Memo

To: Cambridge Planning Board

From: Emily Carmody, AvalonBay Communities

CC: Swaathi Joseph, Suzannah Bigolin

Date: April 3, 2025

Re: DESIGN UPDATE: PB175 AvalonBay Open Space and Multi-Use Path

The following memo and exhibit are intended to provide a design update for the Open Space and Multi-Use Path adjacent to our property North Point II Apartments located at 2 Leighton Street approved under special permit PB175 and permitted under permit # BLDM-042391-2016:

Design Overview & Exhibit

- Exhibit A: 250404 North Point II Open Space & Multi-Use Path Schematic Drawings

AvalonBay would like to present the latest design for PB175 Open Space and Multi-Use Path located adjacent to our property North Point II, LLC located at 2 Leighton Street in Cambridge, MA. The project was originally approved under Special Pemit PB175 as an area that would provide programming and open space dedicated to public circulation and enhanced activity for our residents and the general public. The special permit was approved in 2015, and a building permit was issued for the construction of our multifamily property and open space areas in 2016. While we completed construction of our community in 2019, we've been delayed nearly a decade in completing the multi-use path and open space area due to delays in the MBTA Green Line Expansion and the Mass DOT Monsignor O'Brien Highway and bike lane improvement projects.

We are finally able to move forward with completing this last element of our permit obligation. The overall design and vision remains largely unchanged; however, a few adjustments were required as a result of changes in design of the GreenLine Viaduct and Mass DOT Highway work. Additionally, through collaboraton with CDD officials, we have incorporated their feedback to include additional outdoor programming such as exterior fitness equipment, improvements to the dog park design, and artistic elments in the form of seating, paver designs, and salvaging of old remnants to give nod to the historical signifigance of the area. Lastly, at the request of CDD, we have also improved the connection between Cambridge Crossing and Monsignor O'Brien Highway and Bike Path by adjusting our design to provide a continous pedestrian pathway from Glassworks Ave to the sidewalk along the highway.

As part of our easement agreement with the MBTA, we are also required to seek their review and approval of the presented drawings. We have received MBTA approval of the drawings as presented and are working through final details of the License Agreement for construction. Should we inact any major changes from the current design, we would need to re-present the drawings to MBTA for review and approval, likely adding significant delays. We also have growing concerns around the impact of tarrifs and overall market uncertainty significantly driving up costs, and thus are anxious to get started quickly. We have identified a Contractor that is ready to engage immediately upon receipt of permit. We hope through our early and on-going collaboration with the CDD and implementation of feedback from those meetings, that the Planning Board will find the updated Design in-line with the original vision and concept approved in 2015 and provide approval to move forward.

A summary of changes has been provided below and is further detailed in the included exhibit.

Summary of Changes

Shifted the multiuse path northward away from the busy Monsignore O'Brien Highway and Bike Path to align with the paver crosswalk and completed multi-use path across Leighton St at North Point Apartments Limited Partnership (Elevate Apartments).

The dog park design is largely the same as presented with slight modifications due to adjusted pier locations of the Green Line viaduct and continues to include public seating, pet play equipment, and water fountain.

Created a continuous pedestrain pathway from Glassworks Ave to Monsignor O'Brien Highway to provide pedestrian connection from Cambridge Crossing to the sidewalk along the highway and access to the MBTA Headhouse.

Further refined the hardscape to include a more artistic paver design and less concrete walkways. Maintained the interpretive paver design representing the previous location of the green line tracks. Added an artistic display utilizing a historic greabox donated by the MBTA.

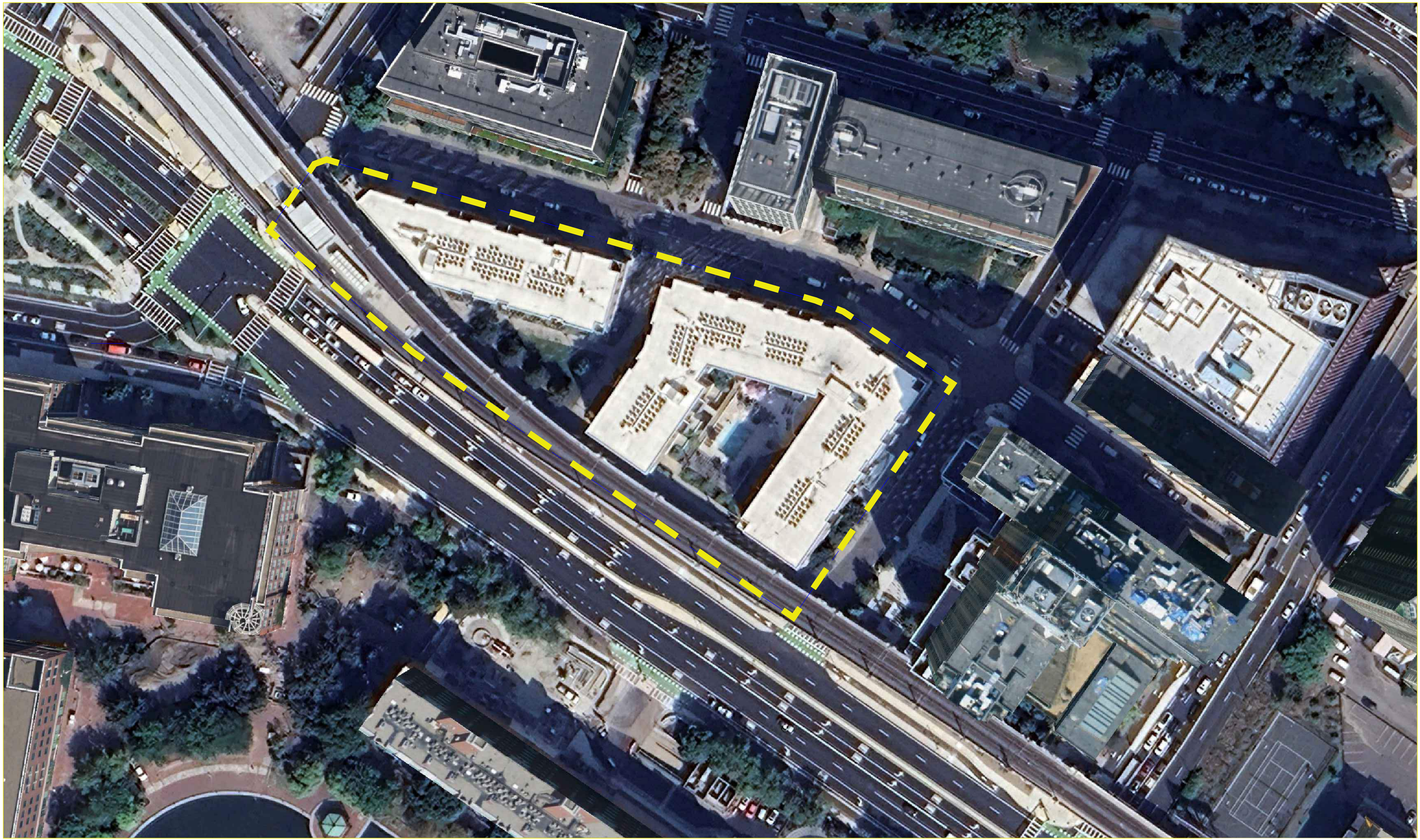
Added an outdoor fitness element with new exterior grade fitness equipment.

Expanded seating opportunities to be more visually appealing as well as inclusive through providing a varity of seating options including "Lechmere" letter seating, colorful benches with backs and armrests and bleacher seating, and granite block seating as interpretive examples of the sea wall stones excavated during the construction of Cambridge Crossing.

Introduction of a linear plant bed taking advantage of one area of sunlight and precipitation exposure located below the opening of the tracks above.

Added trees and understory plantings along the building side of the path, providing visual separation for the ground floor residents while providing seasonal color, interest and texture for path users.

Site Context



ALTA Survey

LEGEND

S / SMH	SEWER LINE/MANHOLE
D / DMH	DRAIN LINE/MANHOLE
G / GG	GAS LINE/GATE
W / WG	WATER LINE/GATE
HYD	HYDRANT
PIV	POST INDICATOR VALVE
T / TMH	TELEPHONE LINE/MANHOLE
E / EMH	ELECTRIC LINE/MANHOLE
OHW	OVERHEAD WIRE
	POST
HH	HAND HOLE
AD	AREA DRAIN
CATV	CABLE TELEVISION
CMP	CORRUGATED METAL PIPE
CPE	CORRUGATED POLYETHYLENE
EM	ELECTRIC METER
GM	GAS METER
HW	HEAD WALL
WQI	WATER QUALITY INLET
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
TRANSF, TRANS, T	ELECTRIC TRANSFORMER
TD	TRENCH DRAIN
MH(R)	MANHOLE RECORD
(BC)	UTILITY BY CONTRACTOR
(B)	STONE BOULDER

PLAN N6,90 0' 2008

Parcel Line Table		
Line #	Direction	Length
L1	S 32°10'56" W	19.90'
L2	S 4°07'52" W	25.62'
L3	S 36°13'25" W	11.64'
L4	S 34°22'52" W	30.12'

PARCEL DETAIL

PLAYGROUND LOT
2,052 sq.ft. / 0.047 acres

S 70°37'36" E
112.07'

S 63°22'33" E
50.33'

L=2.18'
R=20.00'

46.96'
N 55°37'08" W

254.54'
S 34°22'52" W

NOW OR FORMERLY
CHRISTOPHER M. KASDORF
BOOK 71827 PAGE 162
ASSESSOR'S MAP 1A LOT 171

NOW OR FORMERLY
DW PROPCO U, LLC
BOOK 76530 PAGE 532
ASSESSOR'S MAP 1A LOT 209

NOW OR FORMERLY
LEIGHTON & GLASSWORK MA OWNER LLC
BOOK 78104 PAGE 428
ASSESSOR'S MAP 1A LOT 82

NOW OR FORMERLY
DE PROPCO W, LLC
BOOK 69231 PAGE 112
ASSESSOR'S MAP 1A LOT 176

NOW OR FORMERLY
CHRISTOPHER M. KASDORF
BOOK 71827 PAGE 162
ASSESSOR'S MAP 1A LOT 171

NOW OR FORMERLY
LEIGHTON & GLASSWORK MA OWNER LLC
BOOK 78104 PAGE 545
ASSESSOR'S MAP 1A LOT 86

PLAYGROUND EASEMENT
PLAN 251 OF 2011 (20)

MAPLE LEAF PEDESTRIAN
SIDEWALK ACCESS EASEMENT
PLAN 251 OF 2011 (20)

UTILITY EASEMENT
PLAN 251 OF 2011 (20)

ACCESS & UTILITY
EASEMENT
PLAN 251 OF 2011 (20)

CHARLESTOWN AVENUE
SIDEWALK & STAIR
ACCESS EASEMENT
PLAN 251 OF 2011 (20)

3' FOOTING EASEMENT
PLAN 251 OF 2011 (20)

S 73°56'57" E
479.87'

GLASSWORKS AVENUE
VARIOUS WIDTHS PRIVATE RIGHT OF WAY
VARIOUS WIDTH ASPHALT
SURFACE ACCESS EASEMENT
PLAN 251 OF 2011 (20)

SOUTH STREET LOT
32,070 sq.ft. / 0.736 acres

EAST STREET LOT
1,198 sq.ft. / 0.027 acres

S 55°35'38" E
9.51'

R=5.52'
L=10.44'

N 34°24'22" E
107.55'

EAST STREET
VARIOUS WIDTHS PRIVATE RIGHT OF WAY
VARIOUS WIDTH ASPHALT
ACCESS EASEMENT
BOOK 69856 PAGE 233 (22)

LEIGHTON STREET
VARIOUS WIDTHS PRIVATE RIGHT OF WAY
VARIOUS WIDTH ASPHALT
SURFACE ACCESS EASEMENT
PLAN 251 OF 2011 (20)

#2 LEIGHTON STREET
6 STORY
MASONRY BUILDING
30,319 sq.ft.
Underground Parking Garage
204 Regular Parking Spaces
8 Handicap Parking Spaces

#5 GLASSWORKS AVENUE
5 STORY
MASONRY BUILDING
13,739 sq.ft.

1 STORY
815 sq.ft.

PHASE 2 LOT
110,499 sq.ft. / 2.537 acres

PERMANENT EASEMENT
MB-103-PE-1
BOOK 70546 PAGE 60
PLAN 107 OF 2018 (26)

PRIVATE
PUBLIC
PER PLAN
251 OF 2011

DRAINAGE EASEMENT
BOOK 77439 PAGE 103 (27)

DRAINAGE EASEMENT
BOOK 69856 PAGE 233 (22)

R=43.00'
L=29.28'

L=29.15'

L=0.13'

POINT OF BEGINNING
EAST STREET LOT

POINT OF BEGINNING
PHASE 2 LOT

135.83'
N 49°23'40" W

L=109.92'
R=1091.11'

PERMANENT EASEMENT
MB-102-PE-3
BOOK 70546 PAGE 60
PLAN 107 OF 2018 (26)

20' STORMWATER
DRAINAGE EASEMENT A
PLAN 251 OF 2011 (20)

METROPOLITAN TRANSIT AUTHORITY EASEMENT
BOOK 10721 PAGE 201
PLAN 1415 OF 1964 (12)

145.00'
N 55°10'00" W

195.31'
N 55°40'23" W

PEDESTRIAN PATHWAY
ACCESS EASEMENT A
PLAN 251 OF 2011 (20)

PERMANENT EASEMENT
MB-102-PE-2
BOOK 70546 PAGE 60
PLAN 107 OF 2018 (26)

PERMANENT EASEMENT
MB-102-PE-1
BOOK 70546 PAGE 60
PLAN 107 OF 2018 (26)

METROPOLITAN TRANSIT AUTHORITY EASEMENT
BOOK 10721 PAGE 201
PLAN 1415 OF 1964 (12)

PEDESTRIAN PATHWAY
ACCESS EASEMENT B
PLAN 251 OF 2011 (20)

MONSIGNOR O'BRIEN HIGHWAY
VARIOUS WIDTHS PRIVATE RIGHT OF WAY
VARIOUS WIDTH ASPHALT

ALTA/NSPS LAND TITLE SURVEY

AVA NORTH POINT
2 LEIGHTON STREET
CAMBRIDGE, MA

PROJECT NAME: AVA NORTH POINT	MKA PROJECT No.: 6296-23-5587R1&R2	
ADDRESS: 2 LEIGHTON STREET	CITY: CAMBRIDGE	STATE: MA

NORTH POINT PARK

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CopleyWolff

Existing Conditions

NORTH POINT PARK

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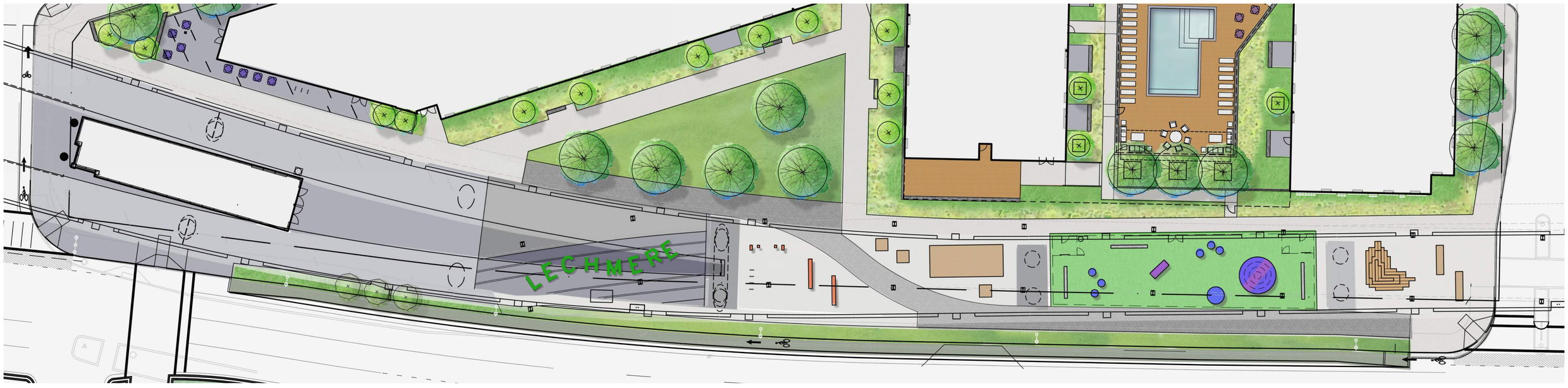
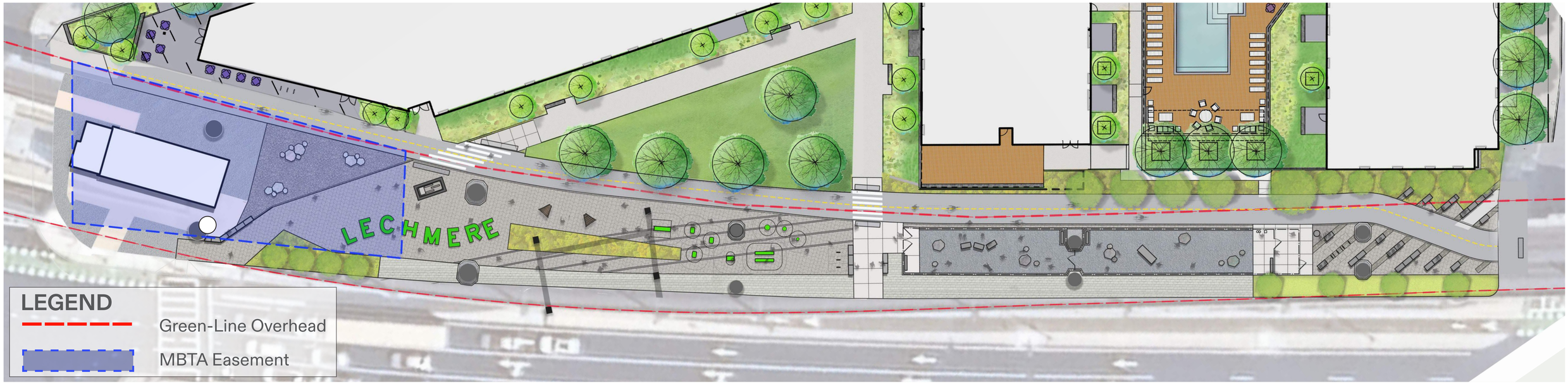
Plan Comparison

original plan



current plan



NORTH POINT PARK

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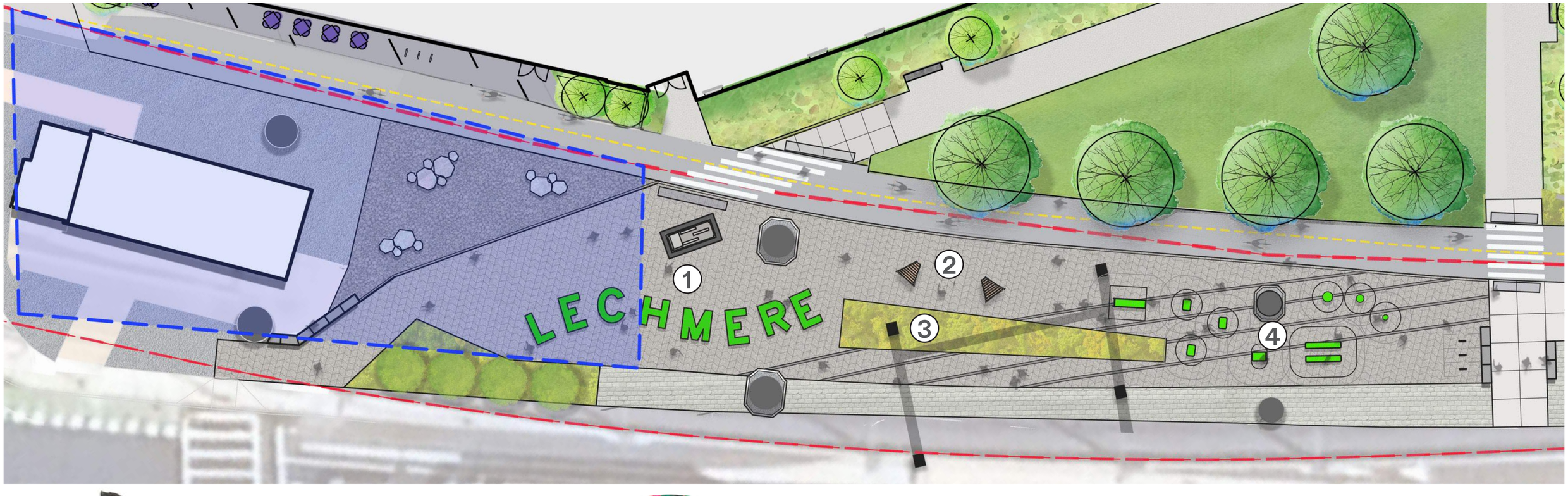
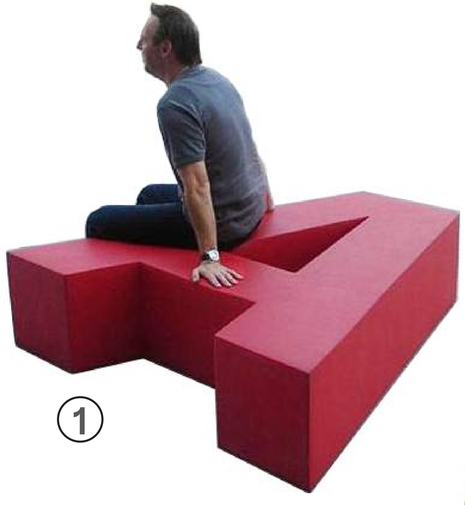
Plan Enlargement

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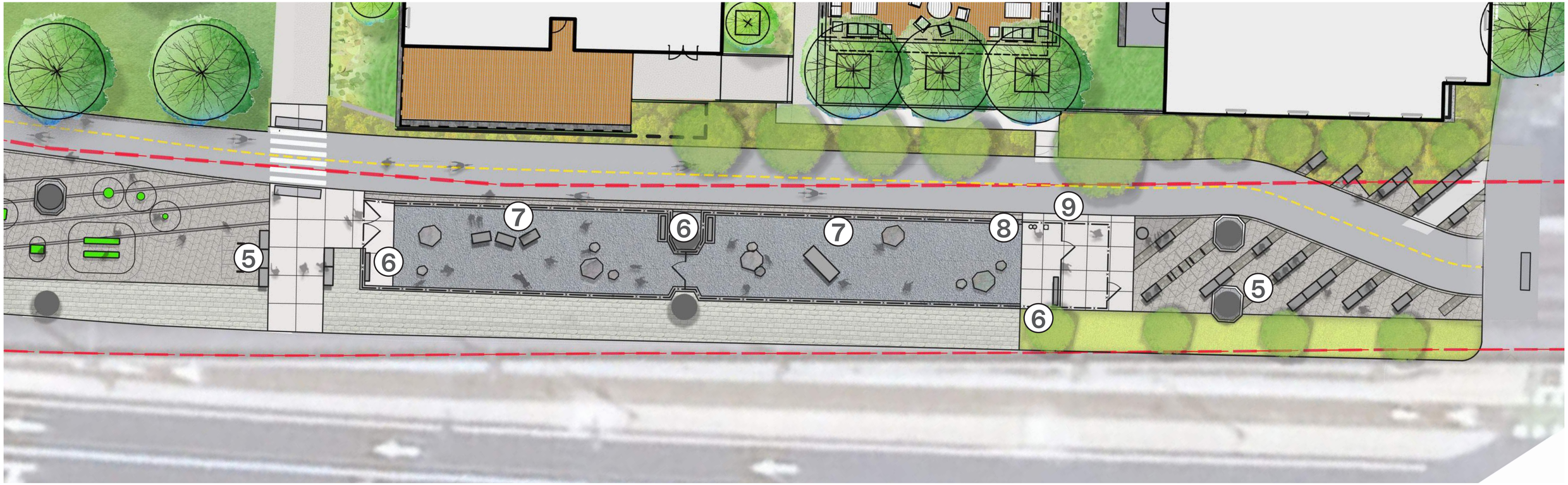
NORTH POINT PARK

AVALONBAY COMMUNITIES | APRIL 2025

CopleyWolff

Plan Enlargement



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NORTH POINT PARK

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3D Views Lechmere

NORTH POINT PARK

AVALONBAY COMMUNITIES | MARCH 2025

Compare Views Lechmere

NORTH POINT PARK

AVALONBAY COMMUNITIES | MARCH 2025

3D Views exercise equipment

NORTH POINT PARK

AVALONBAY COMMUNITIES | MARCH 2025

Compare Views exercise equipment

NORTH POINT PARK

AVALONBAY COMMUNITIES | MARCH 2025

3D Views dog park

NORTH POINT PARK

AVALONBAY COMMUNITIES | MARCH 2025

Compare Views dog park

NORTH POINT PARK

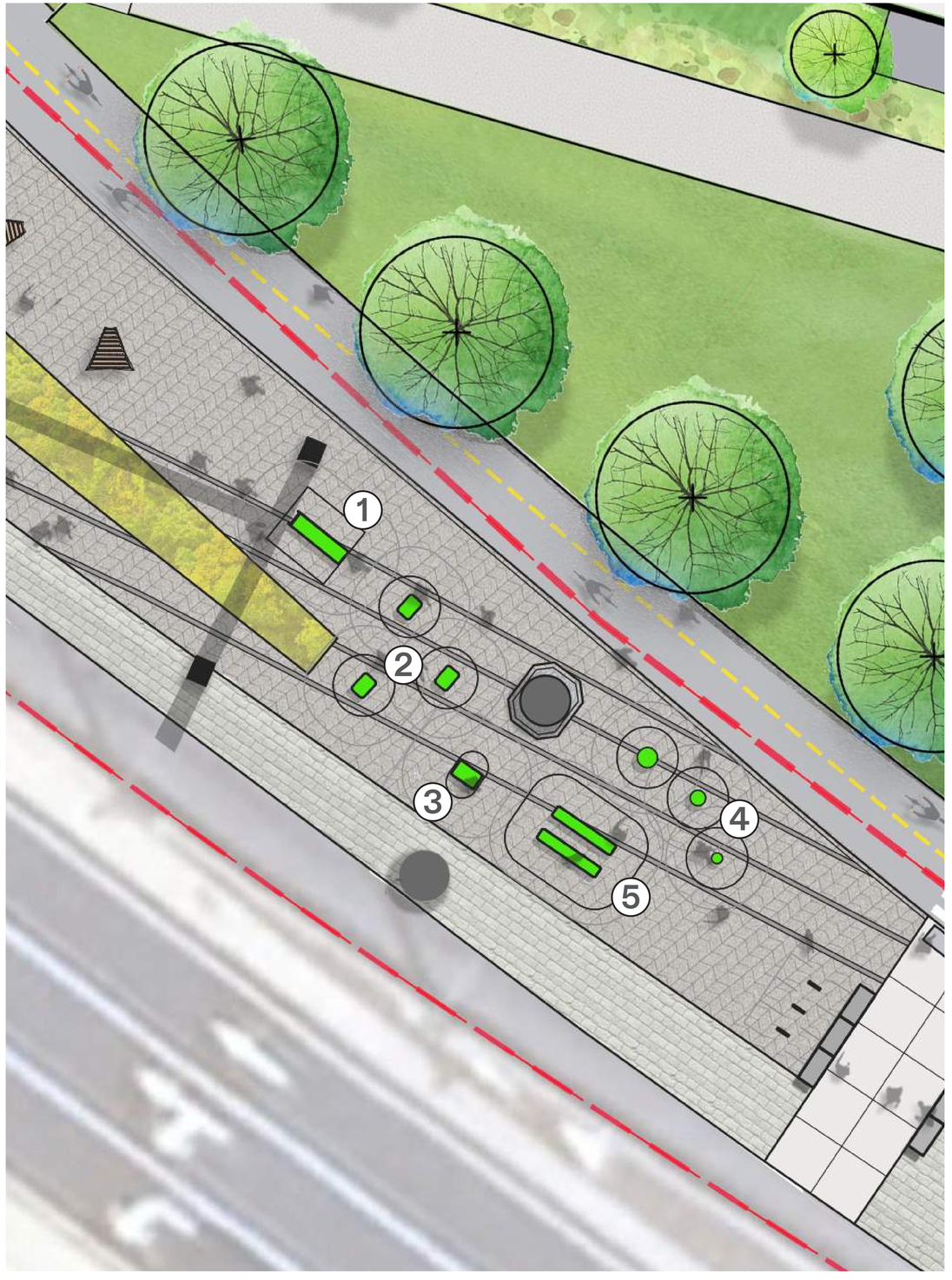
AVALONBAY COMMUNITIES | MARCH 2025

Exercise Equipment

Spirer Incline Bench ①

Spirer Box ②

Spirer 1800 ③



④ Spirer Pilates Balls

⑤ Spirer Parallel Bar

Spirer Sign

NORTH POINT PARK

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