



# Cambridge Crossing

Cambridge, Massachusetts

## *Informational Submission – Parcel W*



*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  
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*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*

**December 5, 2017**



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December 5, 2017

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

Via: Hand Delivery

Reference: Cambridge Crossing Parcel W Informational Submission  
PB #179  
Cambridge, Massachusetts  
B+T Project No. 2084.02

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 submits this informational presentation for Parcel W.

We appreciate the constructive feedback received from the Planning Board and Community Development Department regarding the design of Parcel W. We believe that the comments have led to a better design.

Please note that Parcel W was approved with regard to design review on June 27, 2017. The submission of this presentation is solely for informational review to be discussed at the next available Planning Board hearing. The Applicant is not seeking an approval related to this submission.

DivcoWest and the Cambridge Crossing team are excited to deliver this retail space and look forward to discussing the design of Parcel W at the December 19, 2017 hearing.

Very truly yours,

BEALS AND THOMAS, INC.

A handwritten signature in blue ink, appearing to read 'John P. Gelcich', with a stylized flourish at the end.

John P. Gelcich, AICP  
Senior Planner

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**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 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>		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		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		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. 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.



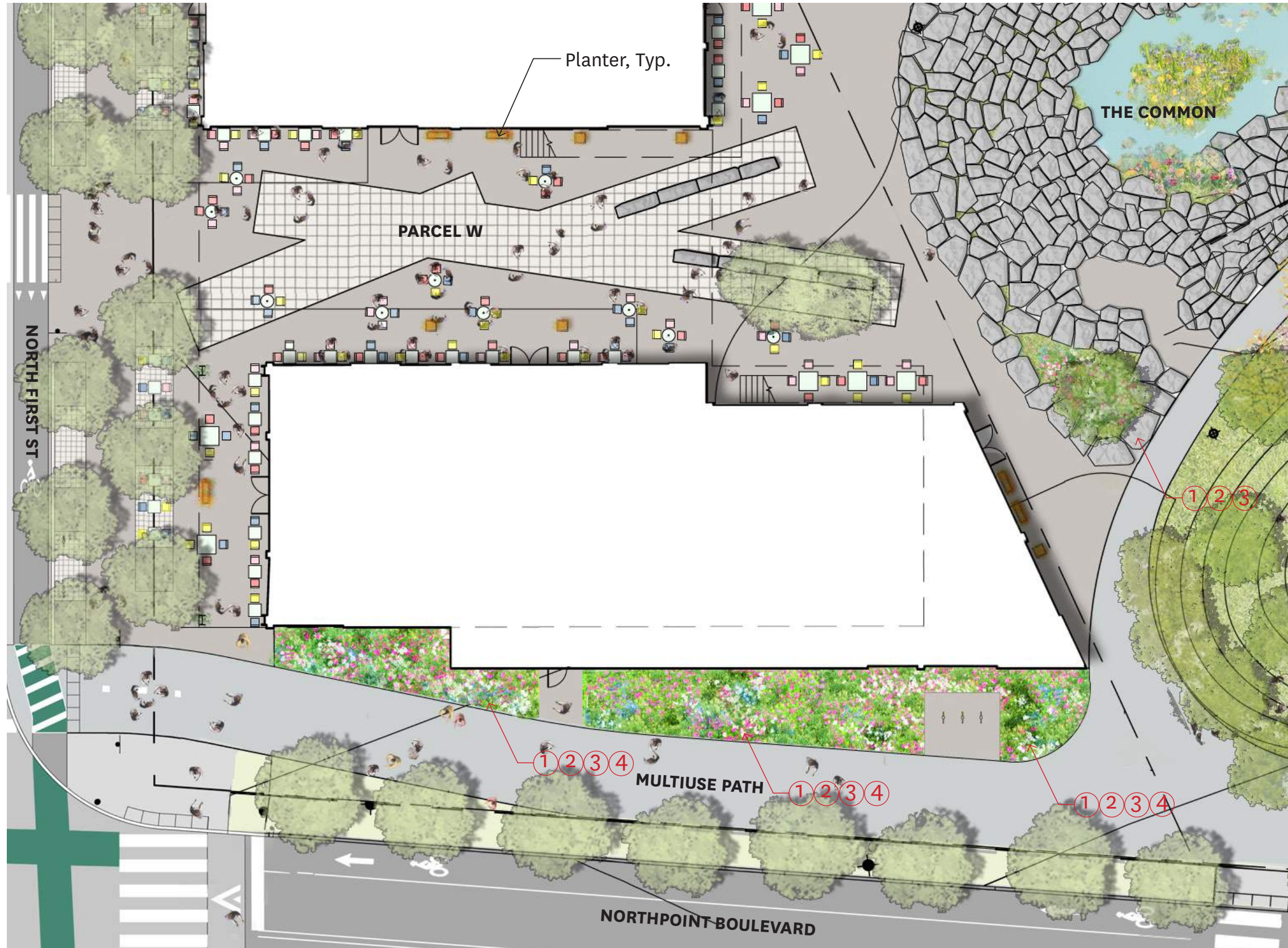
## **DESIGN UPDATE / FOR INFORMATION ONLY: Parcel W**

### **KEY UPDATED DESIGN ELEMENTS**

- Additional Parcel W planting
- Plantings on Parcel W walls
- Enhanced green connection
- Treatment of central bay facades to add color and interest

Page	Design Review Comments	Design Team Response	Check
page 71 - PB #179 Meeting Minutes	"Building W is too tasteful ... it needs more zing... It just needs a little more stuff" there may be some artwork, particularly on the wall that's facing -- it's on the south side of the south building, it just needs a little more, more stuff."	MVVA has introduced tensile structure along south façade to grow plantings / vines.	✓
page 95 & 96 - PB #179 Meeting Minutes	"I'm wondering if maybe the wall treatment inside the passthrough should be of a different character than the exterior wall. And think of rather than two buildings with this bridge between it, think of it as one building in which there's a way to walk through the building, and you could send that message by changing the material under that roof." ... It would be a perfect area for public art or a mural or something that would be of particular interest to people walking through who -- it would actually be	PCA has added a tensile hanging system to display artwork along the facades facing the open space. The "grey" cedar will be a warmer toned stain. Additionally PCA has introduced decorative light fixtures with varying stem lengths to create visual interest within the open space.	✓
page 57 - PB #179 Meeting Minutes	"Parcel W seems like a lot of paving. Almost the whole site is paved except for the little strip beside the multiuse path. Any way to soften this up?"	MVVA augmented the continuous plant bed next to the multi-use path that will be densely planted with plants that have colorful blooms and fruits. A new tensile cable system mounted on the building that will allow vines to grow up the south facade of the south building and the free-standing columns along North First Street. Planters have been added to the plaza between the buildings and will be seasonally planted to bring color into that open-air but covered space.	✓
page 60 - PB #179 Meeting Minutes	"there's a lot of paving here, a lot of edges to touch and not just around the building".	MVVA introduced a continuous plant bed next to the multi-use path that will include colorful plants and flower pots below the Parcel W canopy.	✓
CDD Memo, 06/23/2017 page 2	"While transparency has been maximized on First Street, the common and internal to the plaza, there are portions of blank wall exceeding 20 feet on the north and south facades of the pavilions. It is understood that back-of-house functions necessitate this, however staff suggests that the blank walls be landscaped, decorated or detailed in a manner that makes them more visually interesting".	MVVA introduced tensile structures on the blank walls of Parcel W South building to allow vines to climb the wall.	✓
CDD Memo, 06/23/2017 page 2	"The concept of a green connection between Parcel W, the common and Parcel I is a key urban design goal for NorthPoint. Opportunities for additional plantings or greening to help enhance that relationship, and soften the hardscape".	MVVA introduced a continuous plant bed next to the multi-use path and flowering bed at the edge of the pond to tie the plaza with NPT Common. Planters and flower pots will be added in the plaza as well.	✓

# Parcel W Planting Revised - Edible Shrubs



1. Blackberry  
*Rubus spp.*



2. Raspberry  
*Rubus idaeus*



3. Rugosa rose  
*Rosa rugosa*



4. Lowbush blueberry  
*Vaccinium angustifolium*





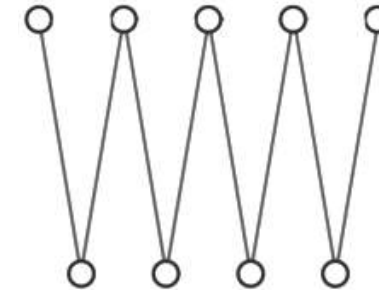
# Planting on Parcel W Walls - Climbing Plants

Parcel W - Green Wall (4 ft module- Triangular Pattern)



East Elevation

Climbing Pattern



Planting Palette

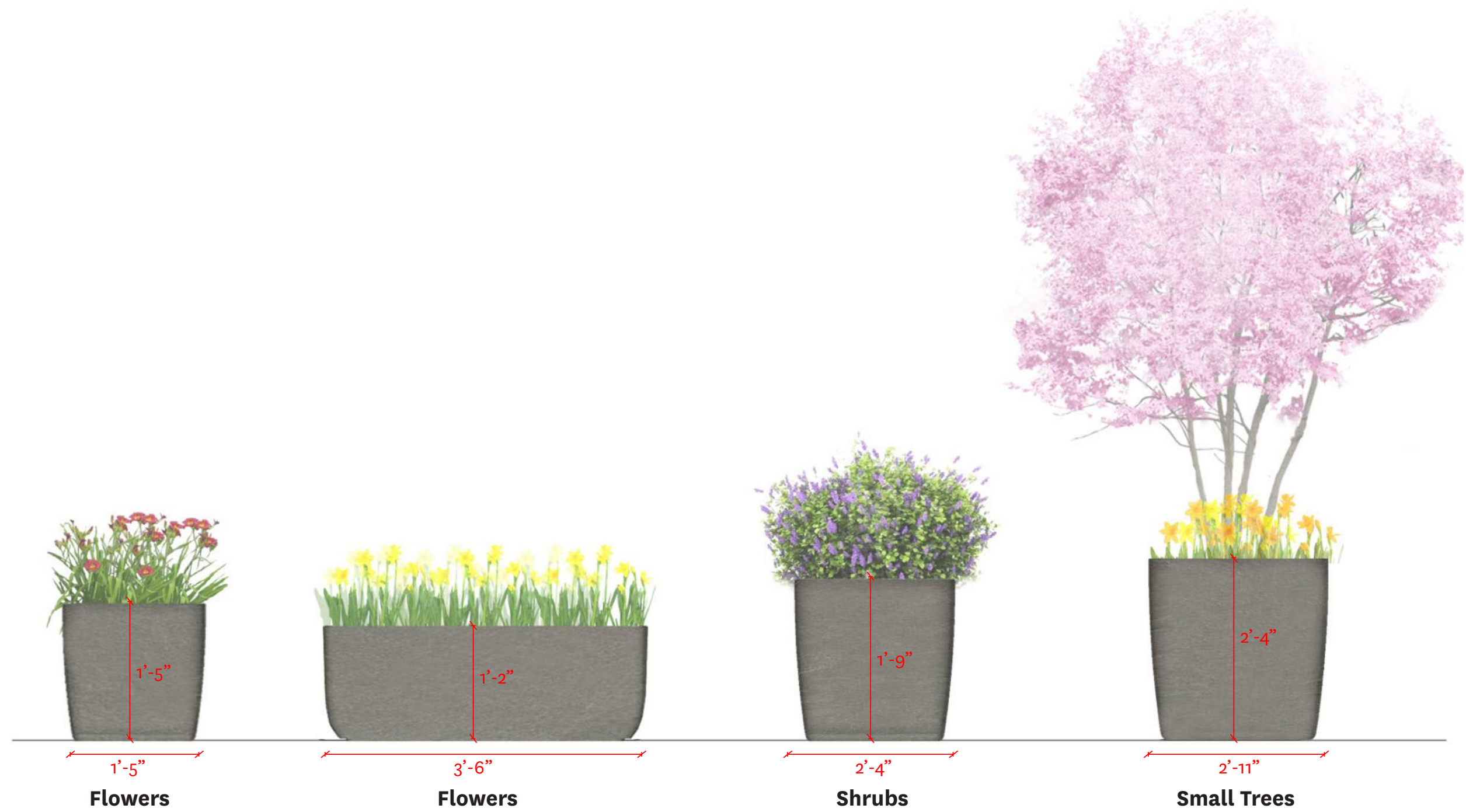


1. Common Hop



2. Vitis (Grapevine)

# Enhancing Green Connection and Planting on Parcel W



# Enhancing Green Connection and Planting on Parcel W

Spring



Daffodil, *Narcissus*



Fall



Chrysanthemum, *Chrysanthemum*



Summer



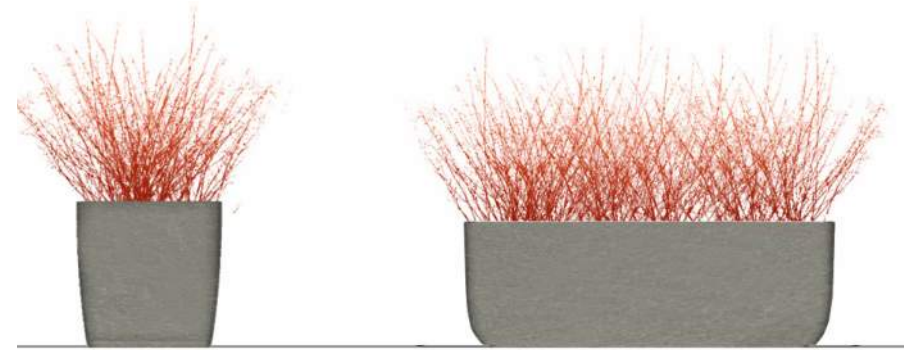
Canna lily, *Canna*



Winter



Redtwig dogwood, *Cornus sericea*



0' 1' 2' 4'

**Comment - Different wall treatment/color/artwork on exterior walls on either side of W open space**



South Plaza Elevation - Tensile hanging system for flexible artwork size & location



North Plaza Elevation - Tensile hanging system for flexible artwork size & location

Wall mounted tensile rope hanging system

**Comment - Different wall treatment/color/artwork on exterior walls on either side of W open space**

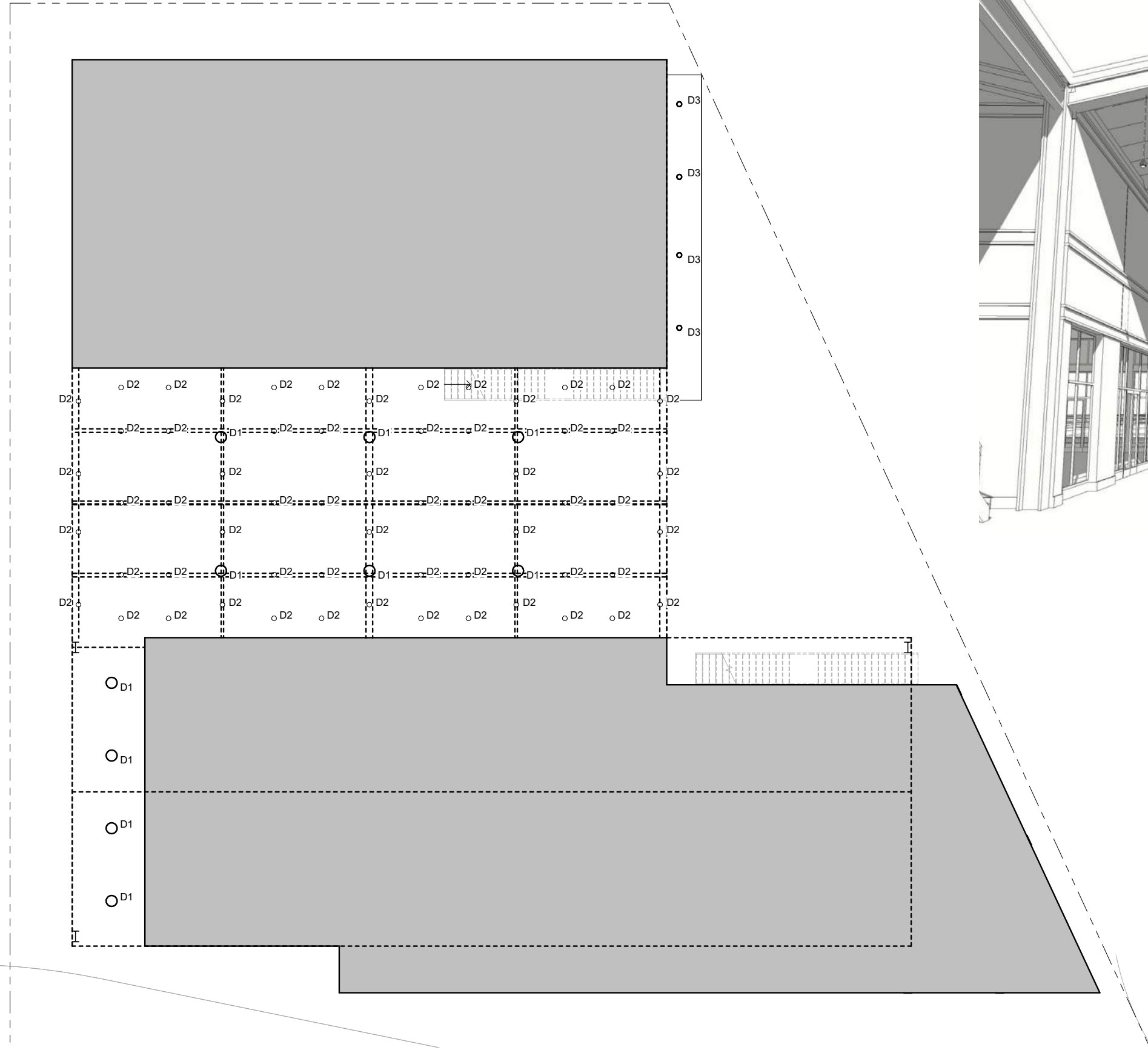


South Plaza Elevation - Tensile hanging system with large format artwork

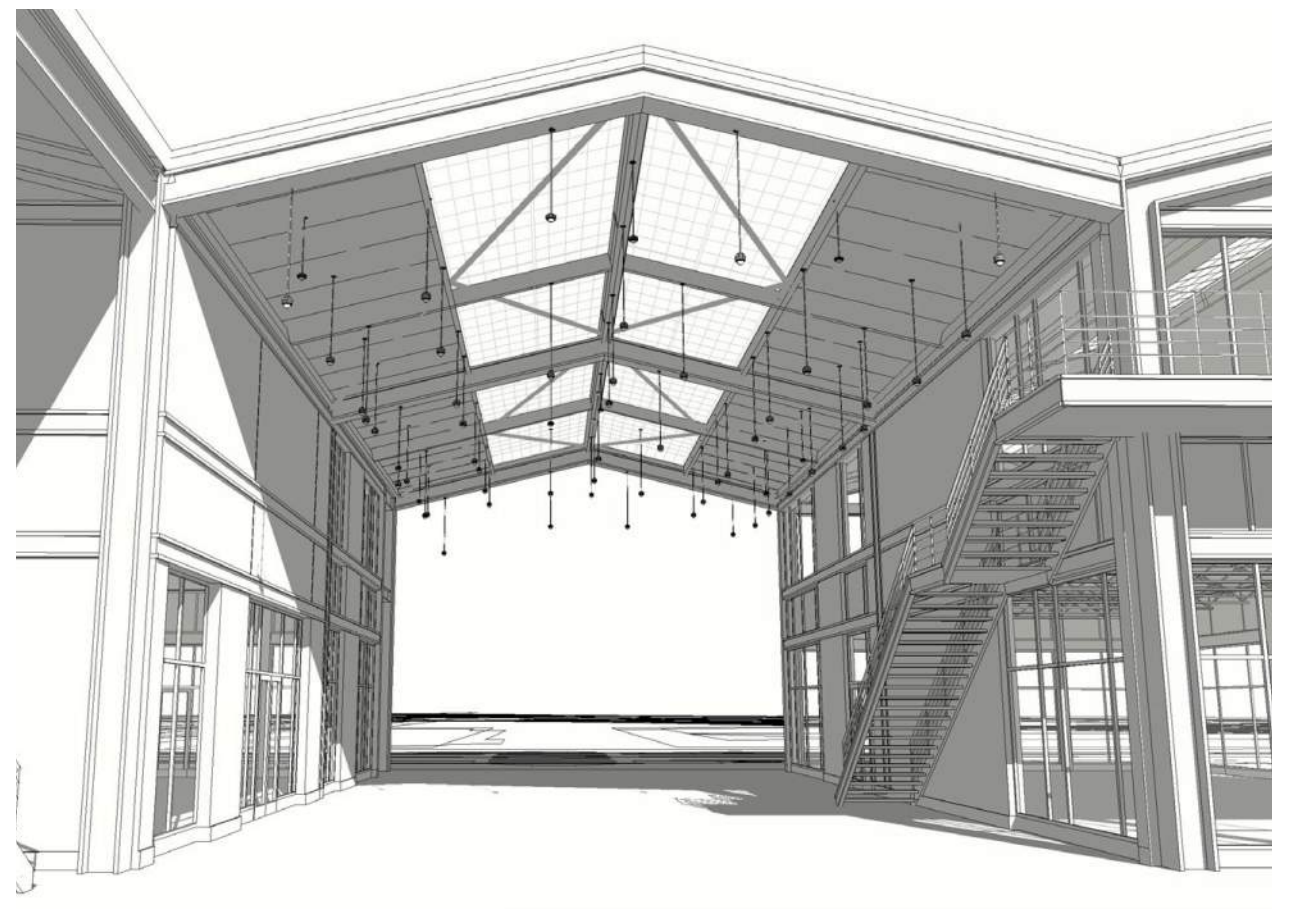


North Plaza Elevation - Tensile hanging system with large format artwork

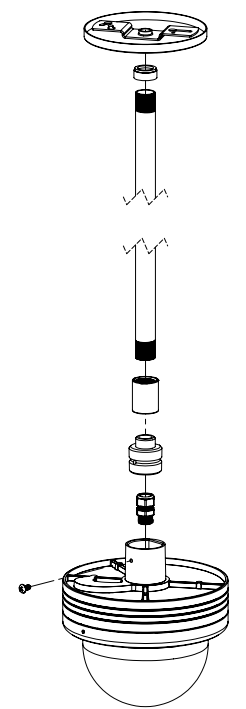
Wall mounted tensile rope hanging system



Open Space Decorative Lighting Plan



View into open space from the common



Dome fixture mounted to stem