



## **BEALS + THOMAS**

BEALS AND THOMAS, INC.  
Reservoir Corporate Center  
144 Turnpike Road  
Southborough, MA 01772-2104

T 508.366.0560  
F 508.366.4391  
[www.bealsandthomas.com](http://www.bealsandthomas.com)  
Regional Office: Plymouth, MA

August 29, 2018

Mr. George Proakis, Planning Director  
Somerville Planning Department  
93 Highland Avenue  
Somerville, MA 02143

Via: Hand Delivery

Reference: Cambridge Crossing (formerly known as NorthPoint)  
Parcel EF Minor Amendment  
Somerville, Massachusetts  
B+T Project No. 2084.55

Dear Mr. Proakis:

Please find, attached to this letter, an application Minor Amendment to the previously approved Design and Site Plan Approval for Parcel EF. The requested revisions to the design for Parcel EF include the following:

1. "Completed" the last bay on the south to include three (3) windows to match the other bays. As a result, the southwest tower has been made slightly narrower.
2. The southwest glass tower has been shifted slightly to the west.
3. The floor-to-floor heights of the tower (Levels 3 through 8) has been reduced from 16'-0" to 15'-0".
4. The height of the penthouse has been increased from 30'-0" to 40'-0".
5. The loading dock and parking ramp entrance have been flipped.
6. The window pattern on the west elevation has been revised.
7. The east facade at Level 1 and the glass tower (Levels 2 through 9) has moved 8'-0" closer to the park.
8. More glass has been added to the ground level east facade.
9. More of the "rust" color material has been added to the tower on the north elevation.
10. Exterior materials changed to three (3) colors of metal panel.
11. Eliminated the exterior balconies on east end.
12. Stone base has been added around the building.
13. Bicycle entry moved to east facade.
14. The height of the entry portal has been lowered slightly. Fritted glass has been added on the upper portion of the entry portal.
15. Penthouse material has been changed to flat silver/gray metal panel.
16. "Rust" colored metal fins have been added to the penthouse on the west elevation
17. Metal fins and wall recess has been added to the west face of the southwest tower at Levels 2 through 9
18. Vertical fin snap cap profiles have been added to the east glass tower.

Mr. George Proakis, Planning Director  
Somerville Planning Department  
August 29, 2018  
Page 2

19. Vertical and Horizontal "fin" snap cap profiles have been added to the south glazing on Levels 1 and 2.
20. Fritted glass shadowbox band has been added on south facade above entry portal.
21. Metal louvers have been added to the penthouse on the north facade and on the east facade at Level 1.
22. Considering "view dynamic glass" on south, west, east, and north facades.

A design package graphically depicting these revisions is attached to this letter for your review.

We look forward to discussing these revisions with you. Please do not hesitate to reach out to us with any questions at (508) 366 – 0560.

Very truly yours,

BEALS AND THOMAS, INC.



John P. Gelcich, AICP  
Senior Planner

Enclosures

CC: Mr. Mark Johnson, DivcoWest (1 copy via US Mail)  
Mr. Darren Baird, Goulston and Storrs (1 copy via US Mail)

JPG/mac/208455PT001



# CITY OF SOMERVILLE MASSACHUSETTS

**Joseph A. Curtatone, Mayor**

Office of Strategic Planning and Community Development (OSPCD)  
City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville, MA 02143  
(617) 625-6600 ext. 2500

## NEIGHBORHOOD DEVELOPMENT PLAN (NDP) SUBMITTAL • COVER PAGE

In accordance with Article 5 of the Somerville Zoning Ordinance, the undersigned hereby submits the attached neighborhood development plan for review according to applicable procedures and provisions of the Somerville Zoning Ordinance. Submittal materials required by this form are included as part of this submittal package.

Project Cambridge Crossing (Formerly known as NorthPoint) - Parcel EF

Agent Name Mark Johnson Phone 617-914-8600 Email mjohnson@divcowest.com

### OWNER

Name DW NP Property, LLC c/o DivcoWest Real Estate Services

Address 200 State Street, 12th Floor  
Boston, MA 02109

Phone 617-914-8600 Email jweigel@divcowest.com

As Owner, I make the following representations:

1. I hereby certify that I am the owner of the property identified on this application form.
2. I hereby certify that the applicant named on this application form has been authorized by me to apply to develop and/or use the property listed above for the purposes indicated in this application.
3. I hereby certify that the agent, engineer and/or architect listed on this application form have been authorized to represent this application before the Planning Staff, the Planning Board, and/or the Zoning Board of Appeals.
4. I will permit Planning Staff to conduct site visits on my property.
5. Should the ownership of this parcel change before the board(s) have acted on this application, I will provide updated information and new copies of this signature page.

DW NP PROPERTY, LLC, a Delaware limited liability company  
By: DW NP Holdings, LP, a Delaware limited partnership, its sole member  
By: DW NP GP, LLC, a Delaware limited liability company, its general partner  
By:

Signature \_\_\_\_\_

Name: Michael Carp  
Title: Authorized Signatory

### APPLICANT

Name DW NP Property, LLC c/o DivcoWest Real Estate Services

Address 200 State Street, 12th Floor  
Boston, MA 02109

Phone 617-914-8600 Email jweigel@divcowest.com

As Applicant, I make the following representations:

1. The information supplied on and with this application form is accurate to the best of my knowledge.
2. If the current use of the property is a nonconforming use, I will furnish proof to the satisfaction of the SPGA that the nonconforming use is legal.
3. I will make no changes to the approved project plans without the prior approval of the SPGA.
4. If the proposed project is subject to linkage (SZO Article 15), I will sign all documents required by the Planning Staff/SPGA governing the amount and the method of payment of the linkage fee.
5. I will return the notice sign or pay for its replacement.
6. I will pay the fees associated with this application, including but not limited to: advertising the case in the newspaper and mailing notices to abutters.
7. I hereby certify that the agent, engineer and/or architect listed in this submittal package has been authorized by me to represent me before the Planning Staff, the Planning Board, and/or the Zoning Board of Appeals as it relates to the development and/or use of this property.

DW NP PROPERTY, LLC, a Delaware limited liability company  
By: DW NP Holdings, LP, a Delaware limited partnership, its sole member  
By: DW NP GP, LLC, a Delaware limited liability company, its general partner  
By:

Signature \_\_\_\_\_

Name: Michael Carp  
Title: Authorized Signatory

### CITY OF SOMERVILLE USE ONLY

CASE NUMBER \_\_\_\_\_

ZONING DISTRICT(S) \_\_\_\_\_ WARD/ALDERMAN \_\_\_\_\_

SPECIAL PERMIT(S) REQUIRED? ☐ YES ☐ NO

VARIANCE REQUIRED? ☐ YES ☐ NO

FILING FEE \_\_\_\_\_ ADD FEE \_\_\_\_\_

PLANNING MEETING DATE \_\_\_\_\_ ENGINEERING MEETING DATE \_\_\_\_\_

DESIGN REVIEW DATE \_\_\_\_\_

HEARING DATE \_\_\_\_\_

CITY CLERK STAMP

## Neighborhood Development Plan Fee Schedule

	BASE FEE	ADDITIONAL FEE	MAX. FEE	AD FEE	ABUTTERS FEE
Review/Final Submittal	\$300	\$500/acre	\$8,500	\$350	\$25
Revision, Major Amendment	\$225	\$250/acre	\$8,500	\$350	\$25
Revision, Minor Amendment	\$150	n/a	n/a	n/a	n/a

### OFFICE OF STRATEGIC PLANNING AND COMMUNITY DEVELOPMENT

City Hall 3rd Floor . 93 Highland Avenue . Somerville, MA 02143

617-625-6600 ext. 2500

M-W 8:30 AM - 4:30 PM, Th 8:30 AM - 7:30 PM, F 8:30 AM - 12:30 PM

# NEIGHBORHOOD DEVELOPMENT PLAN (NDP) SUBMITTAL REQUIREMENTS

Applicants shall meet with the Office of Strategic Planning and Community Development and the Engineering Department prior to the submission of any neighborhood development plan to ascertain applicable submittal requirements. A completed copy of this form shall be included with any neighborhood development plan submittal package.

## GENERAL DOCUMENT AND GRAPHIC STANDARDS

- All required materials shall be submitted as follows:

	REVIEW SUBMITTAL	FINAL SUBMITTAL	FORMAT	WRITTEN AND GRAPHIC INFORMATION	PLAN DRAWINGS
Physical Copies:	3	8	printed bound booklet	8.5x11	foldable 11"x 17" (plans not to scale)
Electronic Copies:	1	1	.pdf	8.5x11	24"x 36" min.
	1	1	.dwg	n/a	24"x 36" min.

- Review copies of neighborhood development plans shall be submitted to the City Clerk's office per §5.4.4.A of the Somerville Zoning Ordinance. Final copies of neighborhood development plans shall be submitted to the Planning Division for distribution to the Planning Board no less than 20 days prior to the scheduled Public Hearing.
- All plan drawings shall include a title block with the project name, plan issue date, sheet number, sheet title, registrant stamp, registrant contact information, scale, revision number and date, assessor's map-block-lot number(s), and 2"x 2" City Clerk stamp block.
- All thoroughfares and civic and recreation spaces shall be clearly labeled.
- A north arrow and scale shall be provided on each map or plan.

## REQUIRED FOR ALL NEIGHBORHOOD DEVELOPMENT PLAN SUBMITTALS (in addition to Cover Page)

### Written/Graphic Information

	Required	Supplied	Received
1. Contact information (company name, business address, telephone number, designated contact, & email address) for each member or firm of the development team, including legal representation and all project consultants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Legal description of property, including meets and bounds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Property title report including current ownership and purchase options of all parcels in the development site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Property deed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Identification of any existing legal judgments, actions, covenants, conditions, and/or restrictions that may control development, if applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. A locus map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Project description including, but not limited to, the following:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Neighborhood vision and character narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Zoning conformance review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Identification of any requested special permits or variances, as required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. City policy conformance review, or to other plans deemed appropriate by the Planning Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conceptual pedestrian level perspective drawings illustrating key locations within the development site (pedestrians not included)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. An axonometric drawing illustrating the conceptual build out of the development site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. A numerical breakdown identifying the size (in square feet) of each proposed lot and the land area of any lot partially located within the City of Somerville	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Proposed development program and project phasing plan:			
i. Identification of the proposed building type(s) for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Summary of the proposed floor area (by use category) for the development site in total, estimated project phases, individual lots, and for portions of lots partially located within the City of Somerville	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Summary of estimated dwelling unit count for the development site in total, estimated project phases, individual lots, and for portions of floor area partially located within the City of Somerville	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. A statement of intent regarding the future selling or leasing of developable lots and the conveyance (or not) of thoroughfares and civic spaces to the City of Somerville	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Description of the civic space network, including identification of proposed locations, types, and a statistical summary of size (in acres and sq. ft) for each space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of existing and any proposed improvements to major water, sanitary sewer, storm drainage, electrical, telephone, data, CATV, and natural gas utilities for the entire development site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 10. Transportation analysis (scope of study area surrounding the development site to be determined by the Planning Director)

## a. Identification of existing conditions:

- i. Pedestrian infrastructure including primary and secondary routes, important connections, sidewalk volumes and capacity, and delay at crosswalks
- ii. Cycling infrastructure including identification of type (routes/lanes/paths), location, volume, capacity, parking, and safety statistics
- iii. Public transportation including identification of type, location, frequency, capacity, and ridership statistics
- iv. Motor vehicle infrastructure including volume, capacity, and safety statistics

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## b. Proposed future conditions:

- i. Pedestrian, bicycle, and roadway improvements

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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- c. A multi-modal transportation demand analysis of existing and proposed future conditions following procedures outlined in the 2010 Highway Capacity Manual. Analysis shall include study of demand, capacity, trip distribution, and circulation for sidewalks, bike facilities, public transportation, travel lanes, and intersections for appropriate modes. AM, PM, and daily trip generation rates and modal splits shall be based on regional comparables of similar principal uses provided by the Office of Strategic Planning and Community Development or other sources deemed appropriate by the Planning Board. In the absence of applicable comparables, ITE Trip Generation (latest edition) data may be substituted.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Plan Drawings

## 1. A two hundred (1" to 200') scale proposed block and lot plan, illustrating the following:

- a. Block outlines, labeled with the length of each block face and total perimeter of each block
- b. Lots, indicating size (in square feet) and width of each in total
- c. Thoroughfare rights-of-way, indicating width in total at various points along their run.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 2. A two hundred (1" to 200') scale existing thoroughfare network plan

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## 3. A two hundred (1" to 200') scale proposed thoroughfare network plan

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## 4. A forty (1" to 40') scale proposed thoroughfare layout and geometry plan, including an index plan, if applicable, for all proposed thoroughfares within the DEVELOPMENT SITE

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## 5. A two hundred (1" to 200') scale proposed cycling infrastructure plan, identifying all bike routes, paths, lanes, and related facilities for the entire development site

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## 6. A two hundred (1" to 200') scale proposed civic space plan, identifying the location(s) and type(s) of all proposed civic spaces for the entire development site

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## 7. A utility plan, identifying the existing and proposed layout of major water, sanitary sewer, storm drainage, electrical, telephone, data, CATV, and natural gas utilities for the entire development site

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## 8. A two hundred (1" to 200') scale proposed retail frontage plan, including identification of primary pedestrian circulation routes for the entire development site

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## Minor Amendment Drawings



August 29, 2018



Tsoi / Kobus & Associates

APPROVED RENDERING



250 Dawes Street





REVISED RENDERING



REVISED RENDERING (VIEW LOOKING DOWN DAWES STREET)



Tsoi / Kobus & Associates

APPROVED RENDERING



250 Dawes Street





REVISED RENDERING



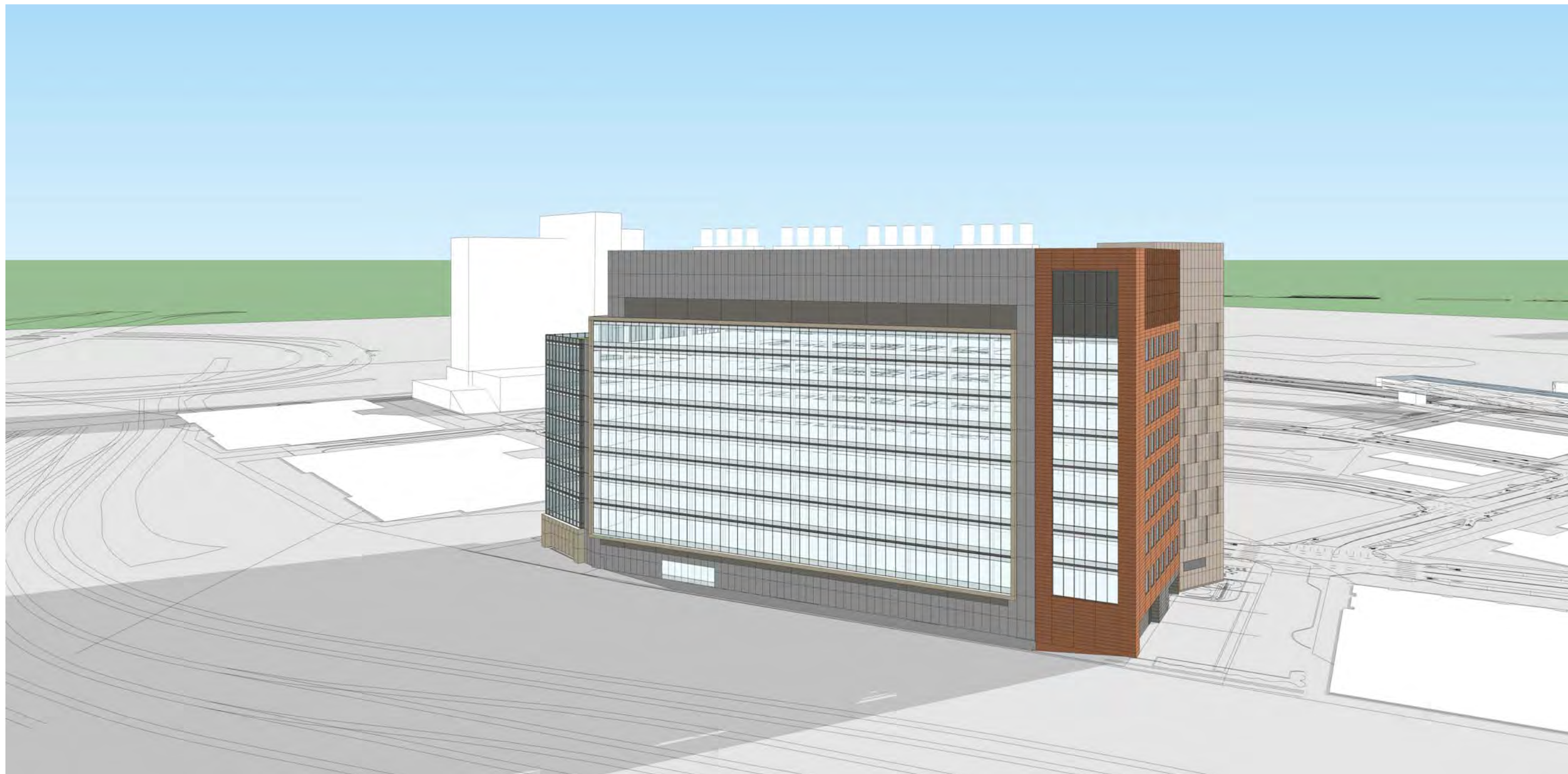
Tsoi / Kobus & Associates

APPROVED RENDERING

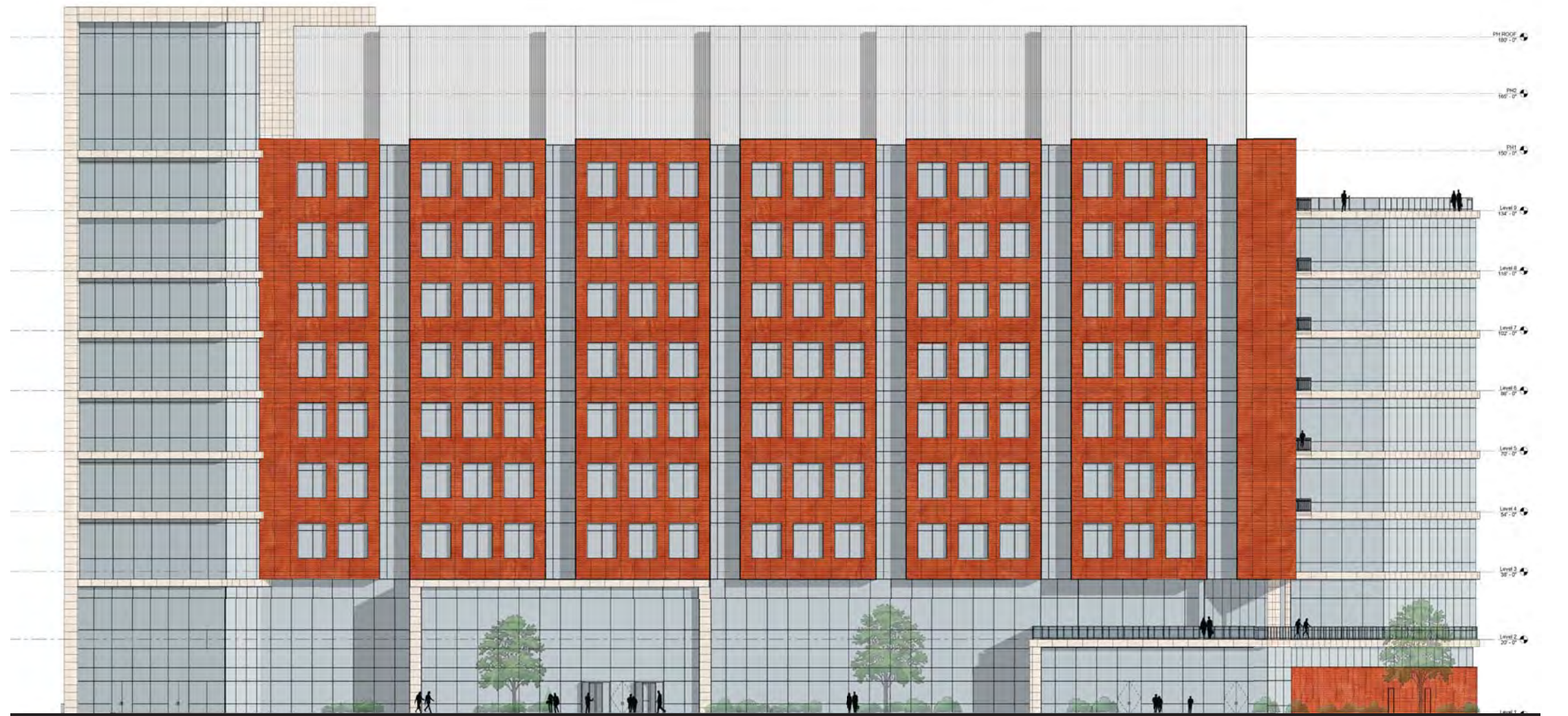


250 Dawes Street



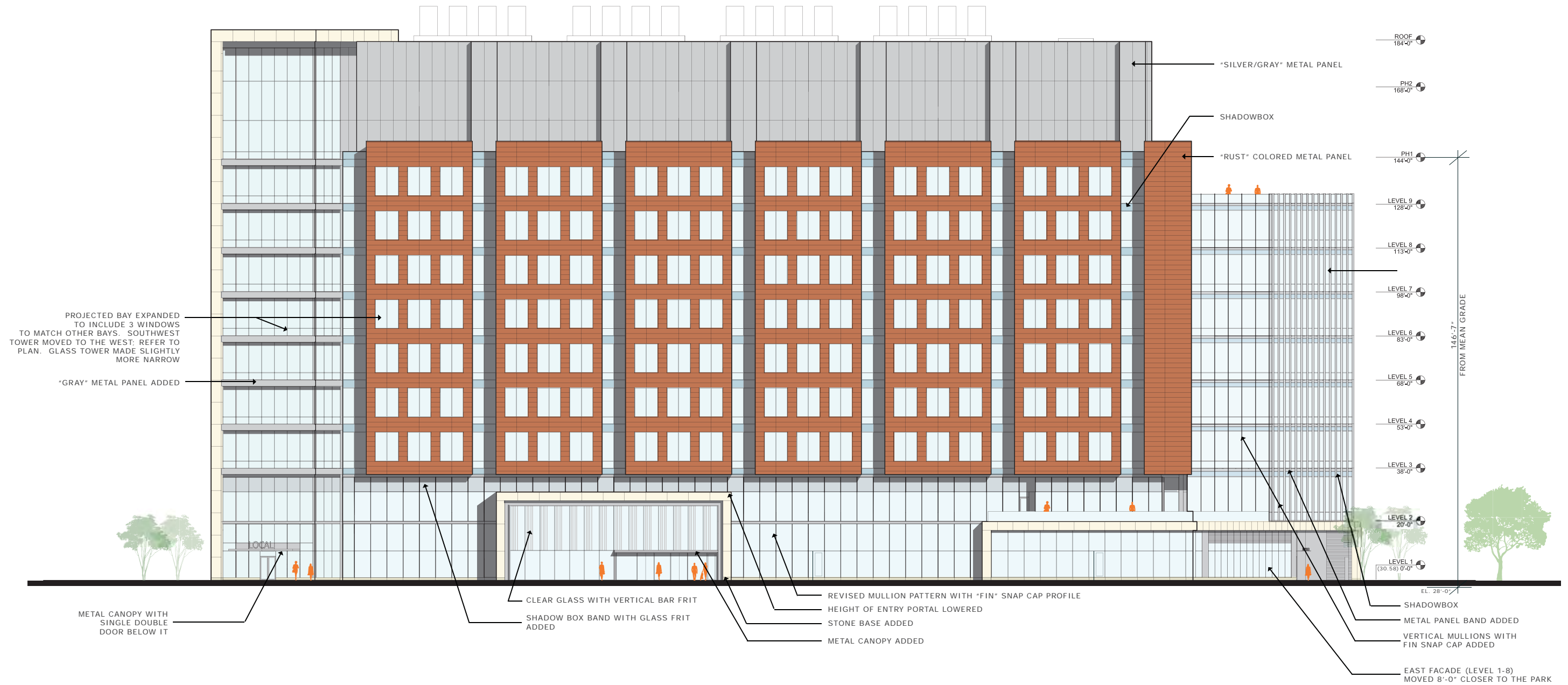


REVISED RENDERING

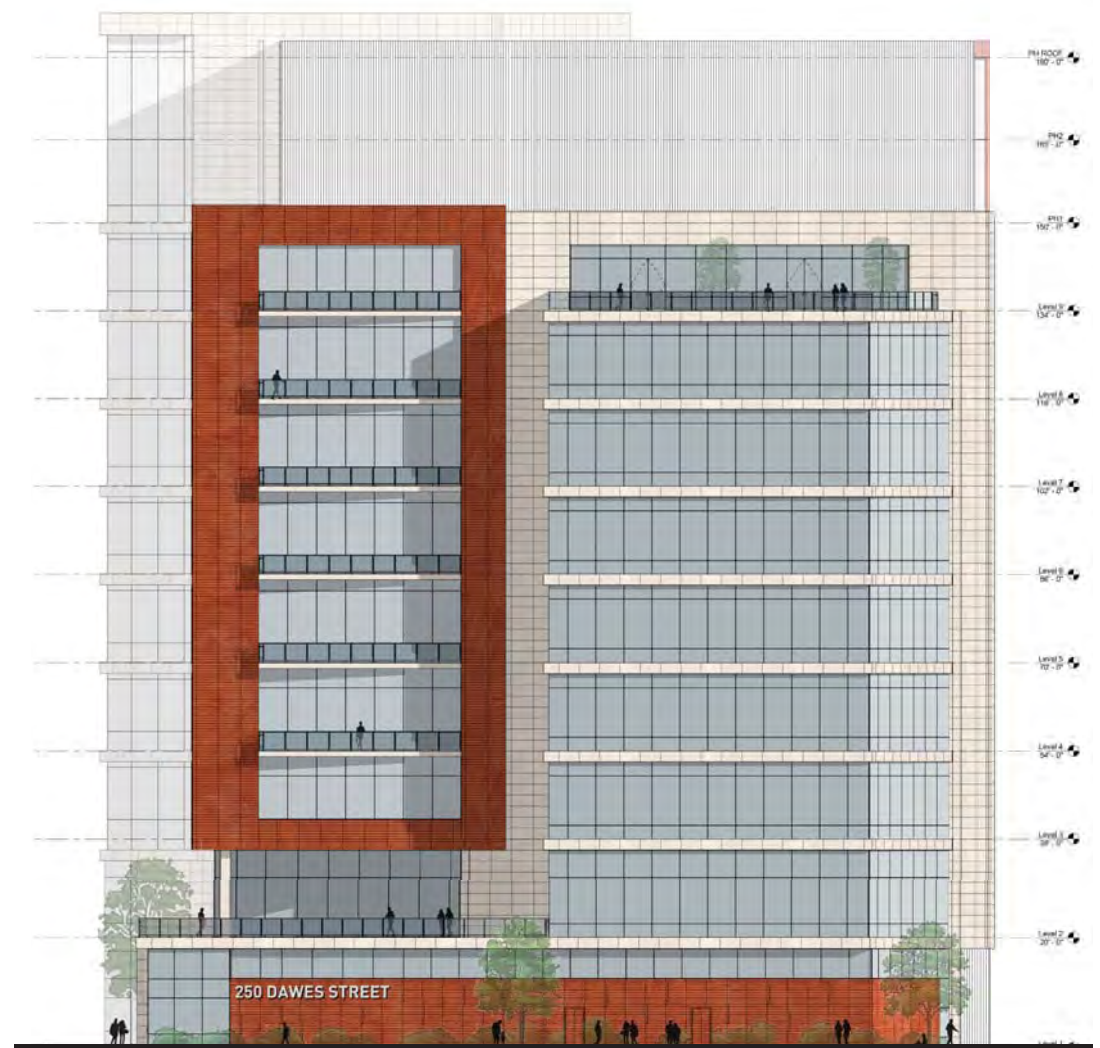


Tsoi / Kobus & Associates

APPROVED SOUTH ELEVATION



REVISED SOUTH ELEVATION

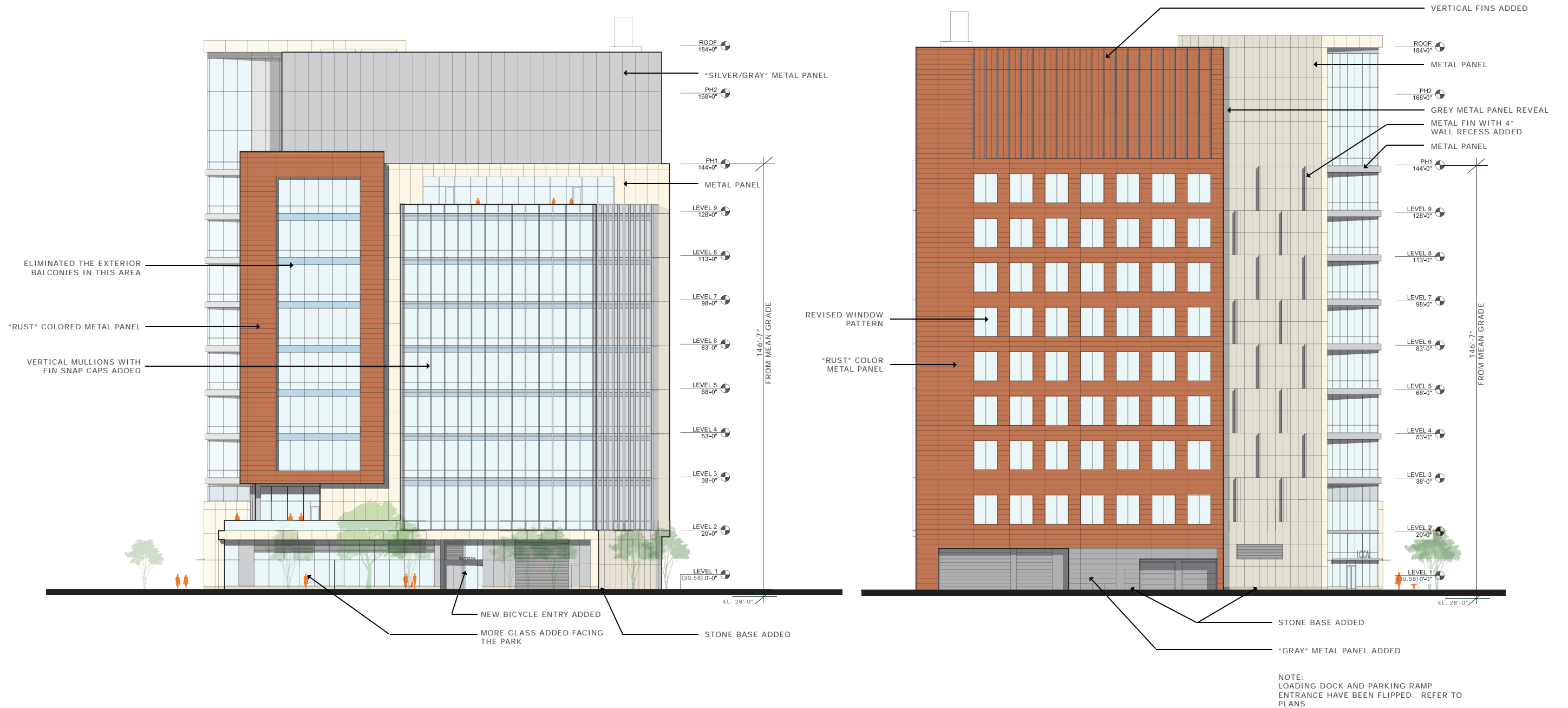


Tsoi / Kobus & Associates



Tsoi / Kobus & Associates

APPROVED EAST AND WEST ELEVATION

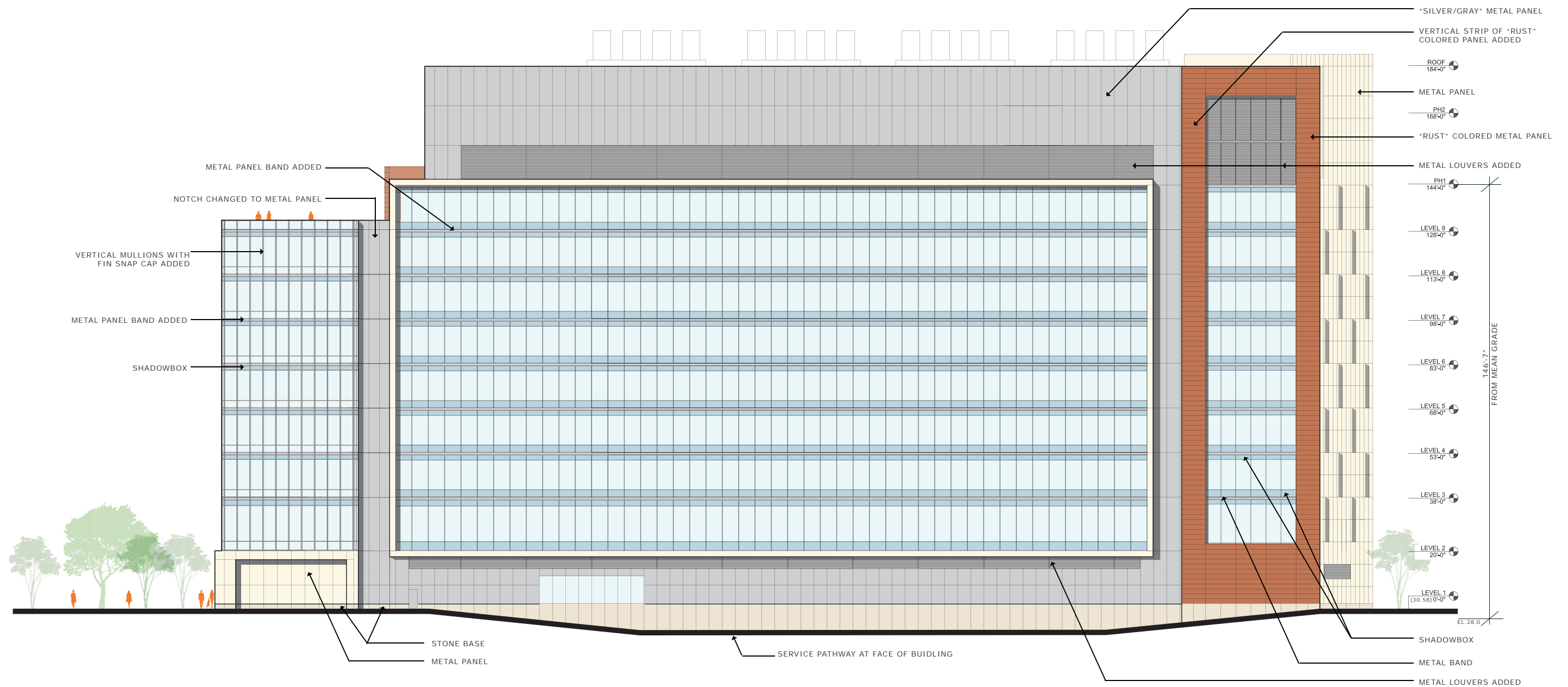


REVISED EAST AND WEST ELEVATION

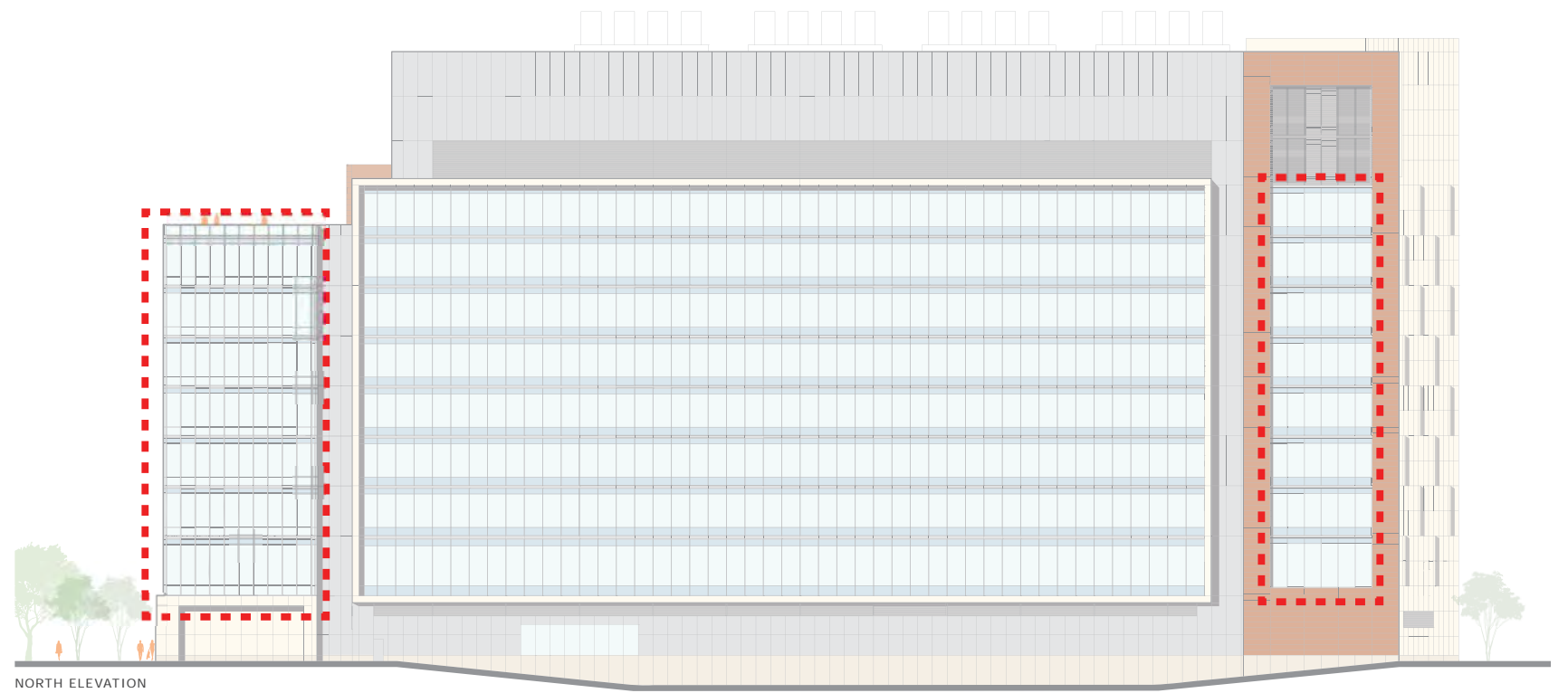
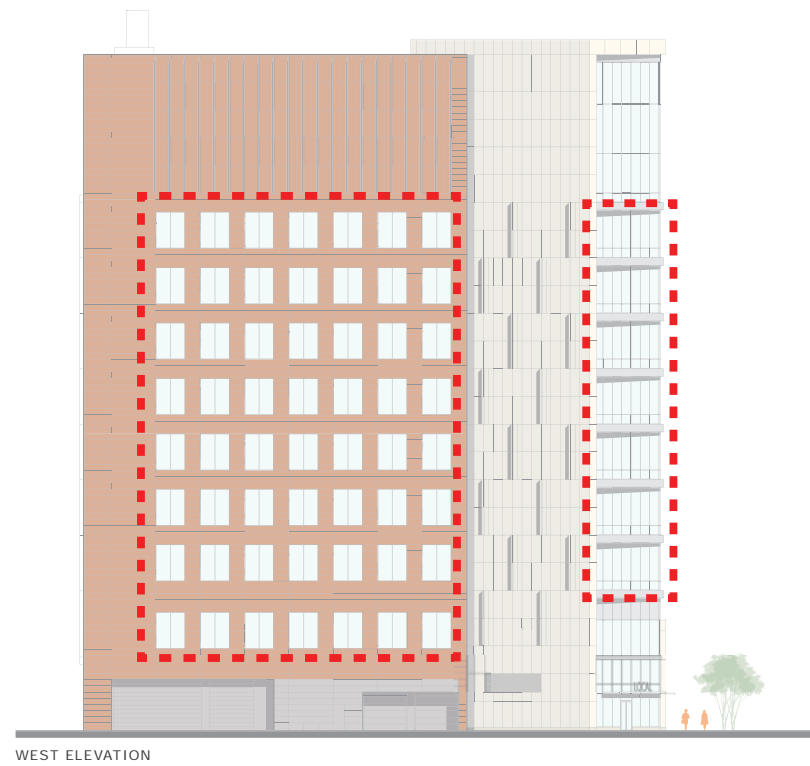
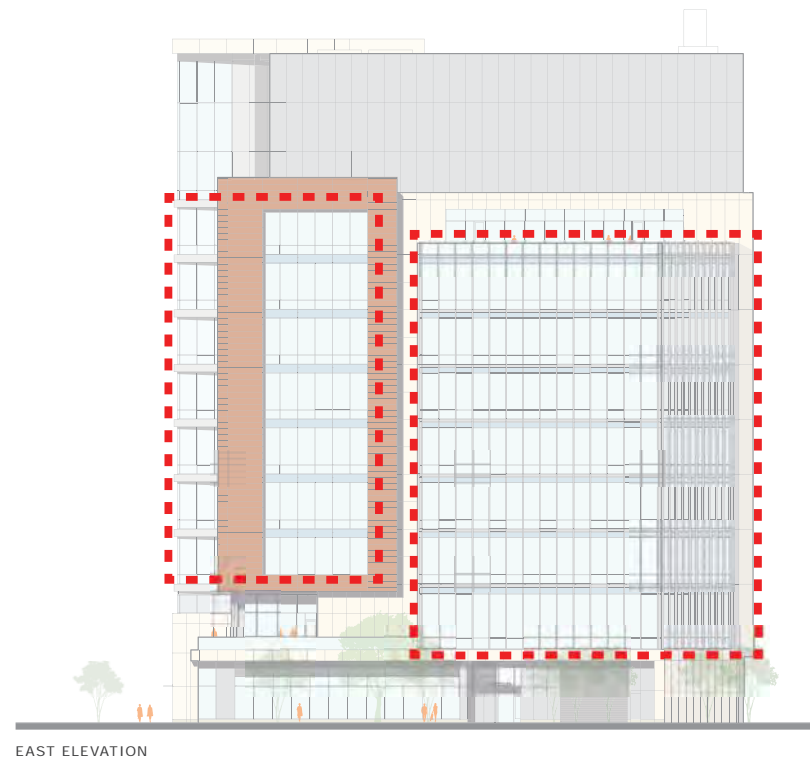


Tsoi / Kobus & Associates

APPROVED NORTH ELEVATION



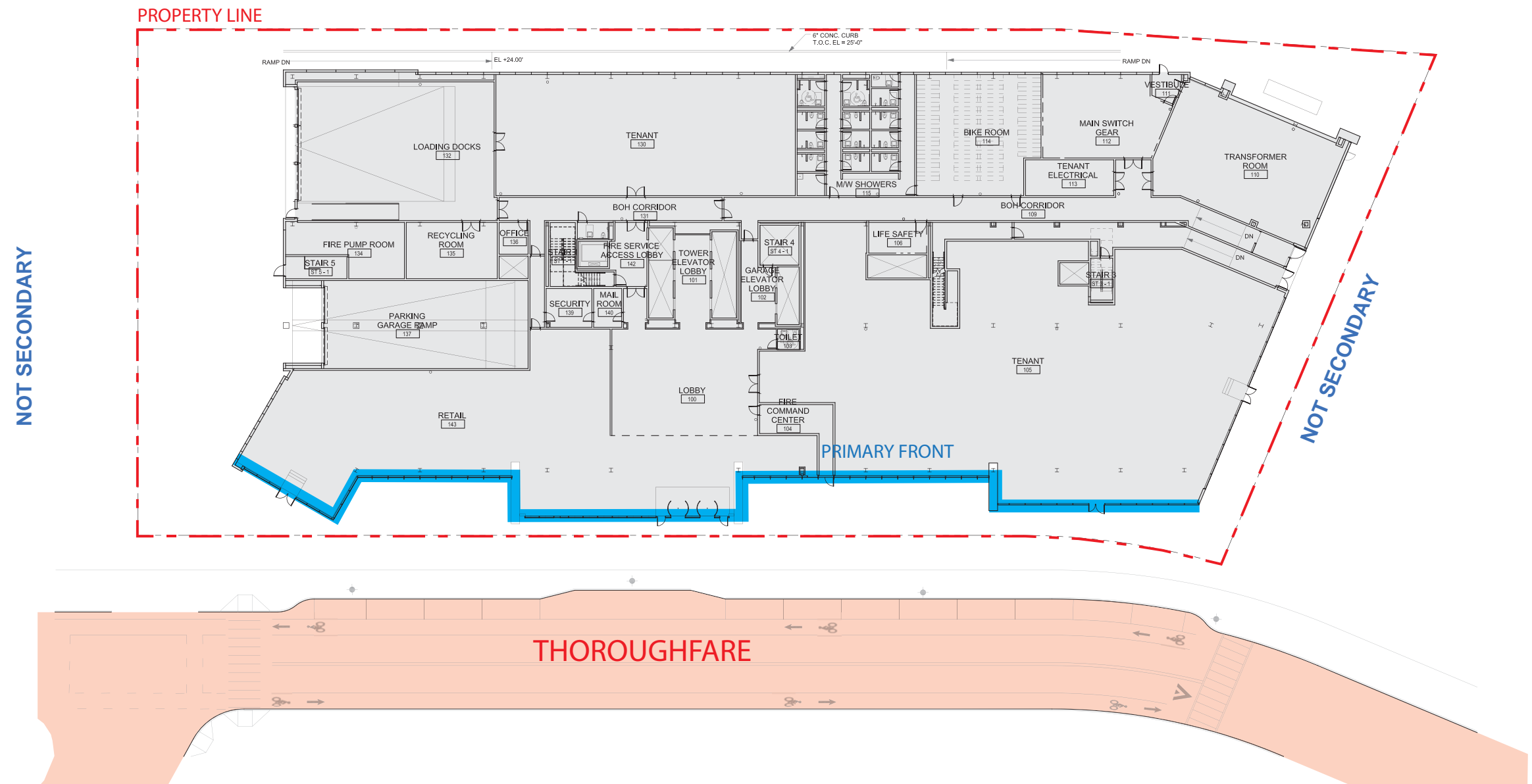
REVISED NORTH ELEVATION



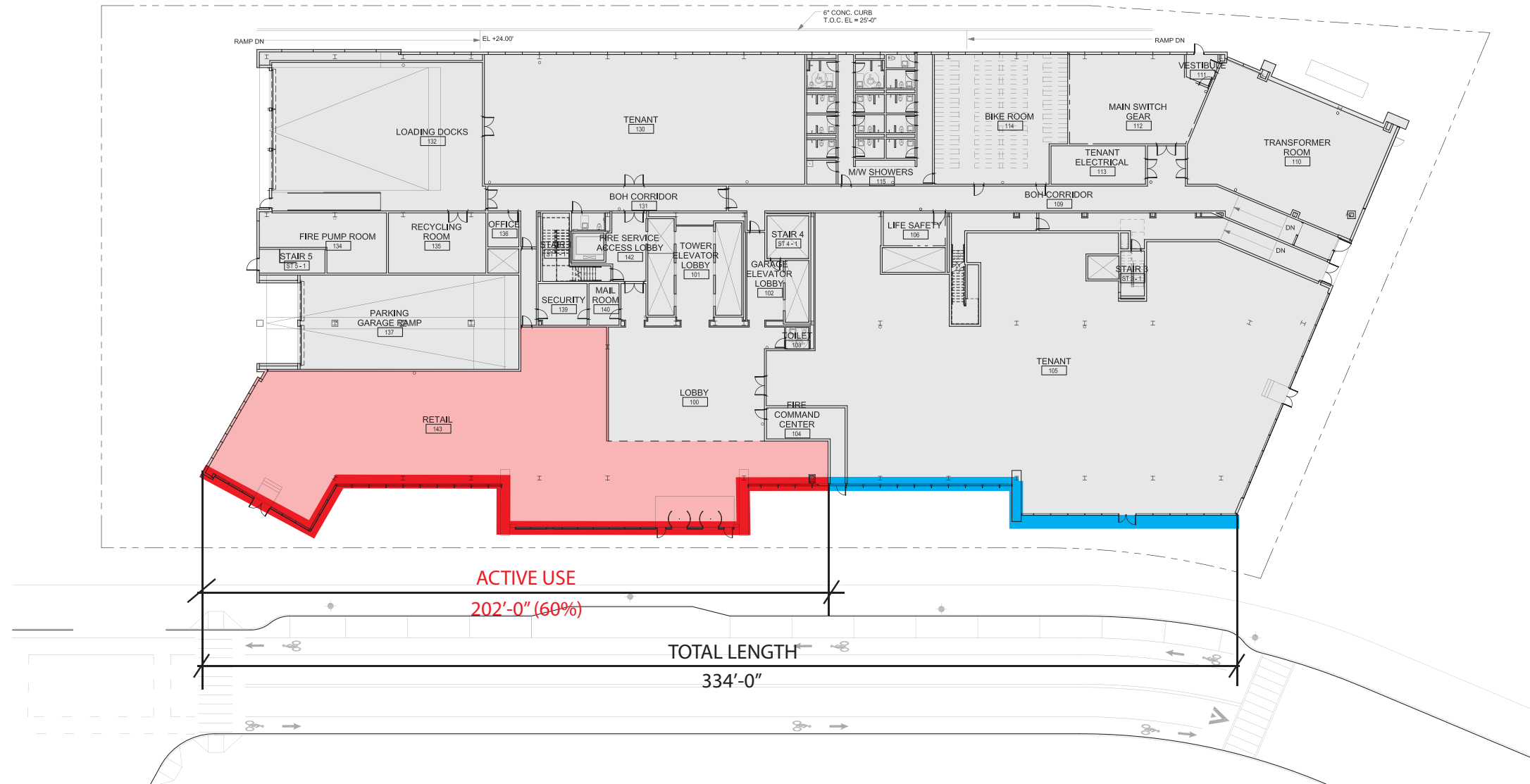
#### VIEW GLASS DIAGRAM

KEY

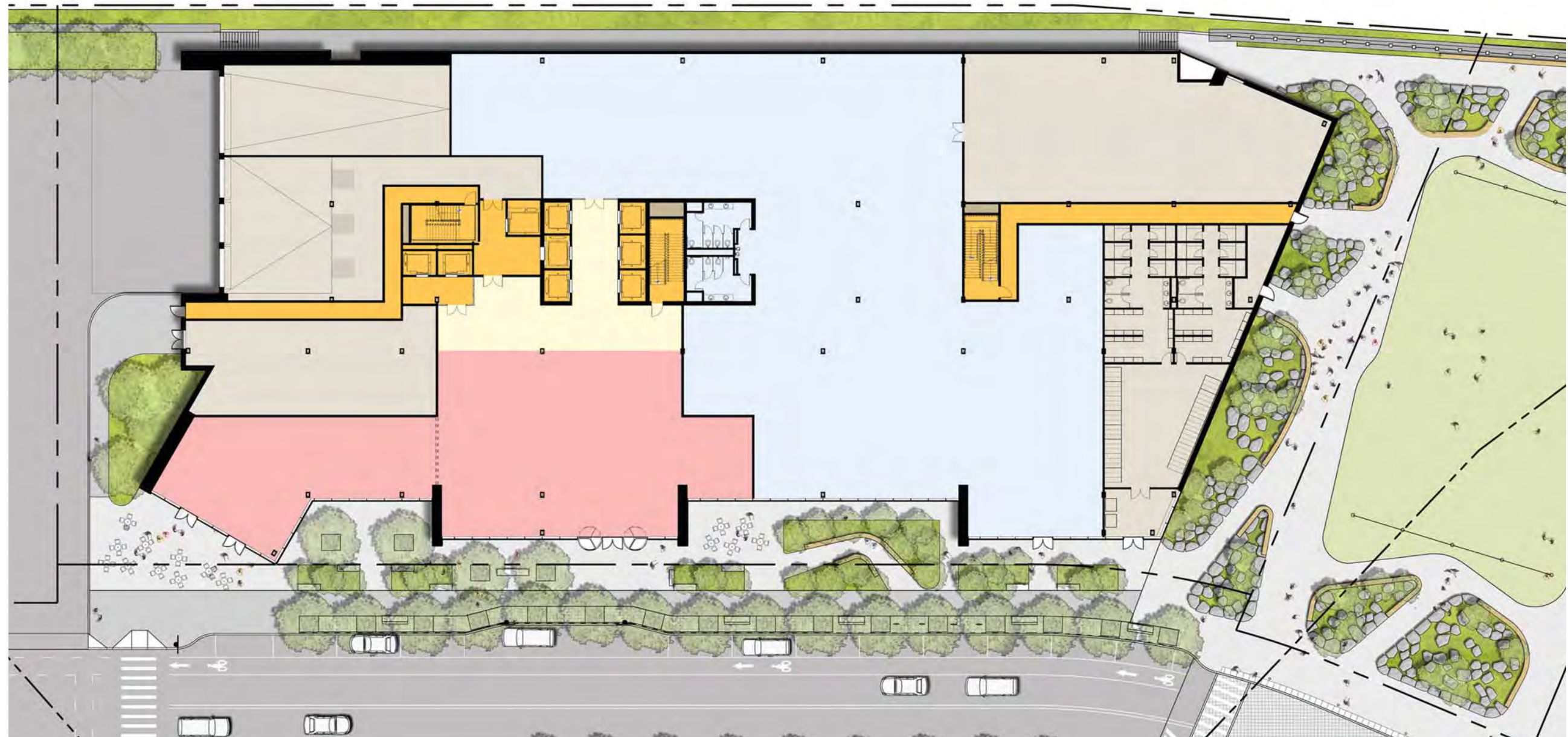
 PROPOSED LOCATIONS FOR USE OF "VIEW DYNAMIC GLASS" TO BE STUDIED FOR COST AND VISUAL IMPACT



PRIMARY FRONT DIAGRAM



ACTIVE USE DIAGRAM



Tsoi / Kobus & Associates

<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Secure Lobby	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Outdoor Amenity Area	<span style="display:inline-block; width:15px; height:15px; background-color:tan; border:1px solid black;"></span> Building Shaft
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Mechanical / Building Support	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Tenant Space	<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Vertical Circulation
<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> Active Use	<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> Parking	

APPROVED GROUND LEVEL PLAN



REVISED GROUND LEVEL PLAN



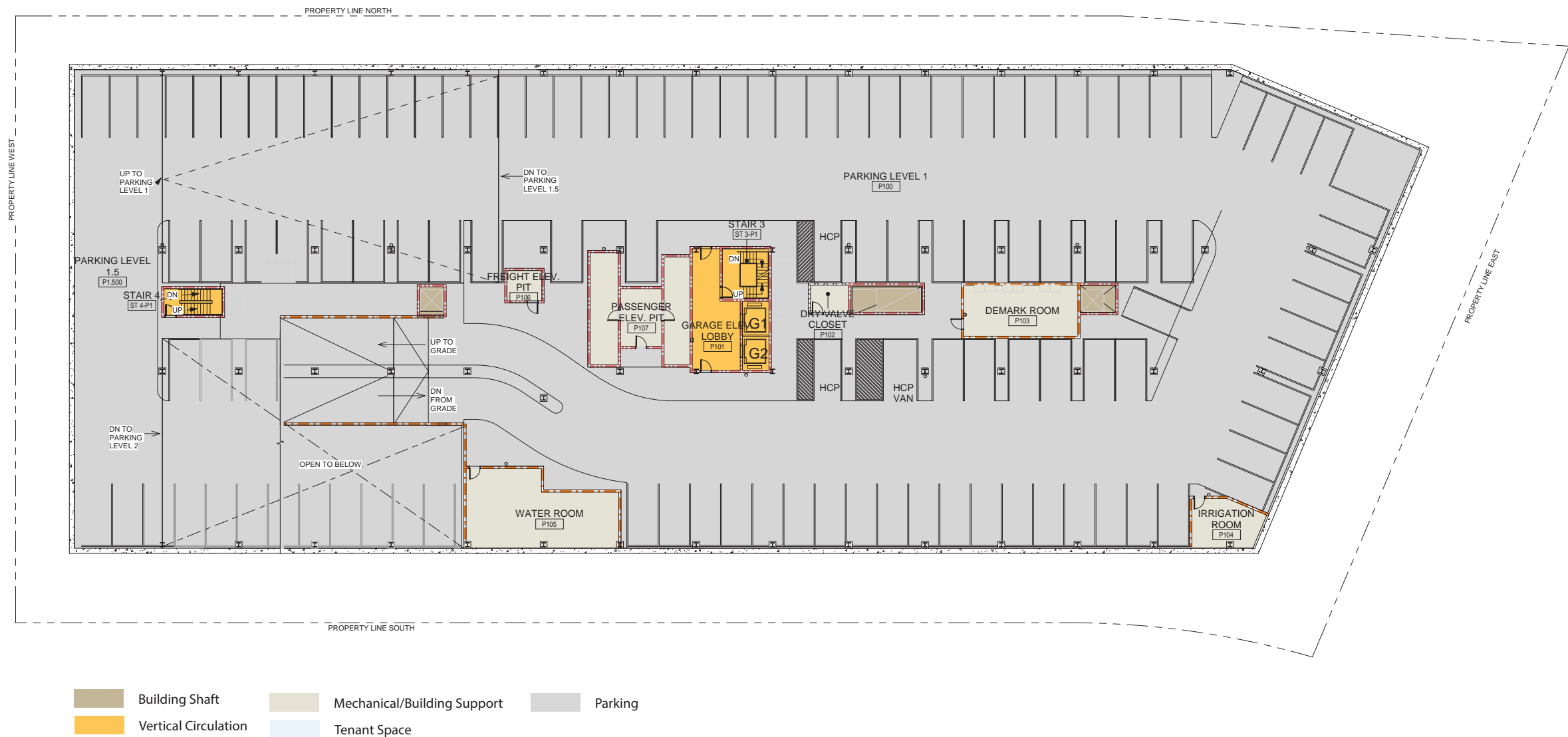
Tsoi / Kobus & Associates

APPROVED TYPICAL LEVEL PLAN



- Building Shaft
- Vertical Circulation
- Mechanical/Building Support
- Tenant Space

REVISED TYPICAL LEVEL PLAN



REVISED TYPICAL GARAGE PLAN

APPROVED BUILDING AREA

Level	Square Feet (SF)
<b>Penthouse</b>	
Penthouse Level 2	12,607
Penthouse Level 1	39,178
Penthouse Total	51,785
<b>Above Grade</b>	
Level 9	45,382
Level 8	47,981
Level 7	47,981
Level 6	47,981
Level 5	47,981
Level 4	47,981
Level 3	47,981
Level 2	48,099
Level 1	48,983
Above Grade Total	430,350
<b>Below Grade</b>	
Parking Level 1	53,019
Parking Level 2	53,019
Parking Level 3	47,198
Below Grade Total	153,236
<b>Project Total (GSF)</b>	
635,371	

Tsoi / Kobus & Associates

REVISED BUILDING AREA

Level	Somerville Zoning Area
	Gross Floor Area (GFA)
<b>Penthouse</b>	
Penthouse Level 2	26,867
Penthouse Level 1	34,243
Penthouse Total	61,110
<b>Above Grade</b>	
Level 9	45,349
Level 8	48,832
Level 7	48,832
Level 6	48,832
Level 5	48,832
Level 4	48,832
Level 3	48,832
Level 2	48,835
Level 1	49,987
Above Grade Total	437,163
<b>Below Grade</b>	
Parking Level 1	51,959
Parking Level 2	51,959
Parking Level 3	51,959
Below Grade Total	155,877
<b>Project Total (GFA)</b>	
654,150	

APPROVED BUILDING HEIGHT

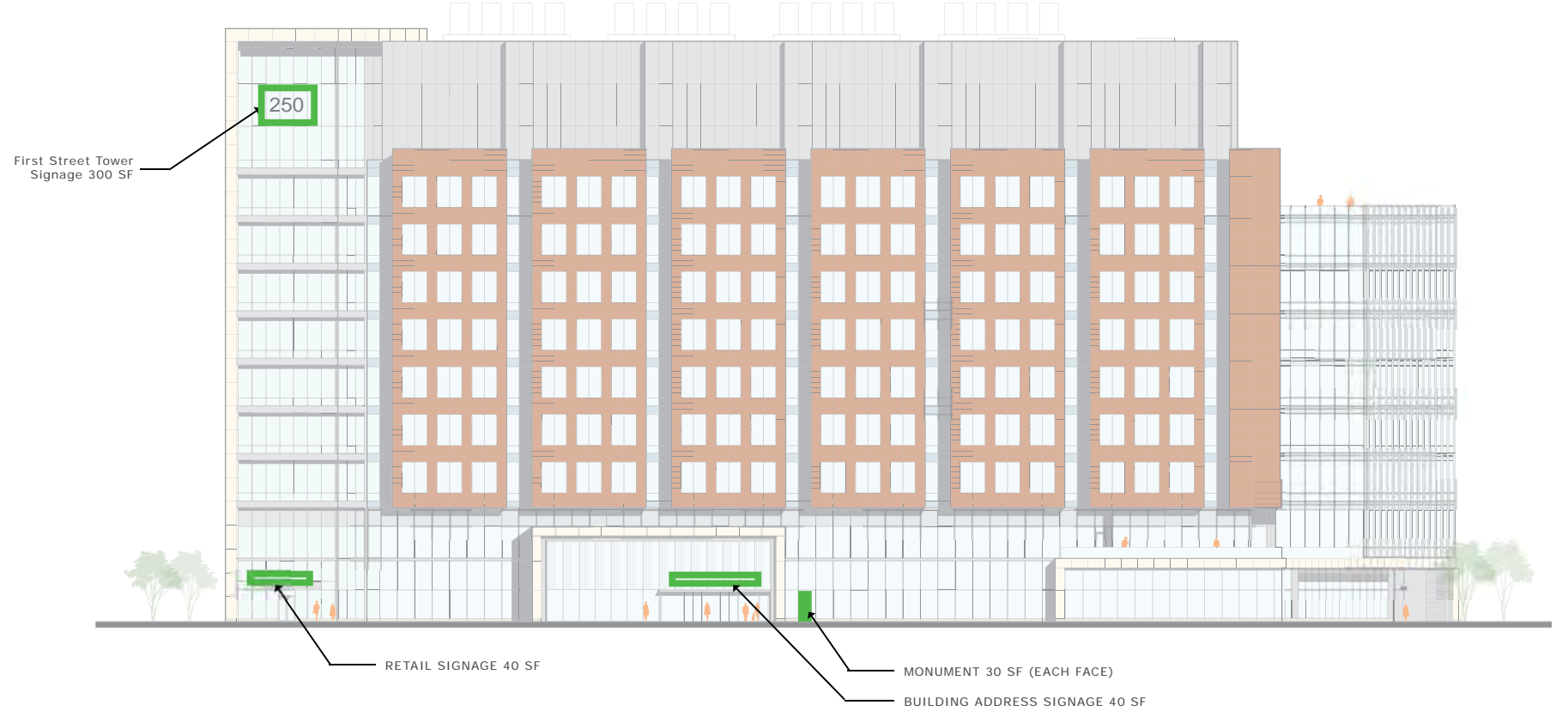
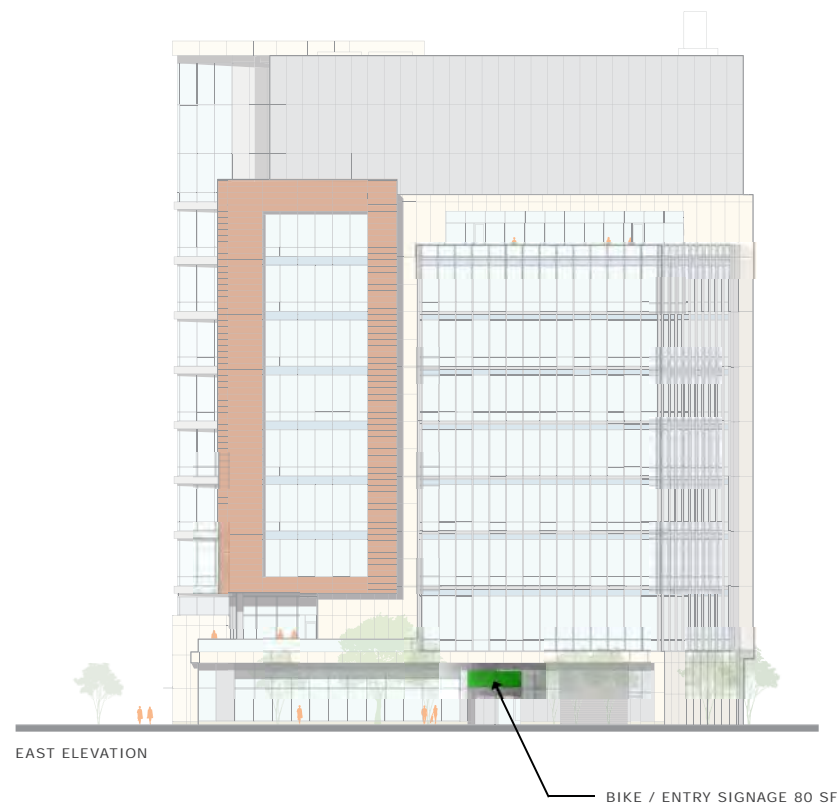
Level	Building Height
<b>Penthouse</b>	
Penthouse Level 2	15'-0"
Penthouse Level 1	15'-0"
Penthouse Total	30'-0"
<b>Above Grade</b>	
Level 9	16'-0"
Level 8	16'-0"
Level 7	16'-0"
Level 6	16'-0"
Level 5	16'-0"
Level 4	16'-0"
Level 3	16'-0"
Level 2	18'-0"
Level 1	20'-0"
Above Grade Total	150'-0"
<b>Below Grade</b>	
Parking Level 1	12'-0"
Parking Level 2	10'-6"
Parking Level 3	10'-6"
Below Grade Total	33'-0"

Tsoi / Kobus & Associates

REVISED BUILDING HEIGHT

Level	Building Height
<b>Penthouse</b>	
Penthouse Level 2	16'-0"
Penthouse Level 1	24'-0"
Penthouse Total	40'-0"
<b>Above Grade</b>	
Level 9	16'-0"
Level 8	15'-0"
Level 7	15'-0"
Level 6	15'-0"
Level 5	15'-0"
Level 4	15'-0"
Level 3	15'-0"
Level 2	18'-0"
Level 1	20'-0"
Above Grade Total	144'-0"
<b>Below Grade</b>	
Parking Level 1	11'-6"
Parking Level 2	10'-8"
Parking Level 3	10'-8"
Below Grade Total	32'-10"

\*BUILDING HEIGHT ABOVE MEAN FINISHED GRADE = 146'-7"



12.4.4 d.  
In calculating the permitted sign area, the sign frontage shall be understood to mean the length of a building along a public way occupied by a separate and distinct use or that length of a building that is set back from, but facing a public way where such a sign would be highly visible. The total area in square feet of all permanent signs on a sign frontage, except for signs on windows above the first floor, free-standing signs, directional and public purpose signs shall not exceed from sign frontage multiplied by the appropriate factor

EF Sign Frontage  
Building Frontage X Frontage Factor (avg. distance of sign from street center line 0-99 feet)

334' X 2 (factor) = **668 sf allowable**

#### Somerville Signage Calculation

Retail Signage	40 sf
Main entry Address	40 sf
Entry Monument (not included)	60 sf (30 SF X 2 SIDES)
Bike/Entry	80 sf

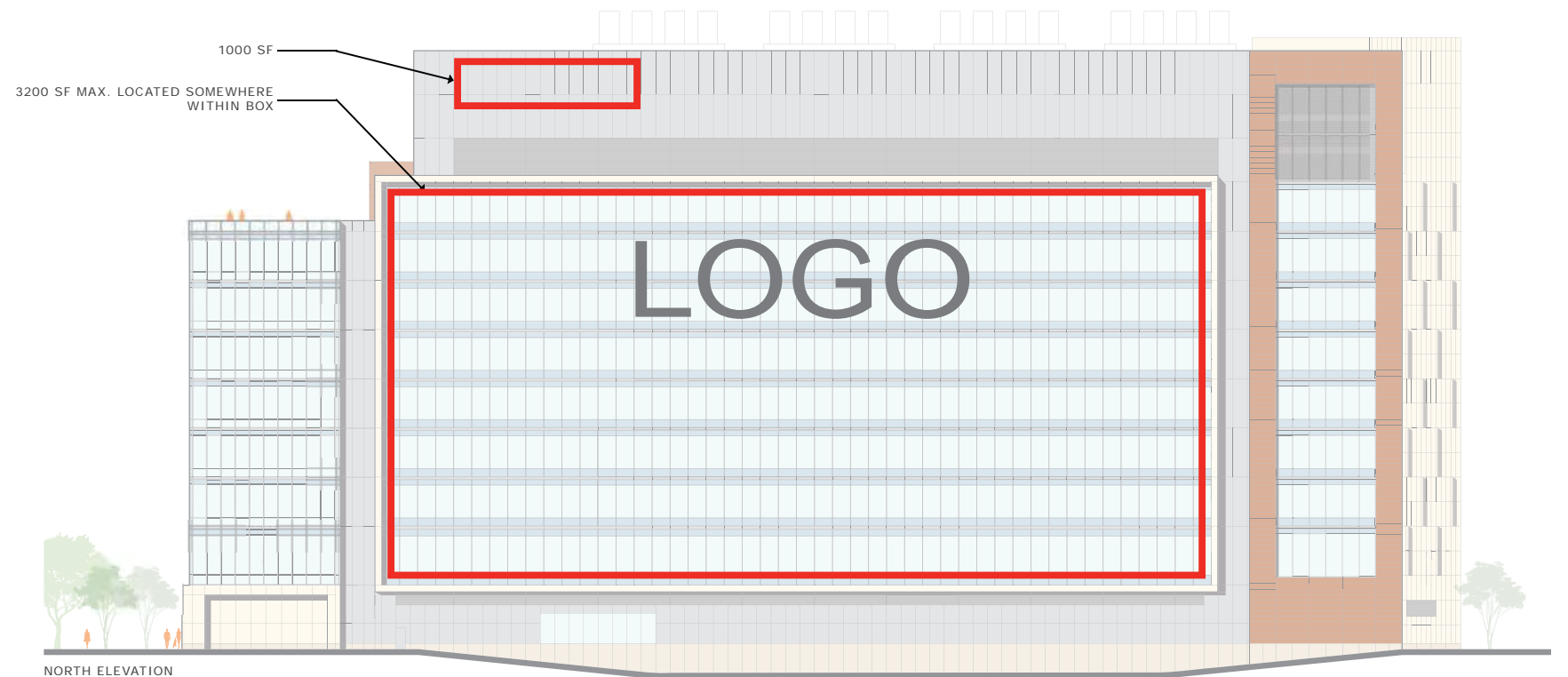
Total Proposed at Ground Floor 160 sf

Penthouse North	1,000 sf
First Street Tower	300 sf
North Facade Supergraphic	3,200 sf

Total Proposed Above Ground Floor 4,660 sf

Total Proposed Somerville Signage at Frontage (first St. Tower + Ground Floor) 460 sf

Total Proposed Somerville Signage 4,880 sf



#### KEY

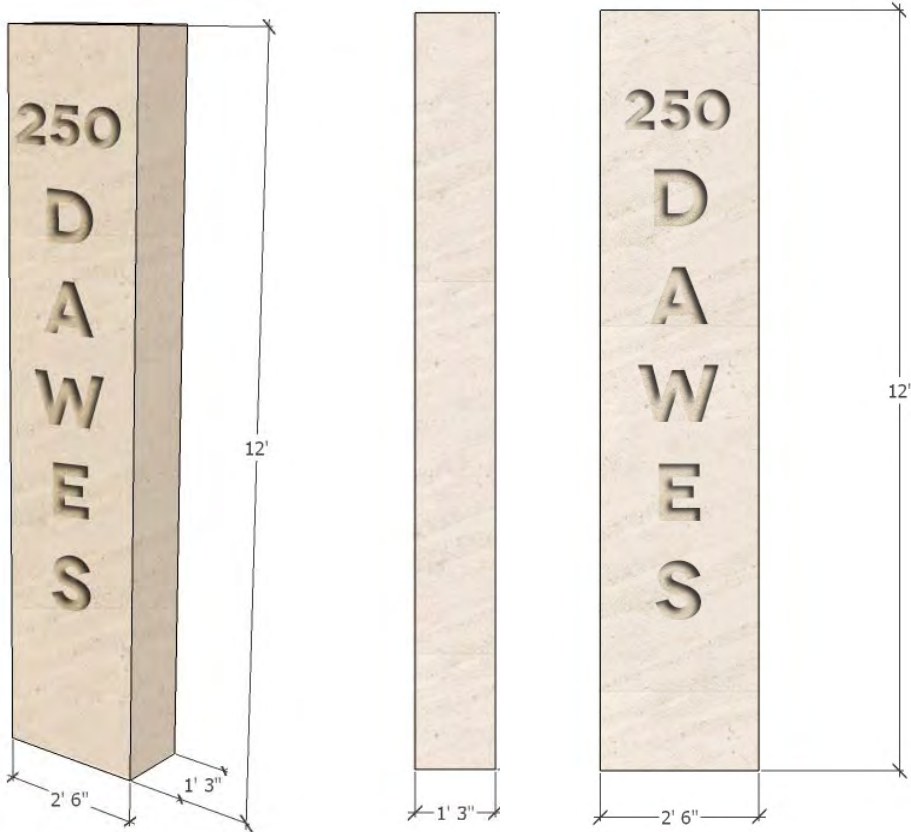


PREVIOUSLY SUBMITTED - SUBJECT TO FURTHER REVIEW AND APPROVAL BY THE PLANNING DIRECTOR

PREVIOUSLY APPROVED

#### EXTERIOR SIGNAGE - PREVIOUSLY APPROVED

Main Entry Elevation



SOUTH ELEVATION

Tsoi / Kobus & Associates

PREVIOUSLY APPROVED MONUMENT SIGNAGE

## De Minimus Revisions

1. "Completed" the last bay on the south to include (3) window to match the other bays. As a result the southwest tower was made slightly more narrow.
2. The southwest glass tower was shifted slightly to the west.
3. The floor to floor heights of the tower (level 3-8) was reduced from 16'-0" to 15'-0".
4. The height of the penthouse was increased from 30'-0" to 40'-0".
5. The Loading dock and parking ramp entrance have been flipped.
6. The window pattern on the west elevation is revised.
7. The east facade at level 1 and the glass tower (level 2-9) moves 8'-0" closer to the park.
8. More glass is added to the ground level east facade.
9. More of the "rust" color material added to the tower on the north elevation.
10. Exterior Materials changed to 3 colors of metal panel.
11. Eliminated the exterior balconies on east end.
12. Stone base added around the building.
13. Bicycle entry moved to east facade.
14. The height of the entry portal was lowered slightly. Fritted glass added on upper portion of entry portal.
15. Penthouse material changed to flat silver/gray metal panel
16. Rust colored metal fins added to the penthouse on the west elevation
17. Metal fins and wall recess added to the west face of the southwest tower. Levels 2-9
18. Vertical fin snap cap profiles added to the east glass tower.
19. Vertical and Horizontal "fin" snap cap profiles added to the south glazing on level 1 and 2.
20. Fritted glass shadowbox band added on south facade above entry portal.
21. Metal louvers added to the penthouse on the north facade and on the east facade at level 1.
22. Considering "view dynamic glass" on south, west, east and north facades.

NOTE: This is not an exclusive list, refer to drawings for all changes.