

NORTHPOINT

Cambridge, Massachusetts

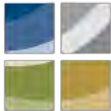
Application for Design Review – Parcel Q1



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



BEALS + THOMAS

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

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

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

June 26, 2017



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June 26, 2017

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

Via: Hand Delivery

Reference: North Point Parcel Q1 Design Review, Request for Minor Amendments, and Approval of Revised Subdivision Plan
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 and Requests for Minor Amendments as follows:

- Design Review for Parcel Q1
- Revised Subdivision Plan for Parcel Q1 and Adjacent Parcels Q2 and R
- Minor Amendment for Parcel Q1
- Minor Amendment for Timing of Land/Museum Traffic Mitigation Requirements

Parcel Q1 Design Review

The proposed development of Parcel Q1 (the Site), which is part of the larger NorthPoint development, is the construction of a 17,675 sf retail and office building. The proposed structure on Parcel Q1 is located entirely within Cambridge.

As shown on the master plan included as part of this Application, the Site is bounded by North First Street to the east, North Point Boulevard to the north, Parcel Q2 to the west, and the future Green Line Extension 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 Site is currently undeveloped vacant land. It is one of twenty (20) building parcels in the NorthPoint mixed-use development. To date, condominium buildings on Lot S and Lot T, a rental

residential building on Lot N, North Point 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, building permits have issued in both cities for, and construction activities have commenced on, said Parcel. 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. Most recently, the Applicant has submitted a Design Review Application for two small retail buildings on Block W, adjacent outdoor covered tenant space and Publicly Beneficial Open Space.

Revised Subdivision Plan for Parcel Q1 and Adjacent Parcels Q2 and R

As part of its existing land exchange agreement with the MBTA, DivcoWest has recently purchased land from the MBTA along Monsignor O'Brien Highway. The purchase allows Parcel Q1, which had been limited to land previously owned by DivcoWest, to be right-sized for retail. Increasing the size of Parcel Q1, as well as the purchase of land from the MBTA, necessitates revisions to the size and shape of Parcels Q1, Q2 and R.

A revised Subdivision Plan, entitled "Plan of Land NorthPoint in Cambridge and Somerville (Middlesex County) and Boston, MA (Suffolk County)" dated June 12, 2017, and prepared by Beals & Thomas, Inc., is submitted as part of this application, for approval by the Planning Board for the re-parcelization of Parcels Q1, Q2, and R and the portion of North First Street between North Point Boulevard and Monsignor O'Brien Highway, all as detailed on the aforementioned Plan. The proposed modifications to the above-referenced Parcels will permit for developments on more regularly shaped parcels and allow for greater retail frontage on adjoining roadways in order to ensure the retail presence on the Site can effectively activate the retail not only on the Site, but be substantial enough to draw NorthPoint residents, works and guests across North First Street even before the new MBTA Lechmere Station and adjoining Green Line Viaduct Project is completed and operating.

The Parcel Q1 Building contains approximately 17,675 square feet gross floor area (GFA). The proposed building is two stories and approximately 42 feet in height. The Site will contain a total of approximately 2,480 square feet of Open Space. No on-site parking is proposed for Parcel Q1. The proposed building on Parcel Q1 will contain approximately 8,108 square feet (GFA) of ground-floor retail and 9,567 square feet (GFA) of office space, above the retail. A short-term curbside delivery area is provided on the southern side of North Point Boulevard.

Request for Minor Amendment for Parcel Q1

As part of this filing, the Applicant is respectfully requesting a minor modification to the Special Permit to increase the amount of allowable GFA on the Site from 14,000 square feet to 17,675 square feet. The Site works in concert with Blocks W, I, N and R to create a strong retail core along North First Street, which, pursuant to Condition 12.c.(iv.) of the Special Permit is to contain at least 75,000 square feet of retail in the aggregate. The Planning Board determined that amount of retail to be essential for the at-grade environment "to be attractive and lively and inviting to

pedestrians from within and without the district”. This retail core serves the important goal of connecting and the public open space in North Point Common through the site’s main east/west corridor – through Block W, across North First Street to the Site and the New MBTA Station, and through the plaza and park on Block I. The delay in the construction of the New MBTA Station and Green Line Extension has caused a delay in the Applicant’s ability to fully develop the retail on the southerly side of North Point Boulevard. By reconfiguring the Site (as more specifically set forth on the enclosed Subdivision Plan) to provide for a more regularly shaped lot at Q1, the Applicant can realize for a greater footprint in order to construct a meaningful retail presence in this critical activation area prior to the completion of the New MBTA Station, and avoid some of the impacts to the overall NorthPoint Development caused by the delay in the completion of such Station.

The reallocation changes will maintain that core of retail and active uses along North First Street and allow the Applicant to move forward with creating a vibrant retail center, despite the delay in the MBTA’s construction of the New MBTA Station. **The shift in retail GFA does not increase or decrease the amount of retail in the overall NorthPoint Development.** A revised Exhibit A to the Special Permit is included herewith that takes into account the requested GFA increase. **The increased retail space will not result in an overall increase in the maximum commercial and/or retail GFA permitted in the North Point Development.** The Applicant will make adjustments to the non-residential GFA of other Blocks to account for the proposed increase as the Applicant submits such Blocks to the Planning Board for Design Review. The Applicant has included with this submission a revised Appendix I to the Special Permit reflecting the change in the maximum GFA permitted for Block Q1.

Minor Amendment for Timing of Land/Museum Traffic Mitigation Requirements

In addition to the above, the Applicant hereby requests, as part of this application, a minor amendment to Special Permit #179 requesting a deferral of the timing of the improvements of the Monsignor O’Brien Highway/Land Boulevard and Charles River Dam Road/Museum Way intersections until the end of any detour, and that these improvements be undertaken in connection with Phase 2 of the NorthPoint project. This minor amendment is being requested as a result of a delay to State-controlled infrastructure projects.

More specifically, the Special Permit requires that improvements be made, prior to the first certificate of occupancy in Phase 1B of the Project, to (a) Land Boulevard and MOB, and (b) the MOB/Land Boulevard and Charles River Dam Road/Museum Way intersections. See Appendix II, Section 6.c.(i) regarding “[p]roposed improvements to Land Boulevard and MOB and Appendix II, Section 6.c.(iii)(a) regarding “pavement marking improvements and signal timing changes with equipment improvements where deemed necessary.” The applicable sections of above-referenced roadways are under the control of the Massachusetts Department of Transportation (“MassDOT”) and the Massachusetts Department of Conservation and Recreation (“DCR”). They are currently being used as part of the detour route for MassDOT’s delayed Longfellow Bridge reconstruction, and will also be used as part of the detour route for the planned North Washington Street Bridge work, following the completion of the Longfellow Bridge work. MassDOT and DCR have

informed the Applicant that the above intersection work cannot be undertaken until the bridge work is complete and the detours have ceased.

Because of that delay, the Applicant requests approval to defer the timing of the improvements to Land Boulevard and MOB as well as the improvements of the MOB/Land Boulevard and Charles River Dam Road/Museum Way intersections until the end of any detour and that those improvements be undertaken in connection with Phase 2 of the Project. If the state infrastructure projects are not completed before the Applicant starts Phase 2 of the Project, the Applicant may satisfy the Special Permit condition by funding a force account in the amount necessary to pay for the costs of the intersection improvements, as such amounts are determined by The City of Cambridge Traffic, Parking and Transportation Department in consultation with the City of Cambridge Department of Public Works. With regard to the intersection improvements contained in Section 6.c.(iii)(a), the Applicant also hereby requests that the Planning Board authorize TPTD to (a) determine the nature and timing of the above intersection improvements, and when the same may be permitted by MassDOT and DCR, or (b) in the event that the state infrastructure projects are not completed in time for the Applicant to complete the intersection improvements prior to the first Certificate of Occupancy for Phase 2 of the Project, designate a different intersection(s) in which the Applicant can make comparable intersection improvements in satisfaction of said requirements.

DivcoWest is otherwise not proposing a change to the Project itself or to any other traffic mitigation requirements with this proposed Minor Amendment. Rather, DivcoWest is proceeding with other required roadway infrastructure improvements in accordance with the Special Permit.

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

- Site Plans;
- Cross-sections of Floor Plans;
- Architectural Elevations;
- A Zoning Compliance Summary;
- Wind Study;
- Acoustical Report and Noise Mitigation Narrative;
- Preliminary Signage Plan;
- Compliance Checklist – Zoning Ordinance and NorthPoint Design Guidelines;
- Materials showing cross-sections of abutting streets;
- Building and site model, at a scale of one inch to 40 feet, inserted into a larger model encompassing the entire Development Parcel;
- LEED© compliance checklist;
- Shadow study;
- Exterior lighting plan depicting site, façade, and rooftop lighting;

Mr. H. Theodore Cohen, Chair
Cambridge Planning Board
June 26, 2017
Page 5

- Subdivision Plan, previously approved by the Cambridge Planning Board;
- Revised Subdivision Plan showing the re-parcelization of Parcels Q1, Q2, and R;
- Updated Exhibit A to the Special Permit to depict re-parcelization of Parcels Q1, Q2 and R;
- Phase 1B Traffic Mitigation Minor Amendment Request; and
- Revised Appendix I to the Special Permit.

There are no changes proposed to the approved uses or massing on the Site nor are there any changes to the layout of roads serving the Site 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 project. Thank you for your consideration of this application.

Very truly yours,

BEALS AND THOMAS, INC.



John P. Gelcich, AICP
Senior Planner

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 **DIVCOWEST**TM
Real Estate Investments

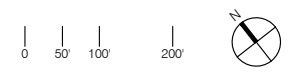
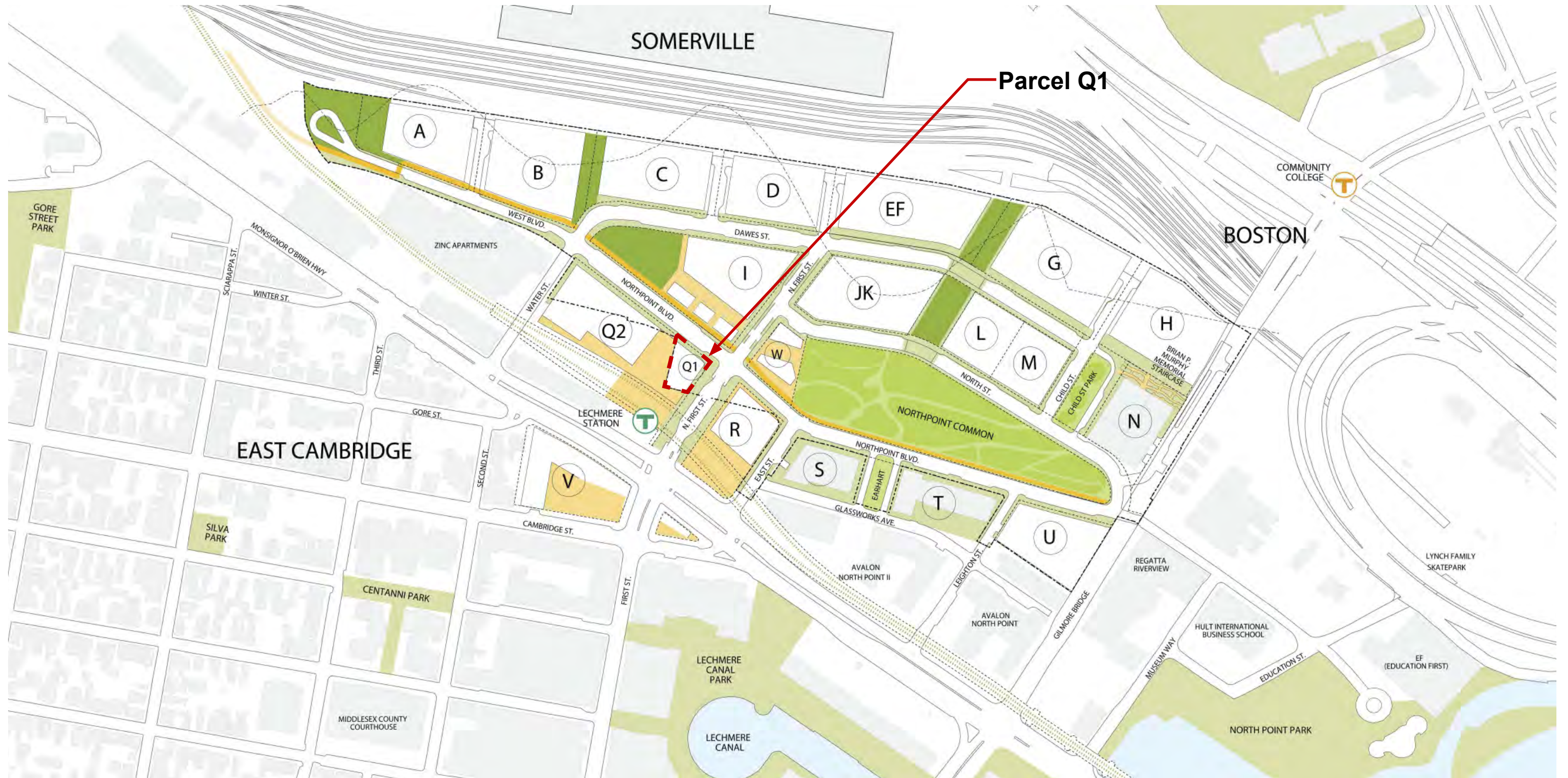
PCA
PRELLWITZ CHILINSKI ASSOCIATES
Architecture Planning Interiors

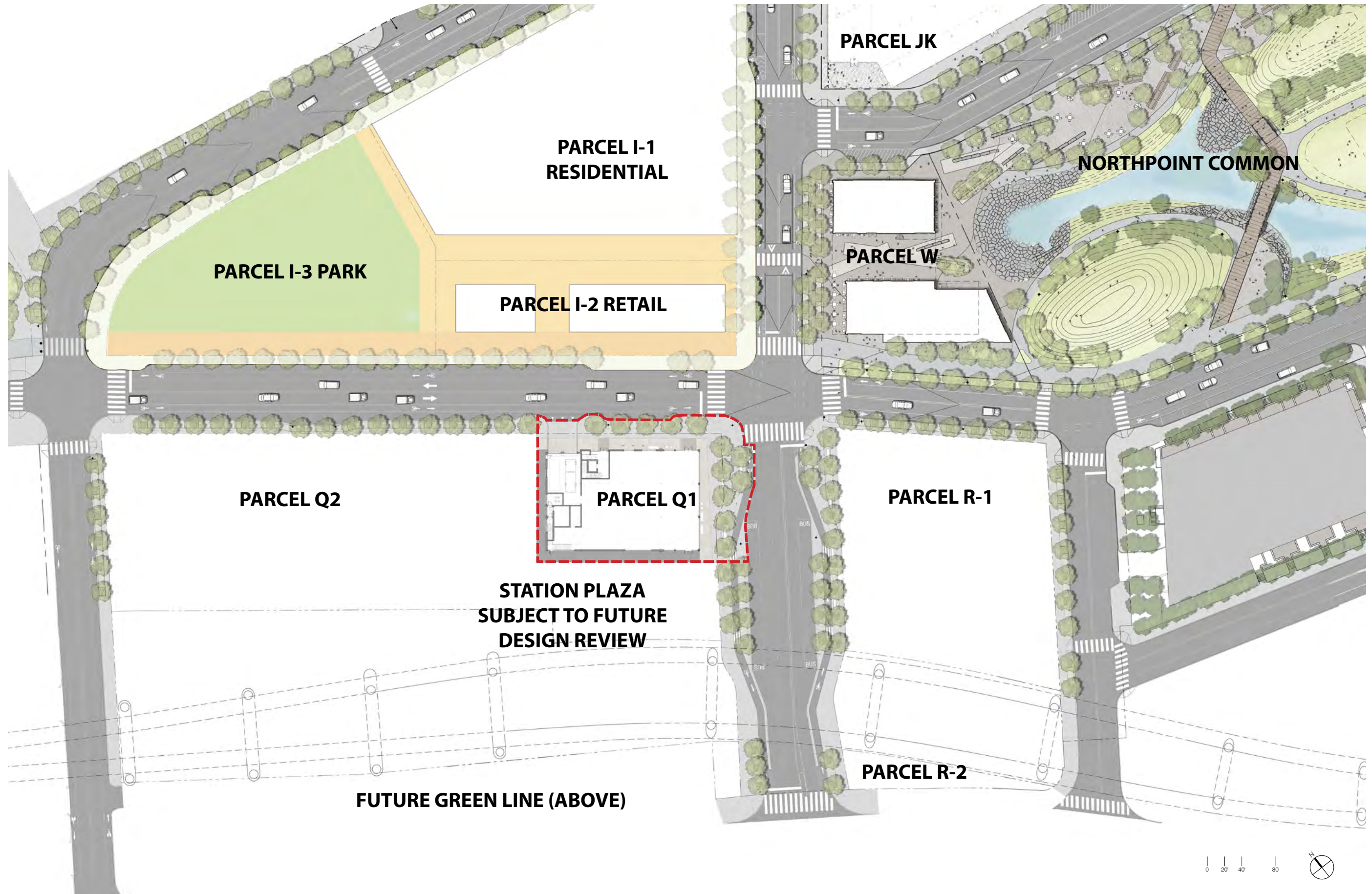
**MICHAEL
VAN
VALKENBURGH
ASSOCIATES
INC**

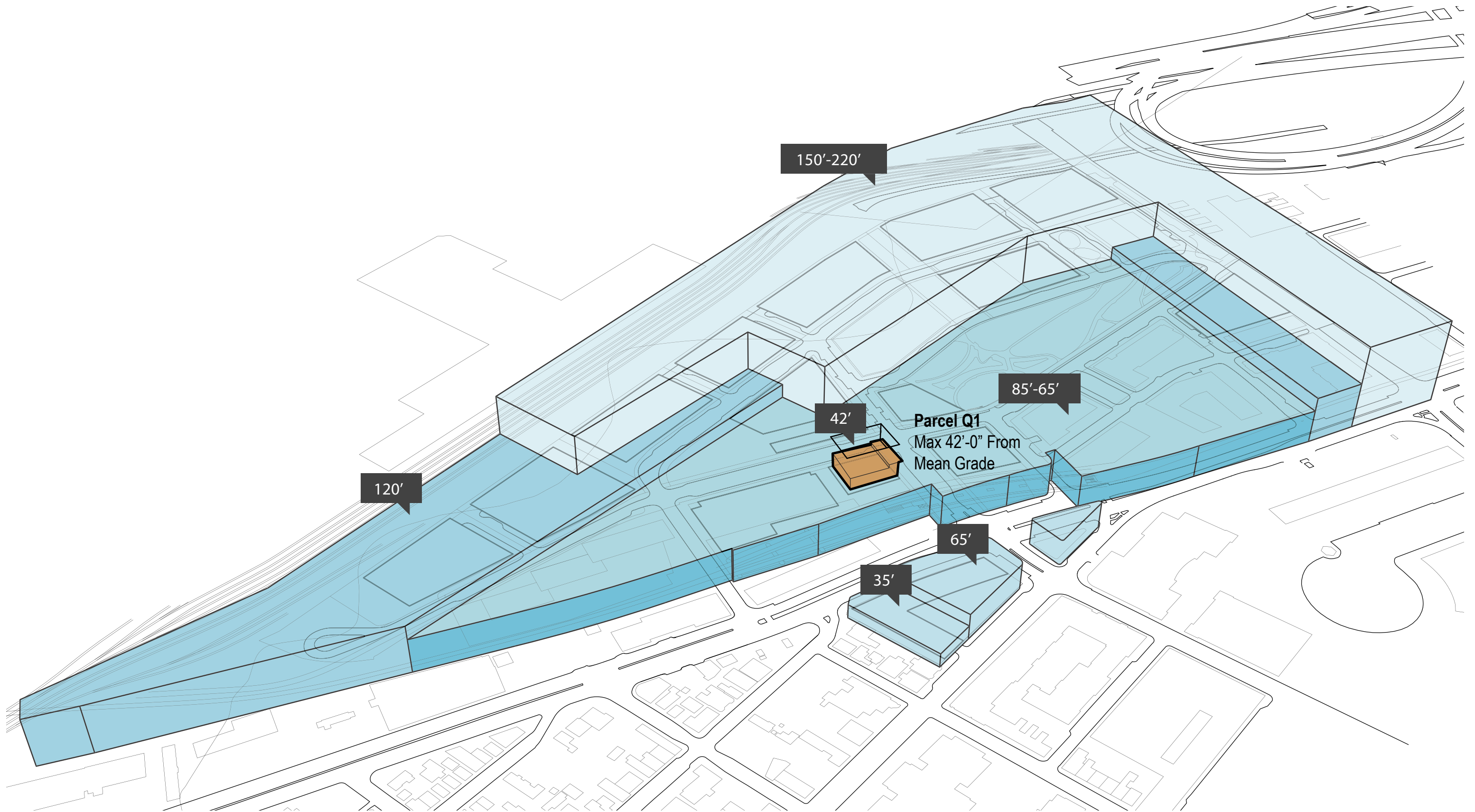
NORTHPOINT - Parcel Q1

Cambridge, MA

062617









Framed glass facade: Pavilion Park, Seattle WA



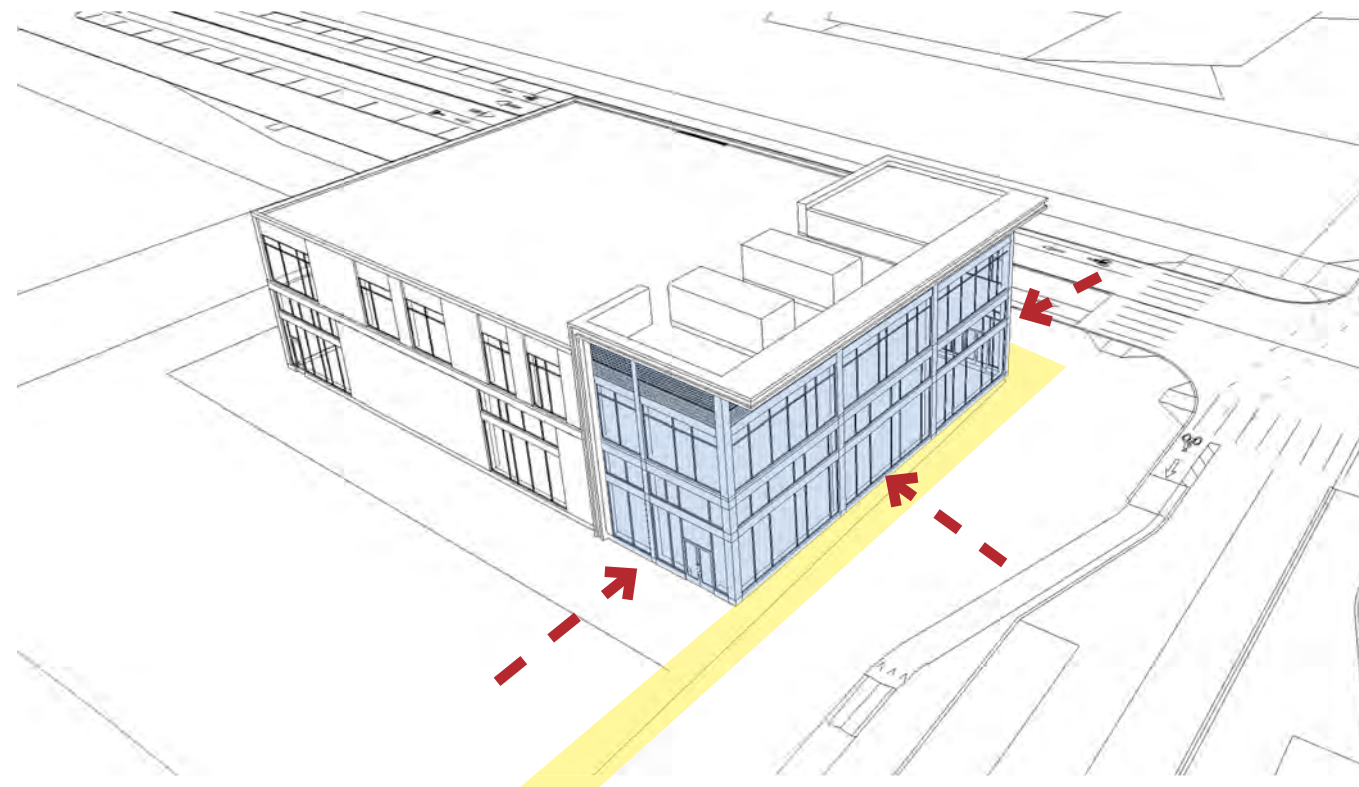
Transparency on street edge: James Beard Public Market, Portland OR



Framed glass facade engages public: Municipal Building, Roxbury MA



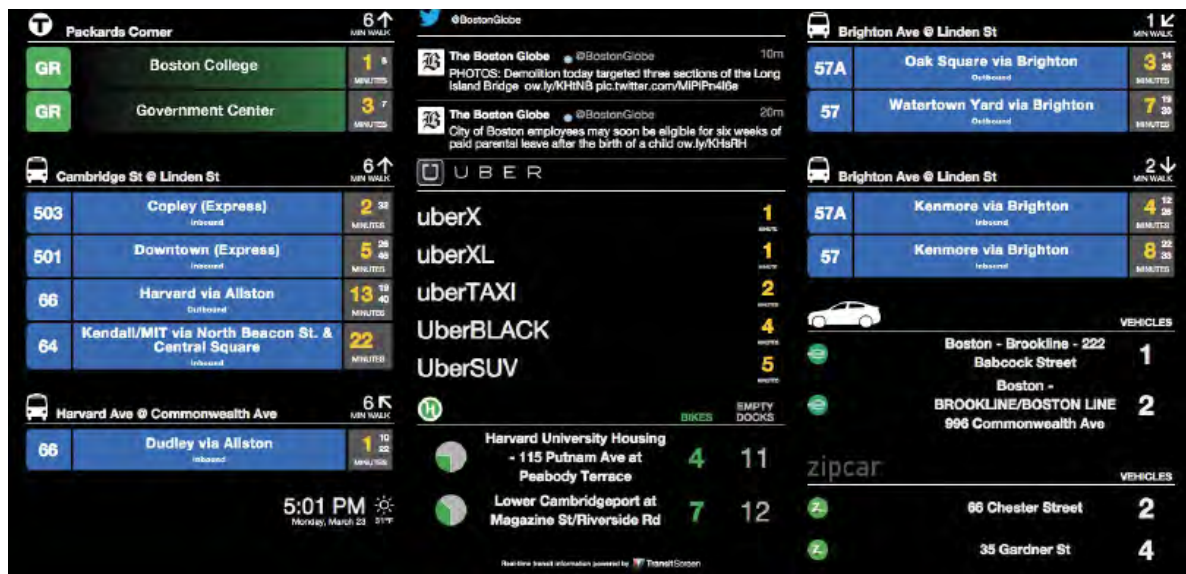
Cambridge Public Library



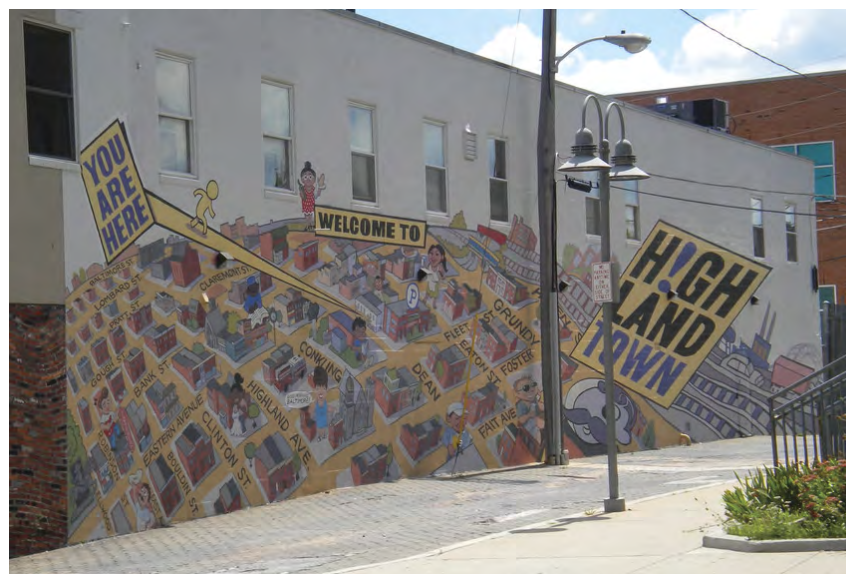
Transparent facade along the east facade engages the public realm and creates a visual connection from the Train Station, North First St and Northpoint Boulevard



Boston Public Library



Digital transit information board



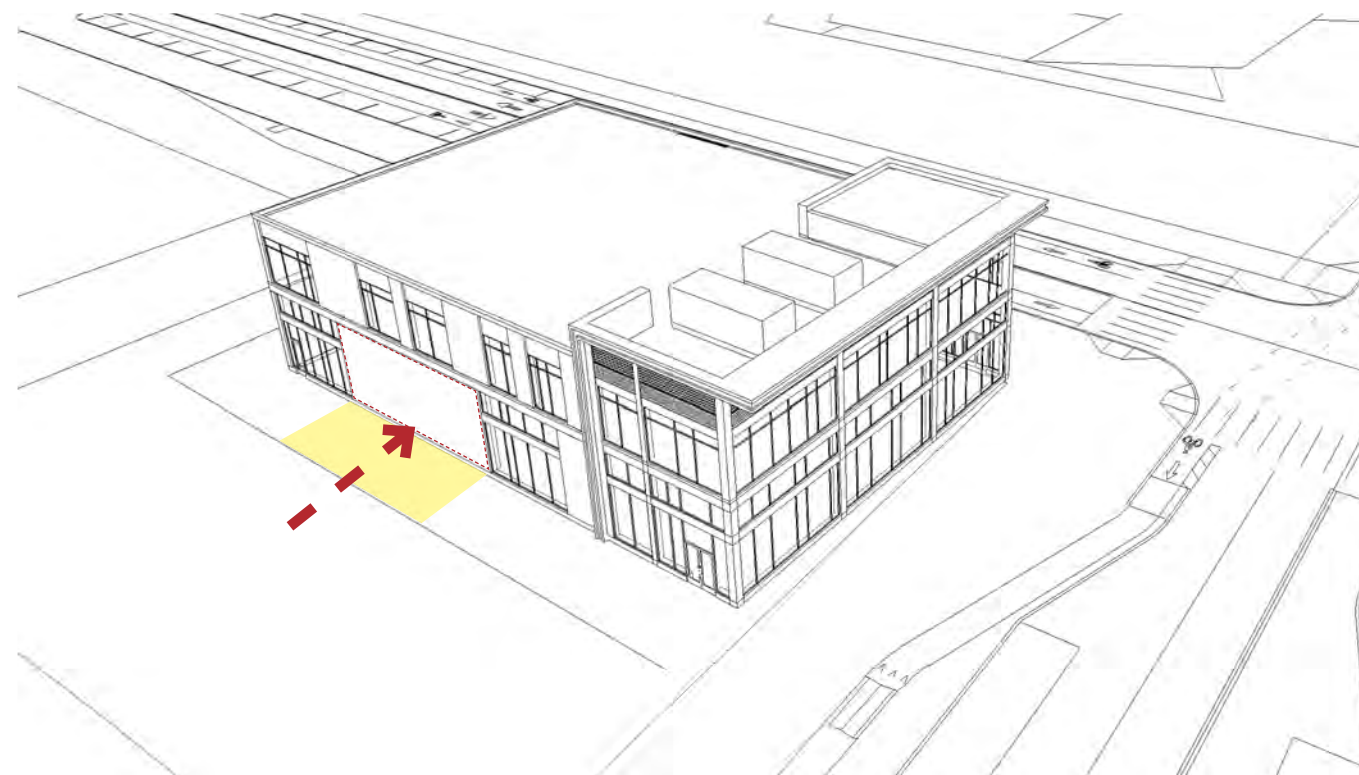
Wayfinding mural. Baltimore MD



Pedestrian wayfinding. United Kingdom



Digital wayfinding. Canary Wharf, London



Solid wall on south facade for public engagement to the station plaza. Opportunity for wayfinding, neighborhood directory, art



Public engagement activity. Cambridge, MA



Charlestown

I-93

Gilmore Bridge

Boston

East
Cambridge

Northpoint
Common

Lechmere
Station

MBTA Maintenance
Facility

Somerville

Q1

----- NorthPoint Property Line

● Site



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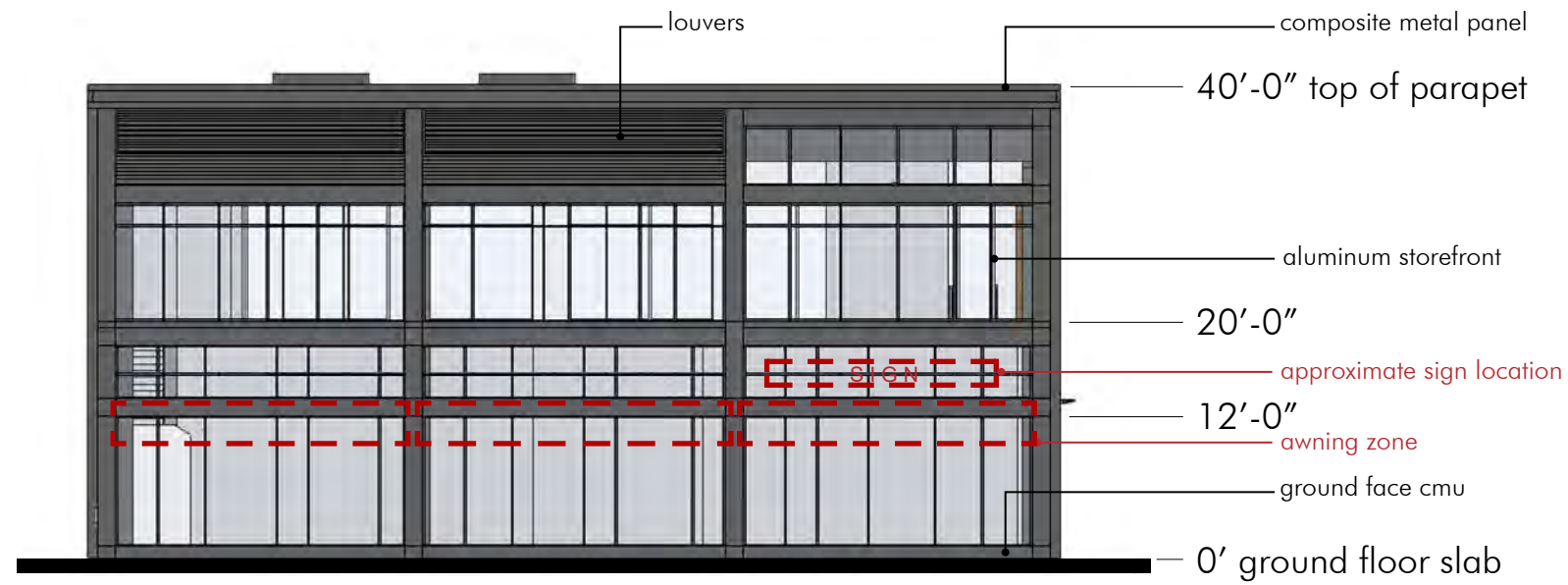
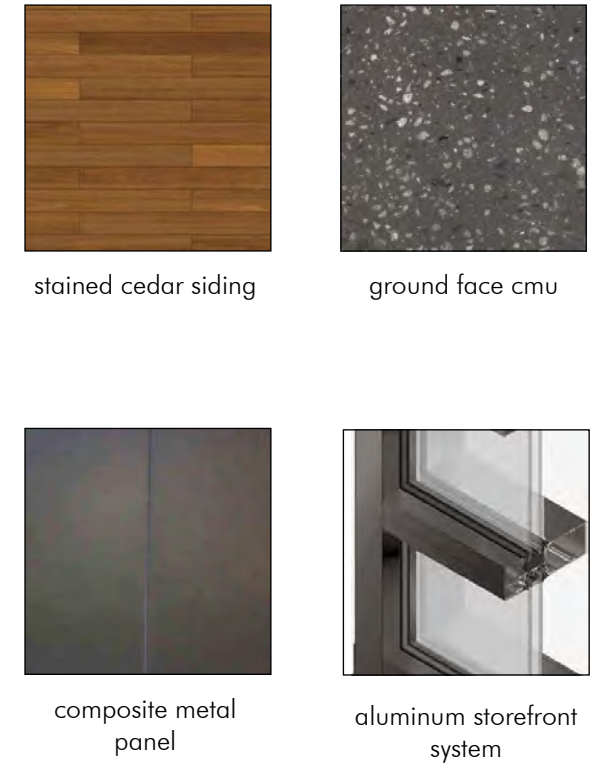
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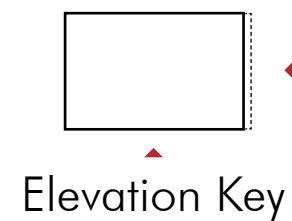
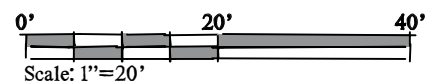


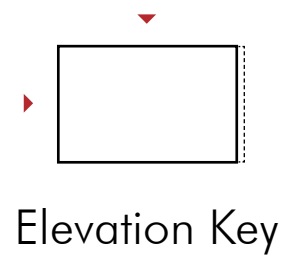
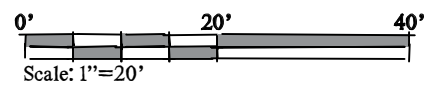
South Elevation

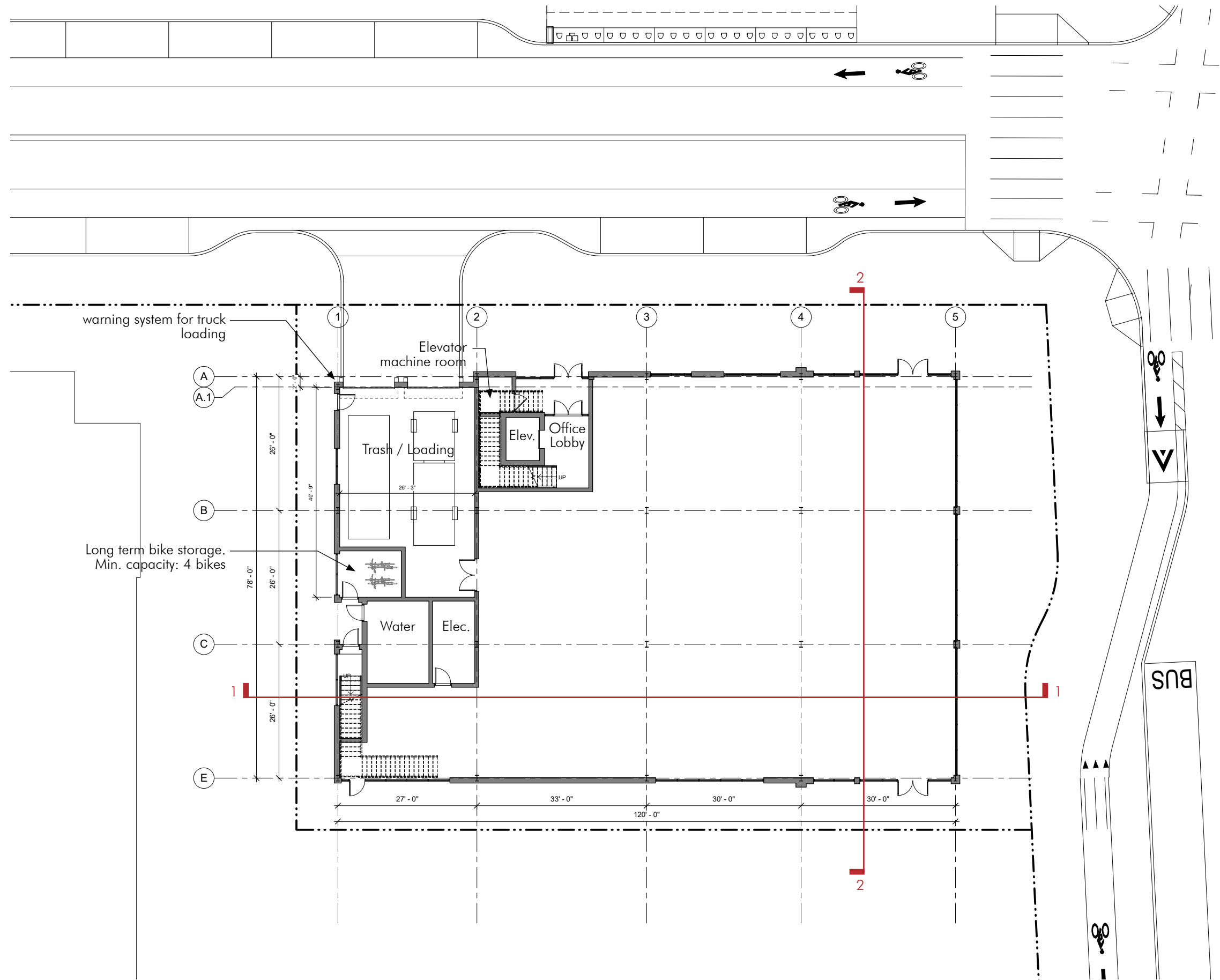


East Elevation

SIGNAGE - Article 7.16.22: Total of all signs shall not exceed 1sf per linear foot of frontage.
 Projecting Signs: 13 sf max, 1 per establishment
 Wall Sign: 60sf max or 1sf per foot of frontage



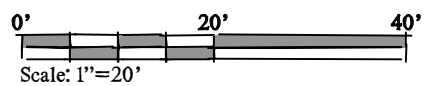




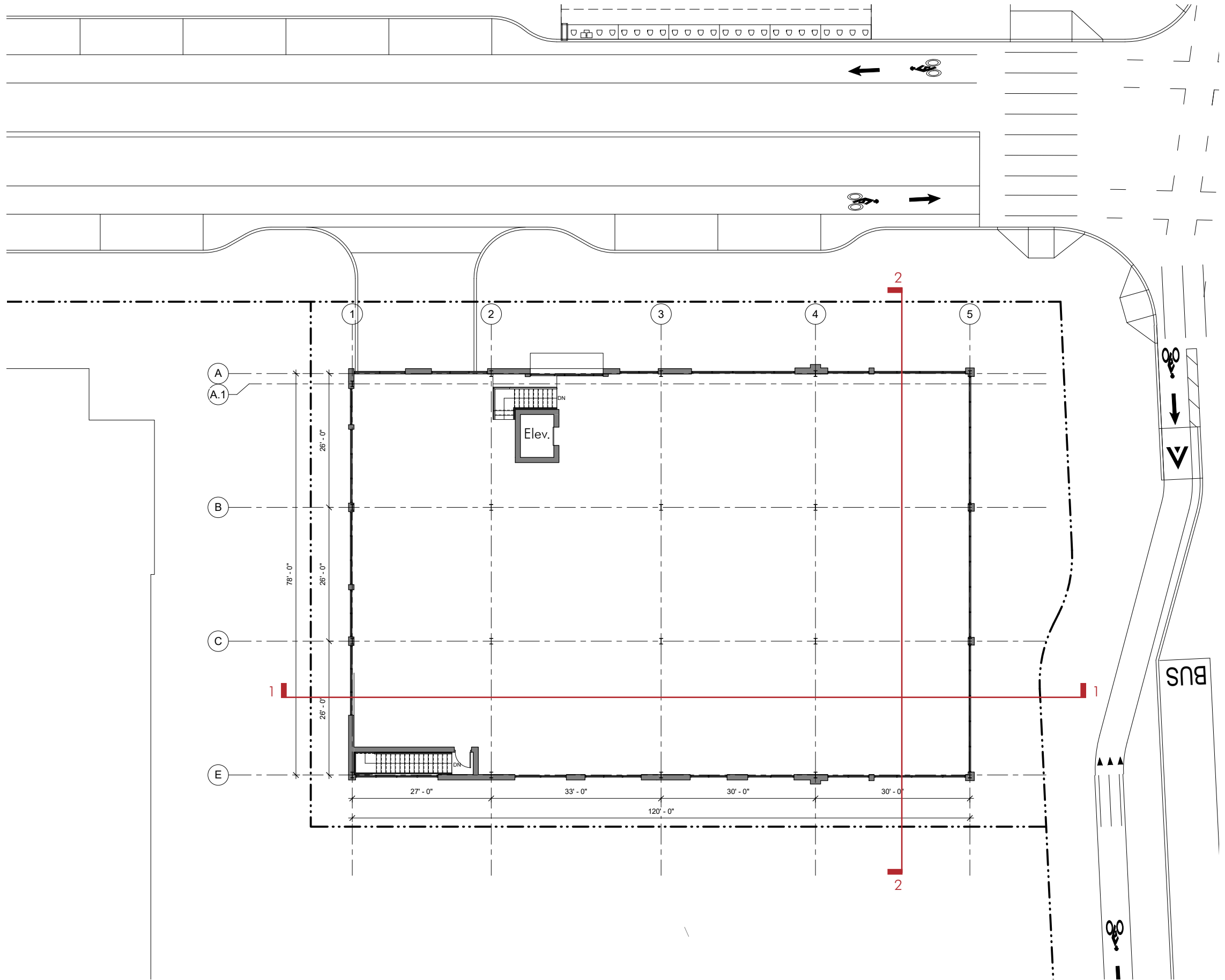
AREA CALCULATIONS

GROUND FLOOR GFA: 8,108 SF
 SECOND FLOOR GFA: 9,567 SF

TOTAL GFA: 17,675 SF



NORTHPOINT - Parcel Q1
Ground Floor Plan

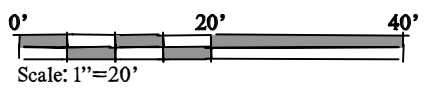


AREA CALCULATIONS

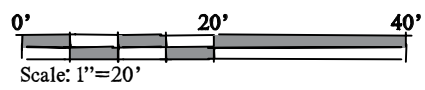
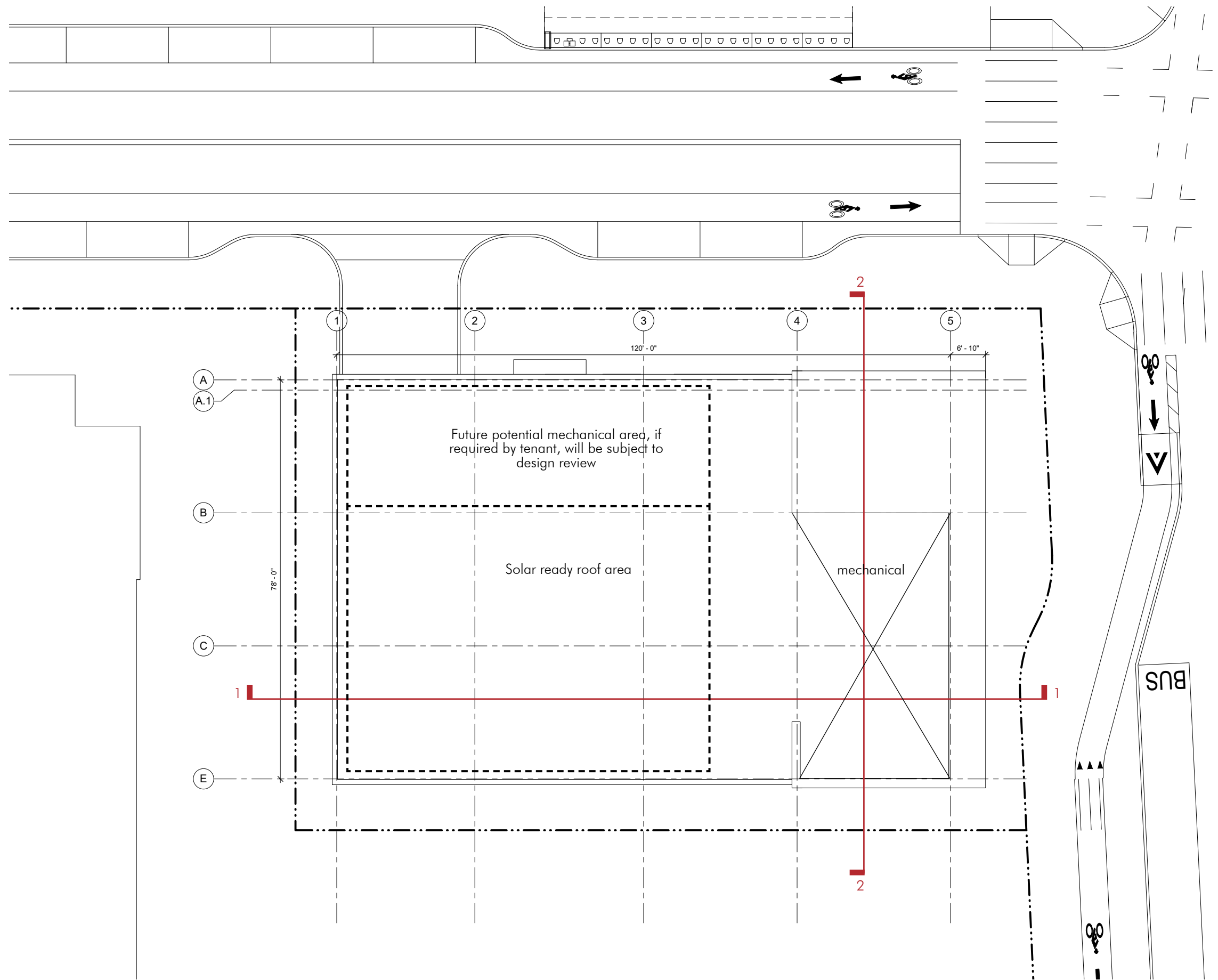
GROUND FLOOR GFA: 8,108 SF

SECOND FLOOR GFA: 9,567 SF

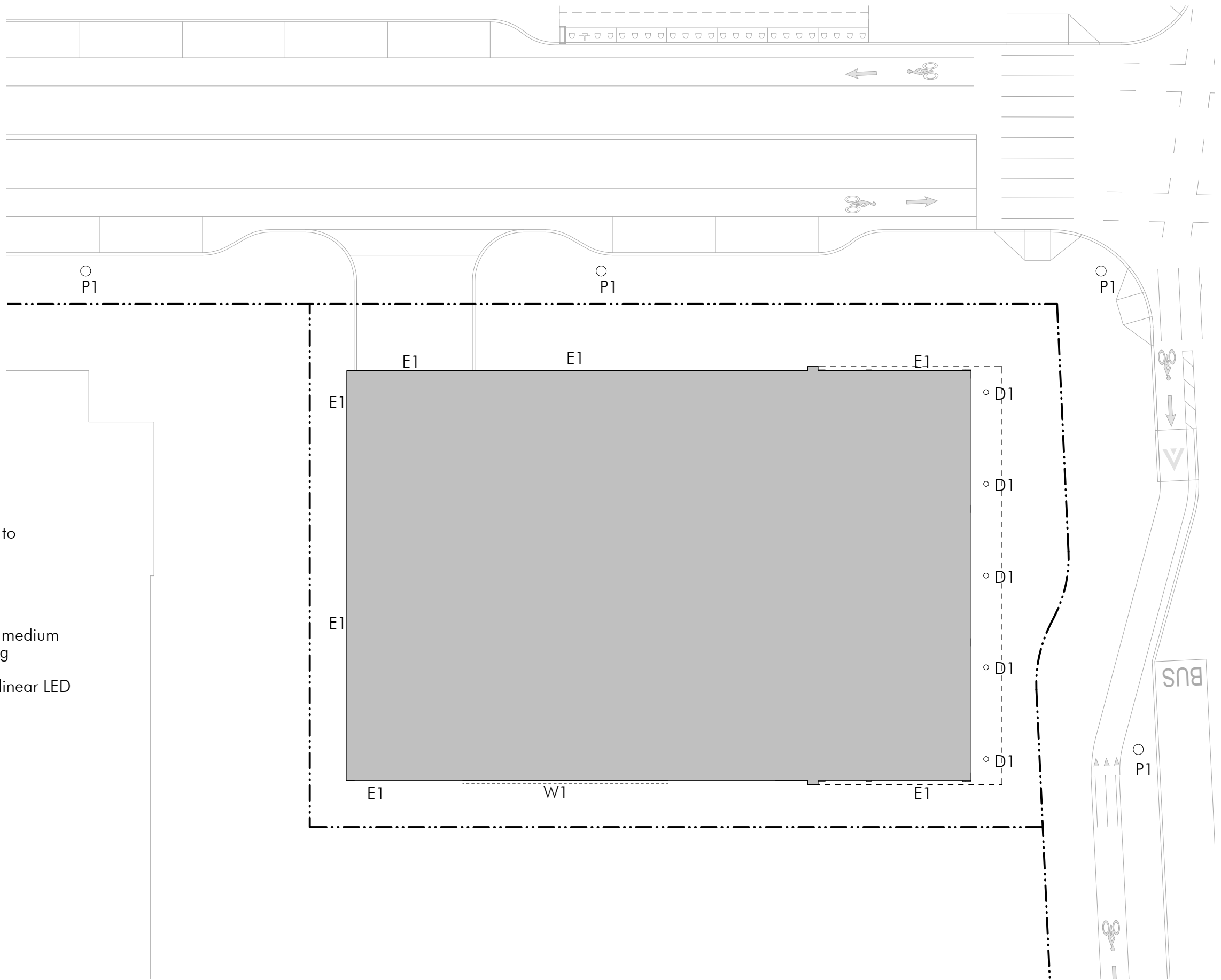
TOTAL GFA: 17,675 SF



NORTHPOINT - Parcel Q1
Second Floor Plan



NORTHPOINT - Parcel Q1
Roof Plan



All site lighting for Parcel Q1 is being designed to minimize light pollution and light trespass.

Building Mounted Exterior Lighting

D1 - Recessed LED downlights (dimmable) with medium beam distribution on underside of roof overhang

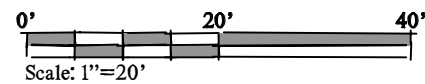
W1 - Wall bracketed, small profile, dimmable, linear LED wallwash with glare control

P1 - Street Light location

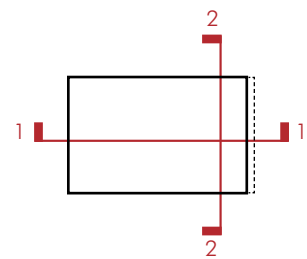
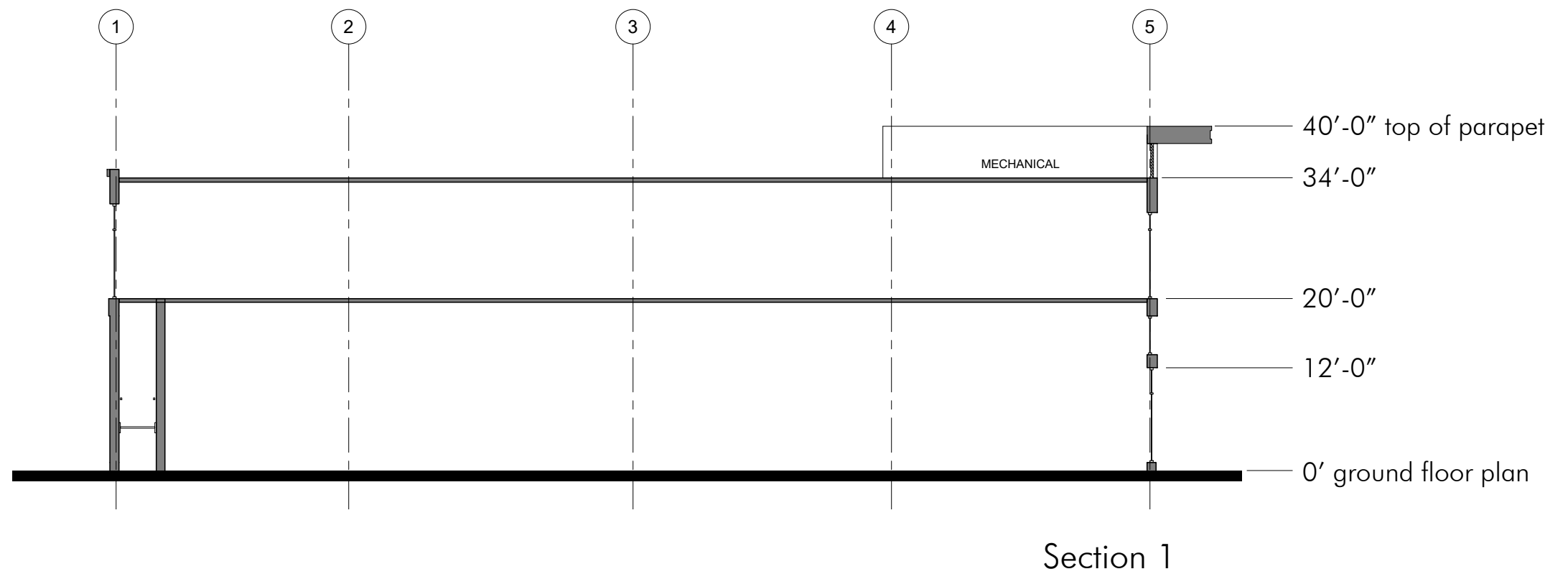
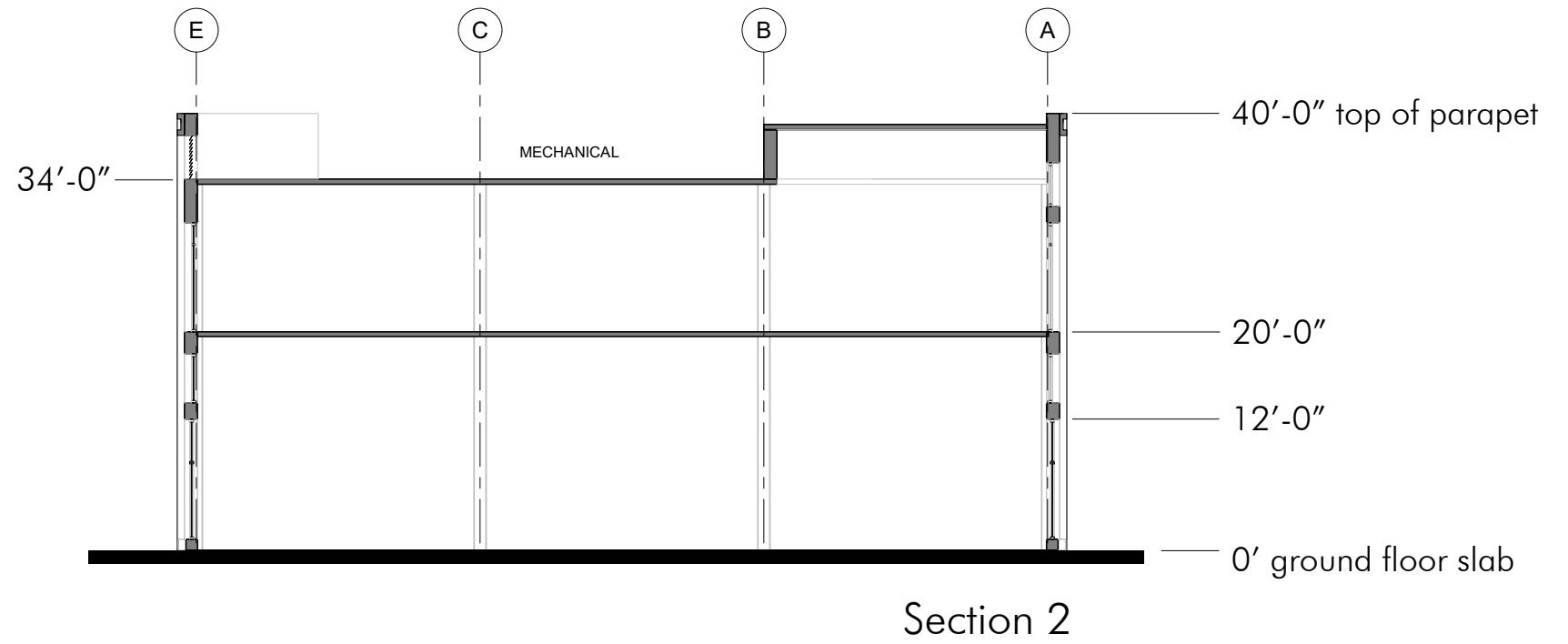
E1 - Egress Light

EXTERIOR LIGHTING FIXTURE KEY

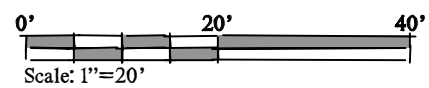
- D = DOWNLIGHT
- P = POLE LIGHT
- W = WALL MOUNTED

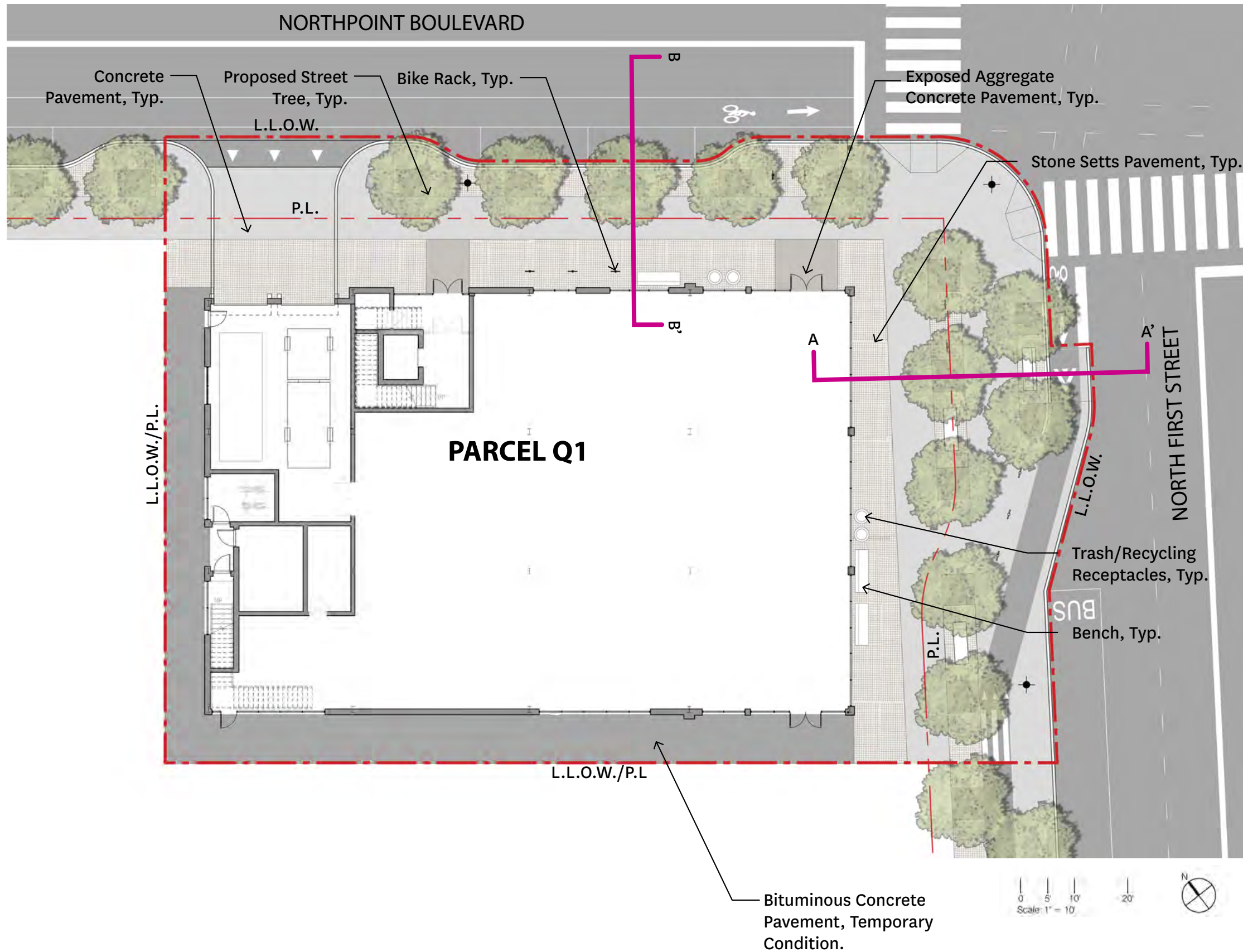


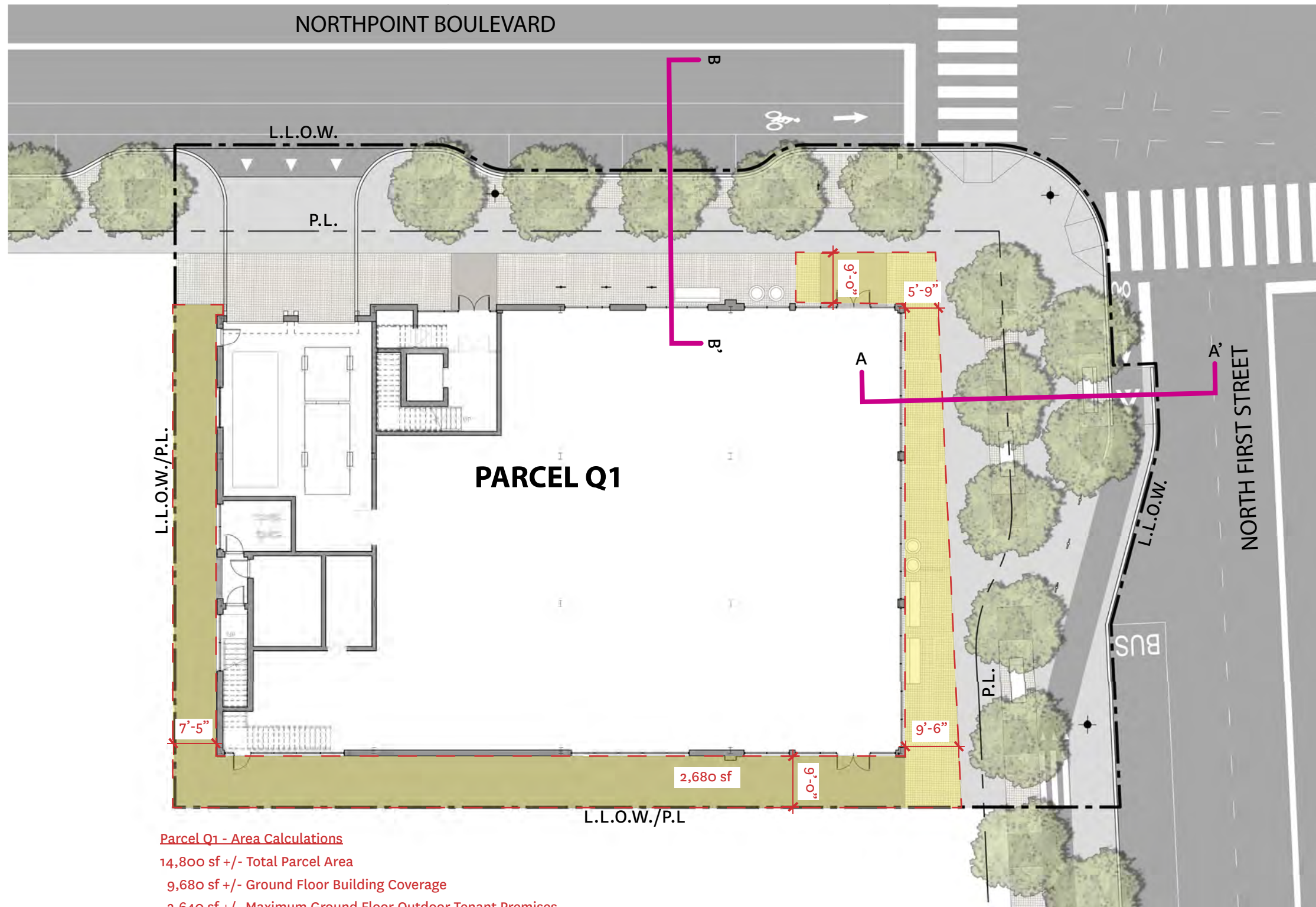
NORTHPOINT - Parcel Q1
Exterior Lighting Plan



Section Key



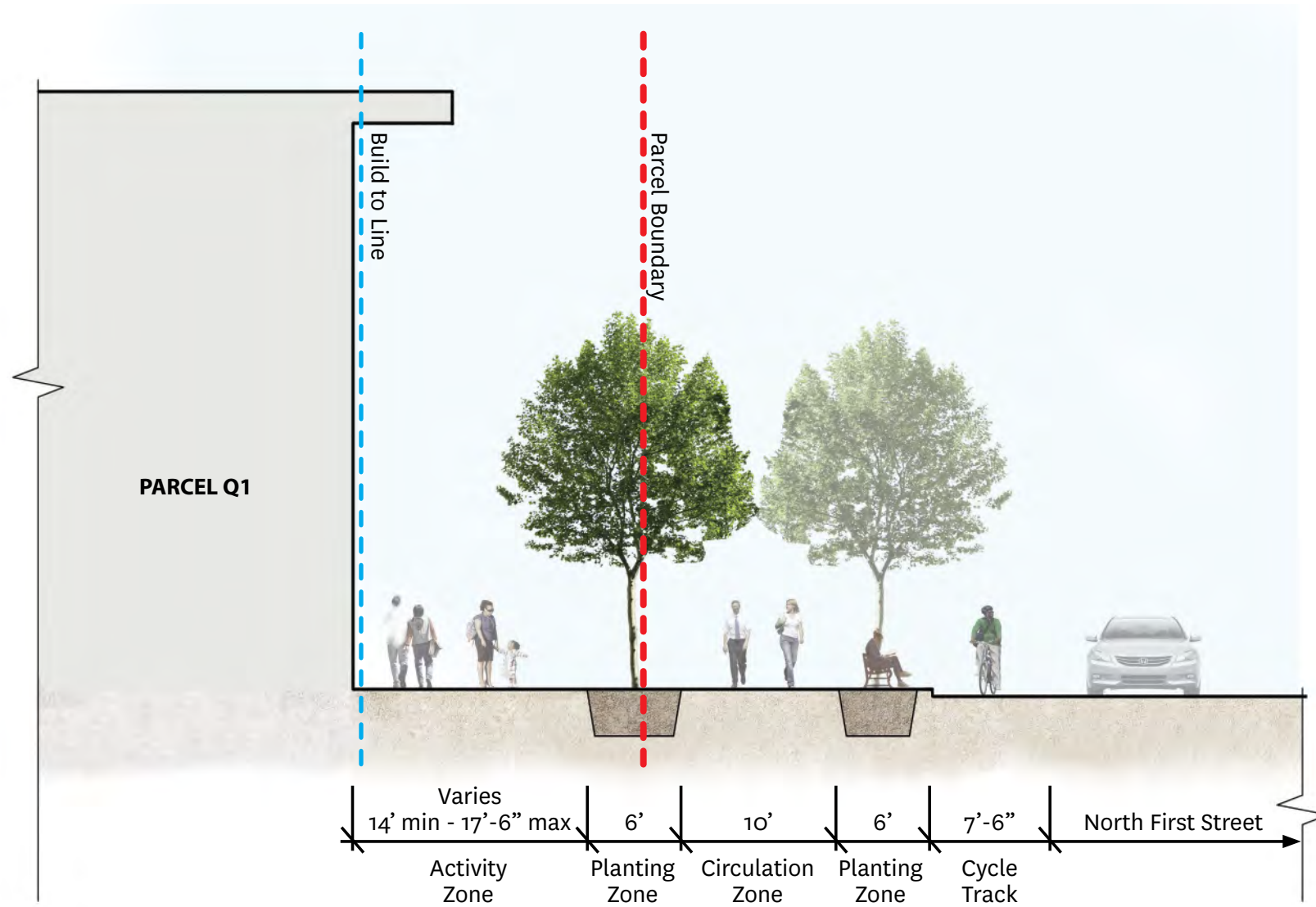




Parcel Q1 - Area Calculations

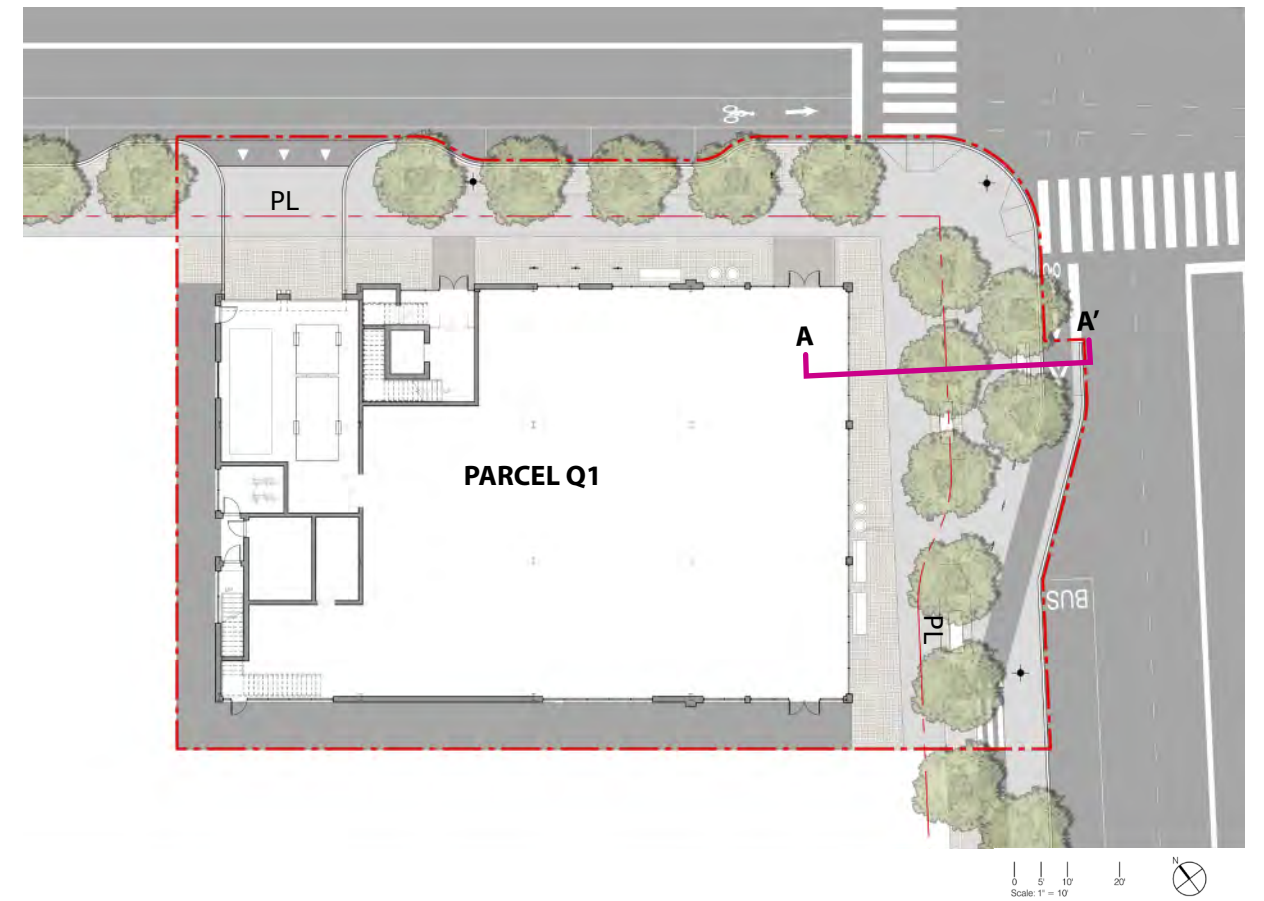
- 14,800 sf +/- Total Parcel Area
- 9,680 sf +/- Ground Floor Building Coverage
- 2,640 sf +/- Maximum Ground Floor Outdoor Tenant Premises
- 2,480 sf Parcel Q1 Open Space; Publicly Beneficial

Maximum Ground Floor Outdoor Tenant Premises



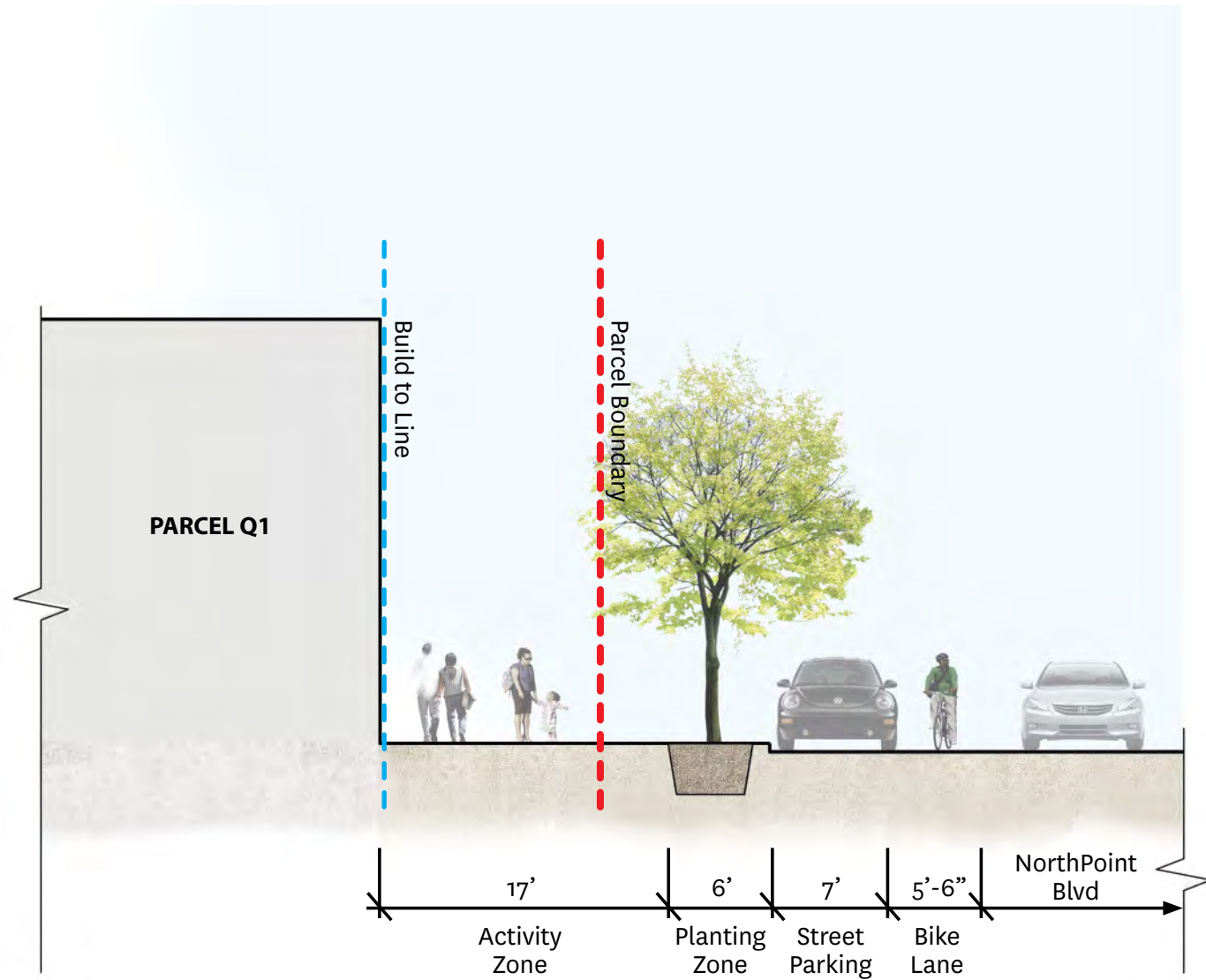
SECTION A - A' (Streetscape conforms with design guidelines dated October 11, 2016)

Scale: 1"=10'-0"



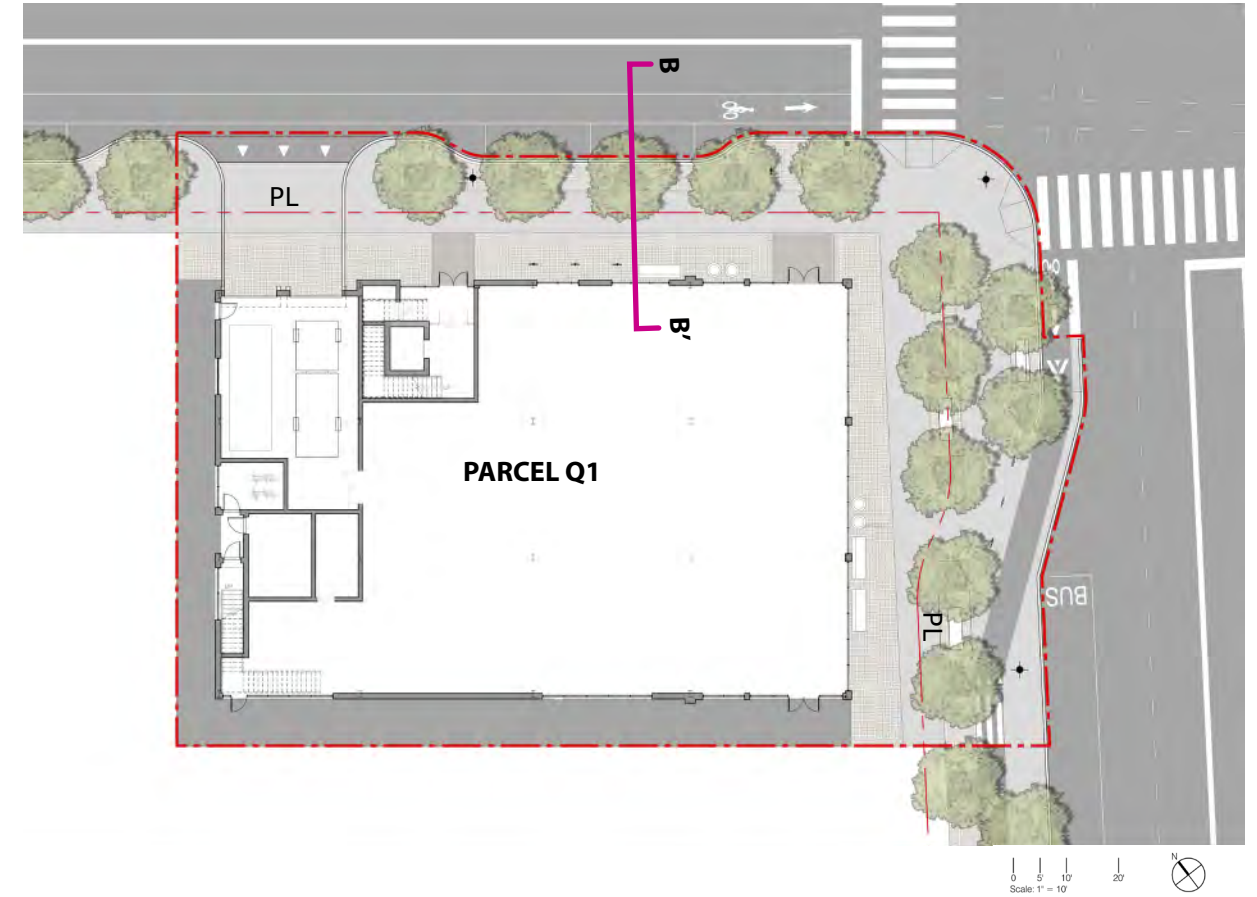
KEYPLAN

NTS



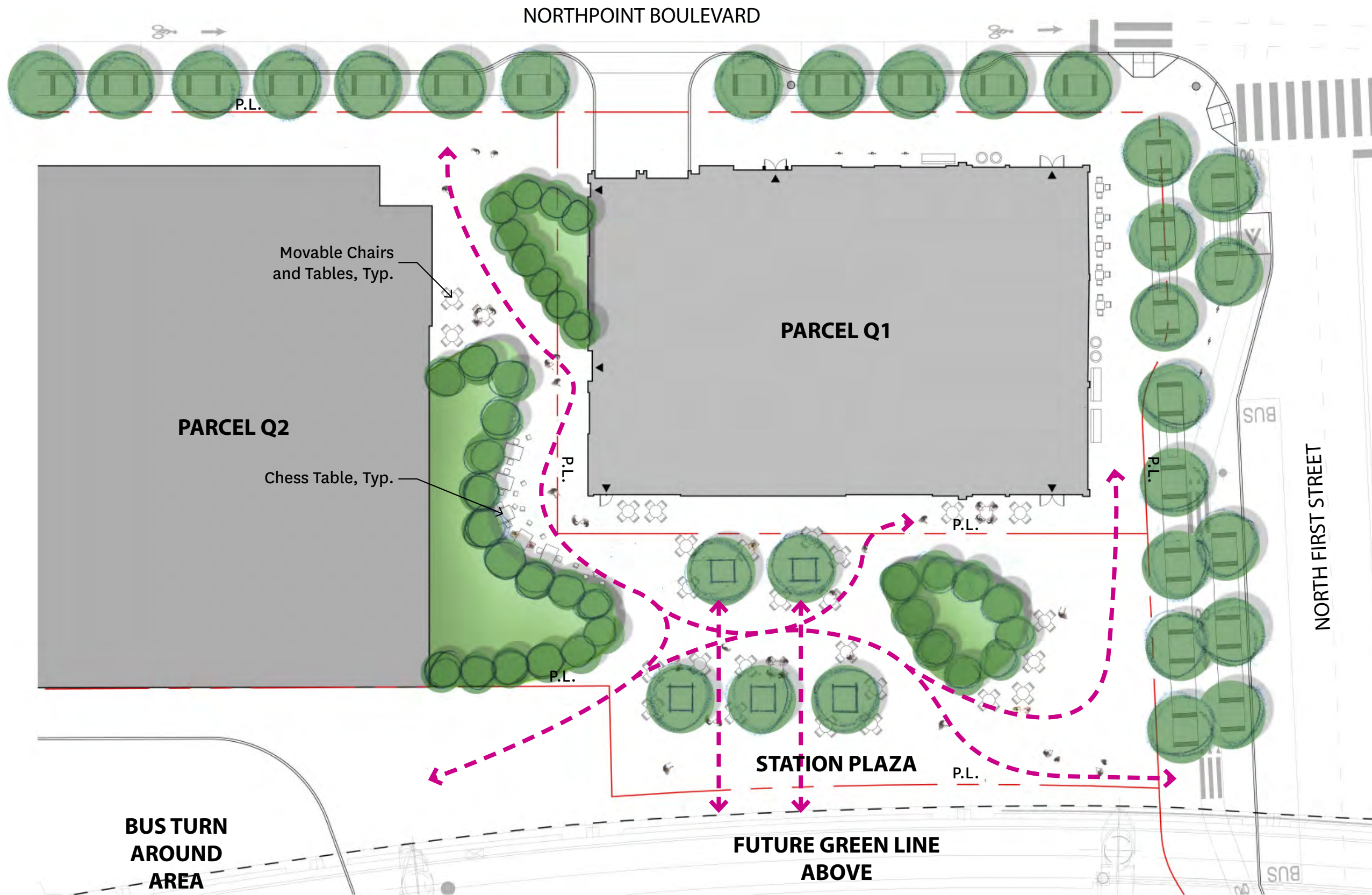
SECTION B - B' (Streetscape conforms with design guidelines dated October 11, 2016)

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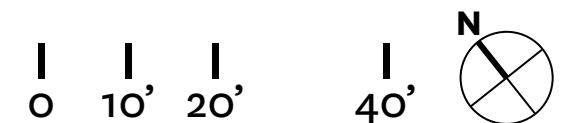


KEYPLAN

NTS



*NOTE: Lechmere Station Plaza Illustrative Plan - Provided for General Context.





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



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Stone Setts Pavement



Exposed Aggregate Concrete Pavement



Decomposed Granite Pavement



Concrete Pavement



Bike Rack



Trash Receptacle



NorthPoint Bench



Backless Bench



Platanus x acerifolia
London Plane Tree



Styphnolobium japonicum
Japanese Pagoda Tree

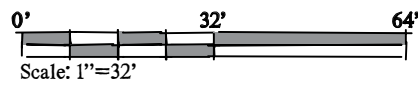
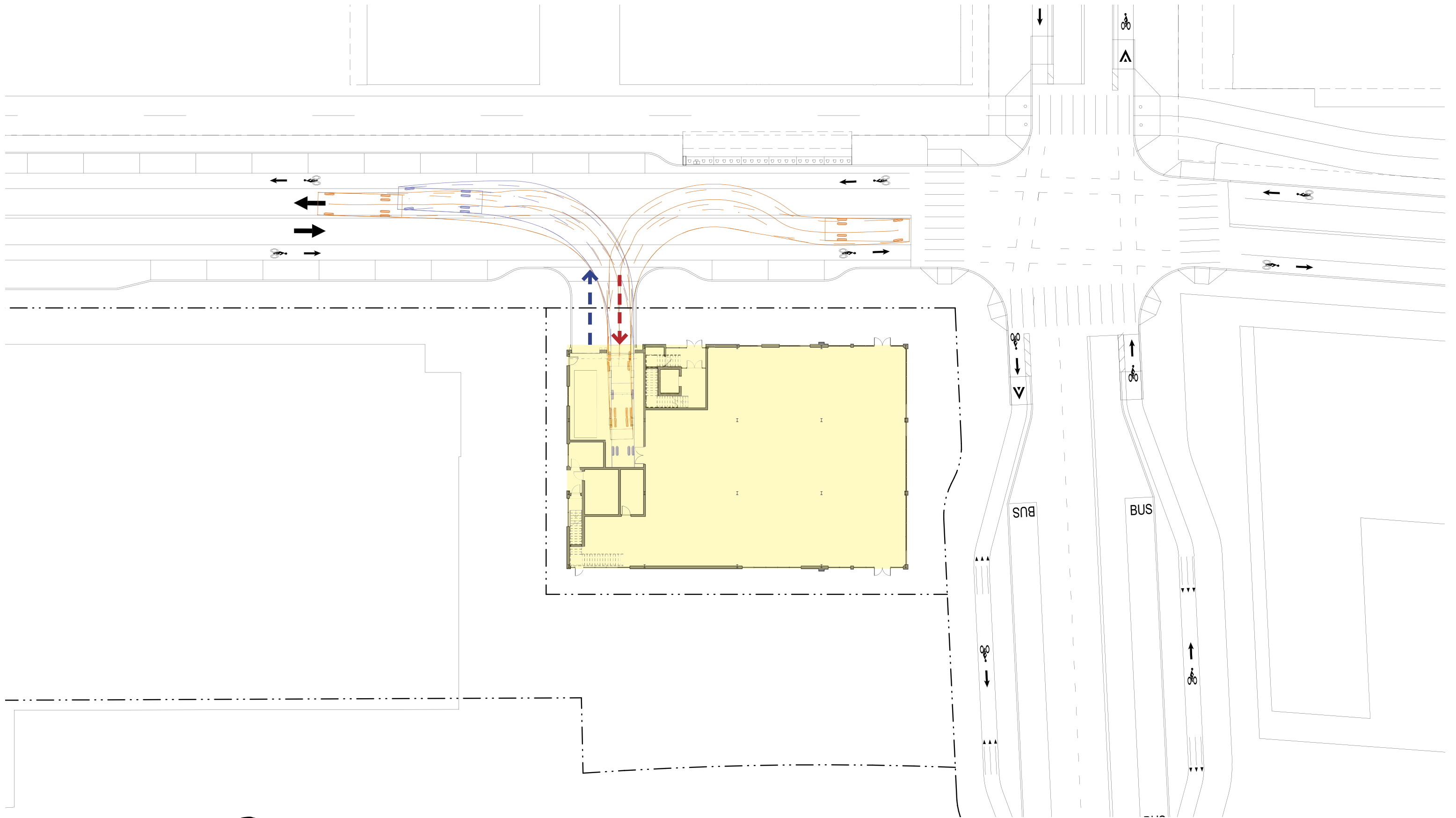


Gymnocladus dioica
Kentucky Coffee Tree

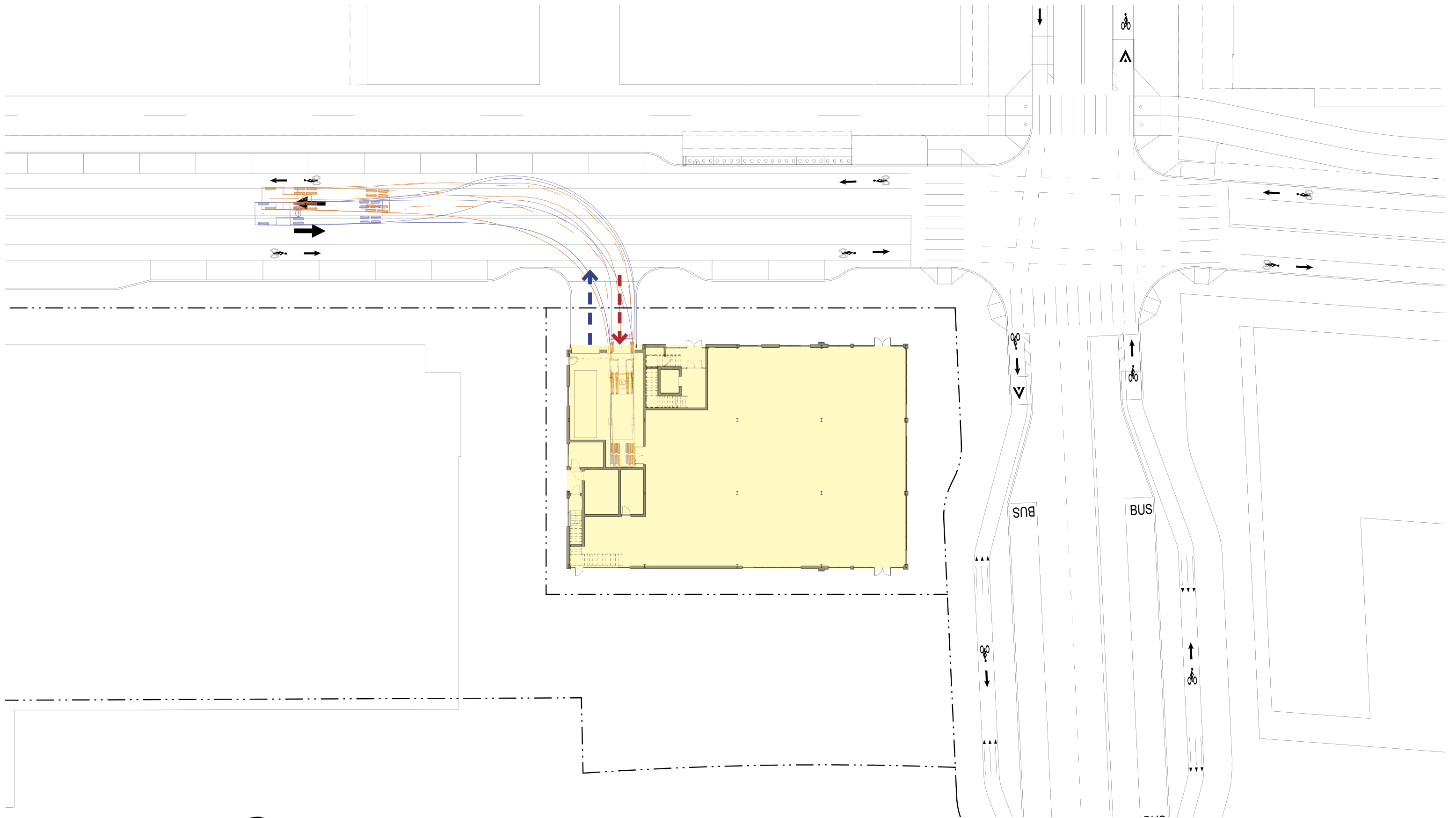


Gleditsia triacanthos var. inermis
Honey Locust

All trees are included in the City of Cambridge recommended species list.



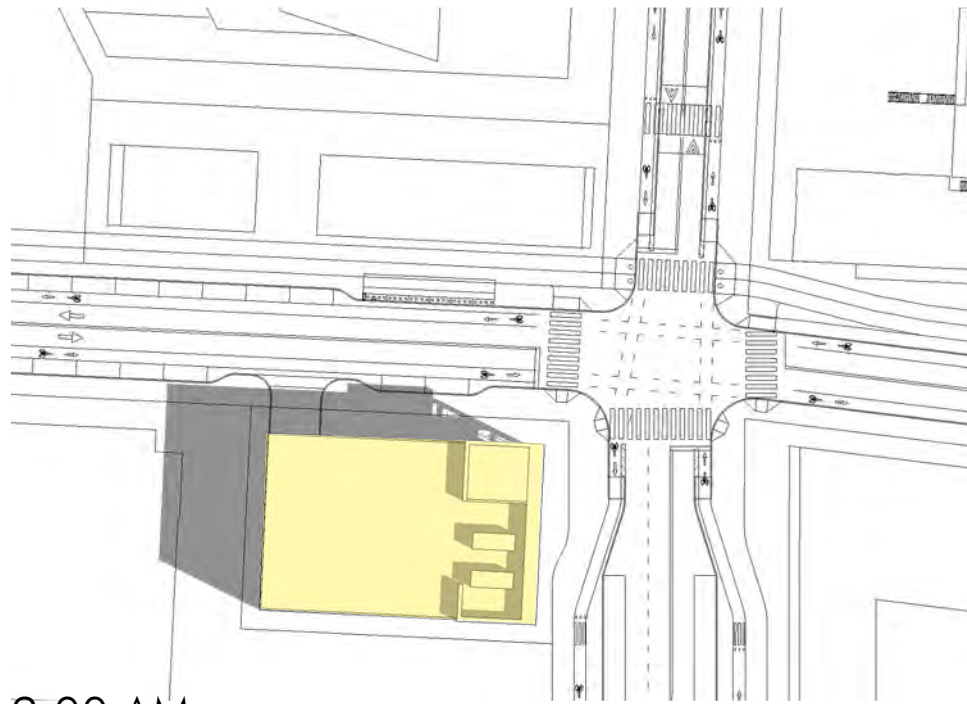
Trash
 Loading
 SU-30 entry
 SU-30 exit



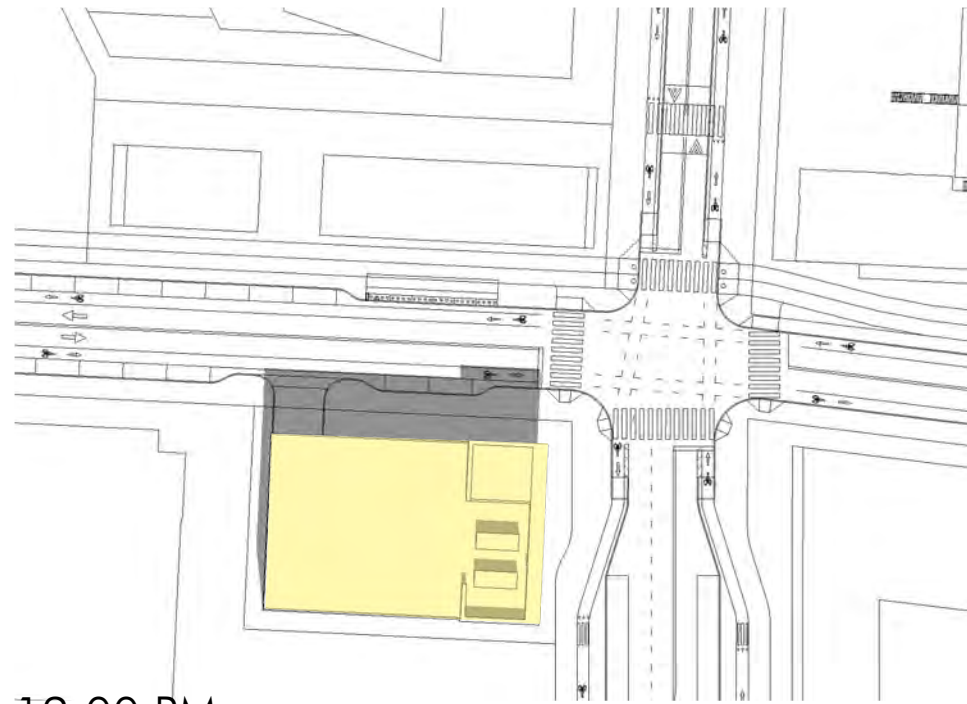
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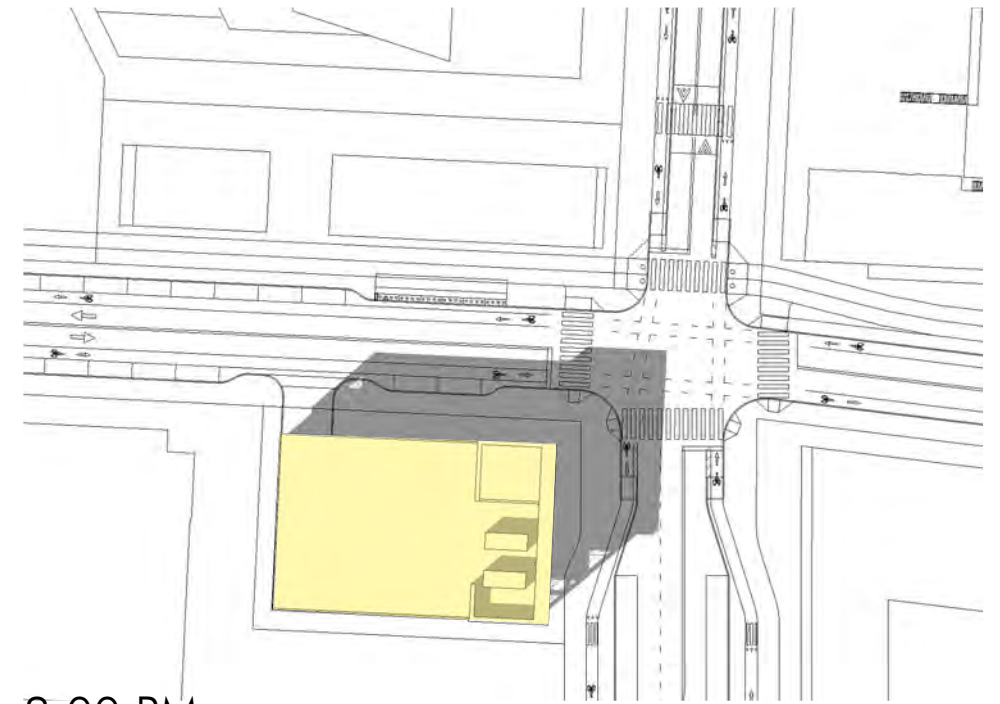
Trash Loading WB-40 entry WB-40 exit



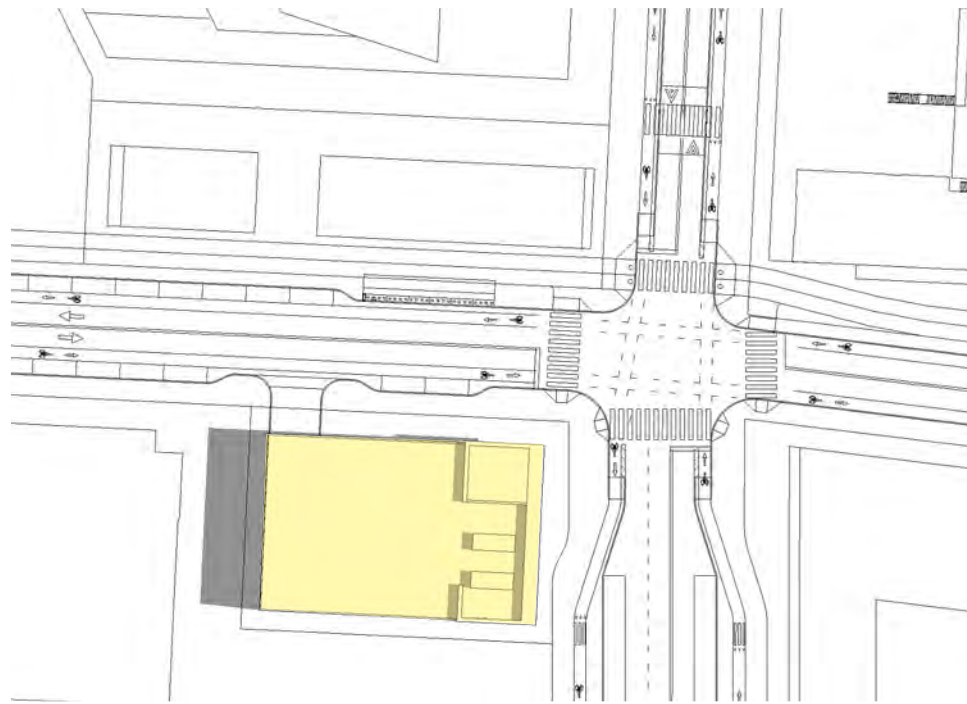
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SHADOW STUDY: MARCH 21ST



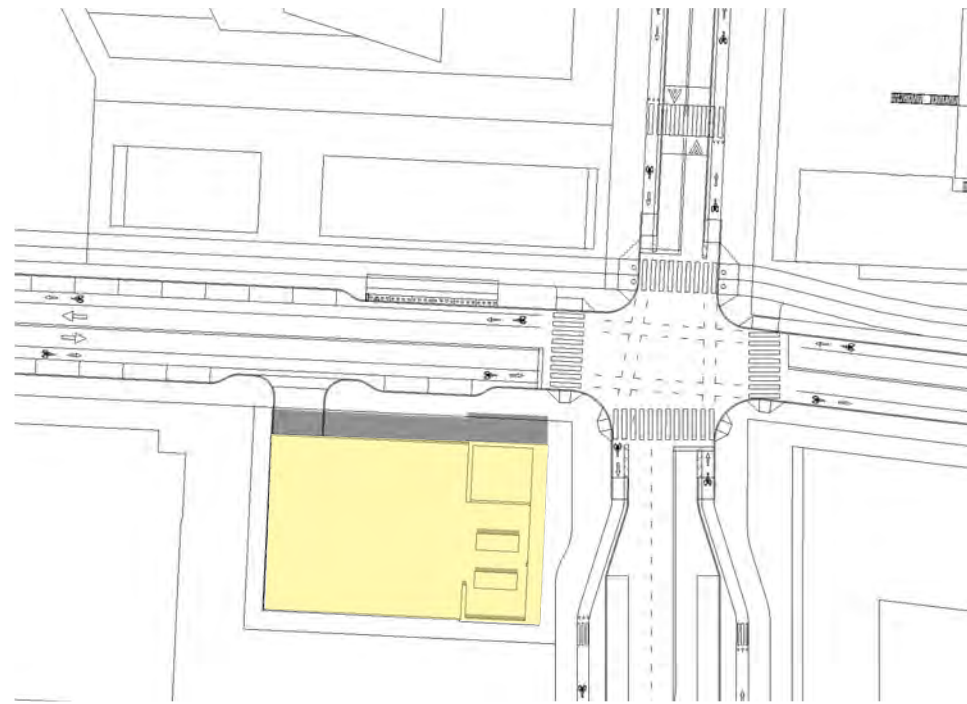
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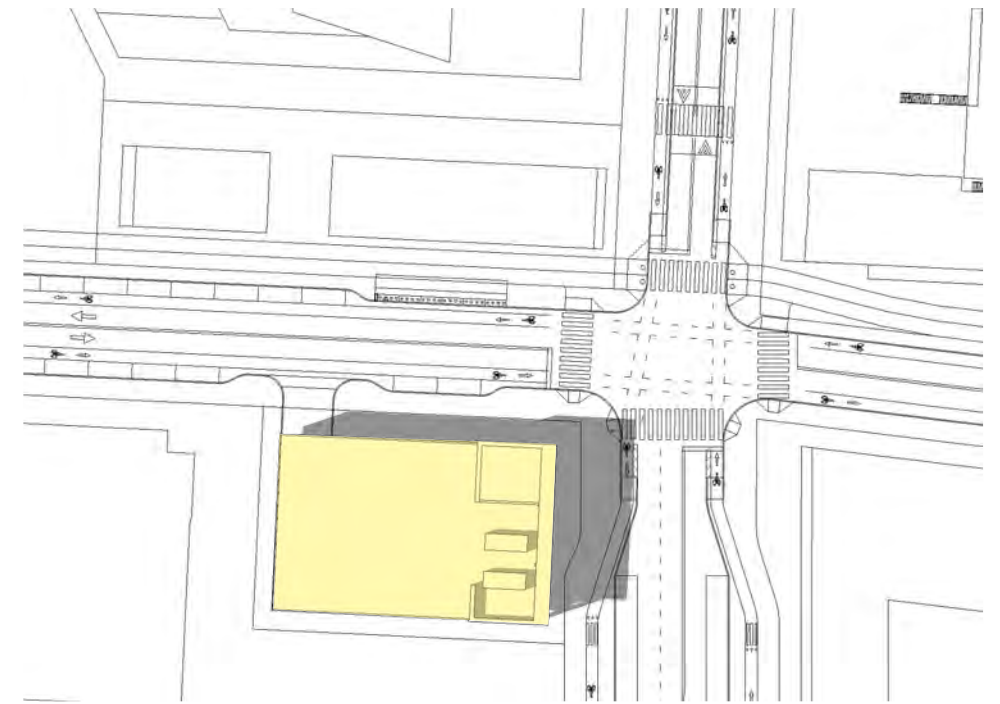
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9:00 AM
SHADOW STUDY: JUNE 21ST

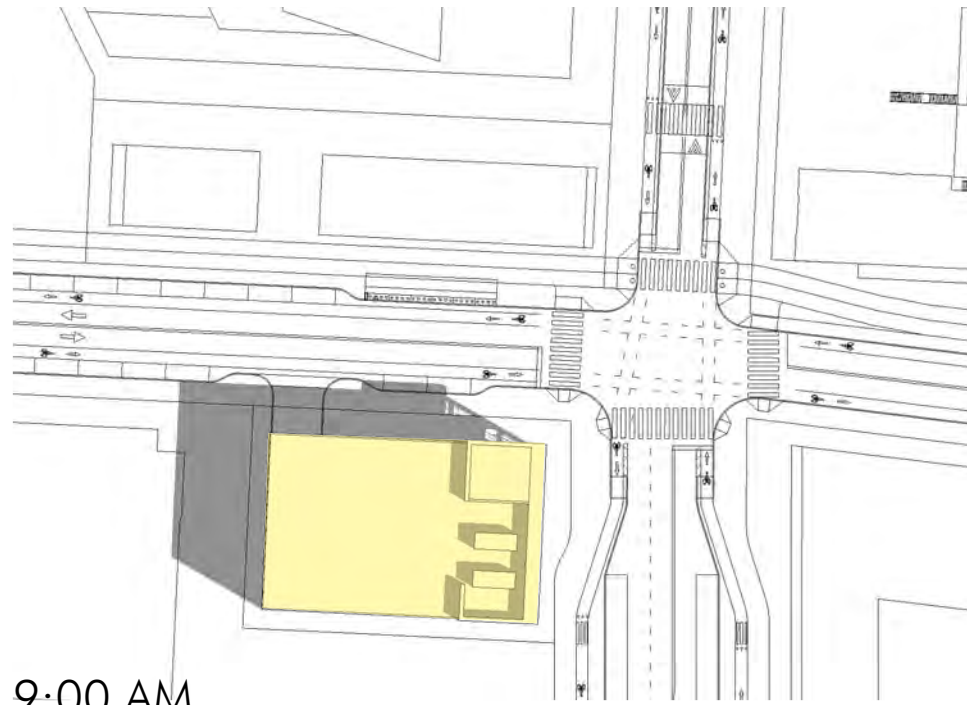


12:00 PM

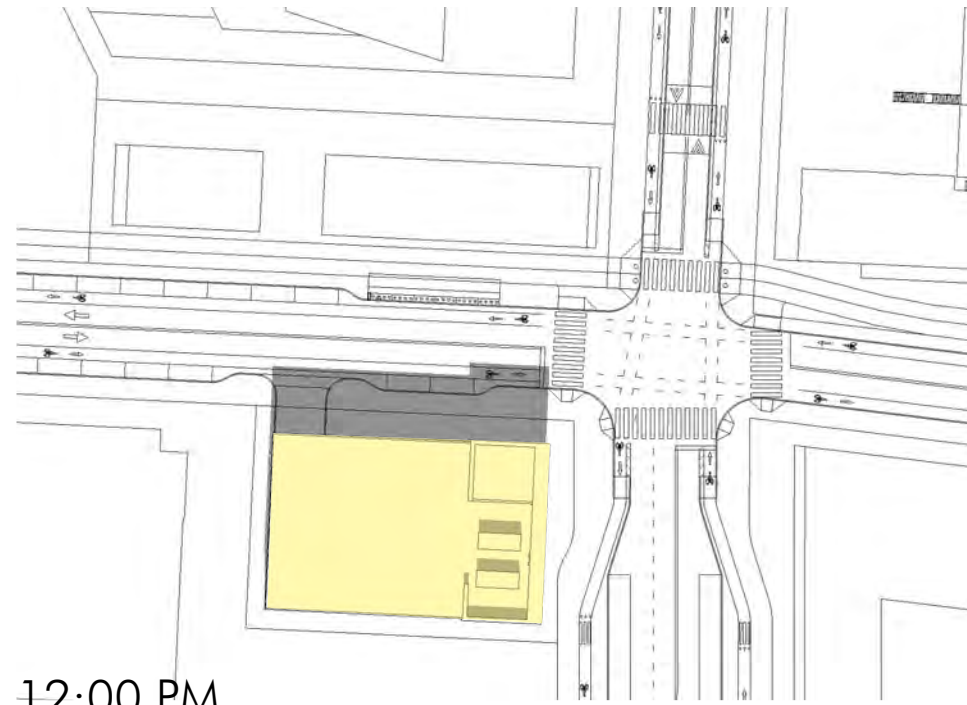


3:00 PM





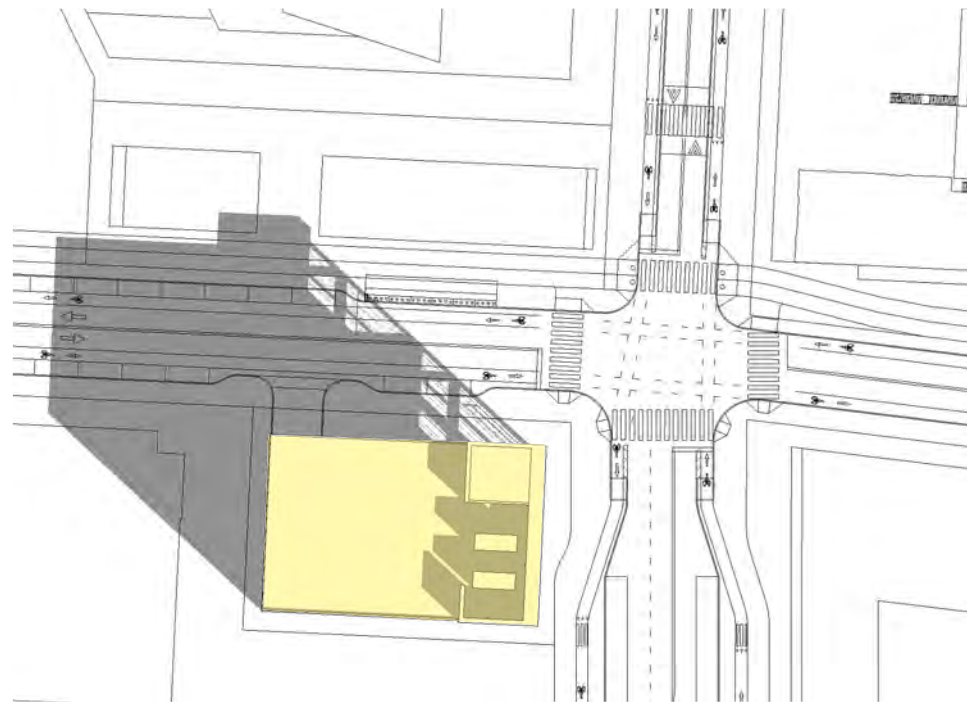
9:00 AM
SHADOW STUDY: SEPTEMBER 21ST



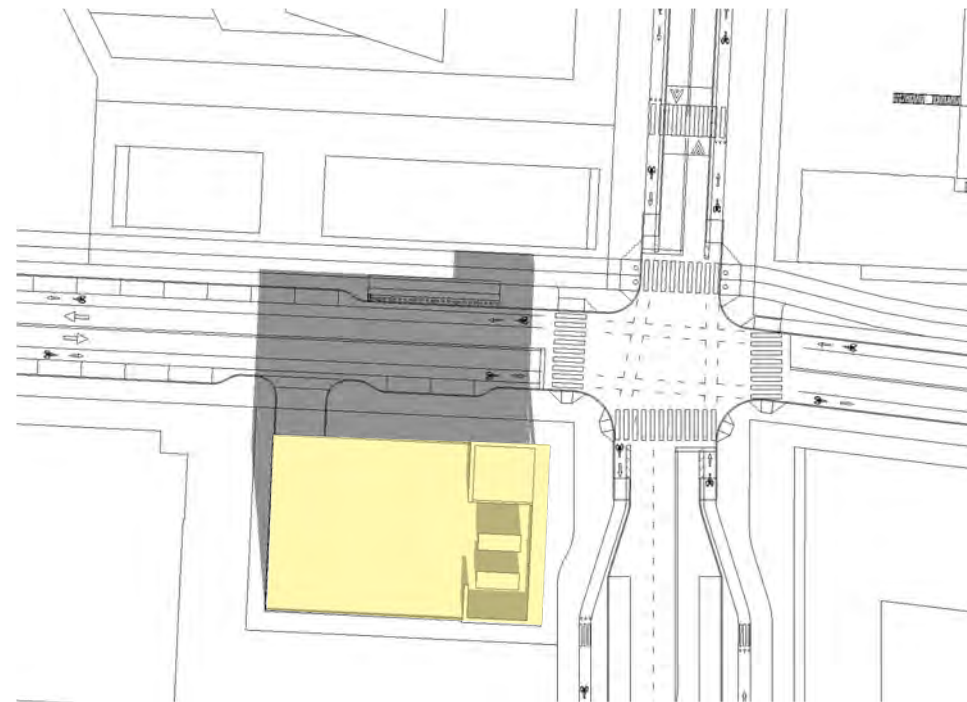
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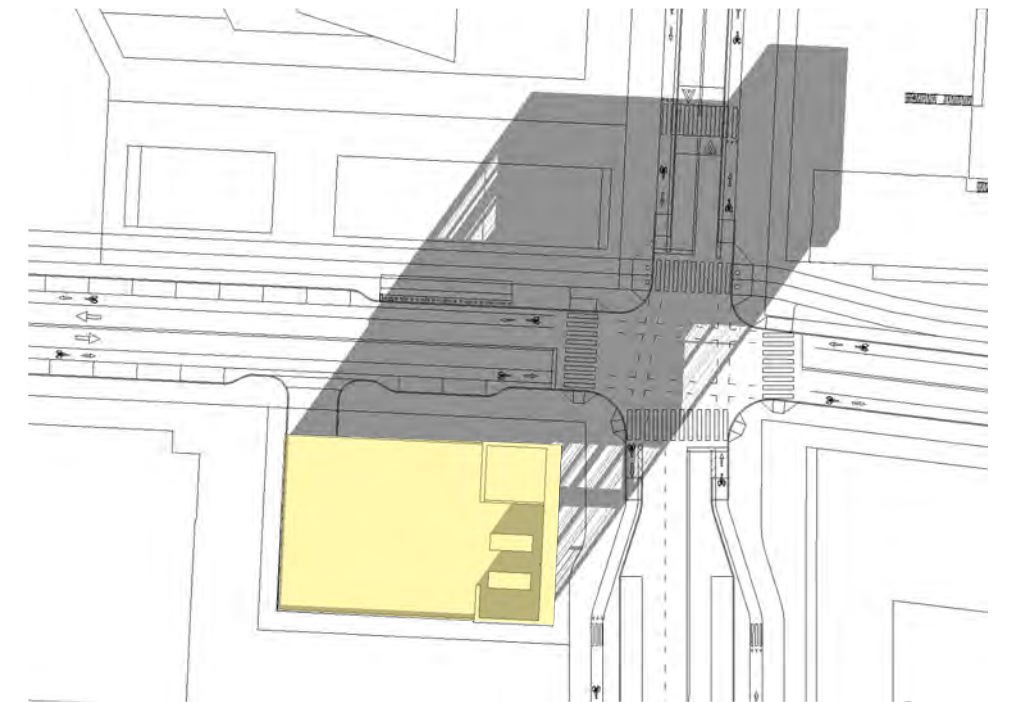
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9:00 AM
SHADOW STUDY: DECEMBER 21ST



12:00 PM



3:00 PM



RWDI PEDESTRIAN WIND CRITERIA

The RWDI pedestrian wind criteria are used in the current study. These criteria have been developed by RWDI through research and consulting practice since 1974. They have also been widely accepted by municipal authorities as well as by the building design and city planning community.

RWDI Pedestrian Wind Criteria

Comfort Category	GEM Speed (mph)	Description
Sitting	≤ 6	Calm or light breezes desired for outdoor restaurants and seating areas where one can read a paper without having it blown away
Standing	≤ 8	Gentle breezes suitable for main building entrances, bus stops, and other places where pedestrians may linger
Strolling	≤ 10	Moderate winds that would be appropriate for window shopping and strolling along a downtown street, plaza or park
Walking	≤ 12	Relatively high speeds that can be tolerated if one's objective is to walk, run or cycle without lingering
Uncomfortable	> 12	Strong winds of this magnitude are considered a nuisance for all pedestrian activities, and wind mitigation is typically recommended

Notes:

- (1) Gust Equivalent Mean (GEM) Speed = max (mean speed, gust speed/1.85); and;
- (2) GEM speeds listed above based on a seasonal exceedance of 20% of the time between 6:00 and 23:00.

Safety Criterion	Gust Speed (mph)	Description
Exceeded	> 56	Excessive gust speeds that can adversely affect a pedestrian's balance and footing. Wind mitigation is typically required.

Notes:

Based on an annual exceedance of 9 hours or 0.1% of the time for 24 hours a day.

LEGEND:

COMFORT CATEGORIES:

- Sitting — [Light Blue Box]
- Standing — [Light Green Box]
- Strolling — [Green Box]
- Walking — [Yellow Box]
- Uncomfortable — [Red Box]

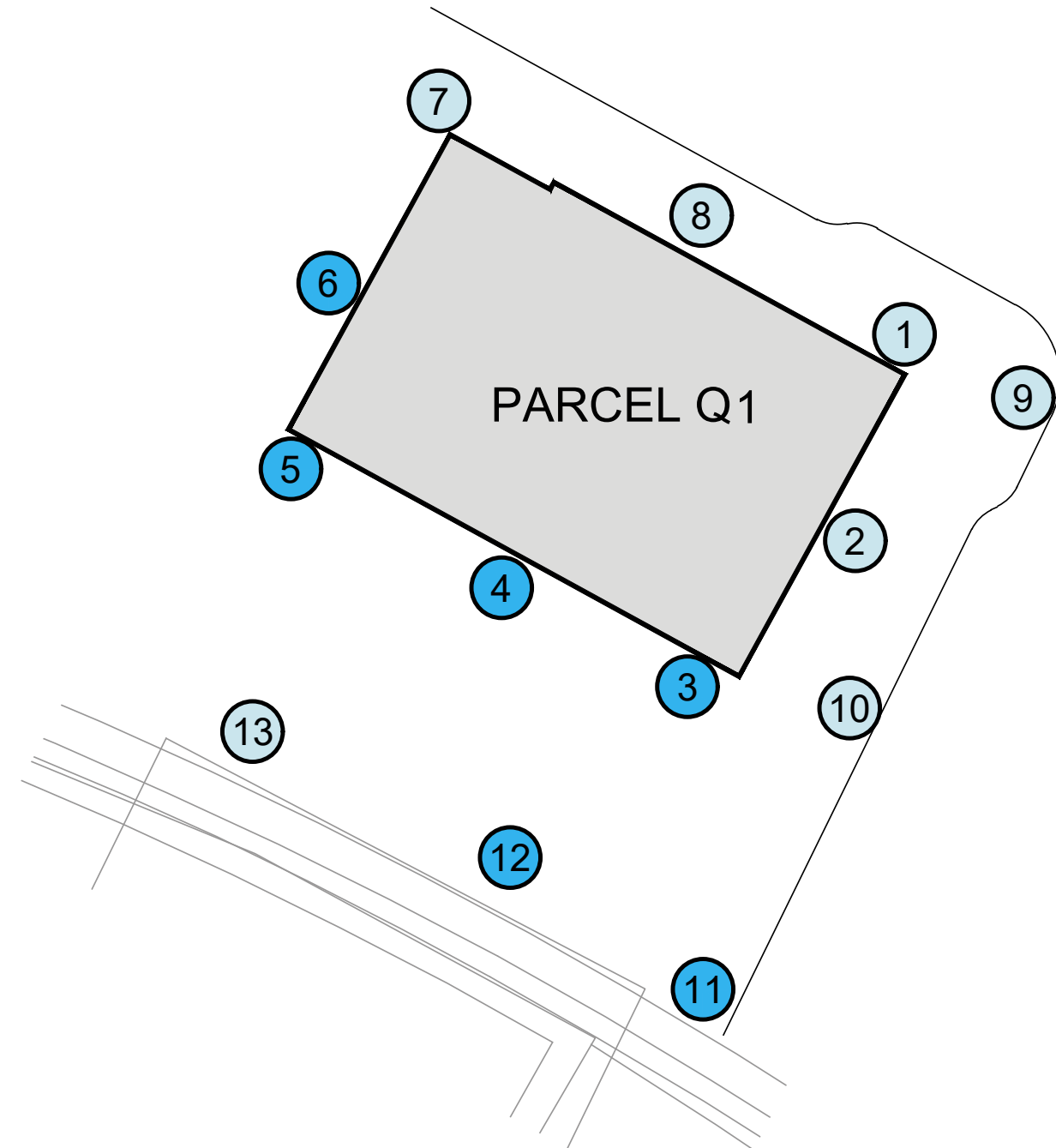
SENSOR LOCATION:

- Grade Level

Pedestrian Wind Comfort Conditions

Full Build
Summer (May to October, 6:00 to 23:00)

Northpoint - Parcel Q - Cambridge, MA



June 7, 2017

Mark Eclipse, AIA, LEED AP
221 Hampshire Street
Cambridge, MA 02139

Subject: Northpoint Parcel Q1 Building – Noise Compliance for Outdoor Mechanical

Dear Mark,

This letter presents our review of noise emissions from the proposed retail and office building at parcel Q1, located within the Northpoint development in Cambridge.

The Parcel Q1 building will be two stories, with retail on the ground floor with office space above. Noise from outdoor mechanical equipment must comply with the City of Cambridge and MassDEP noise regulations outlined below. This mechanical equipment is not included in the base building design package, but will be provided as part of tenant fitup. The developer (DIVCO) intends to make sure that tenant mechanical systems are compliant with the noise regulations.

MassDEP Noise Regulation

Our noise monitoring at the site found that the lowest overnight sound levels were 53 dBA. Based on this, the allowable limit under the MDEP noise regulation would be 63 dBA. The Cambridge noise regulation is more stringent, so a noise design that meets the Cambridge limits for a residential zone will also meet the MassDEP regulations.

Cambridge Noise Control Ordinance

Table 8.16.060E of the Ordinance (reproduced below) shows A weight and octave band limits for different zoning categories in Cambridge. The A weight limits are highlighted in yellow. The regulation applies to any point on the property, but is normally evaluated at the property line.

Table of Zoning District Noise Standards (maximum octave band sound pressure levels).

Octave Band center Frequency Measurement (Hz)	Residential Area		Residential in Industrial		Commercial Area	Industry Area
	Daytime	Other	Daytime	Other	Anytime	Anytime
31.5	76	68	79	72	79	83
63	75	67	78	71	78	82
125	69	61	73	65	73	77
250	62	52	68	57	68	73
500	56	46	62	51	62	67
1,000	50	40	56	45	56	61
2,000	45	33	51	39	51	57
4,000	40	28	47	34	47	53
8,000	38	26	44	32	44	50
Single Number Equivalent (dB(A))	60 dBA	50 dBA	65 dBA	55 dBA	65 dBA	70 dBA

Noise at Nearby Receptors

Because there is no outdoor mechanical equipment in the base building design package, there will be no additional noise at any locations within Northpoint or beyond. The developer intends to make sure outdoor mechanical systems for tenant fitups comply with the applicable noise regulations. It is in the developer’s interest to avoid creating an outdoor noise nuisance on their own campus, and this all but assures there will be no significant noise to properties beyond the Northpoint boundaries.

Sincerely,

CAVANAUGH TOCCI ASSOCIATES



Timothy J. Foulkes



LEED for New Construction and Major Renovation v4 Project Scorecard

Project: Northpoint Parcel Q1 RetailOffice

Address:

Date: 6.23.17

Yes	?+	?-	No			
1	0	0	0	Integrative Process	1	Notes

1				Prereq 1 Integrative Process	1	Early energy modeling and water use assessments will be completed
---	--	--	--	-------------------------------------	---	---

Yes	?+	?-	No			
14	0	2	0	Location and Transportation	16	Notes

			X	Credit 1 LEED for Neighborhood Development Location	16	Project is not located in a LEED-ND neighborhood
1				Credit 2 Sensitive Land Protection	1	Project is located on a previously developed site
2				Credit 3 High Priority Site	2	Development has documented contaminated ground water/soils that require remediation
5				Credit 4 Surrounding Density and Diverse Uses	5	Project is located in a dense urban environment.
5				Credit 5 Access to Quality Transit	5	Project is located within close proximity to Green line, Orange line and buses
1				Credit 6 Bicycle Facilities	1	Bike racks and changing rooms will be provided
		1		Credit 7 Reduced Parking Footprint	1	Team to research feasibility of taking 'campus approach' to meet this credit and applicability of SITES certification.
		1		Credit 8 Green Vehicles	1	Team to research feasibility of taking 'campus approach' to meet this credit and applicability of SITES certification.

Yes	?+	?-	No			
4	0	5	1	Sustainable Sites	10	Notes

Y				Prereq 1 Construction Activity Pollution Prevention		Required
1				Credit 1 Site Assessment	1	Detailed study of site hydrology, topography, soils, etc will be completed
		2		Credit 2 Site Development	2	Owner may invest in a land trust
1				Credit 3 Open Space	1	Pending location of LEED project boundary and landscaping
		2	1	Credit 4 Rainwater Management	3	Pending further understanding of rainwater strategy
2				Credit 5 Heat Island Reduction	2	SRI compliant roof and hardscaping will be specified
		1		Credit 6 Light Pollution Reduction	1	Pending further understanding of exterior lighting design

Yes	?+	?-	No			
4	0	0	7	Water Efficiency	11	Notes

Y				Prereq 1 Outdoor Water Use Reduction	Required	Potable water use for irrigation will be reduced by 50% from mid-summer baseline
Y				Prereq 2 Indoor Water Use Reduction	Required	All applicable plumbing fixtures will be Water Sense Labeled. Early calculations estimate a 35% water use reduction from EPA 1992 baseline.
Y				Prereq 3 Building-level Water Metering	Required	Whole building water meter will be provided
1			1	Credit 1 Outdoor Water Use Reduction	2	Refer to WEp1
2			4	Credit 2 Indoor Water Use Reduction	6	Refer to WEp2
			2	Credit 3 Cooling Tower Water Use	2	Credit will not be pursued
1				Credit 4 Water Metering	1	Irrigation will be submetered, in addition to one other water end use (e.g. DHW, indoor plumbing fixtures)

Yes ?+ ?- No

11 0 8 14				Energy and Atmosphere	33	Notes
Y				Prereq 1 Fundamental Commissioning and Verification	Required	CxA will be engaged to perform fundamental commissioning services
Y				Prereq 2 Minimum Energy Performance	Required	Updated energy model shows a reduction of more than 15% in the annual energy cost as compared to ASHRAE 90.1-2010
Y				Prereq 3 Building-level Energy Metering	Required	Whole building energy meter will be provided
Y				Prereq 4 Fundamental Refrigerant Management	Required	CFC-containing refrigerants will not be specified
4			2	Credit 1 Enhanced Commissioning	6	CxA will be engaged to perform enhanced commissioning services. Owner is also consider pursuing building envelope commissioning.
5		2	11	Credit 2 Optimize Energy Performance	18	Refer to EAp2
			1	Credit 3 Advanced Energy Metering	1	Credit will not be pursued
		2		Credit 4 Demand Response	2	Opportunities for demand response to be investigated
		3		Credit 5 Renewable Energy Production	3	Feasibility of PV pending size and locations of rooftop mechanical equipment
		1		Credit 6 Enhanced Refrigerant Management	1	Pending final equipment selections
2				Credit 7 Green Power and Carbon Offsets	2	Owner will purchase RECs or carbon offsets

Yes ?+ ?- No

4 0 5 4				Materials and Resources	13	Notes
Y				Prereq 1 Storage & Collection of Recyclables	Required	Space for collection of recyclables will be provided. Additionally, measures for the safe collection, storage, and disposal of two of the following: batteries, mercury-containing lamps, and electronic waste will be provided.
Y				Prereq 2 Construction and Demolition Waste Management Planning	Required	Construction waste management plan will be created. Construction waste will be sorted on site with a total of 4 waste streams or greater.
		5		Credit 1 Building Life-cycle Impact Reduction	5	Team is considering performing a Life Cycle Assessment to demonstrate reduced environmental impact of design building
1			1	Credit 2 Building Product Disclosure and Optimization-Environmental Product Declarations	2	Greater than 20 materials with published Environmental Product Declarations (EPDs) will be specified and installed
			2	Credit 3 Building Product Disclosure and Optimization-Sourcing of Raw Materials	2	Credit will not be pursued
1			1	Credit 4 Building Product Disclosure and Optimization-Material Ingredients	2	Greater than 20 materials with published Health Product Declarations (HPDs) will be specified and installed
2				Credit 5 Construction and Demolition Waste Management	2	Refer to MRp2

Yes ?+ ?- No

8 0 0 8				Indoor Environmental Quality	16	Notes
Y				Prereq 1 Minimum IAQ Performance	Required	HVAC will be deigned to meet ASHRAE 62.1-2010
Y				Prereq 2 Environmental Tobacco Smoke (ETS) Control	Required	Smoking will be prohibited indoors and within 25' of the building.
2				Credit 1 Enhanced IAQ Strategies	2	Walk off mats, MERV 13 filtration, enclosed, exhausted chemical use areas and CO2 monitoring for densely occupied spaces will be provided.
1			2	Credit 2 Low-Emitting Materials	3	VOC and general emissions compliant paints & coatings, flooring system and composite wood will be specified and installed.
1				Credit 3 Construction IAQ Management Plan	1	IAQ plan during construction will be implemented.
1			1	Credit 4 IAQ Assessment	2	Full building flush out will be performed prior to occupancy
1				Credit 5 Thermal Comfort	1	HVAC design will comply with ASHRAE 55
1			1	Credit 6 Interior Lighting	2	Lighting with multiple levels, daylight dimming and task lights for individual work stations will be provided.
			3	Credit 7 Daylight	3	Daylight simulation or post construction daylight measurement will be completed
1				Credit 8 Quality Views	1	Regularly occupied areas will have access to multiple views
			1	Credit 9 Acoustic Performance	1	Credit will not be pursued

Yes ?+ ?- No

4	2	0	0
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Innovation

6

Notes

1			
1			
1			
	1		
	1		
1			

- Credit 1 **Innovation in Design:**
- Credit 2 **Innovation in Design:**
- Credit 3 **Innovation in Design:**
- Credit 4 **Innovation in Design:**
- Credit 5 **Innovation in Design:**
- Credit 6 **LEED Accredited Professional**

- 1 ID - Low Mercury Lighting
- 1 SSc5 Exemplary Performance - 100% of parking under cover (on street parking excluded)
- 1 ID - LEED for Existing Buildings Starter Kit - Green Cleaning and Integrated Pest Management Policy
- 1 TBD
- 1 Pilot Credit - 'Walkable Streets'
- 1 LEED Accredited prof. on the team

Yes ?+ ?- No

1	0	1	3
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Regional Priority

4

Notes

			1
			1
1			
		1	
			1
			1

- Regional Priority 02139. Chose up to 4 of the 6 Options
- Opt 1 **Regional Priority Credit:** Renewable energy production - 2 pnts
 - Opt 2 **Regional Priority Credit:** Optimize energy performance - 8 pnts
 - Opt 3 **Regional Priority Credit:** High Priority Site - 2 pnts
 - Opt 4 **Regional Priority Credit:** Rainwater management - 2 pnts
 - Opt 5 **Regional Priority Credit:** Indoor water use reduction - 4 pnts
 - Opt 6 **Regional Priority Credit:** Building Life-Cycle Impact Reduction - 2 pnts

Project may only attempt 4 of 6 Regional Priority Credits

Yes ? ? No

51	2	21	37
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110

Certified: 40-49 points, **Silver:** 50-59 points, **Gold:** 60-79 points, **Platinum:** 80+ points



Northpoint Retail – Parcel Q1

Transitioning to Net Zero

Parcel Q1 at Northpoint presents a challenge for achieving net-zero energy on a dense urban site. The proposed design reflects new construction being built to the best of currently available technology and efficiency given market and program restraints. The design team continues to evaluate opportunities to reduce energy consumption and greenhouse gas emissions.

The team has brainstormed pathways for potential emissions reductions, including analyzing various building envelope properties, lighting and HVAC systems, future greening of the grid, and what it would take to fully electrify the buildings.

Additional energy savings are likely to be seen in advancement of building controls and active personalization of spaces. New technologies have the opportunity to be tested and incorporated as tenant turnover happens to bring spaces up to the most current integrated systems.

The biggest reduction potential in energy consumption and greenhouse gas emissions for an office and retail building will likely be in envelope, lighting and HVAC performance. In this case, the team predicts a significant reduction in building emissions is possible. Fit out program and technology is determined by the tenant that occupies the space.

The team discussed where it sees energy supply and decarbonization in the future, particularly with improvements from the grid electricity sources. The makeup of the Massachusetts energy grid is anticipated to shift more towards renewable energy sources in the coming decades. Thus, the electricity component consumed by the project under the current design could see an improvement in emissions factor, reducing the overall emissions from operation of the building.

The project mechanical equipment has the ability to be transitioned to all-electric systems in the future.

Northpoint Parcel Q | Energy Modeling Report

Phase I – LEED Analysis

The purpose of this energy modeling is to investigate the project's compliance with the LEED v4+ requirements and optimize energy performance. The model includes the following components: #SS%#E&'(') * (' a d** (+vekjio gtagwellagthepkopogeddegig aggumptio gake'ligtedi theE ekgyModeli g #ggumptio ta, leThe, agjto degig ok\$- # gsystemigtwo**)+ ' to %T. g^DO*coolig ga d'gag' Uk ace/withhot watek'keheatatthezo elevel**1 thigpkelimi akyleed'a alygigthepkopogede velopdegig 'hag', ee aggumedto meetthe'imi imUm'ke! Ukeme tgo #SS%#E&'(') * (+whichigthe, ageli ecodeokM#Stketch'E ekgy odeSevekal e velope'attek ativegwill, e'a alyzedthkoUghpakametkic'ku gi the e2tphageo thiggtUdywhichwoUld ocUgo thepkoproject'compliancewiththe'ewStketch'ode''

This energy analysis indicates that the project will comply with the LEED v4+ requirements. The model shows a 23.4% energy savings compared to the baseline, which is achieved through various measures such as improved lighting, HVAC systems, and energy-efficient equipment. The total energy cost savings is 15.9% compared to the baseline.

Methodology

The methodology for this energy modeling report follows the LEED v4+ requirements. The model uses a detailed energy simulation to estimate the building's energy consumption. The simulation includes the following components: #SS%#E&'(') * (+=>ollowi gthe#ppe di2? : 3ekokma ce%ati gMethod/the'e velope/\$- # /lighti g a d'gekvice'watek'heati gsystemgake'modi ied'to'meetthe'imi imUm'ke! Ukeme tgo ** (' +vekjio "Thigmodel'ig Ugedagthe, ageli e okLEEDapplicatio "

The following energy modeling results are based on the two-phase energy modeling process.

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Phase II: #SS%#E&'(') * (+=>ollowi gthe#ppe di2? : 3ekokma ce%ati gMethod/the'e velope/\$- # /lighti g a d'gekvice'watek'heati gsystemgake'modi ied'to'meetthe'imi imUm'ke! Ukeme tgo ** (' +vekjio "Thigmodel'ig Ugedagthe, ageli e okLEEDapplicatio "

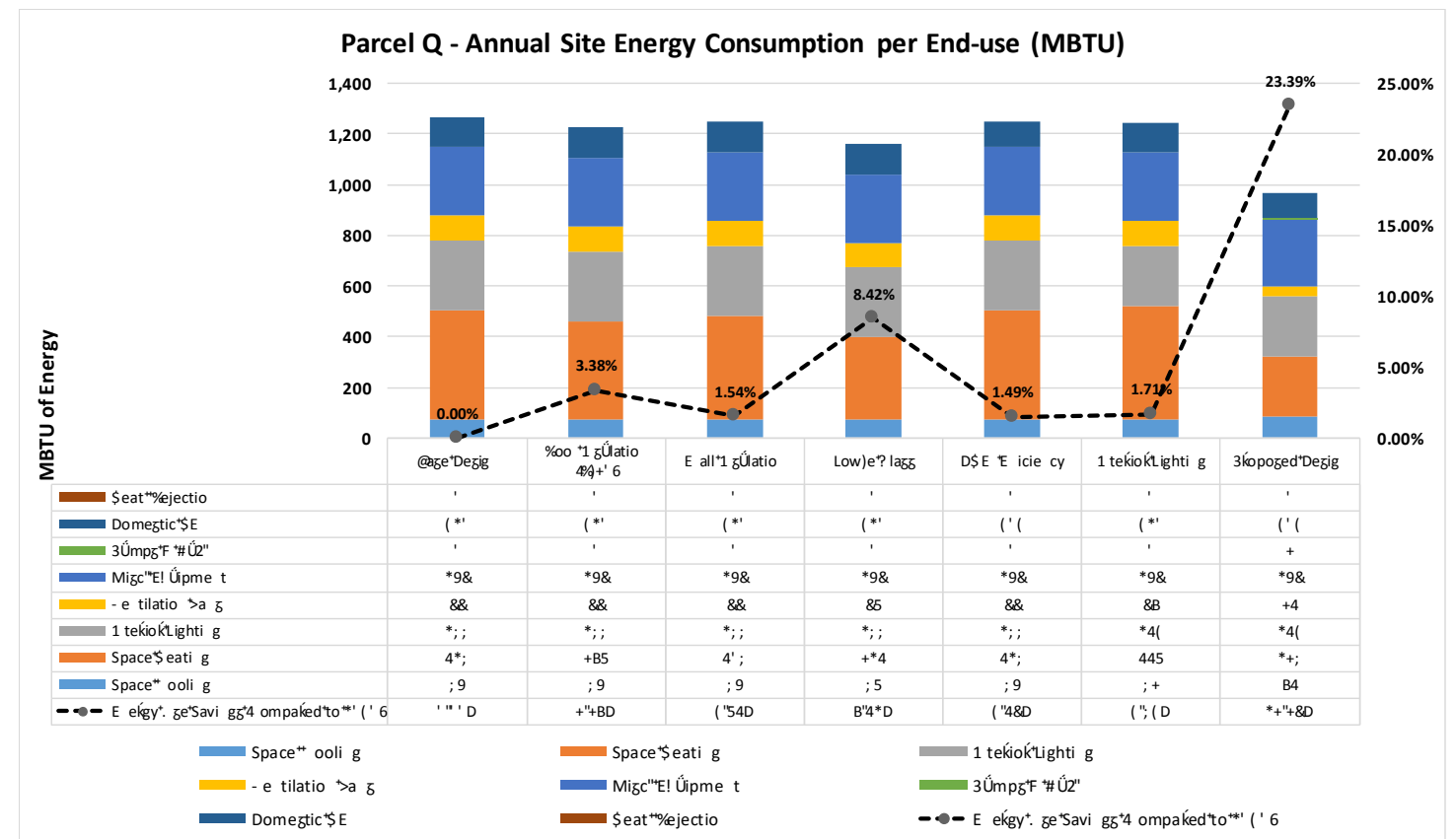
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Energy Simulation Results

The following table summarizes the energy simulation results, comparing the proposed design to the LEED v4+ baseline. The results show a significant reduction in energy consumption and cost for the proposed design.

	Interior Lighting	Misc. Equipment	Space Heating	Space Cooling	Refrig. Display	Pumps & Aux.	Ventilation Fans	Exterior Lighting	Space Heating	Domestic HW	Total
	kWh	kWh	kWh	kWh	kWh	kWh	kWh	kWh	Therms	Therms	MBTU
LEED Baseline	8,190	44	1	4	1	1	8	89	4,95	1,4	1,8
Proposed Design	5,900	44	9	4.95	1	805	8.5	89	4.95	1.4	1.8

	Energy Savings Compared to Baseline	Total Energy Cost	Energy Cost Savings Compared to Baseline
	%	\$	\$
LEED Baseline	0%	1,000,000	1,000,000
Proposed Design	23.4%	770,000	230,000



Parcel Q Energy Modeling Inputs - Baseline Requirements & Proposed Assumptions

	LEED ASHRAE 90.1-2010 Baseline	Stretch Energy Code ASHRAE 90.1-2013	Proposed Design & ECMs (Energy Conservation Measures)
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Energy Efficiency Measures

Proposed Option 1 - Basis of Design=The+ ollowi g'EEMg'ake'Í clÚded'Í + the+ age+ Úildi g'dezig "

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- 1 ckeage'wall'Í gÚlatío +
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- 1 ckeage'the'coolí g'e ície cy'o %Í. g''''

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	Section	Requirements	Compliance	Check
	13.73 Use Regulations	Any use permitted in Article 16 but subject only to the requirements and limitations of this section 13.70.	Potential Uses: Retail, Office	✓
	13.73.1 Special Provisions Related to Permitted Retail Uses	Individual cannot exceed 15,000 gross square feet; no off street parking, Planning Board may approve 1 space per 2,000 sf gross floor area	No Proposed Uses over 15,000sf	✓
	13.74.4 Other Dimensional Requirements	No specified minimum lot size, width, or yards	N/A	
	13.74.31 Portions of Buildings Limited to Sixty-five Feet	Buildings within 50 feet of public open space, max height = 65 feet	Proposed Building Height Q1 = 40'-0"; Max 42'-0"	✓
	13.76 Parking and Loading, see Article 6.83 Loading Facility Category C	First Bay Required at 10,000 gsf	Proposed Loading Bay	✓
	6.107.2 Schedule of Long-Term Bicycle Parking requirements 6.107.3 Schedule of Short-Term Bicycle Parking requirements	Bike Parking: Retail - Long Term .1 per 1,000sf, Short Term 1 per 1,000sf / Office - Long Term .3 per 1,000sf, Short Term .06 per 1,000sf	Proposed Bike Parking: Short Term = 9, Long Term = 4	✓
	13.76 Parking and Loading	No accessory parking required	Proposed Parking = none	✓

Zoning Map: NP/PUD6 according to Northpoint Business, Office, and Residential District. See Article 13 for PUD-6 Regulations

Section	Guideline Description	Compliance	Check
3.12 Parcel Q	The design of the building should recognize its significant presence on the corner of North First Street and NorthPoint Boulevard.	Building height raises at North First Street to engage the corner intersection. Glazing on east façade creates transparency along North First Street.	✓
3.12 Parcel Q	Special consideration should be made to the relationship to the MBTA Greenline viaduct to the south.	Ground floor glazing at corner engages MBTA Green Line Viaduct. Zone for potential wayfinding graphics, tenant directory, public art on south façade.	✓
3.12 Parcel Q	The configuration shall positively use the orientation and exposure to sun and minimize shadows on parks and surrounding buildings.	Two story building limits shadows on parks and surrounding buildings. Height on east façade allows for natural daylight.	✓
3.12 Parcel Q	Special corner treatment should be considered on NorthPoint Boulevard.	Corner of NorthPoint Boulevard and North First Street in entirely glass with clerestory.	✓
3.12 Parcel Q	Have visual presence from First Street and the Train Station	East bay of the building is entirely glass, allowing for visual presence from First Street and the Train Station.	✓
3.12 Parcel Q	Ground floor of the building should engage the water street Park and the retail plaza and retail frontage should be maximized along all sides.	Glazing along ground floor allows for continuous retail frontage along North First Street and NorthPoint Boulevard and Green Line station.	✓
3.12 Parcel Q	These structures should have interesting roofscape as they will be highly visible from majority of the buildings at NorthPoint.	Overhang on east façade and extension of roof profile to the ground accentuates the building form.	✓

Page	Section	Guideline Description	Compliance	Check
47	3.2 Streetscape and Circulation	The pedestrian experience in and around transit stops should be designed to be pedestrian and bicycle friendly. Expanded sidewalks in public realm in and around such station are encouraged whenever feasible.	The sidewalks around the transit stops are planted with two rows of trees and wide in order to encourage pedestrian use and provide pleasant environment for a variety of users. The sidewalks are bicycle friendly as bike racks are installed within the planting zone and along the cycle track.	✓
47	3.2A Character	Use streetscape elements such as trees, benches, signage, and lighting to support active pedestrian uses and to reinforce the character and identity of each area.	The streetscapes of Parcel Q1 are planted with two rows of trees along First Street and with a single row of trees along NorthPoint Boulevard. Benches located along the face of the building or between the planting zones encourage social interaction and pedestrian uses. Streetscape elements, such as bike racks, trash receptacles and movable furniture reinforce the inviting character of the streetscape.	✓
48	3.2.1 First Street	First Street should serve as a green connection into NorthPoint linking the neighborhood to NorthPoint Common and other interior open spaces.	The double row of street trees at the Parcel Q1 along First Street allows for the streetscape to act as a green corridor/connector at NorthPoint linking the Parcel Q1 streetscape with NPT Common and the retail corridor.	✓
48	3.2.1 First Street	The goal of First Street is to connect NorthPoint to East Cambridge with a vibrant, friendly pedestrian retail experience.	The streetscape treatment and the use of street furniture such as benches, movable tables and chairs and bike racks along Parcel Q1 connects the public to retail spaces and provides a friendly pedestrian experience.	✓
48	3.2.1 First Street	The developer will provide expanded sidewalks and bicycle accommodation from the transit hub to the center of the NorthPoint.	The expanded sidewalks along Parcel Q1 are part of the larger strategy of providing a continuous green and view corridor along First Street at the heart of NorthPoint.	✓
52	3.2.3 NorthPoint Boulevard	Street Trees will be planted on both sides of the street where possible, and the design of the Community Path should be handled as a part of the street and sidewalk section of NorthPoint Boulevard, and should meet the standards required for buffers and signage.	Street trees are planted on NorthPoint Boulevard along Parcel Q1. Crosswalks along NorthPoint Boulevard connect Parcel Q1 streetscape with the Community Path, the retail corridor and Park I.	✓

SIGNAGE CRITERIA

See building elevations for extent of allowable signage.

GUIDING PRINCIPLES

These criteria provide guidelines for the design of tenant signage to ensure high standards of design quality that enhances the Northpoint neighborhood and conveys the Tenant's identity. Tenants are encouraged to use high quality materials and lighting in creative ways that enliven the streetscape. Individual brand identity, colors, and logos are encouraged. All tenant designs must be submitted for review by DivcoWest, their retail master plan architect, and the base building architect, in conformance with applicable requirements.

PREFERRED SIGNAGE TYPES AND AREAS



Wall Signs: 1 sf per linear foot of tenant frontage, 60 sf maximum. 20 feet maximum height above grade, provided it is below the sill line of the second floor windows or the lowest point of the roof, whichever is less.



Awning Signs: Graphics are encouraged on tenant installed canopies.



Projecting Signs: 6 sf maximum area per side; 1 sign allowed per ground floor establishment; 1 sign allowed at a public building entrance not serving a ground floor establishment.



Window Graphics are considered Wall Signs per Cambridge Zoning Ordinance.

SIGNAGE ILLUMINATION

Preferred:



Preferred: Halo-illumination: individual reverse channel letters with lighting concealed inside the letter, casting light behind the letter against an opaque sign panel of wall surface.



Preferred: Exterior gooseneck-type lighting of individual lettering. Continuous strip lighting is not allowed.



Preferred: Internally illuminated individual translucent letters with opaque sides. Lighting to be mounted inside each individual letter. See Zoning Article 7 for additional requirements.

INTRODUCTION

Tenant design guidelines are intended to encourage a high level of design and placemaking for the neighborhood and maximize visibility and identity for tenants. All tenant designs must be submitted for review by DivcoWest, their retail master plan architect, and the base building architect, in conformance with applicable requirements.



STOREFRONT AND SURROUND

Tenants are encouraged to design and construct a creative storefront and surround in accordance with their individual brand identity. The specific limits of design work will be indicated in each tenant's Lease.



Storefront and surround materials should be high quality, low maintenance, and durable. Storefronts should maximize the amount of clear glazing and display space. Storefront glazing should have a minimum 6" high durable/impact resistant base. Recessed entries are encouraged.

AWNINGS

Awnings and canopies are strongly encouraged by all tenants to provide character and variety to the streetscape, increase identity of retailers, and cover pedestrians from inclement weather.



Awnings should not extend below 9'-0" above the sidewalk and should project a minimum of 3'-0" and a maximum of 5'-0" from the building face. Tenant identity color and graphics are encouraged. Awning material may be fabric, metal or glass. Awnings should not have vertical sides.

DISPLAY ZONE

The first six feet of a retail tenant's space shall be a display zone with creative displays that showcase their brand identity. Merchandising racks and fixtures are not permitted within the display zone. Lighting that highlights the displays shall be provided within the zone. Lighting shall be on a timeclock and must be illuminated during hours determined by the landlord.



Well-designed and detailed storefronts and surrounds are encouraged.



Tenants in multi-story buildings must incorporate ventilation louvers into their storefront design.



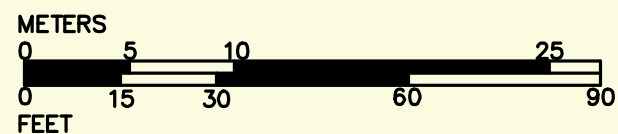
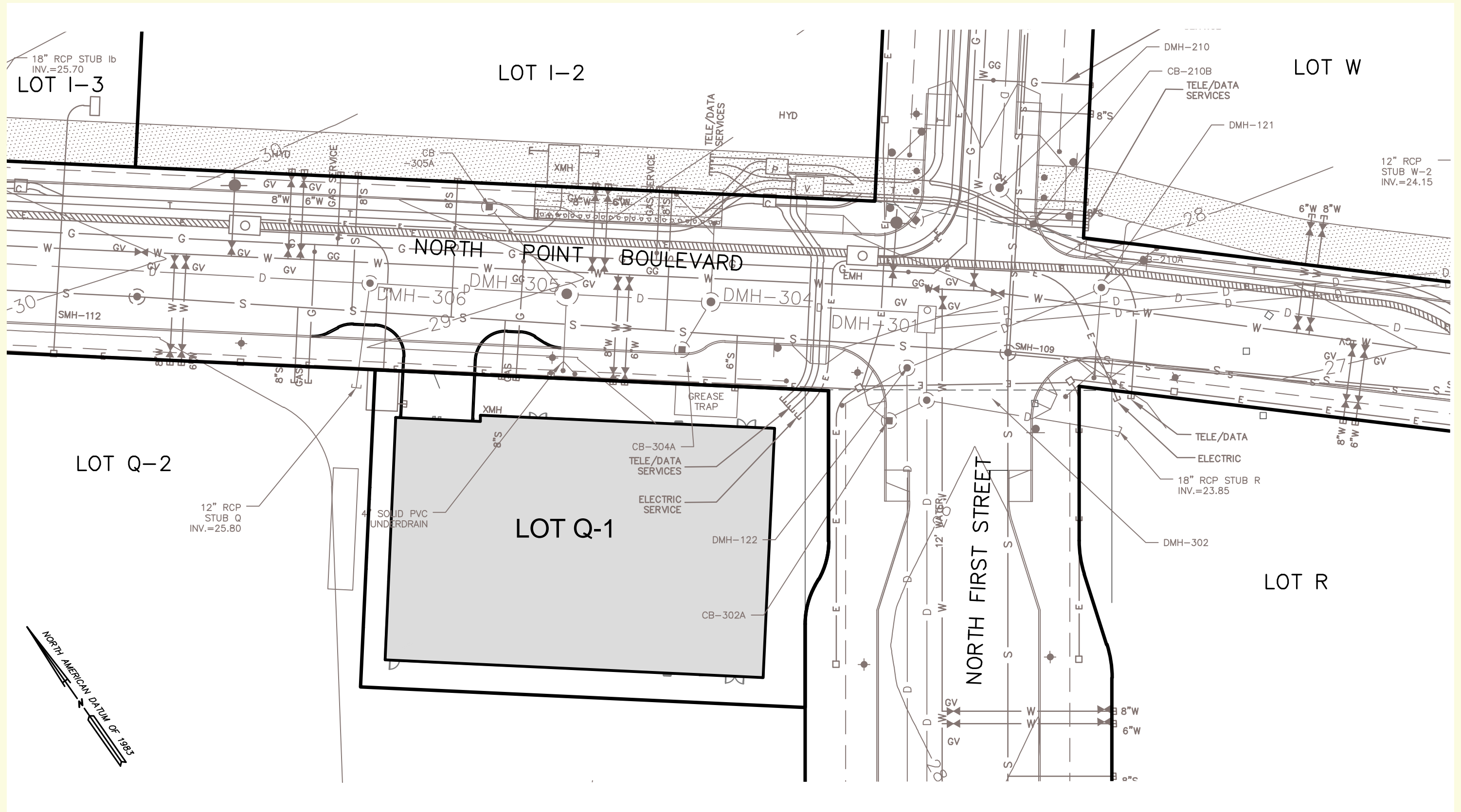
Awnings and canopies add to tenant identity and create protection for pedestrians and diners.

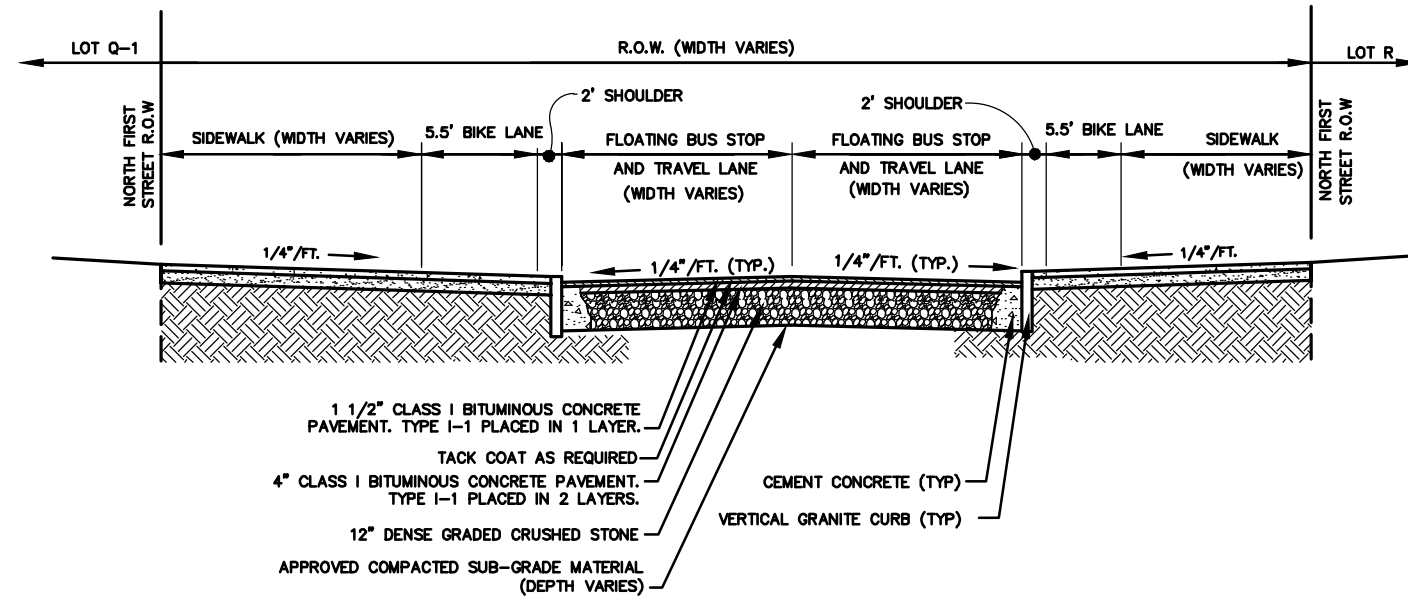


A display zone showcases tenant's identity and enlivens the streetscape.

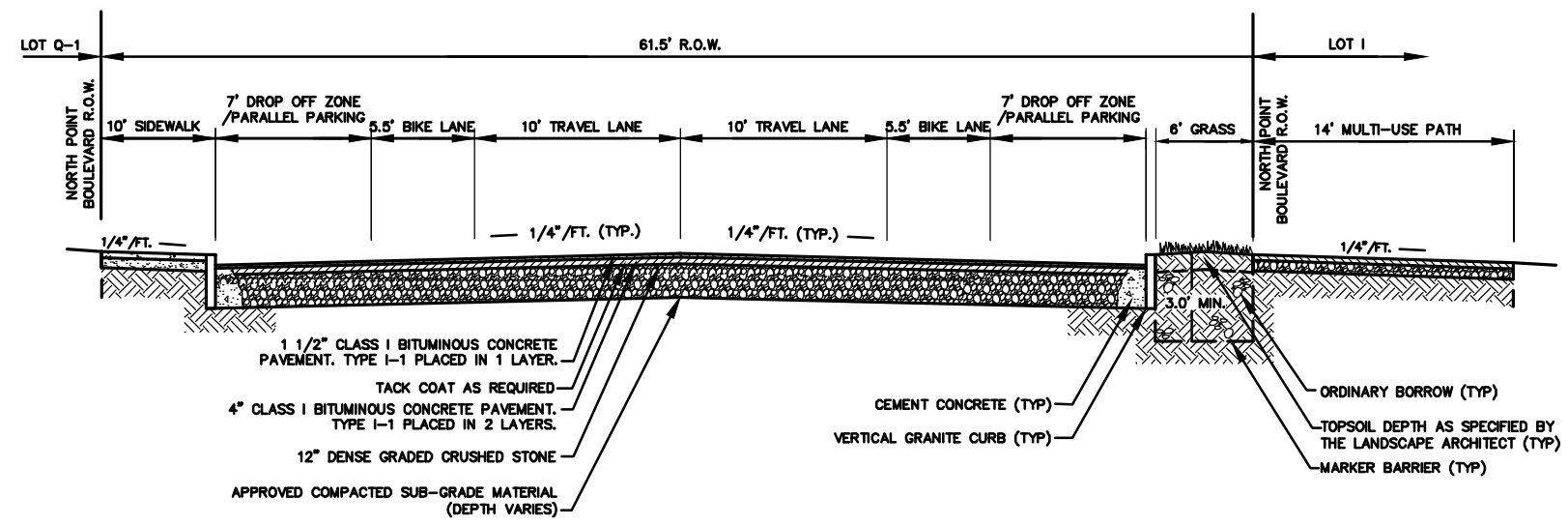
NorthPoint

Cambridge, Massachusetts

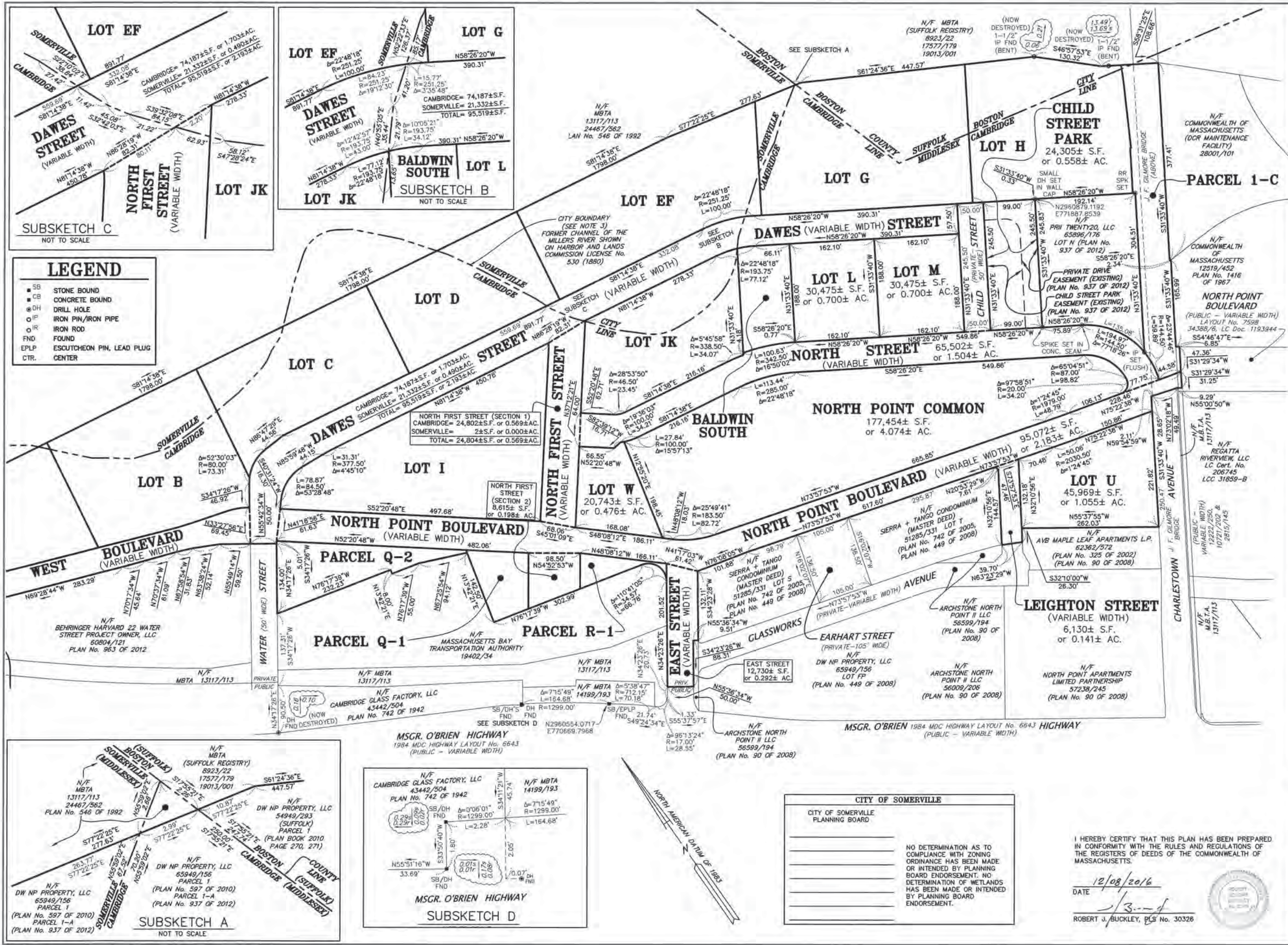




NORTH FIRST STREET CROSS SECTION
NOT TO SCALE



NORTH POINT BOULEVARD CROSS SECTION
NOT TO SCALE



LEGEND

- SB STONE BOUND
- CB CONCRETE BOUND
- DH DRILL HOLE
- IP IRON PIN/IRON PIPE
- IR IRON ROD
- FND FOUND
- EPLP ESCUTCHEON PIN, LEAD PLUG
- CTR. CENTER

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)

54949/293
 PARCEL 1
 PARCEL 2
 (PLAN BOOK 2010 PAGES
 270, 271)
 (SUFFOLK COUNTY)

5	
4	
3	
2	
1	
0	12/08/2016 INITIAL ISSUE
	ISSUE DATE DESCRIPTION
ATL	MEB MEB RJB
PLD	CALC DWN CHK'D

PLAN OF LAND
 NORTHPOINT
 IN CAMBRIDGE AND
 SOMERVILLE, MA
 (MIDDLESEX COUNTY)
 AND BOSTON, MA
 (SUFFOLK COUNTY)

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

BEALS AND THOMAS, INC.
 Reservoir Corporate Center
 144 Turnpike Road
 Southborough, Massachusetts 01772-2104
 T 508.366.0560 | www.bealsandthomas.com

DATE: DECEMBER 8, 2016 METERS
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 SCALE: 1"=80' FEET

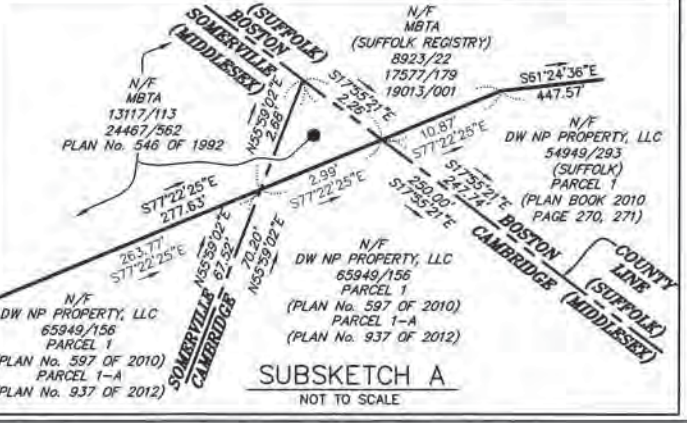
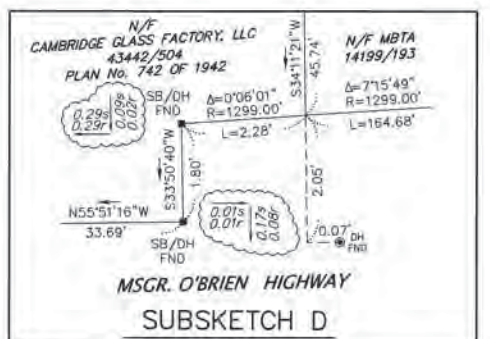
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 BTL PLAN NO. 208402P244B-002
 SHEET 2 OF 5

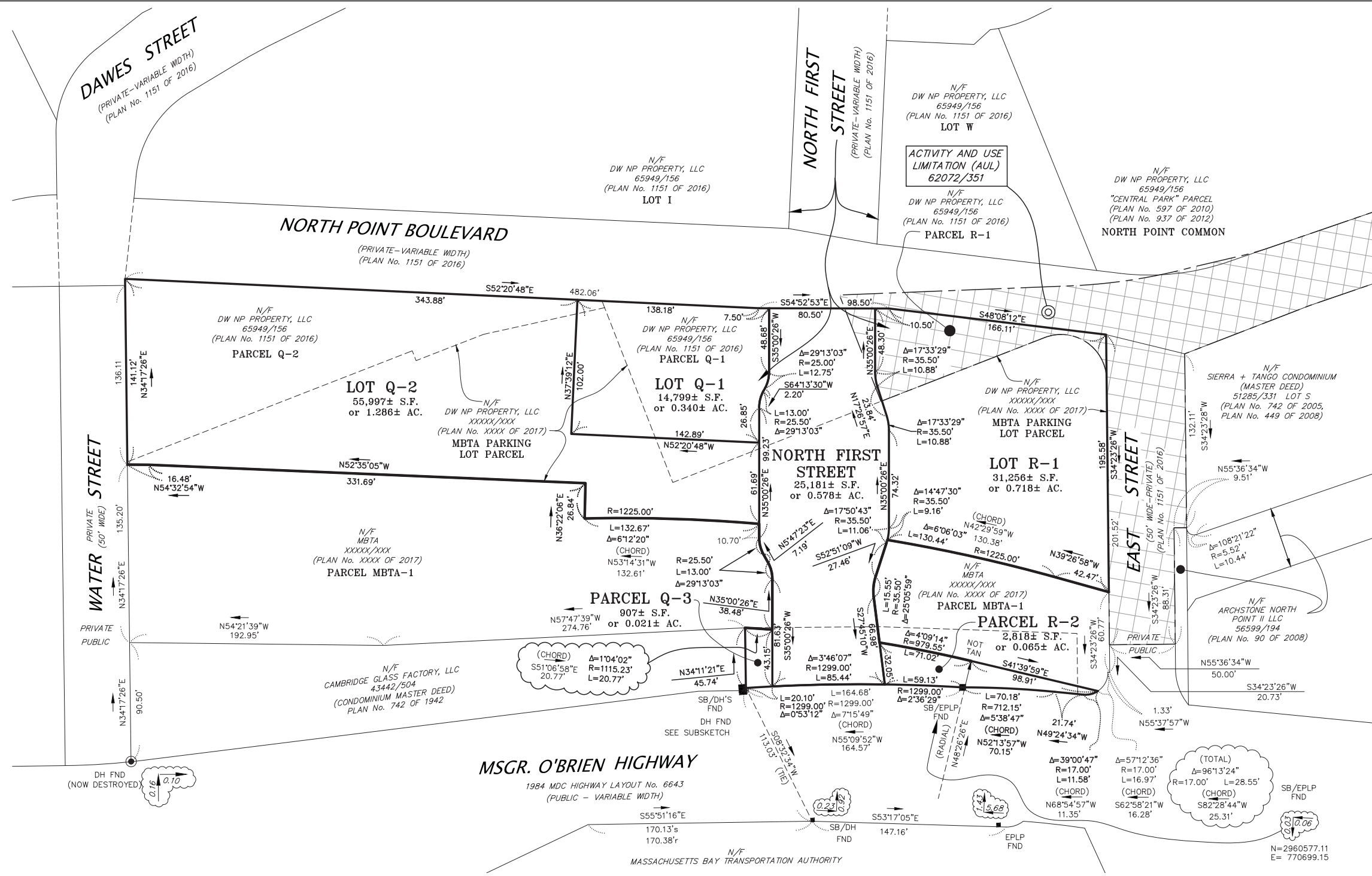
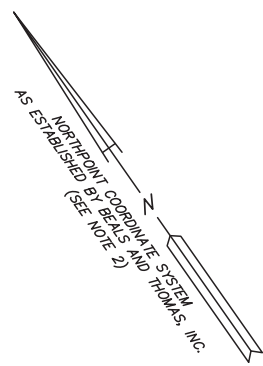
CITY OF SOMERVILLE
 CITY OF SOMERVILLE
 PLANNING BOARD

NO DETERMINATION AS TO COMPLIANCE WITH ZONING ORDINANCE HAS BEEN MADE OR INTENDED BY PLANNING BOARD ENDORSEMENT. NO DETERMINATION OF WETLANDS HAS BEEN MADE OR INTENDED BY PLANNING BOARD ENDORSEMENT.

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.

12/08/2016
 DATE
 ROBERT J. BUCKLEY, PLS No. 30328





PREPARED FOR:
DW NP PROPERTY, LLC
 c/o DIVCO WEST REAL ESTATE INVESTMENTS
 ONE KENDALL SQUARE SUITE B3201
 CAMBRIDGE, MA 02139

RECORD OWNER:
DW NP PROPERTY, LLC
 XXXX/XX (XX/XX/2017)

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4	
3	
2	
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0	XX/XX/2017	INITIAL ISSUE	
	ISSUE DATE	DESCRIPTION	
MDH	MEB	MEB	RJB
FLD	CALC	DWN	CHK'D

IN PROGRESS
 6/12/17

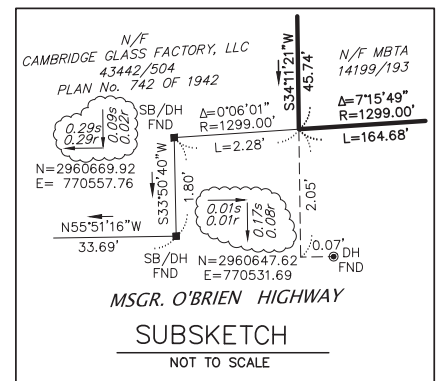
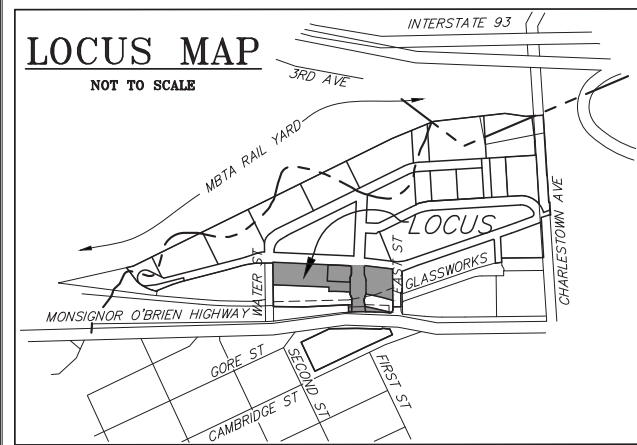
PLAN OF LAND
NORTHPOINT IN CAMBRIDGE AND SOMERVILLE, MA (MIDDLESEX COUNTY) AND BOSTON, MA (SUFFOLK COUNTY)

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

BEALS AND THOMAS, INC.
 Reservoir Corporate Center
 144 Turnpike Road
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 T 508.366.0560 | www.bealsandthomas.com

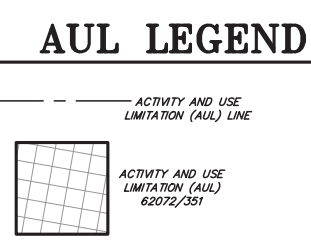
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 FEET: 0 20 40 80 120

B+T JOB NO. 2084.36
 B+T PLAN NO. 208436P367A-001
 SHEET No. 1 OF 1



LEGEND

SB	STONE BOUND
CB	CONCRETE BOUND
DH	DRILL HOLE
IP	IRON PIN/IRON PIPE
IR	IRON ROD
FND	FOUND
EPLP	ESCUTCHEON PIN, LEAD PLUG
CTR.	CENTER



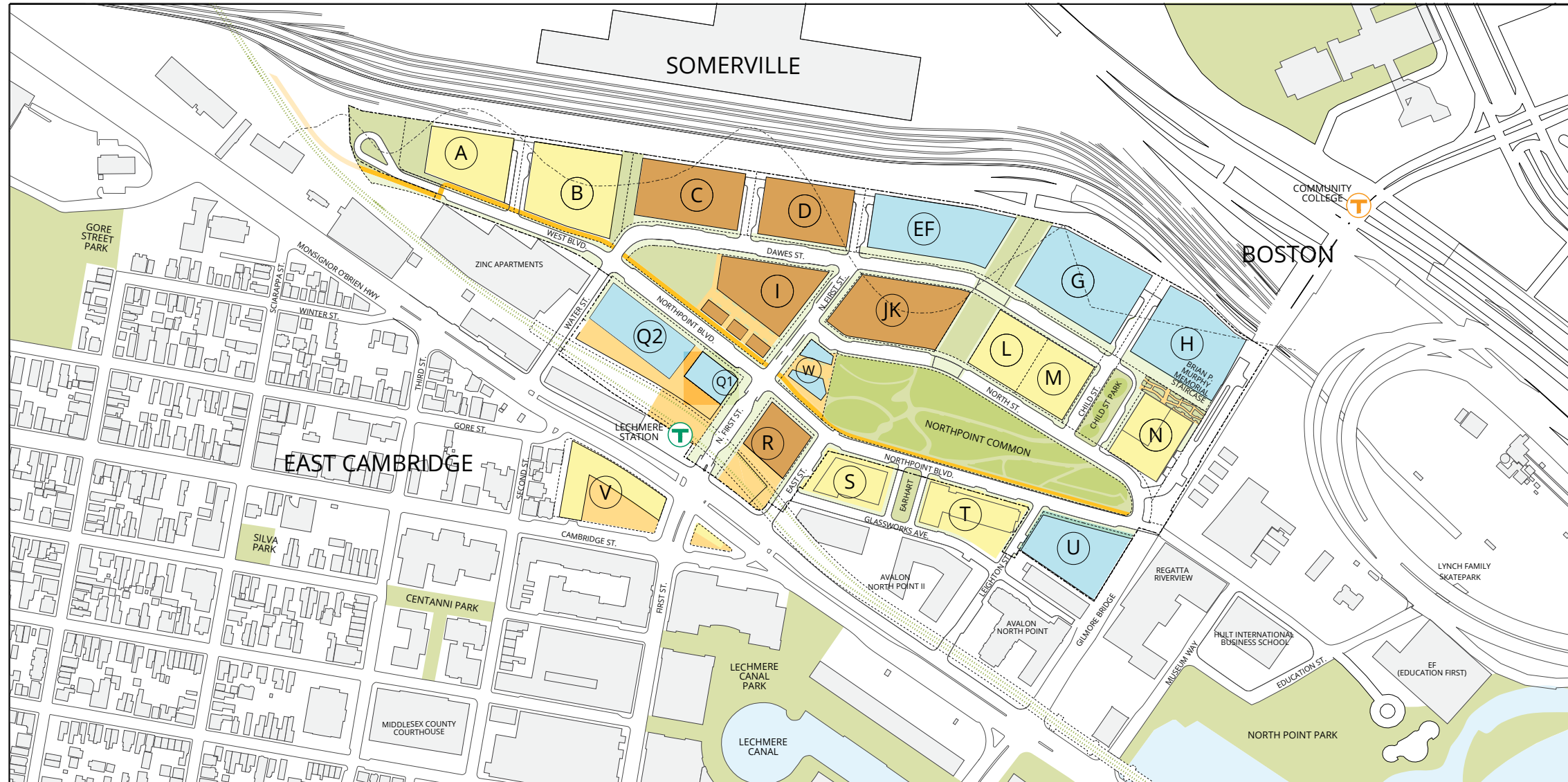
- NOTES**
- AN ACTUAL SURVEY MADE ON THE GROUND USING A ZEISS ELTA AND TRIMBLE TOTAL STATIONS ON OR BETWEEN SEPTEMBER 2007 AND APRIL 10, 2017.
 - NAD83 HORIZONTAL COORDINATE SYSTEM ESTABLISHED BY COORDINATES SHOWN ON PLANS BY GUNTHER ENGINEERING, A DIVISION OF DIGITAL GEOGRAPHIC TECHNOLOGIES, INC. ENTITLED "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 PLAN BY BEALS AND THOMAS, INC. RECORDED AS PLAN No. 90 OF 2008.
 - THE PARCELS SHOWN HEREON HAVE THE BENEFIT OF AND ARE SUBJECT TO RIGHTS, RESTRICTIONS, AND EASEMENTS NOT SHOWN.
 - THIS PLAN IS A DIVISION OF PARCEL R-1, Q-1 AND Q-2 SHOWN ON SHEET 4 OF 5 OF A PLAN RECORDED AS PLAN No. 1151 OF 2016 AND THE MBTA PARKING LOT PARCEL SHOWN ON SHEET X OF X OF A PLAN RECORDED AS PLAN No. XXXX OF 2017.

DRAFT

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 _____
 ROBERT J. BUCKLEY, PLS NO. 30326

NORTHPOINT



LEGEND

- Residential
- Commercial
- Residential, Commercial or Mixed-Use

Table 1:
GFA by Block

	GFA	USE
A	175,000 gfa	RESIDENTIAL
B	373,000 gfa	RESIDENTIAL
C	348,000 gfa	MIXED-USE
D	340,000 gfa	MIXED-USE
EF	400,000 gfa	COMMERCIAL
G	410,000 gfa	COMMERCIAL
H	345,000 gfa	COMMERCIAL
I	390,000 gfa	MIXED-USE
JK	370,000 gfa	MIXED-USE
L	286,000 gfa	RESIDENTIAL
M	208,400 gfa	RESIDENTIAL
N	394,000 gfa	RESIDENTIAL
Q1	17,675 gfa	COMMERCIAL
Q2	151,062 gfa	COMMERCIAL
R	148,945 gfa	MIXED-USE
S	112,398 gfa	RESIDENTIAL
T	242,194 gfa	RESIDENTIAL
U	320,000 gfa	COMMERCIAL
V	199,855 gfa	RESIDENTIAL
W	18,000 gfa	COMMERCIAL

Table 2:
Special Permit Approved GFA (Entire Master Plan)

Maximum Non Residential:	2,185,062 gfa
Minimum Residential:	3,060,792 gfa
Maximum Total:	5,245,854 gfa

Appendix I: Revised Statistical Summary of the Approved Master Plan

I. Project as a Whole

A. Three City Summary

a. Parcel Area	Total Area in Acres (Square Feet):	45.37 acres (1,976,501 square feet)
b. Floor Area	FAR at North Point:	2.66
	FAR at Lechmere	2.5
	Total GFA	5,245,854 square feet
c. Non-Residential	Maximum FAR	1.10
	Approved GFA	2,185,062 square feet for all non-residential uses
	Retail GFA:	300,000 square feet at North Point Amount TBD at Lechmere
d. Residential	Maximum FAR:	1.55
	GFA:	3,060,792 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	392,000 square feet
	Other/Common Open Space in Square feet:	TBD
f. Parking Spaces	Maximum Permitted:	3,807 spaces +300 replacement MBTA spaces
	Maximum non-residential:	See Special Permit
	Minimum residential:	0.5-1.0 spaces/unit for each building Average of 0.75/unit for the entire project at full build-out
g. Dwelling Units	Proposed Number:	3,177 units

B. Development in Cambridge

a. Parcel Area	Total Area in Acres:	38.77 acres
	Square Feet:	1,690,276 square feet
	Area at North Point in Acres:	37.1 acres
	Square Feet:	1,617,534 square feet
	Area at Lechmere in Acres:	1.67 acres
	Square Feet:	72,742 square feet
b. Floor Area	FAR at North Point:	2.51
	FAR at Lechmere:	2.75
	GFA at North Point:	4,058,997 square feet
	GFA at Lechmere:	199,855 square feet
	Total GFA:	4,258,852 square feet
c. Non-Residential	Maximum FAR at North Point:	TBD
	Maximum FAR at Lechmere:	TBD
	Approved GFA at North Point:	1,399,613 square feet
	Approved GFA at Lechmere:	TBD (Retail Only)
d. Residential	Minimum FAR at North Point:	TBD
	Minimum FAR at Lechmere:	TBD
	Approved GFA at North Point:	2,652,304 square feet
	Approved GFA at Lechmere:	181,855 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided at North Point:	323,507 square feet
	at Lechmere:	11,000 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential at North Point:	See Special Permit
	at Lechmere:	See Special Permit
	Minimum residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all municipalities
g. Dwelling Units	Proposed Number:	TBD

C. Development in Somerville

a. Parcel Area	Total Area in Acres:	5.28 acres
	Square Feet:	229,856 square feet

D. Development in Boston

a. Parcel Area	Total Area in Acres:	1.29 acres
	Square Feet:	56,369 square feet

E. Development in Boston + Somerville

a. Parcel Area	Total Area in Acres:	6.57 acres
	Square Feet:	286,225 square feet
b. Floor Area	Total FAR	3.44
	Total GFA	987,000 square feet
c. Non-Residential	Maximum FAR	2.66
	GFA	761,000 square feet
d. Residential	FAR	0.79
	GFA	226,000 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	TBD
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum permitted:	TBD
g. Dwelling Units	Proposed Number:	TBD

II. PHASES

A. Statistical Summary - Phase 1A

1. Overall Dimensional Limits

a. Parcel Areas	Total Phase 1A in Square Feet:	454,406 square feet
b. Floor Area	Total GFA	2,064,992 square feet
c. Non-Residential	GFA	484,000 square feet
	Retail GFA	TBD
d. Residential	GFA	1,580,992 square feet
e. Open Space	Public, Green Area or Permeable Open Space Provided:	4.12 acres or 179,902 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Non-residential:	See Special Permit
	Residential:	TBD - Average of 0.75/unit at full build-out for all phases
g. Dwelling Units	Proposed Number:	TBD

2. Dimensional Limits on Individual Parcels

Parcel H	a. Total Parcel Area:	79,430 square feet
	b. Total GFA:	30,000 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	30,000 square feet
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel I	a. Total Parcel Area:	100,837 square feet
	b. Total GFA:	390,000 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel N (completed prior to this Major Amendment)	a. Total Parcel Area:	49,284 square feet
	b. Total GFA:	394,000 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	8,600 square feet
	e. Retail:	8,600 square feet
	f. Residential GFA:	385,400 square feet
	g. Total Parking Spaces:	184
	h. Associated Public, Green Area or Permeable Open Space:	8,760 square feet
Parcel JK	a. Total Parcel Area:	62,502 square feet
	b. Total GFA:	370,000 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	370,000 square feet
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

Parcel T (completed prior to this Major Amendment)	a. Total Parcel Area:	38,986 square feet
	b. Total GFA:	242,194 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Retail not proposed
	f. Residential GFA:	242,194 square feet
	g. Total Parking Spaces:	151 spaces in garage, 79 spaces at other locations on NorthPoint
	h. Associated Public, Green Area or Permeable Open Space:	13,861 square feet
Parcel S (completed prior to this Major Amendment)	a. Total Parcel Area:	30,090 square feet
	b. Total GFA:	112,398 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	None
	f. Residential GFA:	112,398 square feet
	g. Total Parking Spaces:	51 spaces in garage, 49 spaces at other locations on NorthPoint
	h. Associated Public, Green Area or Permeable Open Space:	11,255 square feet
Parcel L	a. Total Parcel Area:	30,475 square feet
	b. Total GFA:	286,000 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	286,000 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel M	a. Total Parcel Area:	30,475 square feet
	b. Total GFA:	208,400 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	TBD
	e. Retail:	Required, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

Parcel Q1	a. Total Parcel Area:	11,584 square feet
	b. Total GFA:	17,675 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	17,675 square feet
	e. Retail:	Required, amount TBD
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel W	a. Total Parcel Area:	20,743 square feet
	b. Total GFA:	18,000 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	18,000 square feet
	e. Retail:	Required, amount TBD
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

B. Statistical Summary - Phase 1B

1. Overall Dimensional Limits

a. Parcel Areas	Total Phase 1B in Square Feet:	383,237 square feet
b. Floor Area	Total GFA:	1,823,000 square feet
c. Non-Residential	GFA:	1,475,000 square feet
	Retail GFA:	TBD
d. Residential	GFA:	348,000 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	3.6 acres or 158,820 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential:	See Special Permit
	Minimum residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all phases
g. Dwelling Units	Proposed Number:	TBD

2. Dimensional Limits on Individual Parcels – Phase 1B

Parcel C	a. Total Parcel Area:	69,003 square feet
	b. Total GFA:	348,000 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel EF	a. Total Parcel Area:	87,225 square feet
	b. Total GFA:	400,000 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	400,000 square feet
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel G	a. Total Parcel Area:	101,610 square feet
	b. Total GFA:	410,000 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	410,000 square feet
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel H	a. Total Parcel Area:	79,430 square feet
	b. Total GFA:	345,000 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	345,000 square feet
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

Parcel U	a. Total Parcel Area:	45,969 square feet
	b. Total GFA:	320,000 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	320,000 square feet
	e. Retail:	Retail not proposed
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

C. Statistical Summary - Phase 2

1. Overall Dimensional Limits

a. Parcel Areas	Total Phase 2 in Square Feet:	426,813 square feet
b. Floor Area	Total GFA:	1,387,862 square feet
c. Non-Residential	Maximum GFA:	256,062 square feet
	Retail GFA:	76,000 square feet
d. Residential	Minimum GFA:	1,131,800 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	Balance of 11 acres
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential:	See Special Permit
	Minimum residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all phases
g. Dwelling Units	Proposed Number:	TBD

2. Dimensional Limits on Individual Parcels – Phase 2

Parcel A	a. Total Parcel Area:	65,373 square feet
	b. Total GFA:	175,000 square feet ¹
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Retail not proposed
	f. Residential GFA:	175,000 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

¹ The revision to the GFA square footage from Appendix I to Major Amendment No. 6 to the Special Permit fixes a typographical error and is consistent with the GFA square footages set forth on Exhibit A to the Special Permit. This revision does not change the overall GFA square footage of Phase 2 of the NorthPoint Development.

Parcel B	a. Total Parcel Area:	80,325 square feet
	b. Total GFA:	373,000 square feet ²
	c. Use:	Residential
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel D	a. Total Parcel Area:	59,838 square feet
	b. Total GFA:	340,000 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel Q2	a. Total Parcel Area:	114,928 square feet
	b. Total GFA:	151,062 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	151,062 square feet
	e. Retail:	Required, amount TBD
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel R	a. Total Parcel Area:	46,343 square feet
	b. Total GFA:	148,945 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Required, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

² The revision to the GFA square footage from Appendix I to Major Amendment No. 6 to the Special Permit fixes a typographical error and is consistent with the GFA square footages set forth on Exhibit A to the Special Permit. This revision does not change the overall GFA square footage of Phase 2 of the NorthPoint Development.

Parcel V	a. Total Parcel Area:	60,006 square feet
	b. Total GFA:	199,855 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	TBD
	e. Retail:	Required, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD