



Cambridge Crossing

Cambridge, Massachusetts

Informational Submission – Baldwin Open Space



Presented by:

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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 Baldwin Open Space 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 Baldwin Open Space.

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

Please note that Baldwin Open Space was approved with regard to design review along with Parcel JK on December 6, 2016. 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 in conjunction with Parcel JK and look forward to discussing the design of Baldwin Open Space 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/208402PT033



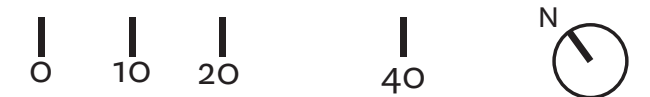
DESIGN UPDATE / FOR INFORMATION ONLY: BALDWIN OPEN SPACE

KEY UPDATED DESIGN ELEMENTS

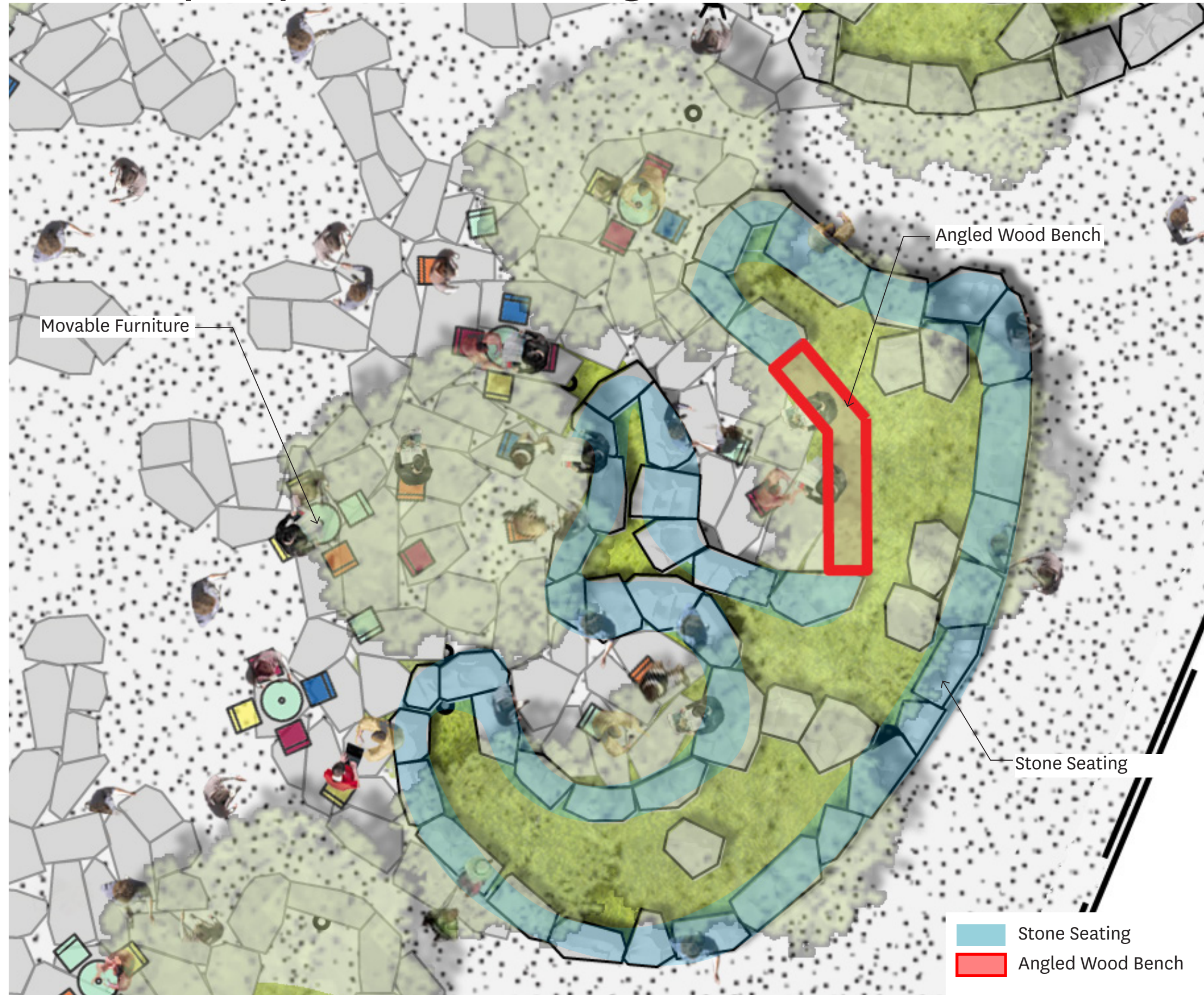
- Social seating arrangement

| Page | Design Review Comments | Design Team Response | Check |
|-----------------------------------|--|--|-------|
| page 72 - PB #179 Meeting Minutes | "So in the Baldwin Park I noticed that there are now two places in the park where you can actually have bases that are - - benches that are somewhat facing each other where more than two people can sit and have a conversation". "And I am just dissapointed that it's, you know, lonely people sitting facing outward, maybe somebody holding the hand of a kid on each side. And it could - - I don't know you've got a concept and it just doesn't accommodate the way people like to inhabit spaces and so I'm disappointed". | MVVA has designed benches to encourage smaller-scale groupings of people that can face inward to each other. The movable chairs and tables introduce flexibility to allow users to arrange their seating as desired. | ✓ |
| page 79 - PB #179 Meeting Minutes | "Well, in your renderings there are round tables and chairs. Are those, are you showing them as fixed things or those are things that can be moved around?" | Movable chairs and tables in Baldwin Open Space can be combined with the fixed benches to create flexible seating areas for all sizes of groups of people. | ✓ |

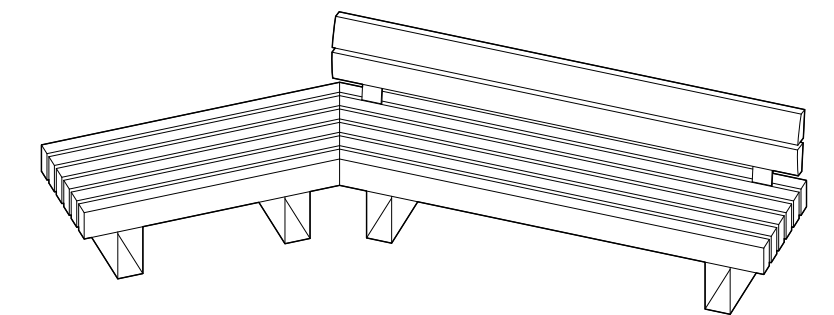
Baldwin Open Space Revised Seating



Baldwin Open Space Revised Seating



Movable Furniture



Angled Wood Bench