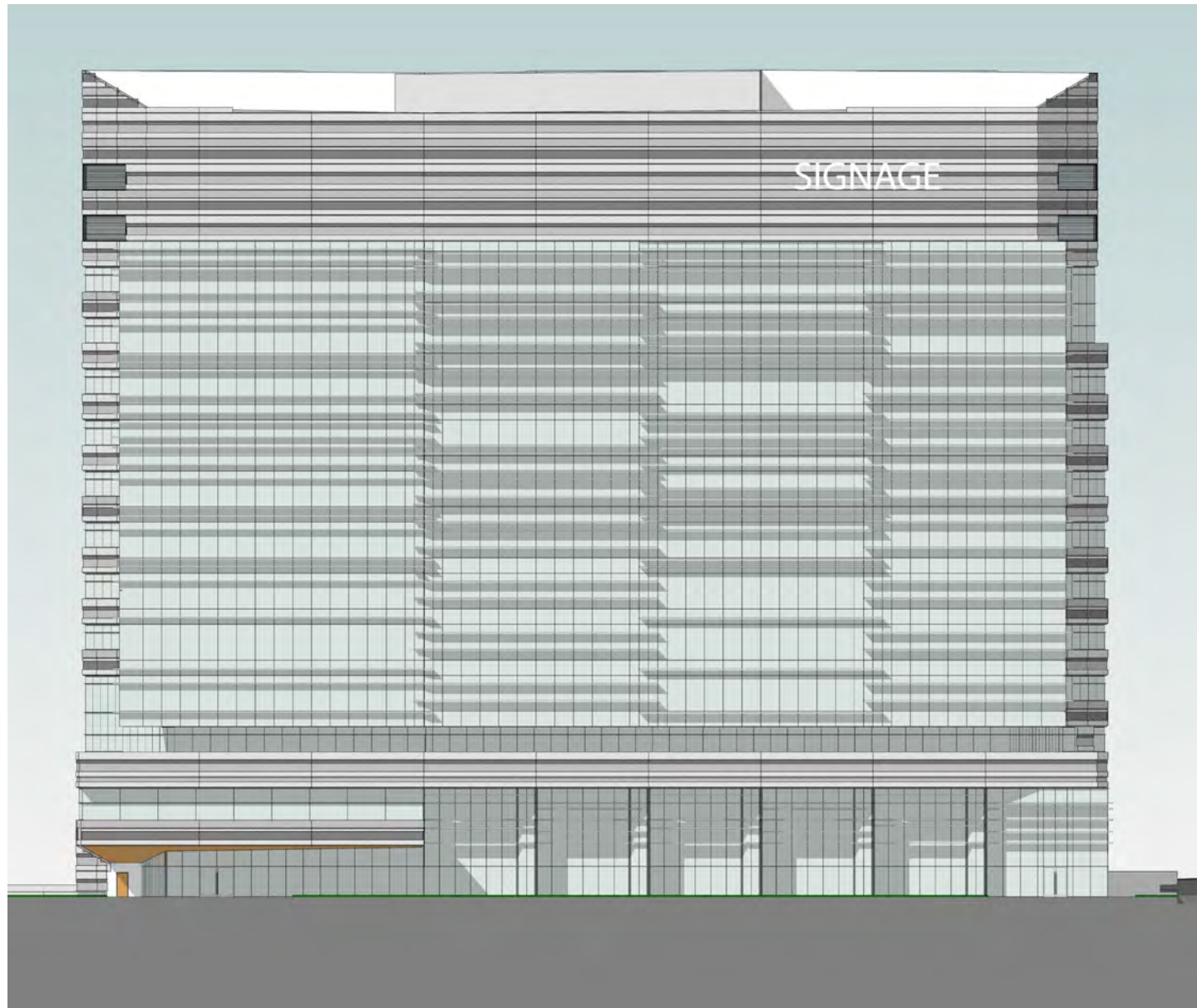
NOVEMBER 2017
ORIGINAL APPROVED DESIGN

OCTOBER 2018
PROPOSED DESIGN

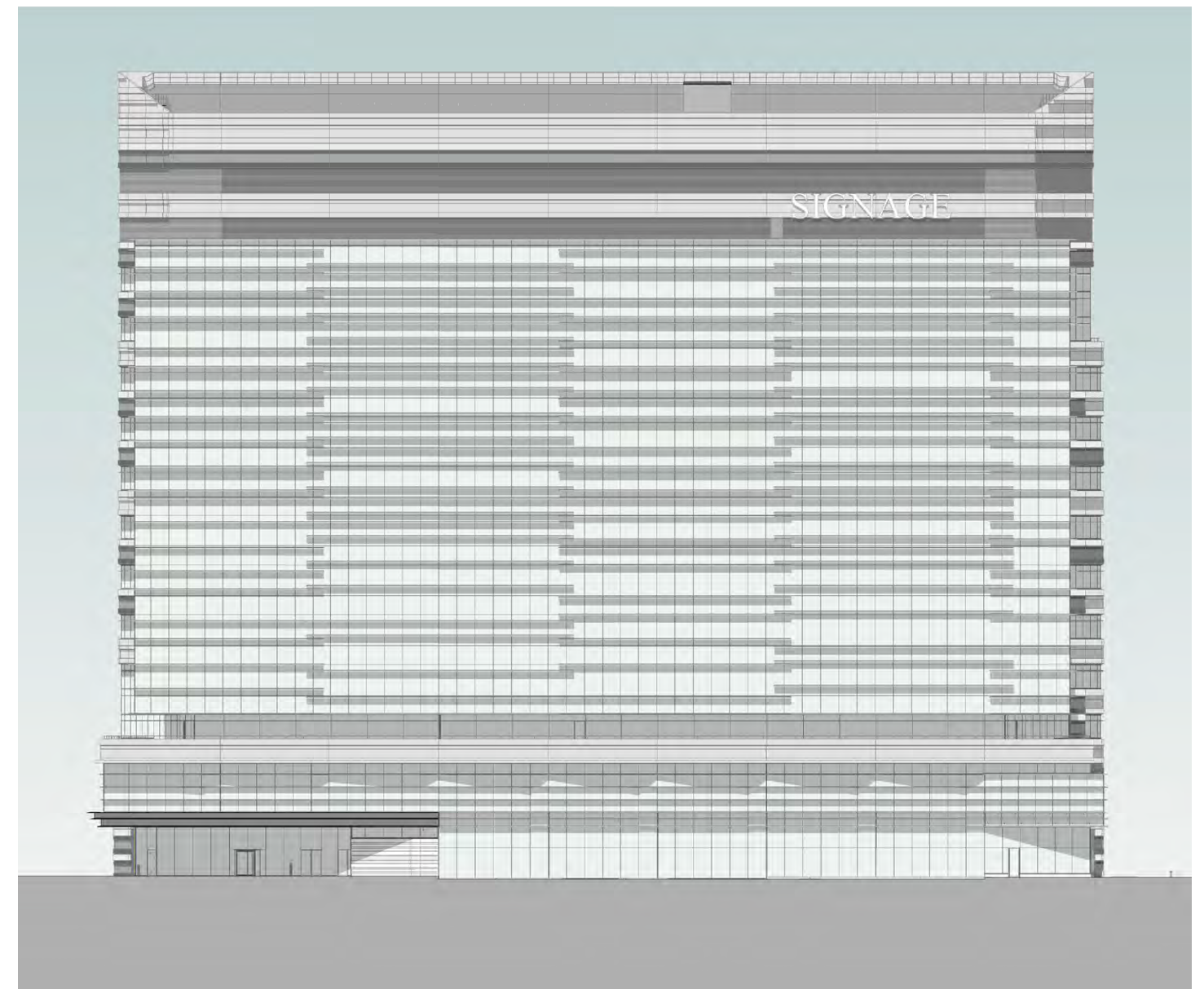


CAMBRIDGE CROSSING - PARCEL G SOUTH ELEVATION

NOVEMBER 2017
ORIGINAL APPROVED DESIGN



OCTOBER 2018
PROPOSED DESIGN



CAMBRIDGE CROSSING - PARCEL G
WEST ELEVATION

NOVEMBER 2017
ORIGINAL APPROVED DESIGN



OCTOBER 2018
PROPOSED DESIGN



CAMBRIDGE CROSSING - PARCEL G
EAST ELEVATION

NOVEMBER 2017
ORIGINAL APPROVED DESIGN



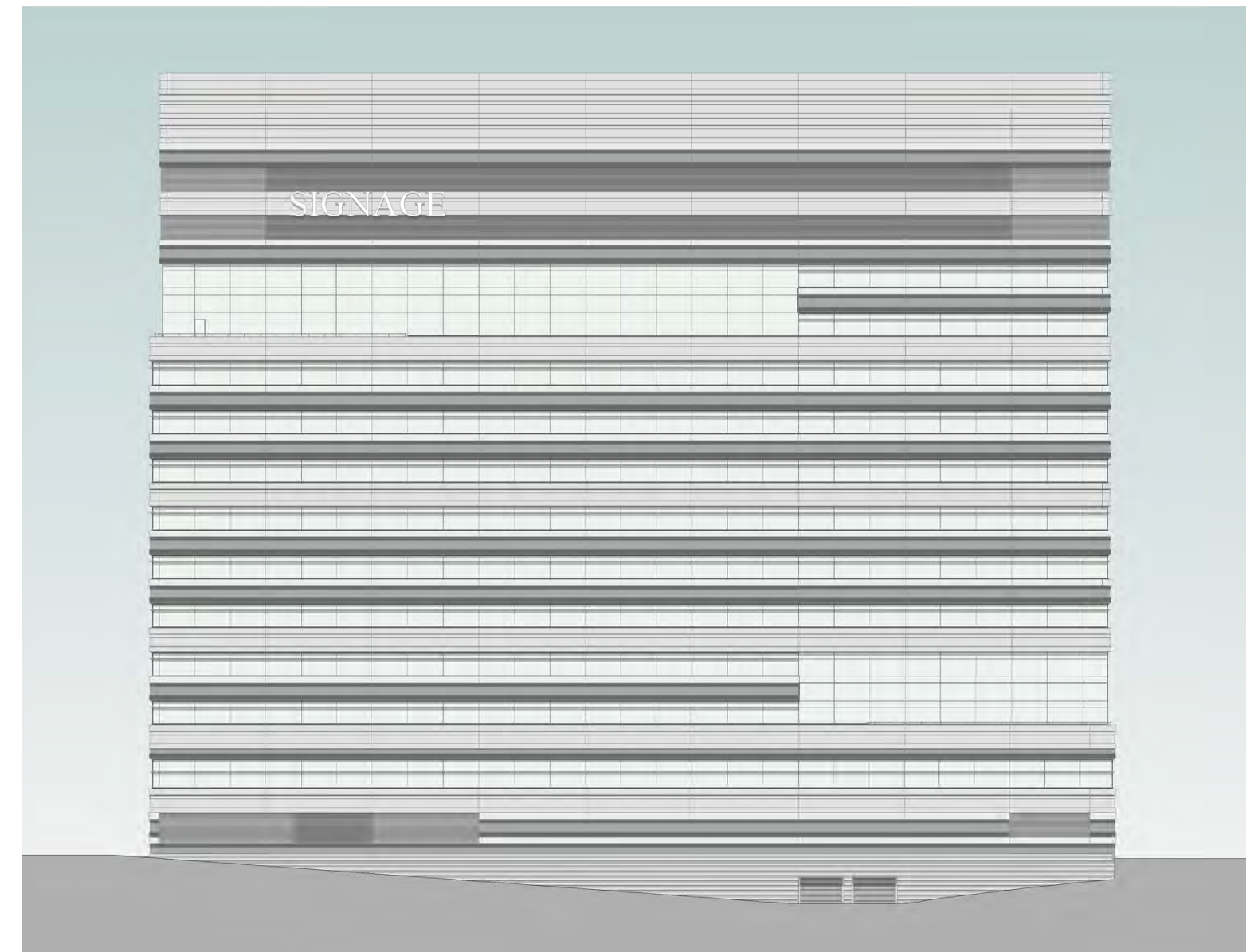
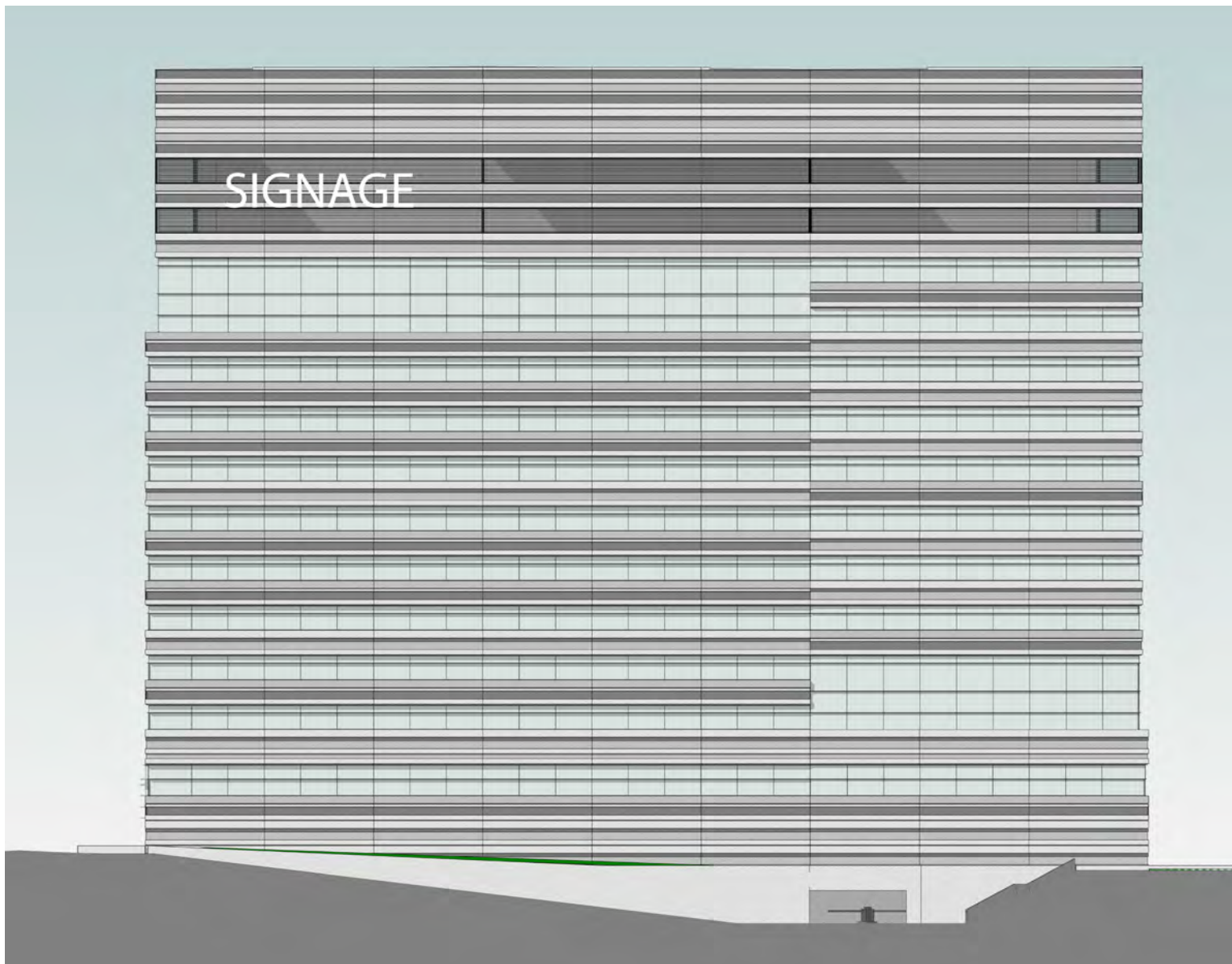
OCTOBER 2018
PROPOSED DESIGN



CAMBRIDGE CROSSING - PARCEL G
NORTH ELEVATION

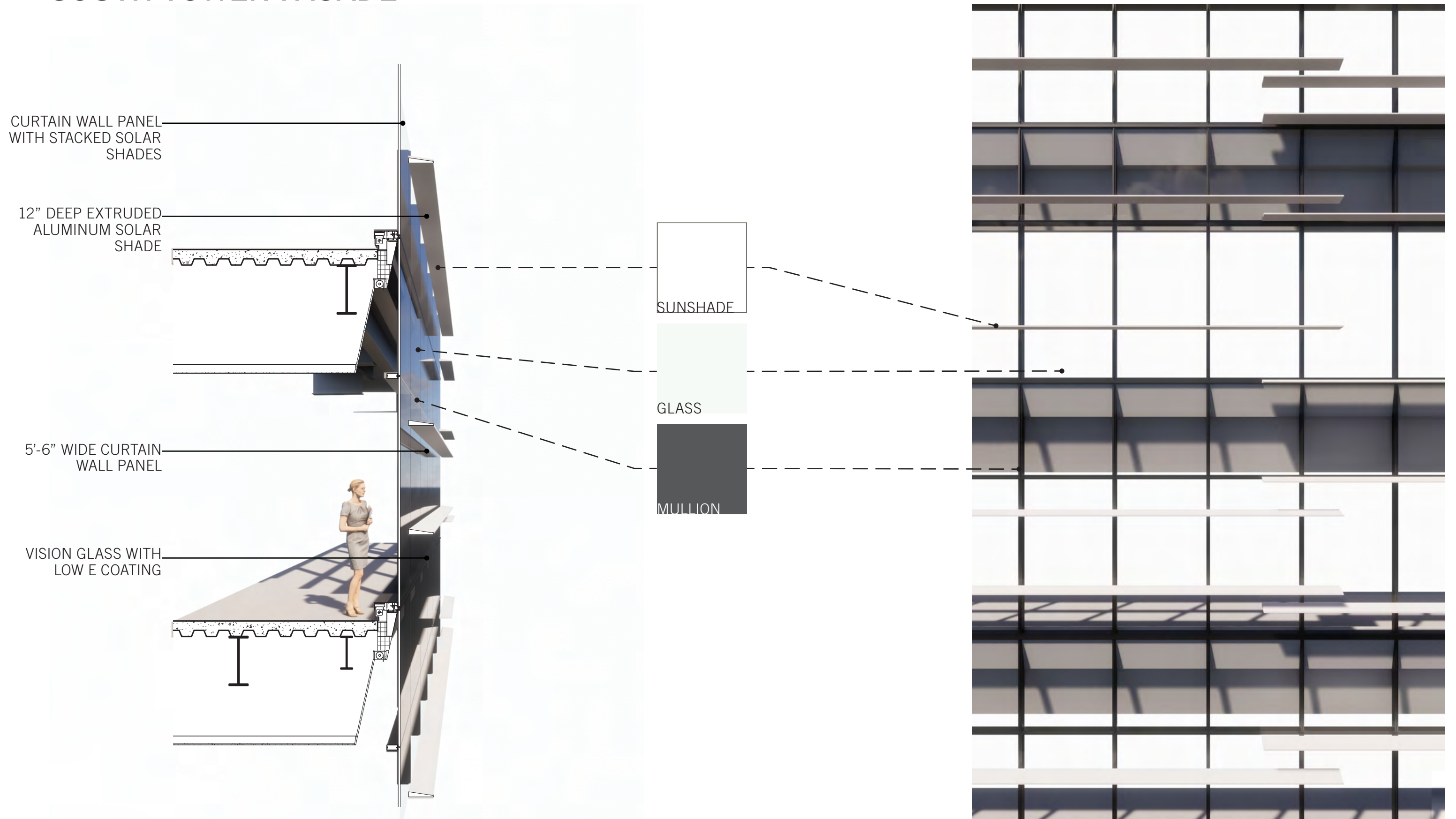
NOVEMBER 2017
ORIGINAL APPROVED DESIGN

OCTOBER 2018
PROPOSED DESIGN



CAMBRIDGE CROSSING - PARCEL G

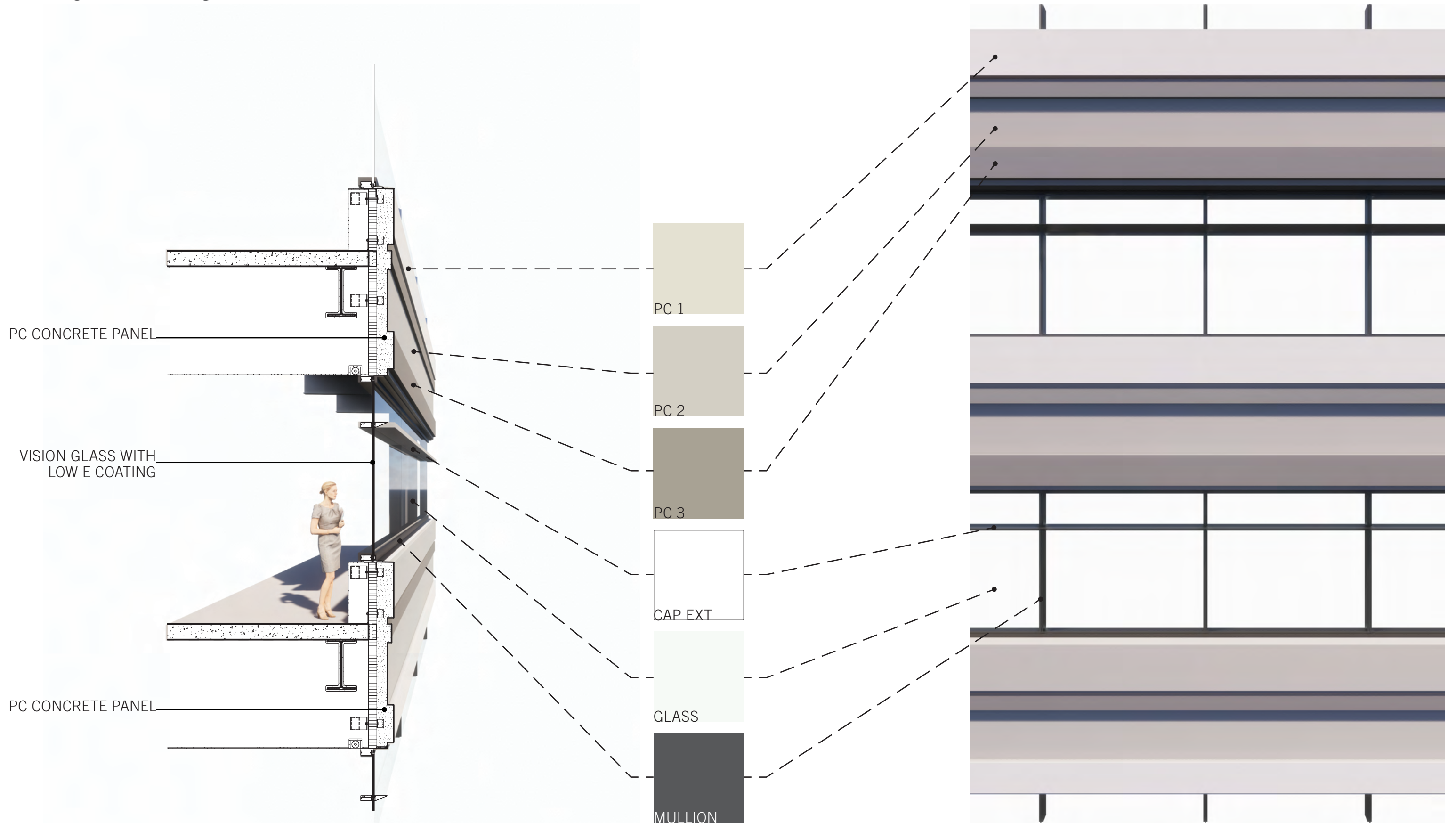
SOUTH TOWER FACADE



SOUTH FACADE PODIUM



CAMBRIDGE CROSSING - PARCEL G
NORTH FACADE



CAMBRIDGE CROSSING - PARCEL G
ZONING SUMMARY

	APPROVED DESIGN	CURRENT DESIGN
DESIGN STATUS	DESIGN DEVELOPMENT	CONST. DOCUMENTS
GFA	451,000 SF	450,895 SF
PARKING	406 (3 LEVELS)	406 (3 LEVELS)
BUILDING HEIGHT	194'-0"	194'-0"
NUMBER OF FLOORS (OCCUPIABLE, ABOVE MEAN GRADE)	12 + 2 MECH PH	12 + 2 MECH PH
FACADE MATERIALS	PRECAST CONCRETE + GLASS	PRECAST CONCRETE + GLASS