



Cambridge Crossing

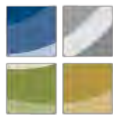
Cambridge, Massachusetts

Informational Submission – The Common



Presented by:

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c/o DivcoWest Real Estate Investments
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Boston, MA 02109



BEALS + THOMAS

Prepared by:

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In collaboration with:

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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 The Common 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 The Common (formerly known as Northpoint Common).

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

Please note that The Common 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 open space and look forward to discussing the design of The Common 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

JPG/mac/208402PT034



**DESIGN UPDATE / FOR INFORMATION ONLY: The Common
(formerly NorthPoint Common)**

KEY UPDATED DESIGN ELEMENTS

- Barrier to prevent children from entering North St.
- Additional shading and additional color
- Enhanced plantings
- Addition of public bathrooms
- Family friendly playful element

Page	Design Review Comments	Design Team Response	Check
page 74 - PB #179 Meeting Minutes	"there's a rendering in the picnic area right on the edge of the street. Now if you has a three-year-old, would you go there? And so maybe part of the picnic area needs a fence that will deter a three-year-old from running out into the bike path, and it could be where the actual picnic tables are".	MVVA introduced a 3'6" high metal fence that is visually open while creating a physical barrier. Additionally, a new bocce ball court and the previously proposed stone seatwalls all contribute to defining the picnic grove edge and preventing children from running into sidewalk and North St.	✓
page 90 - PB #179 Meeting Minutes	"Awnings in the picnic grove and umbrellas of different colors is totally consistent to how we thought of it".	The proposed umbrellas in the picnic tables will have color and MVVA has added colorful stand-alone umbrellas in the picnic grove in areas not shaded by tree canopy.	✓
page 78 - PB #179 Meeting Minutes	"I think there's going to be need to be some sort of potable water that people can use to wash with and so it seems like a bathroom would make perfect sense right there, too".	This will be provided by the public bathroom infrastructure now being proposed in the Picnic Grove.	✓
page 61, 81 - PB #179 Meeting Minutes	"It seemed like you could do a little bit of planting along those edges to get some more eye appeal, more color in this". "What I' looking at is like the railroad tie walkway. Why isn't it bordered with flowers? Right? I mean, if we planted both edges, it keeps everybody in the walkway. It creates a much more scenic walkway itself".	Additional flowering trees, shrubs and aquatic perennials will be added to extend the bloom time and to offer more variety in color and texture. The flowering trees will be located in the slopes along the paths and sidewalks to enhance the pedestrian experience and keep the flatter lawn areas open for use. Flowering shrubs will be added to the low-land forebays to create large swathes of color. The aquatic plants with colorful blooms originally installed in the Water Garden Pond have been crowded out by invasive plants and the current work plans to re-establish these plants	✓
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 The Common. Planters and flower pots will be added in the plaza as well.	✓
CDD Memo, 06/23/2017 page 3 page 62 - PB #179 Meeting Minutes	"Whether there is a need for the public bathrooms proposed on Parcel I to be moved to Parcel W, so that patrons do not have to walk across North First Street". "The bathrooms are there and it kind of goes along with the whole picnic area theme. It seems like it would make sense in that area".	MVVA added two free-standing public bathrooms at the east end of the picnic grove. The location of the bathrooms best accommodates The Common and Baldwin Open Space.	✓

Barrier Between The Common and North Street Colored Umbrellas in Picnic Grove Playful Element for Families - Bocce Court/ Horseshoe/ Bean Bag Pit



Barrier Between The Common and North Street

Colored Umbrellas in Picnic Grove

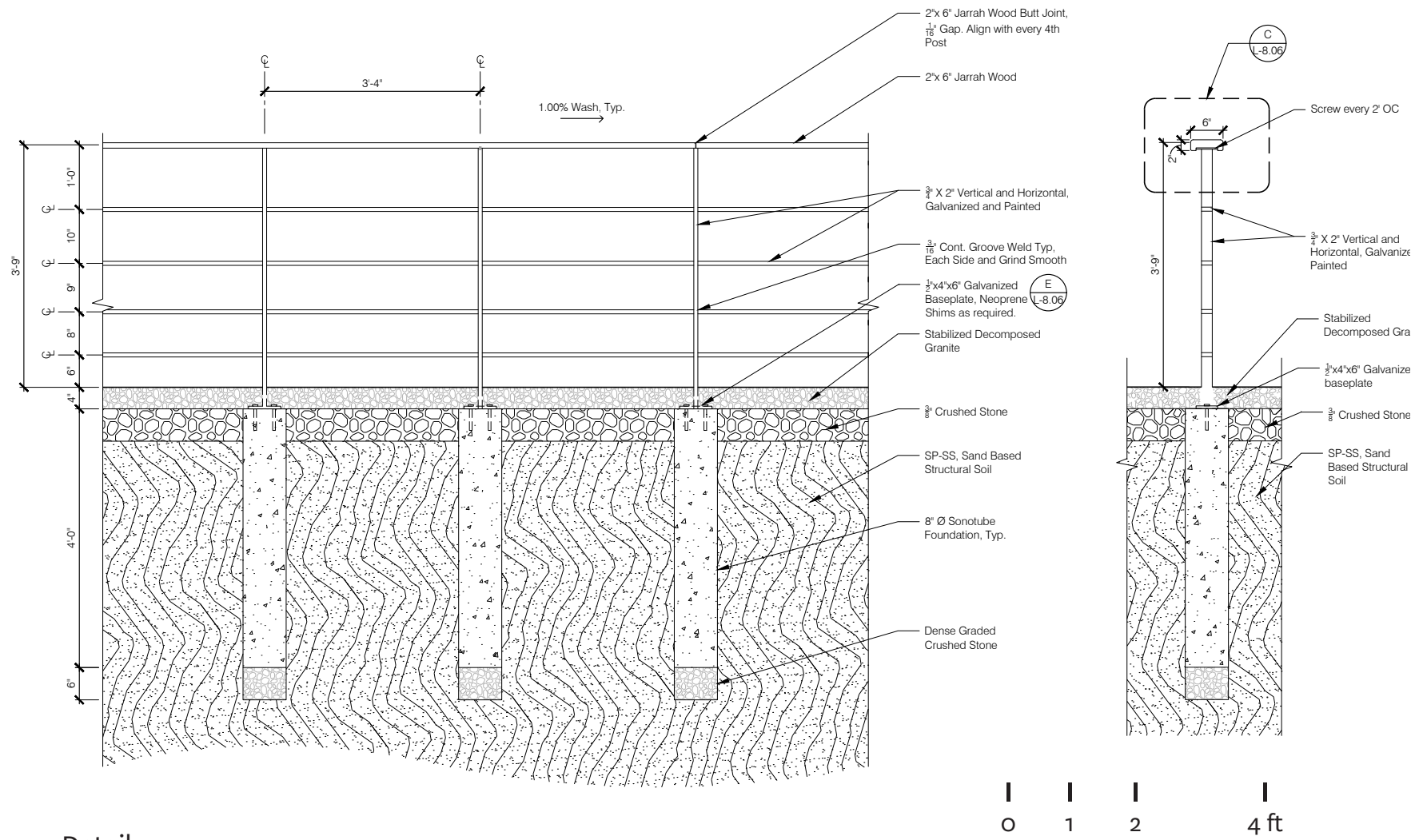
Playful Element for Families - Bocce Court/ Horseshoe/ Bean Bag Pit



Section



Barrier Between The Common and North Street



Detail



Axon

The Common Enhanced Planting

Planting per 27th



Amelanchier arborea
Downy Serviceberry



Styphnolobium japonicum "Halka"
Halka Japanese Pagoda Tree

Enhanced Colorful Planting



Magnolia virginiana
Sweetbay Magnolia



Cercis canadensis
Eastern Redbud



Cornus florida
Flowering Dogwood

Flowering Trees

 Enhanced Planting

The Common Enhanced Planting Timeline

Amelanchier arborea
Downy Serviceberry



Magnolia virginiana
Sweetbay



Styphnolobium japonicum "Halka"
Halka Japanese Pagoda Tree



Cercis canadensis
Eastern Redbud



Cornus florida
Flowering Dogwood

Flowering Trees Timeline

 Enhanced Planting

The Common Enhanced Planting



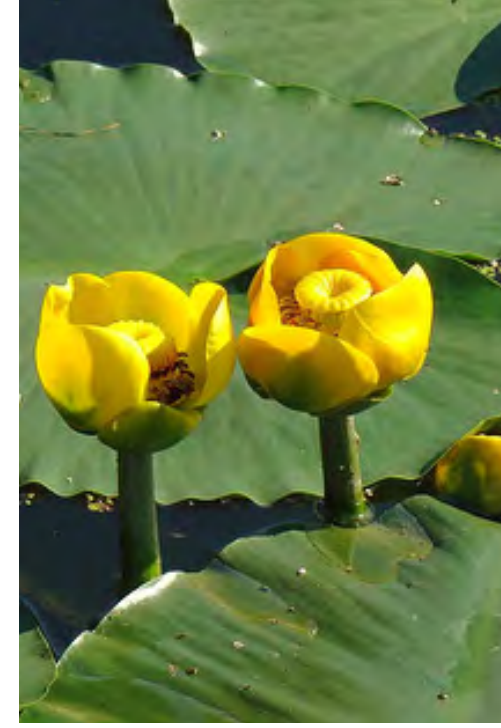
Asclepias incarnata
Swamp Milkweed



Equisetum incarnata
Horsetail



Iris versicolor
Blue Flag Iris



Nuphar lutea
Yellow Water Lilly



Nymphaea odorata
American White Water-Lily



Pontederia cordata
Pickerelweed



Sagittaria latifolia
Arrowhead



Lobelia cardinalis
Cardinal Flower

 Enhanced Planting

Wetland Plants

The Common Enhanced Planting Timeline

Iris versicolor



Asclepias incarnata



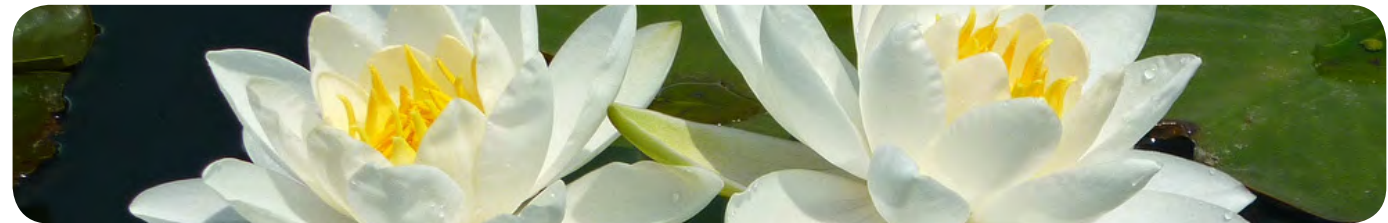
Sagittaria latifolia



Nuphar lutea



Lobelia cardinalis



Nymphaea odortata



Pontederia cordata

Wetland Plants Timeline

 Enhanced Planting

The Common Enhanced Planting



Aronia arbutifolia
Red Chokeberry



Ilex glabra
Inkberry



Callicarpa americana
Beautyberry



Lindera benzoin
Spicebush



Itea virginica
Virginia Willow



Clethra alnifolia
Summersweet

 Enhanced Planting

Shrubs

The Common Enhanced Planting Timeline

Lindera benzoin
Spicebush



Aronia arbutifolia
Red Chokeberry



Itea virginica
Virginia Willow



Clethra alnifolia
Summersweet



Callicarpa americana
Beautyberry



Shrubs Timeline

 Enhanced Planting

The Common Planting Presented on June 27th



The Common Enhanced Planting



The Common Planting Presented on June 27th



The Common Enhanced Planting

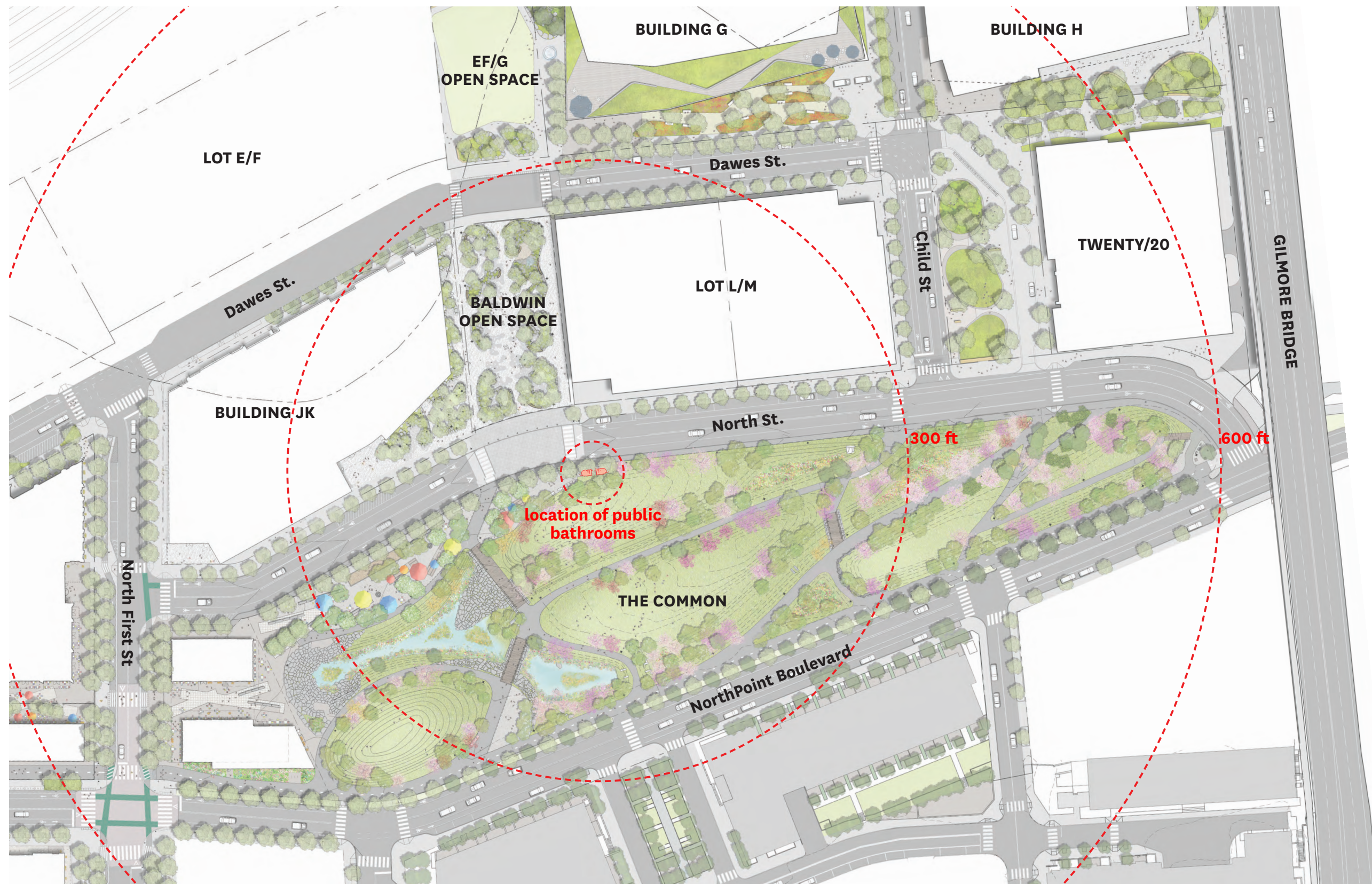


Public Bathrooms at Harvard Square



Hand Wash Station

Public Bathrooms



Public Bathrooms

