

NORTHPOINT

Cambridge, Massachusetts

Application for Design Review – North Point Common



Prepared for:
DW NP Property, LLC
c/o DivcoWest
One Kendall Square, Ste. B3201
Cambridge, MA 02139



In collaboration with:
The HYM Investment Group, LLC
One Congress Street
10th Floor, Suite 101
Boston, MA 02114



Prepared by:
Beals and Thomas, Inc.
Reservoir Corporate Center
144 Turnpike Road
Southborough, MA 01772

In collaboration with:
Michael Van Valkenburgh Associates, Inc.
Galluccio & Watson, LLP
Goulston & Storrs, PC

Submitted in Compliance with the City of Cambridge Zoning Ordinance and M.G.L. c.40A

June 5, 2017



BEALS + THOMAS

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June 5, 2017

Mr. H. Theodore Cohen, Chair
Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Via: Hand Delivery

Reference: NorthPoint North Point Common Design Review
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 Design Review Application for certain revisions to North Point Common (the Site), which is part of the larger NorthPoint development. As the Board is aware, North Point Common is an approximately 4.074-acre open space area previously constructed in the NorthPoint development. The proposed design reflected in this Application includes enhancements to the existing park area. North Point Common is located entirely within Cambridge.

As shown on the plan included as part of this Application, the Site is bounded by North Street to the north and east, Parcel W to the west, and North Point Boulevard to the south. The attached application is submitted in accordance with Special Permit #179 (through Major Amendment #6), Condition 10, and the City of Cambridge filing requirements for Large Project Review, pursuant to Section 19.43 of the City of Cambridge Zoning Ordinance (the Ordinance).

The enhancements proposed for North Point Common include installation of seatwalls, construction of pedestrian gathering areas, improvements to the community path, construction of railroad tie bridges and walkways, additional plantings, and construction of reclaimed granite outcropping area, among other enhancements as shown on the enclosed plans. Please note specifically that the enclosed Application requests Planning Board approval for the subdivision of the North Point Common into two parcels as reflected on the "Plan of Land". This will allow the Applicant to convey the North Point Common-2 parcel (± 2.5 acres) to the City as required by Condition 3.c of the Special Permit.

The Site is currently a publicly accessible open space constructed on undeveloped vacant land. To date, condominium buildings on Lot S and Lot T, a rental residential building on Lot N, Northpoint Common, Child Street Park and related infrastructure and other public amenities (including the Brian P. Murphy Memorial Staircase) have been constructed in NorthPoint. In addition, Parcel JK has gone through Design Review in Cambridge and Somerville, and building permit applications

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Page 2

are pending in both cities. The surrounding roadway network was approved by the Planning Board on September 2, 2016, as part of Major Amendment #6, and is currently undergoing construction preparation. The proposed improvements to North Point Common are anticipated to be constructed in conjunction with construction of Parcel JK and Parcel W.

As reflected in the attached Application, the proposed improvements comply with the Ordinance, the Master Plan Special Permit #179 (through Major Amendment #6) and the updated NorthPoint Design Guidelines. Representatives from the Community Development Department and the development team have met to review the plans for the Site and confirm compliance with all requirements and guidelines.

As part of the attached application, we have submitted fifteen (15) copies, as well as a flash drive with an electronic version, of the following materials for review by the Cambridge Planning Board:

- Site Plans;
- Circulation Plans;
- Pedestrian Perspectives;
- Limit of Work Cross-sections;
- Material Palette;
- Plant List;
- Compliance with the NorthPoint Design Guidelines; and
- Plan of Land for the proposed subdivision of Northpoint Common.

There are no changes proposed to the approved uses in the Project nor are there any changes to the layout of roads serving the Project from that shown on the approved 40-scale Roadway Network Schematic Plan.

The NorthPoint team is excited to meet with the Planning Board to review and discuss the proposed enhancements to the North Point Common design. Thank you for your consideration of this application.

Very truly yours,

BEALS AND THOMAS, INC.



John P. Gelcich, AICP
Senior Planner

JPG/ars/208402LT078

NORTHPOINT
SUMMARY OF BUILDING TO DATE
AS OF JUNE 2017

To date, the following building parcels in NorthPoint have been constructed and are occupied: S, T and N. All are residential buildings; Parcel N (also known as Twenty|20) has some retail space on the ground floor. S and T are condominium buildings, while N is a rental building. All are in Phase 1A of the Project. The chart below sets forth more specific details for each completed building.

| <u>Parcel</u> | <u>Use</u> | <u>Gross Square Footage</u> | <u>Unit Count</u> | <u>Bedroom Count</u> | <u># of Inclusionary Units</u> |
|---------------|--------------------|-----------------------------|--|----------------------|--------------------------------|
| N | Rental Residential | 386,000 | Total – 355 Studio/Loft – 74 1 BR – 180 2 BR – 85 3 BR - 5 | 474 | 41 |
| N | Retail | 8,000 | N/A | N/A | N/A |
| S | Condominium | 112,398 | Total – 99 1 BR – 94 2 BR - 5 | 208 | 12 |
| T | Condominium | 242,194 | Total – 230 Studio – 40 1 BR – 138 2 BR – 5 3 BR - 1 | 278 | 32 |

There are no other buildings in the Project under construction or for which building permits have been issued.

A building permit application has been filed for Parcel JK.

A design review application for Parcel W has been submitted simultaneously with this application for North Point Common.



Masterplan





- Construction Fence
- Fenced Areas on Temporary Basis

Stormwater Infiltration System (Below Grade)



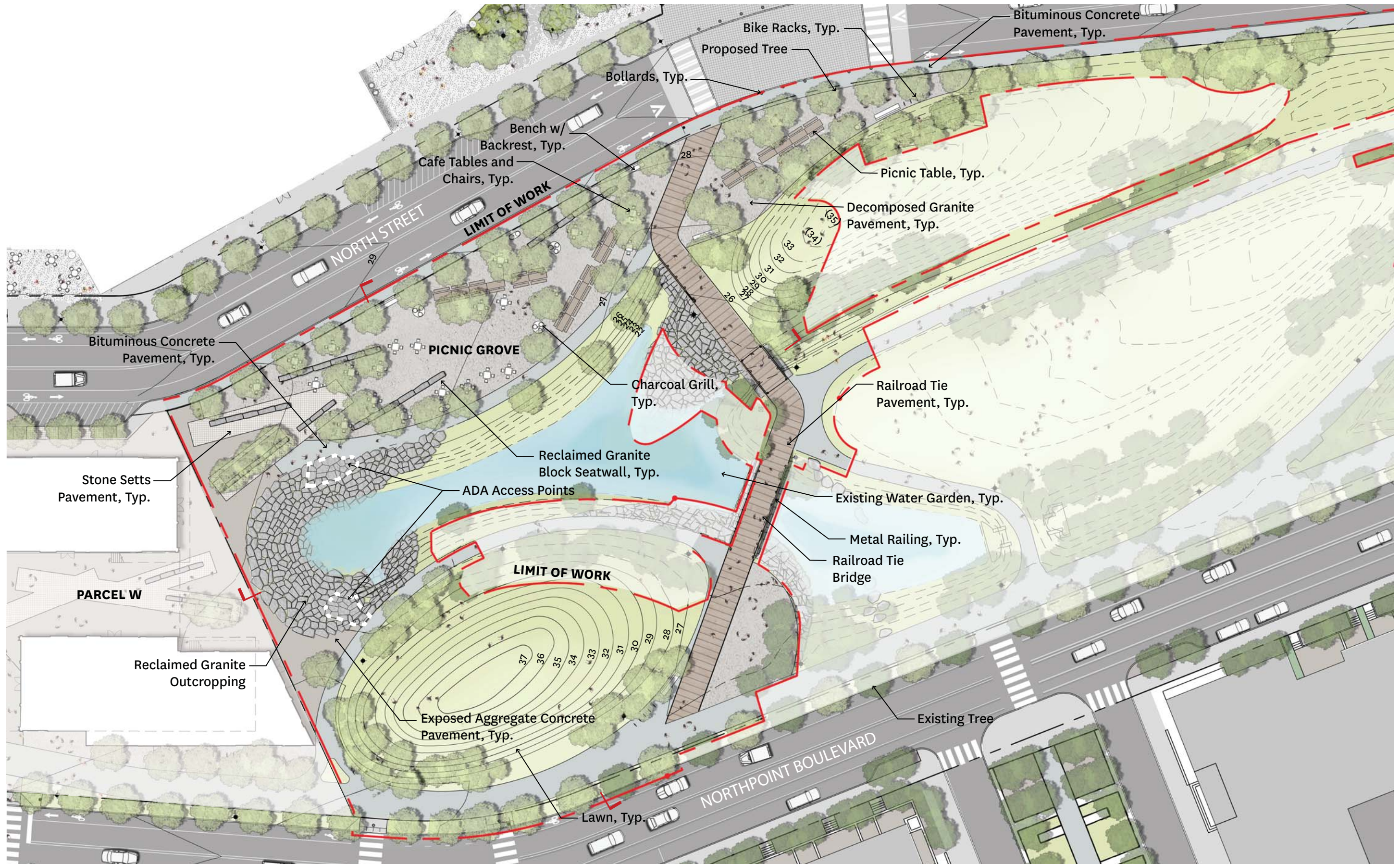
Plan - Areas of Site Improvements



-  Multi-Use Path
-  Pedestrian Circulation
-  Bike Circulation



Circulation Diagram



Enlargement Plan







NorthPoint Common Picnic Grove Looking West

Rendered image is intended for landscape design review. As a result of the proposed landscape density, views of the building design may be obscured.



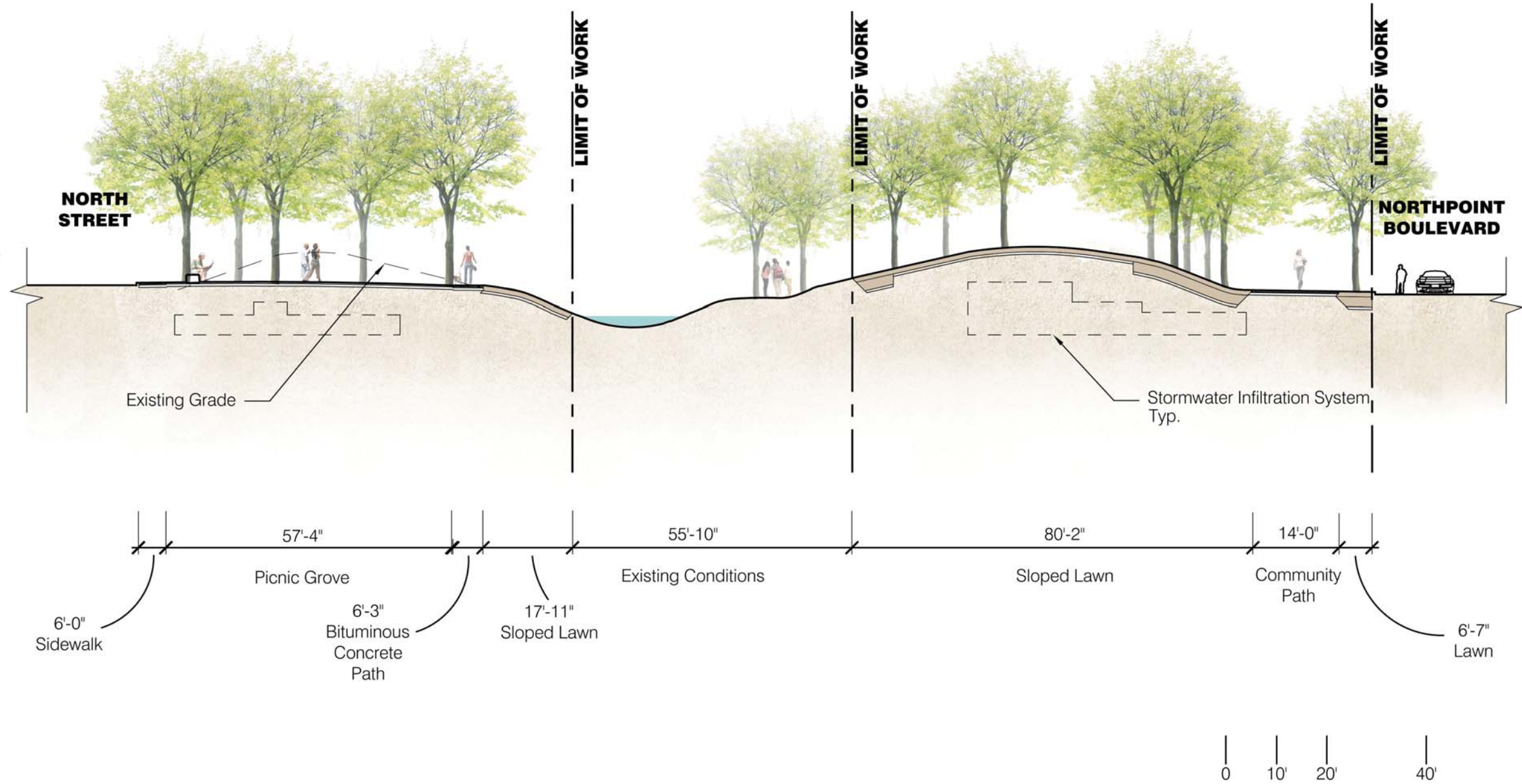
NorthPoint Common Pond Looking West

Rendered image is intended for landscape design review. As a result of the proposed landscape density, views of the building design may be obscured.

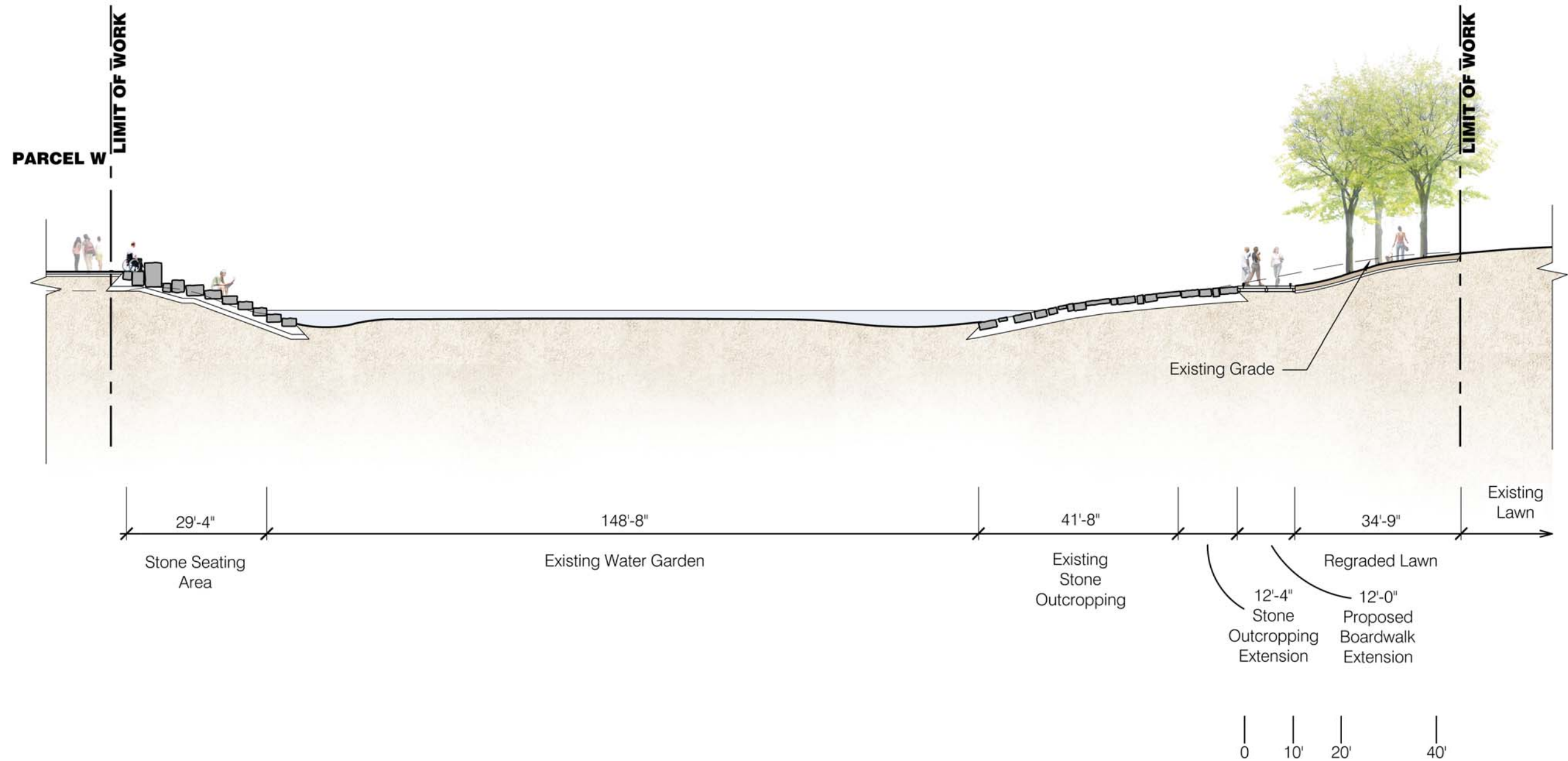


NorthPoint Common Picnic Grove From North Street

Rendered image is intended for landscape design review. As a result of the proposed landscape density, views of the building design may be obscured.



North/South Section - NorthPoint Common Water Garden



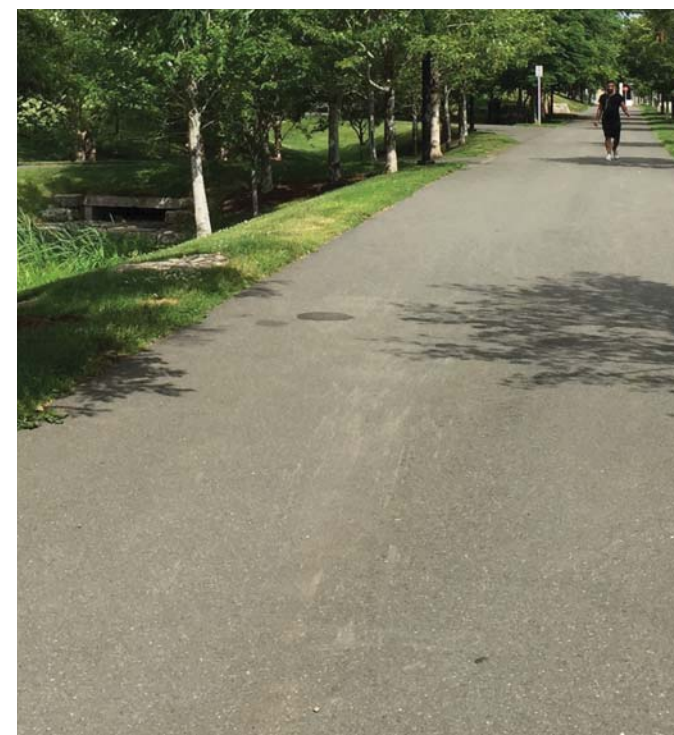
East/West Section - NorthPoint Common Water Garden



Stone Setts Pavement



Exposed Aggregate Concrete Pavement



Bituminous Concrete Pavement



Railroad Tie Pavement



Lawn



Decomposed Granite Pavement



Reclaimed Granite Block Seatwall



Bench

Material Types



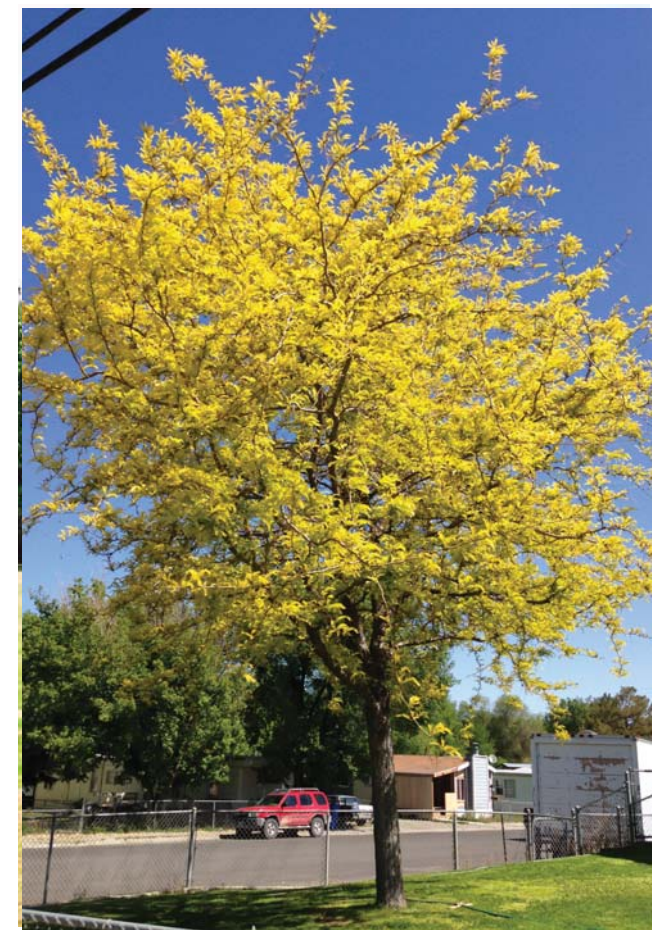
Platanus x acerifolia
London Plane Tree



Sophora japonica
Japanese Scholar Tree



Gymnocladus dioica
Kentucky Coffee Tree



Gleditsia triacanthos var. inermis
Honey Locust

Plant Types - Street Trees



Alnus glutinosa
Common Alder



Betula nigra
River Birch



Betula populifolia
Paper Bark Birch



Catalpa speciosa
Catalpa



Populus tremuloides
River Birch



Nyssa silvatica
Black Tupelo



Gleditsia triacanthos var. inermis
Honey Locust



Gymnocladus dioica
Kentucky Coffee Tree



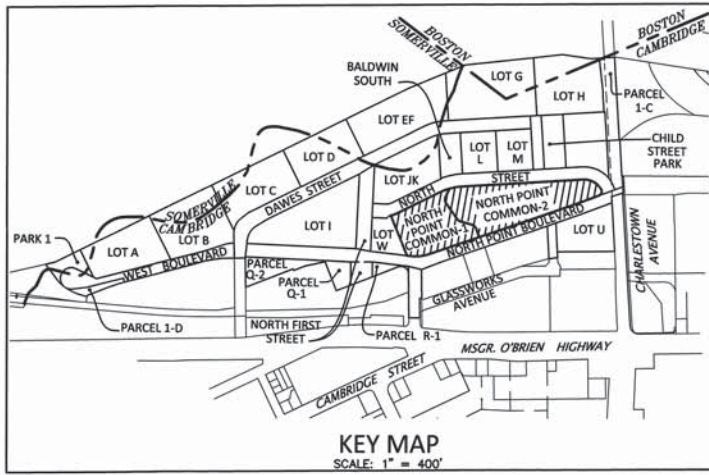
Platanus x acerifolia
London Plane Tree



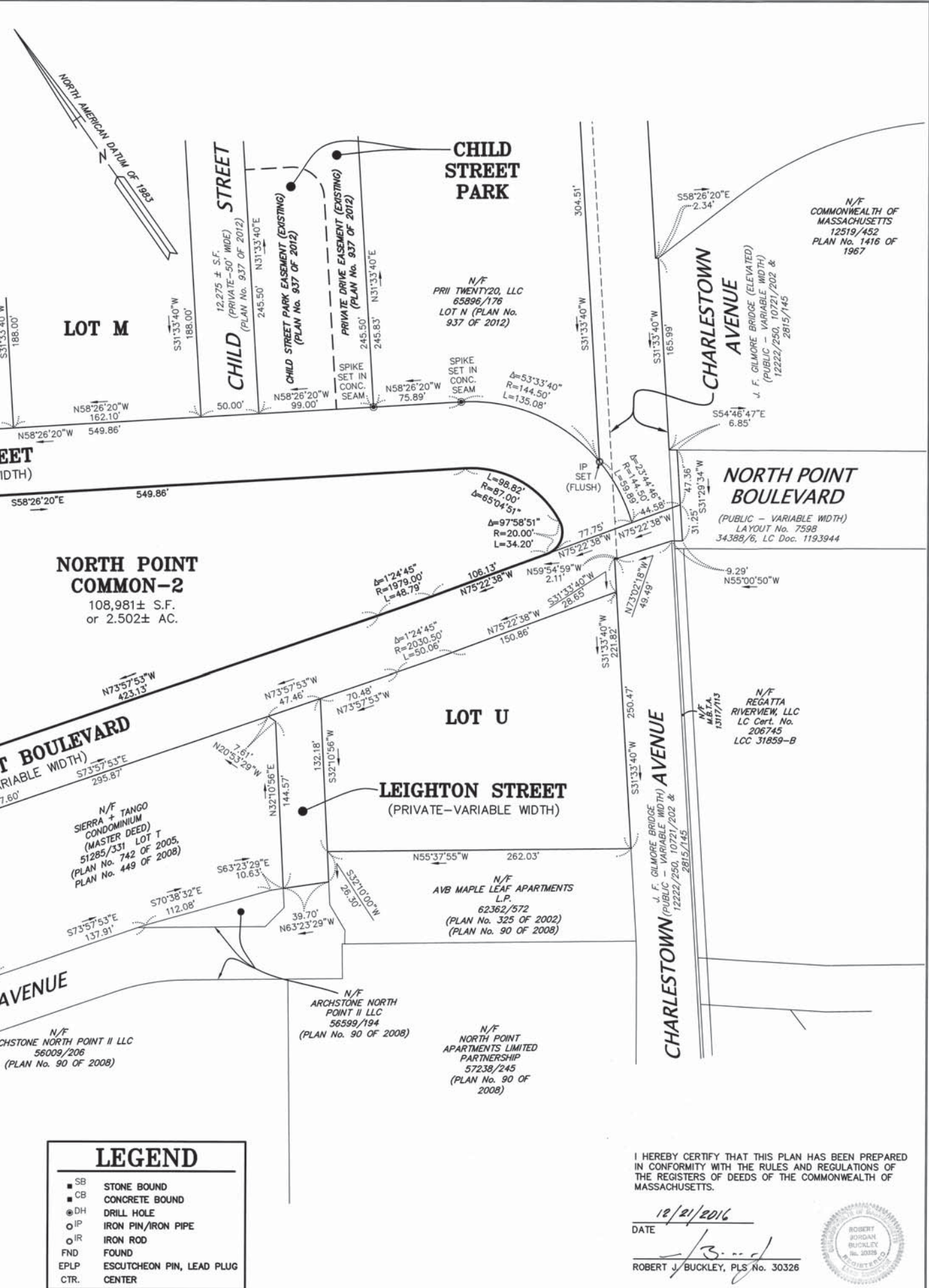
Sophora japonica
Japanese Scholar Tree

Plant Types - Landscape Trees

| Page | Section | Guideline Description | Compliance | Check |
|------|------------------------------|--|---|-------|
| 39 | 3.1 Open spaces | All open spaces will be open to the public and designed to encourage public use. Open spaces including NorthPoint Common will be designed to support, enhance, and balance the commercial and residential development at NorthPoint. | The NorthPoint Common proposed enhancements will create a wider range of public uses with the addition of the picnic grove, enhanced seating by the pond and new pedestrian connections. | ✓ |
| 39 | 3.1 Open spaces | The provision of open spaces of diverse size and use is encouraged to enhance the public environment at NorthPoint. All open spaces at NorthPoint shall be designed to be public in nature, creating an open environment that the public can easily identify that is welcoming for everyone's use. | The existing Common is the largest public space at NorthPoint and the current centerpiece of the neighborhood. Enhancements to the Common, the addition of plazas, improved pedestrian connections, and additional park furniture will increase the sense of welcome and vitality at the center of the neighborhood. | ✓ |
| 39 | 3.1 Open spaces | The provision of an interconnected series of open spaces is encouraged to provide connections both to neighborhoods and within NorthPoint so as to promote pedestrian movement. | The enhancements to the Common include improved pedestrian connections, including a raised pedestrian crosswalk to Baldwin Park and additional boardwalk. | ✓ |
| 39 | 3.1 Open spaces | A large park is required by zoning, and NorthPoint Common will provide naturalistic, multi-use open space for both recreational and cultural activities. | NorthPoint Common proposed enhancements and existing design provide a picnic grove, variety of seating and shaded areas along the pond and event lawns for both recreational and cultural activities. | ✓ |
| 39 | 3.1 Open spaces | Open spaces shall be visible and accessible from public streets. | Direct sightlines and multiple points of entry are provided from First Street, NorthPoint Boulevard and North Street. The existing path network within the park will be enhanced. | ✓ |
| 39 | 3.1.1 Open space programming | Parks: Strolling, Sitting, Picnicking, Informal sport activities, Outdoor movies, Outdoor performances. | Existing park functions of strolling, sitting, picnicking, informal sports activities, and outdoor events remain and are enhanced by the addition of the picnic grove and informal seating elements around the pond. Additional electrical infrastructure in the park will allow for outdoor events and performances. | ✓ |
| 41 | 3.1.2 Parks | Fencing is strongly discouraged; clear entry points, lines of sight into the park, and pathways for the public to use are encouraged. | NorthPoint Common does not include any fencing. A raised pedestrian crosswalk on North Street creates a strong pedestrian connection to Baldwin Park, as will the completion of the central boardwalk. A new boardwalk will be added to the east. | ✓ |
| 41 | 3.1.2 Parks | Individual spaces within the large parks are encouraged to have clear identities and themes, so that the public can understand the potential use, including areas for gathering, and community events. | The picnic grove, the stone outcroppings along the pond and the large lawn area create distinct identities within the park and will encourage a wider range of public uses. | ✓ |



- ### NOTES
- THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING A ZEISS ELTA TOTAL STATION AND SUBCENTIMETER GPS.
 - NAD83 HORIZONTAL COORDINATE SYSTEM ESTABLISHED BY COORDINATES SHOWN ON PLANS BY GUNTHER ENGINEERING, A DIVISION OF DIGITAL GEOGRAPHIC TECHNOLOGIES, INC. ENTITLED "NORTH POINT, SUBDIVISION PLAN OF LAND IN BOSTON, CAMBRIDGE, AND SOMERVILLE, MASSACHUSETTS..." DATED MARCH 14, 2008, REVISED AUGUST 4, 2010; AND A PLAN ENTITLED "NORTHPOINT-CENTRAL PARK" PARCEL, SUBDIVISION PLAN OF LAND IN BOSTON, CAMBRIDGE, AND SOMERVILLE, MASSACHUSETTS..." DATED AUGUST 16, 2010; SAID PLANS RECORDED AT MIDDLESEX COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT, AS PLAN No. 597 OF 2010.
 - FOR ADDITIONAL MONUMENTATION SEE PLANS BY BEALS AND THOMAS, INC. RECORDED AS PLAN No. 90 OF 2008, PLAN No. 937 OF 2012, AND PLAN No. 1151 OF 2016.
 - THIS PLAN IS A DIVISION OF NORTH POINT COMMON SHOWN ON SHEET 5 OF 5 OF A PLAN RECORDED AS PLAN No. 1151 OF 2016.
 - THE PARCELS SHOWN HEREON HAVE THE BENEFIT OF AND ARE SUBJECT TO RIGHTS, RESTRICTIONS, AND EASEMENTS NOT SHOWN.



PREPARED FOR:
DW NP PROPERTY, LLC
 c/o DIVCO WEST REAL ESTATE SERVICES, LLC
 575 MARKET STREET
 35th FLOOR
 SAN FRANCISCO, CA 94105

RECORD OWNERS:
DW NP PROPERTY, LLC
 65949/156
 PARCEL 1
 PARCEL 2
 "CENTRAL PARK" PARCEL
 (PLAN NO. 597 OF 2010)
 (MIDDLESEX COUNTY)

| | | |
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| 5 | | |
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| 0 | 12/21/2016 | INITIAL ISSUE |
| | ISSUE DATE | DESCRIPTION |
| | ATL | MEB |
| | FLD | CALC |
| | | DWN |
| | | CHK'D |

PLAN OF LAND
NORTHPOINT
IN CAMBRIDGE, MA
 (MIDDLESEX COUNTY)

PREPARED BY:
BEALS + THOMAS
 Civil Engineers + Landscape Architects +
 Land Surveyors + Planners +
 Environmental Specialists

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 DATE: DECEMBER 21, 2016 METERS 40
 0 10 20 100 150
 SCALE: 1"=50' FEET
 8TH JOB NO. 2084.02
 8TH PLAN NO. 208402P303A-001
 SHEET 1 OF 1

LEGEND

| | |
|------|---------------------------|
| ■ | STONE BOUND |
| ■ | CONCRETE BOUND |
| ⊙ | DRILL HOLE |
| ⊙ | IRON PIN/IRON PIPE |
| ⊙ | IRON ROD |
| ⊙ | FOUND |
| ⊙ | ESCUTCHEON PIN, LEAD PLUG |
| CTR. | CENTER |

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
 DATE: 12/21/2016
 ROBERT J. BUCKLEY, PLS No. 30326

