

# Design Review Revision

## Parcel H



*Presented by:*

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

200 State Street, 12th Floor  
Boston, MA 02109



*Prepared by:*

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*In collaboration with:*

**NBBJ**  
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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 H 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 H, LLC (collectively "DivcoWest"), respectfully submit this Revised Design Review Application for Block H (H Building, 450 Water Street), which is part of the larger Cambridge Crossing development.

The Planning Board previously approved the schematic design of the H 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 13 and 53-56 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.

With this submission we are seeking approval for Design Review Revisions based on the requirements of our tenant, Sanofi, which were not proposed – or conceived of – at the time of the previous Planning Board approval. DivcoWest and Sanofi have worked collaboratively to minimize the impact of the proposed Design Review Revision on the approved design. Below is a summary of all of the proposed Design Review Revisions:

#### Ground Floor Activation

The City staff has consistently stressed the need for ground floor activation. We are fortunate that our tenant for 450 Water Street, Sanofi, also values ground floor activation and the positive contribution this makes to the public realm.

#### Added Lobby Retail

The existing retail at lower grade will be maintained and augmented by a second retail area – open to the public – at the bridge level. The additional retail point of sale is complimented by the addition of a variety of seating adjacent to the retail space.



#### Expanded Lobby

We wish to increase the size of the upper level of the main lobby in order to make space for a second point of retail sale. The result is to increase the length of lobby frontage along the Brian P. Murphy Staircase Plaza. The only change on the exterior of the building is, in the area of the expanded lobby, to remove the privacy film applied to the bridge level windows that the Planning Board previously approved.

#### 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 its impact on the public realm.

- Relocate Office Terrace Doors – the approved plans showed two, single swing, doors opening onto the terrace from the interior tenant space on the north elevation of the building. We need to shift each of them a few feet in order to correspond with the interior layout and increase one of the single doors to be a double swing door.
- Added Exterior Door at the Gilmore Bridge – the tenant is adding active uses beyond what would be found in a typical office building. Consequently, we need to add another egress stair, which will need to egress to the exterior. We have positioned the staircase and the exterior egress door on the Gilmore Bridge pedestrian arcade in order to help activate that façade with a doorway. The tenant has also located active uses on either side of this new doorway to further activate the Gilmore Bridge façade.
- Added Required Louvers at North and West Facades – the tenant needs to add mechanical equipment to the building in order to serve those active uses. Instead of adding mechanical equipment to the roof, they have created two new interior mechanical rooms; one on the third floor and one on the ninth floor. In order for those mechanical rooms to function, we need to add exterior louvers on the façade at these two locations. The louvers that serve the third-floor mechanical room are positioned on the north elevation, below the primary façade, and help reinforce the plinth/tower expression that was approved by the Planning Board. The louvers that serve the new ninth-floor mechanical room have been positioned on the west elevation, facing the service drive between parcels G and H.
- Extended Approved Shadow Box Detail at New Mechanical Room - the exact same shadow box detail that is employed at all the spandrels has been added on the north elevation at the ninth-floor in lieu of blank panels at this new mechanical room.



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 that reads "Mark Johnson". The signature is written in a cursive style with a large, prominent "M" and "J".

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
b. Floor Area	Square Feet:	1,617,534 square feet
	Area at Lechmere in Acres:	1.67 acres
	Square Feet:	72,742 square feet
c. Non-Residential	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
d. Residential	Total GFA:	4,248,695 square feet
	Maximum FAR at North Point:	TBD
	Maximum FAR at Lechmere:	TBD
e. Open Space	Approved GFA at North Point:	1,409,063 square feet
	Approved GFA at Lechmere:	4,840 (Retail Only)
	Minimum FAR at North Point:	TBD
f. Parking Spaces	Minimum FAR at Lechmere:	TBD
	Approved GFA at North Point:	2,652,937 square feet
	Approved GFA at Lechmere:	181,855 square feet
g. Dwelling Units	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
h. Other	Maximum non-residential at North Point:	See Special Permit
	at Lechmere:	See Special Permit
i. Other	Residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all municipalities
	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
g. Dwelling Units	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

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	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

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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

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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