

# Design Review Revision

## Parcel G



*Presented by:*

**DW NP Property, LLC and DW Propco G,  
LLC c/o DivcoWest Real Estate  
Investments**

200 State Street, 12th Floor  
Boston, MA 02109



*Prepared by:*

**Beals and Thomas, Inc.**  
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*In collaboration with:*

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**Michael Van Valkenburgh Associates, Inc.**



December 19, 2019

Ms. Catherine Preston Connolly, Chair  
Cambridge Planning Board  
344 Broadway  
Cambridge, MA 02139

Via: Hand Delivery

Reference: Cambridge Crossing Block G Design Review Revision  
PB #179  
Cambridge, Massachusetts

Dear Chair Connolly and Members of the Board:

DivcoWest Real Estate Investments and its affiliates, DW NP Property, LLC and DW Propco G, LLC (collectively "DivcoWest"), respectfully submit this Revised Design Review Application for Block G (G Building, 350 Water Street), which is part of the larger Cambridge Crossing development.

The Planning Board previously approved the schematic design of the G Building, pursuant to a Design Review submission filed with the Planning Board on December 27, 2018. Subsequently, as we completed construction documents, the Planning Board reviewed and approved modifications to the design at its meeting on January 8, 2019. The Board, at its January 8, 2019 hearing, asked us to work with Staff as they conducted continuing review. A summary of our continuing design review with Staff can be found on pages 14 and 44-46 within the submission. Once again, we thank Staff for their thoughtful feedback and believe the design is improved as a result of our teams continued coordination.

#### Ground Floor Activation

The City staff has consistently stressed the need for ground floor activation. We are fortunate that our tenant for 350 Water Street, Sanofi, also values ground floor activation and the positive contribution this makes to the public realm.

#### Expanded Lobby

We wish to increase the size of the lobby to create a larger waiting area. The only change on the exterior of the building is to expand the lobby frontage and reconfigure the entry vestibule.

#### Tenant Use and Enjoyment

For the tenant to effectively use and enjoy the premises, we need to make several modifications to the exterior of the building. Below is a description of each modification and a description of how we lessened or eliminated the impact on the public realm.

- Screen Loading and Service Yard – the tenant will place tanks for gas storage in the area designated on the Planning Board approved plans as the Service Yard. This area is located next to the service



drive and the loading docks, away from the primary facades and away from any open space. The proposed screening consists of a precast wall that matches the Planning Board approved pattern of the building façade, topped with a planted screen. These will screen the tanks and hide the Eversource Vault access doors which were a concern of the Planning Board at an earlier meeting. In order to meet tenant operational requirements, and keep queueing trucks off roads, we need to add a loading bay to the building, which will be mitigated by several measures:

- The second floor cornice will be extended across the loading area, which will cast shadow over the loading doors.
  - Second floor glass windows will be extended above the loading area. This will compensate for the loss of glass on the ground floor, and draw one's eye to the second floor, away from the loading area.
  - The loading apron will have a change in paving material. This will reduce the perceived width of the paved service driveway.
  - Additional planting is proposed between the loading area and the food truck plaza to screen that open space from loading activity.
- Added Required Louvers – the tenant needs to add louvers to support lab functions on two floors. In order to mitigate the impact of this change, we have:
- Located the louvers on the east façade, over the service drive and away from the open space and away from the primary facades.
  - Positioned the louvers in areas that were precast, rather than windows. Adding louvers does not reduce the amount of glass in the façade.
  - We have added horizontal blades to the louvers that extend the precast patterning across the face of the louvers. This integrates the louvers into the approved design of the precast exterior wall.
  - In addition to the two active louvers, we have added seven inactive louvers and organized all of the louvers in a vertical band. This vertical band helps break down the building massing and define the lower nine stories as a separate mass, comparable in height to the H building. The extra louvers help create this visual impression and provide future flexibility.
- Raise South Parapet – the tenant needs to add some rooftop mechanical equipment in order to conduct its research. We propose raising the south parapet 4.5' in order to screen this equipment. The height of the northern parapet, and therefore the overall building height, is unchanged. The parapet height that the Planning Board approved on January 8, 2019, resulted in three areas at grade where rooftop mechanical equipment would be visible. With this increase in the parapet height there will be no areas at grade where rooftop mechanical equipment will be visible.



We look forward to the opportunity to meet with the Planning Board to discuss this proposed Design Review Revision. Thank you for your consideration.

Sincerely,  
DIVCOWEST REAL ESTATE INVESTMENTS

A handwritten signature in blue ink, appearing to read "Mark Johnson". The signature is fluid and cursive, written over the printed name below.

Mark Johnson, FAIA  
Director of Development

**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 thru Design Review</b>	<b>Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)</b>
N	Residential	394,000 Total	385,400 <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	371,828 Total	356,228	Under construction. Anticipated Completion Q1 2020.
	Retail	15,600	15,600	Under construction.
W	Retail	16,395	16,395	Under construction. Anticipated Completion Q1 2020.
Q1	Office	18,851 Total	10,318	Under construction.
	Retail	8,533	8,533	Under construction.
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	Building permit application has been filed with ISD. Construction commencement planned for Q1 2020.
	Retail	26,036	26,036	

<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.

**Phase 1b**

<b>Building</b>	<b>Use(s)</b>	<b>Approved GFA per Special Permit Appendix I</b>	<b>GFA approved thru Design Review</b>	<b>Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)</b>
G	Office/Laboratory	450,895	450,895	Under construction.
H	Office/Laboratory	365,110	365,110	Under construction.
EF	Office/Laboratory	419,529	419,529	Under construction.
	Retail	TBD (Allowed)	TBD (Allowed)	
C	Mixed-Use	382,746		Special Permit approval. Design Review timing TBD.
U	Office/Laboratory	320,192		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 thru Design Review</b>	<b>Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)</b>
A	Residential	93,971		Special Permit approval. Design Review timing TBD.
B	Residential	335,251 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.

**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	394,000	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
I <sup>1</sup>	468	371,066	Residential	247	437	93	630	105	973	23	1315

Parcel	Affordable Residential Units	Approved GFA	Use(s)	Affordable Residential Units <sup>2</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	394,000	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
I	54	371,066	Residential	28	450	10	643	12	961	4	1165

Issued: December 23, 2019

<sup>1</sup> Applicant filed a building permit application for the residential building on Parcel I with Cambridge ISD on May \_\_, 2019, and anticipates commencing construction of the residential building in the first quarter of 2020.

<sup>2</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.



***Appendix I: Revised Statistical Summary of the Approved Master Plan***

**I. Project as a Whole**

**A. Three City Summary**

a. Parcel Area	Total Area in Acres (Square Feet):	45.37 acres (1,976,501 square feet)
b. Floor Area	FAR at North Point:	2.66
	FAR at Lechmere	2.5
	Total GFA	5,245,854 square feet
c. Non-Residential	Maximum FAR	1.10
	Approved GFA	2,185,062 square feet for all non-residential uses
	Retail GFA:	300,000 square feet at North Point Amount TBD at Lechmere
d. Residential	Maximum FAR:	1.55
	GFA:	3,060,792 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	392,000 square feet
	Other/Common Open Space in Square feet:	TBD
f. Parking Spaces	Maximum Permitted:	3,807 spaces +300 replacement MBTA spaces
	Maximum non-residential:	See Special Permit
	Residential:	0.5-1.0 spaces/unit for each building Average of 0.75/unit for the entire project at full build-out
g. Dwelling Units	Proposed Number:	3,177 units

**B. Development in Cambridge**

a. Parcel Area	Total Area in Acres:	38.77 acres
	Square Feet:	1,690,276 square feet
	Area at North Point in Acres:	37.1 acres
	Square Feet:	1,617,534 square feet
	Area at Lechmere in Acres:	1.67 acres
	Square Feet:	72,742 square feet
b. Floor Area	FAR at North Point:	2.52
	FAR at Lechmere:	2.57
	GFA at North Point:	4,062,000 square feet
	GFA at Lechmere:	186,695 square feet
	Total GFA:	4,248,695 square feet
c. Non-Residential	Maximum FAR at North Point:	TBD
	Maximum FAR at Lechmere:	TBD
	Approved GFA at North Point:	1,409,063 square feet
	Approved GFA at Lechmere:	4,840 (Retail Only)
d. Residential	Minimum FAR at North Point:	TBD
	Minimum FAR at Lechmere:	TBD
	Approved GFA at North Point:	2,652,937 square feet
	Approved GFA at Lechmere:	181,855 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided at North Point:	323,507 square feet
	at Lechmere:	11,000 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential at North Point:	See Special Permit
	at Lechmere:	See Special Permit
	Residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all municipalities
g. Dwelling Units	Proposed Number:	TBD

**C. Development in Somerville**

a. Parcel Area	Total Area in Acres:	5.28 acres
	Square Feet:	229,856 square feet

**D. Development in Boston**

a. Parcel Area	Total Area in Acres:	1.29 acres
	Square Feet:	56,369 square feet

**E. Development in Boston + Somerville**

a. Parcel Area	Total Area in Acres:	6.57 acres
	Square Feet:	286,225 square feet
b. Floor Area	Total FAR	3.49
	Total GFA	997,159 square feet
c. Non-Residential	Maximum FAR	2.70
	GFA	771,159 square feet
d. Residential	FAR	0.79
	GFA	226,000 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	TBD
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum permitted:	TBD
g. Dwelling Units	Proposed Number:	TBD

**II. PHASES****A. Statistical Summary - Phase 1A****1. Overall Dimensional Limits**

a. Parcel Areas	Total Phase 1A in Square Feet:	454,406 square feet
b. Floor Area	Total GFA	2,088,637 square feet
	GFA	444,710 square feet
c. Non-Residential	Retail GFA	TBD
	GFA	1,643,927 square feet
d. Residential	GFA	1,643,927 square feet
	Public, Green Area or Permeable Open Space Provided:	4.12 acres or 179,902 square feet
e. Open Space	Other Open Space in Square feet:	TBD
	Non-residential:	See Special Permit
f. Parking Spaces	Residential:	TBD - Average of 0.75/unit at full build-out for all phases
	Proposed Number:	TBD

**2. Dimensional Limits on Individual Parcels**

Parcel I	a. Total Parcel Area:	100,837 square feet
	b. Total GFA:	397,102 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, 26,036 square feet
	f. Residential GFA:	371,066 square feet

Appendix I  
Cambridge Crossing  
Cambridge, Massachusetts

	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel N (completed prior to this Major Amendment)	a. Total Parcel Area:	49,284 square feet
	b. Total GFA:	394,000 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	8,600 square feet
	e. Retail:	8,600 square feet
	f. Residential GFA:	385,400 square feet
	g. Total Parking Spaces:	184
	h. Associated Public, Green Area or Permeable Open Space:	8,760 square feet
Parcel JK	a. Total Parcel Area:	62,502 square feet
	b. Total GFA:	371,828 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	371,828 square feet
	e. Retail:	Allowed, 15,600 square feet
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel T (completed prior to this Major Amendment)	a. Total Parcel Area:	38,986 square feet
	b. Total GFA:	242,194 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Retail not proposed
	f. Residential GFA:	242,194 square feet
	g. Total Parking Spaces:	151 spaces in garage, 79 spaces at other locations on NorthPoint
	h. Associated Public, Green Area or Permeable Open Space:	13,861 square feet
Parcel S (completed prior to this Major Amendment)	a. Total Parcel Area:	30,090 square feet
	b. Total GFA:	112,398 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	None
	f. Residential GFA:	112,398 square feet
	g. Total Parking Spaces:	51 spaces in garage, 49 spaces at other locations on NorthPoint
	h. Associated Public, Green Area or Permeable Open Space:	11,255 square feet

Appendix I  
Cambridge Crossing  
Cambridge, Massachusetts

Parcel L	a. Total Parcel Area:	30,475 square feet
	b. Total GFA:	314,038 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Allowed, None
	f. Residential GFA:	314,038 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel M	a. Total Parcel Area:	30,475 square feet
	b. Total GFA:	221,831 square feet
	c. Use:	Mixed Use
	d. Non-Residential GFA:	3,000 square feet
	e. Retail:	Required, 3,000 square feet
	f. Residential GFA:	218,831 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel Q1	a. Total Parcel Area:	14,799 square feet
	b. Total GFA:	18,851 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	18,851 square feet
	e. Retail:	Required, 8,533 square feet
	f. Residential GFA:	None
	g. Total Parking Spaces:	None
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel W	a. Total Parcel Area:	20,743 square feet
	b. Total GFA:	16,395 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	16,395 square feet
	e. Retail:	Required, 16,395 square feet
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

**B. Statistical Summary - Phase 1B****1. Overall Dimensional Limits**

a. Parcel Areas	Total Phase 1B in Square Feet:	383,237 square feet
b. Floor Area	Total GFA:	1,938,472 square feet
c. Non-Residential	GFA:	1,555,726 square feet
	Retail GFA:	0
d. Residential	GFA:	382,746 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	3.6 acres or 158,820 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential:	See Special Permit
	Residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all phases
g. Dwelling Units	Proposed Number:	TBD

**2. Dimensional Limits on Individual Parcels – Phase 1B**

Parcel C	a. Total Parcel Area:	69,003 square feet
	b. Total GFA:	382,746 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel EF	a. Total Parcel Area:	87,225 square feet
	b. Total GFA:	419,529 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	419,529 square feet
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

Appendix I  
Cambridge Crossing  
Cambridge, Massachusetts

Parcel G	a. Total Parcel Area:	101,610 square feet
	b. Total GFA:	450,895 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	450,895 square feet
	e. Retail:	Allowed, None
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel H	a. Total Parcel Area:	79,430 square feet
	b. Total GFA:	365,110 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	365,110 square feet
	e. Retail:	Allowed, None
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel U	a. Total Parcel Area:	45,969 square feet
	b. Total GFA:	320,192 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	320,192 square feet
	e. Retail:	Retail not proposed
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

**C. Statistical Summary - Phase 2**

**1. Overall Dimensional Limits**

a. Parcel Areas	Total Phase 2 in Square Feet:	426,813 square feet
b. Floor Area	Total GFA:	1,218,745 square feet
c. Non-Residential	Maximum GFA:	184,626 square feet
	Retail GFA:	24,301 square feet
d. Residential	Minimum GFA:	1,034,119 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	Balance of 11 acres
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential:	See Special Permit
	Residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all phases
g. Dwelling Units	Proposed Number:	TBD

**2. Dimensional Limits on Individual Parcels – Phase 2**

Parcel A	a. Total Parcel Area:	65,373 square feet
	b. Total GFA:	93,971 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Retail not proposed
	f. Residential GFA:	93,971 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel B	a. Total Parcel Area:	80,325 square feet
	b. Total GFA:	335,251 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD



Parcel D	a. Total Parcel Area:	59,838 square feet
	b. Total GFA:	306,491 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel Q2	a. Total Parcel Area:	114,928 square feet
	b. Total GFA:	162,126 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	162,126 square feet
	e. Retail:	Required, 1,801 square feet
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel R	a. Total Parcel Area:	46,343 square feet
	b. Total GFA:	134,211 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Required, 17,660 square feet
	f. Residential GFA:	116,551 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel V	a. Total Parcel Area:	60,006 square feet
	b. Total GFA:	186,695 square feet
	c. Use:	Mixed Use
	d. Non-Residential GFA:	4,840 square feet
	e. Retail:	Required, 4,840 square feet
	f. Residential GFA:	181,855 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD