



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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PLANNING DIVISION

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JOSEPH FAVALORO, CLERK
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REBECCA LYN COOPER
GERARD AMARAL, (ALT)

Case #: PB 2017-23-MA1-0818
Site: Cambridge Crossing (formerly known as NorthPoint) – Parcel EF DSPR Revision
Date of Decision: November 8, 2018
Decision: *Petition Approved with Conditions*
Date Filed with City Clerk: November 20, 2018

PLANNING BOARD DECISION

Applicant Name: DW NP Property, LLC c/o DivcoWest Real Estate Services
Applicant Address: One Kendall Square, Suite B3201, Cambridge, MA 02139
Owner Name: DW NP Property, LLC c/o DivcoWest Real Estate Services
Owner Address: One Kendall Square, Suite B3201, Cambridge, MA 02139
Agent: Thomas N. O'Brien
Agent Address: One Congress Street, 10th Floor, Boston, MA 02114
Alderman: Matthew McLaughlin

Legal Notice: Cambridge Crossing Parcel EF (formerly NorthPoint): (Case # PB 2017-23-MA1-0818)
Applicant/Owner DW NP Property LLC c/o DivcoWest Real Estate Services requests a Revision to a Design & Site Plan under §6.6 and §5.4 of the Somerville Zoning Ordinance for a reduction in floor to floor height to accommodate a taller penthouse without increasing the height of the building, minor elevation revisions, and changes in materials.
North Point Special District (NPSD). Ward 1.

<u>Zoning District/Ward:</u>	1
<u>Zoning Approval Sought:</u>	Article §6.6 and §5.4
<u>Date of Application:</u>	August 30, 2018
<u>Date(s) of Public Hearing:</u>	11/8
<u>Date of Decision:</u>	November 8, 2018
<u>Vote:</u>	5-0

Appeal PB 2017-23-MA1-0818 was opened before the Planning Board at the Visiting Nurse Association, 259 Lowell Street, on November 8, 2018. Notice of the Public Hearing was given to persons affected and was published and posted, all as required by M.G.L. c. 40A, sec. 11 and the Somerville Zoning Ordinance. On November 8, 2018, the Planning Board took a vote.



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I. DESCRIPTION:

As approved, the Parcel EF building was anticipated to be approximately 483,000 gross square foot Commercial Building to be used for a combination of Commercial Office, R&D and/or Laboratory, and Retail and Consumer Services uses. The building was proposed at 150 feet high (as calculated pursuant to the SZO), with three levels of underground parking containing approximately 379 parking spaces. The Ground Floor includes approximately 2,580 square feet of Retail and Consumer Services, accessed from the street or public area of the building lobby (6,695sf), along with other active uses.

The requested changes, as identified by the Applicant, that comprise this application include:

Overall

- The floor-to-floor height of the tower (Levels 3 through 8) has been reduced from 16'-0" to 15'-0".
- The height of the penthouse has been increased from 30'-0" to 40'-0" and the material has been changed to flat silver/gray metal panel.
- Exterior materials changed to three (3) colors of metal panel.
- Stone base has been added around the building.
- Considering "view dynamic glass".

Elevations**South (Dawes Street frontage elevation)**

- "Completed" the last bay on the south to include three (3) windows to match the other bays.
- The southwest glass tower has been shifted slightly to the west and made slightly narrower.
- The height of the entry portal has been lowered slightly.
- Fritted glass shadowbox band has been added on south facade above entry portal.
- Vertical and Horizontal "fin" snap cap profiles have been added to the south glazing on Levels 1 and 2.

North

- More of the "rust" color material has been added to the tower.
- Metal louvers have been added to the penthouse.

East

- Eliminated the exterior balconies.
- Moved 8'-0" closer to the park.
- More glass has been added to the ground level.
- Vertical fin snap cap profiles have been added to the glass tower.
- Metal louvers have been added at Level 1.

West

- The window pattern has been revised.
- "Rust" colored metal fins have been added to the penthouse.
- Metal fins and wall recess has been added to the southwest tower at Levels 2 through 9.

Program

- The loading dock and parking ramp entrance have been flipped.
- Bicycle entry moved to east facade.

These design revisions, while not significant as individual elements as many are material selection or design refinements, combine to create elevation changes beyond those considered de minimis.

II. FINDINGS FOR DESIGN & SITE PLAN REVIEW (SZO §6.6.3.B):

Based on review of the submitted Design & Site Plan Review Application, Staff finds that the proposal meets all of the requirements outlined in §6.6.3 of the SZO.

Design and Site Plans.

1. Submittal and Review.

The submittal package includes all the required information. This review of the Design & Site Plan meets the procedural requirements of Section 5.4 of the Somerville Zoning Ordinance.

2. Scope.

The application included the entire site and building design information as required. The entire site is within the City of Somerville but accessed and serviced by the City of Cambridge.

3. Findings and Compliance.

This section of the report goes through the findings required by §6.6.9-11 in detail.

6.6.9. Building Types.

A. General.

1. Facades shall be built parallel to a front lot line or to the tangent of a curved front lot line.

The general alignment of the building has not changed.

2. Height limits do not apply to mechanical penthouses; cellular, radio, and internet transmission equipment; or vents or exhausts.

The proposed building remains 150' high. The height of the penthouse has increased to 40' creating an overall height of approximately 190' – 10' more than originally approved.

3. The floor plate of any story shall not be larger in area than the story below.

No floorplate is larger than the story below it.

D. Commercial Building.

Form

a. Minimum of 80% of the façade must be within the façade build out area.

The Dawes Street façade is still within the Façade Build-Out area.

b. Floor plates may be a maximum of 50,000 SF.

The largest floor plate is the ground floor which is less than 50,000sf.

c. Minimum Height = 4 Stories. Maximum height = 150 feet.

The building is 9 stories and 150' to the penthouse measured from the mean grade.

d. Continuous façade.

No particular length of the Dawes Street façade is greater than 100' in horizontal width.

Fenestration

Ground Floor; Secondary 50% min.

*Upper Floors 30% min. - 50% max.
Blank Wall 20 feet max.*

The design compliance with the listed requirements has been increased. The façade facing the park (east elevation) has been revised to include windows at the bicycle parking in place of the previous blank but textured wall facing the park.

Development Standards.

a. A minimum of 60% of the ground floor frontage shall be occupied by active uses.

The program at the ground floor frontage remains the same as the original approval and meets the active use requirements.

b. Ground floor uses shall be limited to 200' of frontage for each use.

Each of the ground floor uses is less than 200' of frontage.

c. Ground floor uses shall have individual entrances with access directly onto a sidewalk for each use.

The ground floor uses that are located on the Dawes Street façade have individual entrances onto the sidewalk.

d. Upper story uses shall be accessed by a prominent common lobby entrance.

The common lobby to access upper story uses is located on the south side of the building facing Dawes Street. The entrance has been further enhanced with a canopy and articulation line.

e. Fenestration shall be calculated for the wall area of each floor.

The Dawes Street façade complies with the listed requirements. See above.

E. Design Standards for All Building Types.

1. Facade Articulation.

a. Building facades shall be articulated vertically with a rhythm of bays to create an equal, central, and/or ends focused composition.

The Dawes Street façade still has a central composition although the number of projecting bays on the upper floors have increased.

b. Facades greater than 100' in horizontal width shall have a change in vertical plane that divides the building form into distinct massing elements that break up its apparent mass.

The Dawes Street façade has been redesigned with 6 (instead of 5) projecting bays approximately 20' wide with 4' reveals between the bays to break up the apparent mass.

c. Building facades shall be articulated with clearly defined base, middle, and top.

The Dawes Street façade remains consistent to the original approval with a base defined by the podium level, a middle defined by the tenant floors, and a top defined by the two story penthouse.

2. Fenestration.

a. All openings shall be square or vertical in proportion, excluding windows for first floor Retail and Consumer Service or Commercial Office uses.

All façades feature vertically proportioned fenestration – even within the curtainwall.

b. Each horizontal element of a building (base, middle, and top) shall have a fenestration pattern that is aligned vertically and horizontally.

All façades have vertically and horizontally aligned fenestration.

3. Towers

Not applicable. (This section refers to residential podium towers.)

6.6.10. Parking and Loading.

A. Motor Vehicle Parking.

1. Development proposals will not be required to provide off-street motor vehicle parking, but may elect to provide off-street motor vehicle parking according to Table 6.6.10.

The program of the building has not changed, 379 parking spaces will still be provided.

B. Bicycle Parking.

1. Short term outdoor bicycle racks shall be provided near the main entrances of any Retail & Consumer Service uses.

No Short-Term Spaces are required for the retail space.

2. Sheltered, long-term bicycle parking shall be provided internal to a building for all other use categories.

The project will provide 100 Long-Term Spaces in the building on the ground floor.

C. Parking Location.

1. All off-street parking spaces shall be located in underground parking structures, except lots abutting rail rights-of-way.

All off-street parking spaces are located underground.

D. Parking Management.

All parking management will be reviewed and administered by the City of Cambridge.

E. Parking Access.

1. A minimum of one pedestrian exit from any parking lot/structure shall lead directly to a public sidewalk except underground levels which may be exited directly into a building.

No change - the underground garage has exit stairs discharging directly to the sidewalk at either end of the building.

2. Vehicular entrances to parking lots or parking structures shall not be permitted along any primary front lot line.

The entrance to the below grade parking is located on the west side of the building from a driveway accessed from Dawes Street. The access to the loading docks and automobile parking have been flipped to reduce potential vehicle conflicts.

3. Vehicular entrances to parking lots, parking structures, loading docks, and service areas shall be no wider than twenty-four (24) feet along any front lot line.

No change.

G. Loading Docks and Service Areas.

1. Loading docks and service areas shall not be permitted along front lot lines except by special permit.

The entrance to the loading docks is still located on the west side of the building accessed from a driveway accessed off Dawes Street.

6.6.11. Environmental Performance.

There are no changes to any environmental performance elements with this revision.

12.4. Signs in Nonresidential Districts.



The conditions regarding signage are still applicable – signage is subject to review and approval by the Planning Director.

III. DECISION:

Present and sitting were Members Joseph Favaloro, Michael Capuano, Dorothy Kelly Gay, Rebecca Lyn Cooper, and Gerald Amaral. Upon making the above findings, Kevin Prior made a motion for **Conditional Approval** of the request for a **Revision to the Design and Site Plan**. Joseph Favaloro seconded the motion. Wherefore the Planning Board voted 5-0 to conditionally approve the request.

This approval is based upon the following application materials and the plans submitted by the Applicant to the City Clerk’s Office on August 30, 2018. Any changes to the approved plans that are not *de minimis* must receive approval from the Planning Board. All conditions from the original approval are still in effect.

Attest, by the Planning Board:



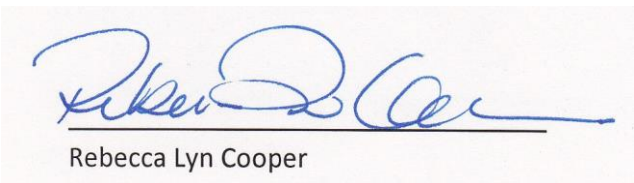
Joseph Favaloro



Michael Capuano



Dorothy A. Kelly Gay



Rebecca Lyn Cooper



Gerard Amaral



Copies of this decision are filed in the Somerville City Clerk's office.
Copies of all plans referred to in this decision and a detailed record of the
SPGA proceedings are filed in the Somerville Planning Dept.

CLERK'S CERTIFICATE

Any appeal of this decision must be filed within twenty days after the date this notice is filed in the Office of the City Clerk, and must be filed in accordance with M.G.L. c. 40A, sec. 17 and SZO sec. 3.2.10.

In accordance with M.G.L. c. 40 A, sec. 11, no variance shall take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title.

Also in accordance with M.G.L. c. 40 A, sec. 11, a special permit shall not take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and either that no appeal has been filed or the appeal has been filed within such time, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed Special Permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

The owner or applicant shall pay the fee for recording or registering. Furthermore, a permit from the Division of Inspectional Services shall be required in order to proceed with any project favorably decided upon by this decision, and upon request, the Applicant shall present evidence to the Building Official that this decision is properly recorded.

This is a true and correct copy of the decision filed on _____ in the Office of the City Clerk, and twenty days have elapsed, and

FOR SPECIAL PERMIT(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or

_____ there has been an appeal filed.

Signed _____ City Clerk Date _____

