



Cambridge Crossing

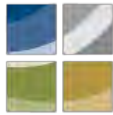
Cambridge, Massachusetts

Design Review Application – EF/G Open Space



Presented by:

DW NP Property, LLC
c/o DivcoWest Real Estate Investments
200 State Street, 12th Floor
Boston, MA 02109



BEALS + THOMAS

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

December 5, 2017



BEALS + THOMAS

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December 5, 2017

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

Via: Hand Delivery

Reference: Cambridge Crossing (formerly known as NorthPoint) EF/G Open Space
Design Review Application
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 the EF/G Open Space (the Site), which is part of the larger Cambridge Crossing (formerly known as NorthPoint) development. The proposed development on the Site is proposed to contain passive and active recreational open space. EF/G is located mostly in Somerville, with the portion of the Site in Cambridge.

As shown on the master plan included as part of this Application, the Site is bounded by the MBTA right of way to the north, Parcel EF to the west, Dawes Street to the south, and Parcel G to the east.

The Site is currently undeveloped vacant land adjacent to the existing North Point Common. It is one of six open space areas in the Cambridge Crossing 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 at Cambridge Crossing. In addition, Parcel JK has obtained Design Review approval in Cambridge and Somerville, and is currently under construction. The surrounding roadway network was approved by the Planning Board on September 2, 2016, as part of Major Amendment #6, and is currently under construction.

The EF/G site is approximately 22,454 sf or ± 0.516 acres in size. The Site is proposed to be comprised of a three-season synthetic turf play surface, two (2) larger areas of plantings and seating, and moveable seating for sport uses as well as seating for passive uses. Approximately four (4) short-term bicycle parking spaces will be provided on-site.

The Applicant filed a design and review application with the City of Somerville Office of Strategic Planning and Community Development on October 5, 2017.

Mr. H. Theodore Cohen, Chair
Cambridge Planning Board
December 5, 2017
Page 2

In addition, a portion of EF/G's current configuration is to be subdivided as depicted on the enclosed draft Subdivision Plan prepared by Beals & Thomas, Inc., dated December 21, 2016, and last updated July 21, 2017, to create the EF/G open space lot identified as "Parcel 1-E" on the attached plan. As part of the Design Review Application for Parcel G, the Applicant requested the approval of the enclosed Subdivision Plan, and requested endorsement by the Planning Board.

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

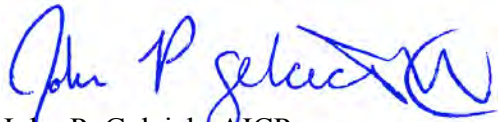
- Site Plans;
- Renderings;
- Sections;
- Compliance Checklist – NorthPoint Design Guidelines;
- Subdivision Plan, previously approved by the Cambridge Planning Board; and
- Draft Subdivision Plan.

There are no changes proposed to the approved uses 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 Cambridge Crossing team is excited to meet with the Planning Board to review and discuss the evolution of design of the proposed project. Thank you for your consideration of the enclosed.

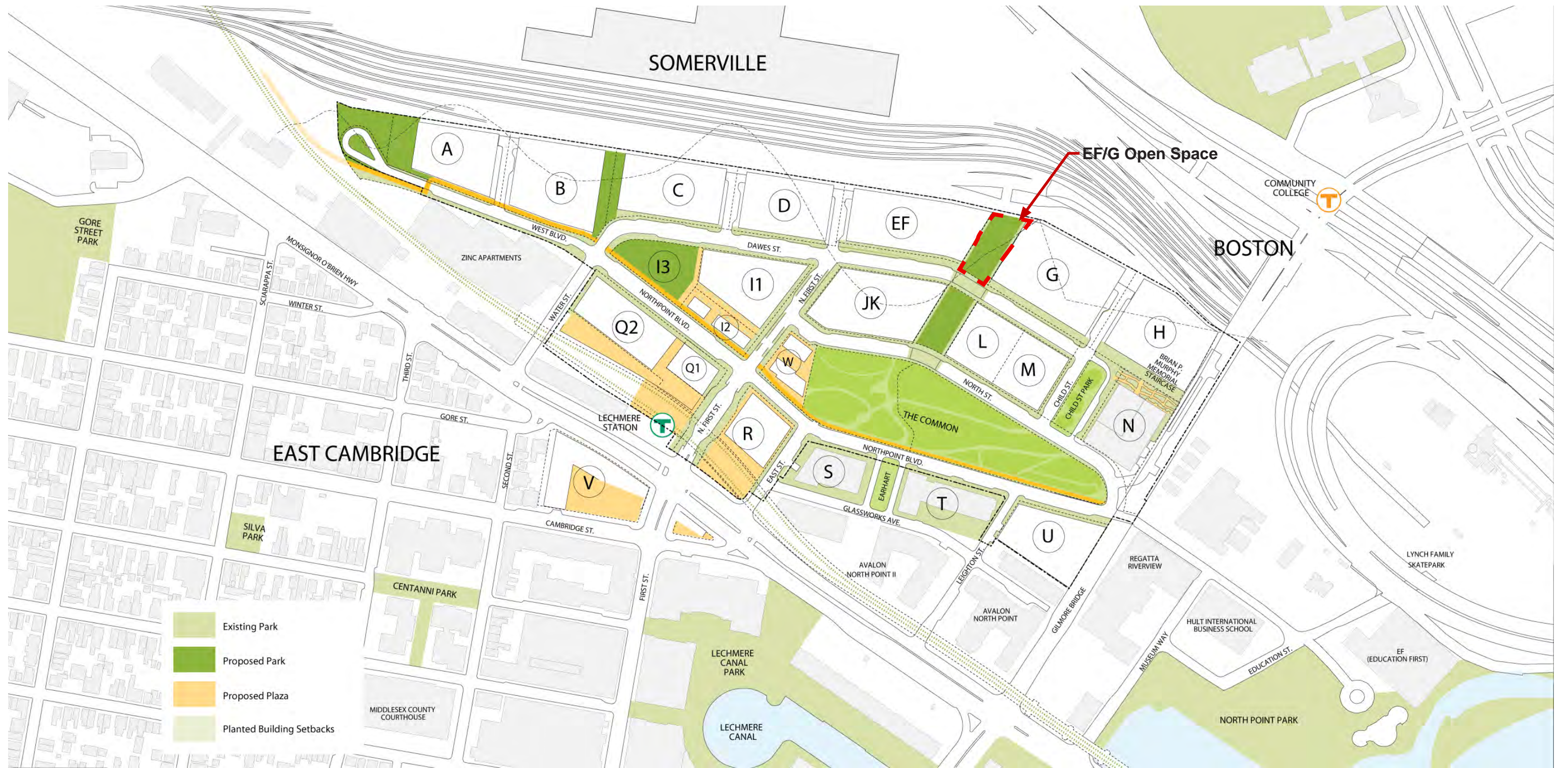
Very truly yours,

BEALS AND THOMAS, INC.



John P. Gelcich, AICP
Senior Planner

JPG/mac/208402PT036



Cambridge Crossing - EF/G Open Space
 Approved Masterplan per Amendment #7 (Minor)





Synthetic Turf Play Surface

BUILDING EF

Movable Athletic Bench, Typ.

Bench, Typ.

DAWES ST

EF/G OPEN SPACE

SOMERVILLE CAMBRIDGE

MBTA COMMUTER RAIL FACILITY

BUILDING G

Demountable Athletic Net, Typ.

Reclaimed Granite Seatwall, Typ.

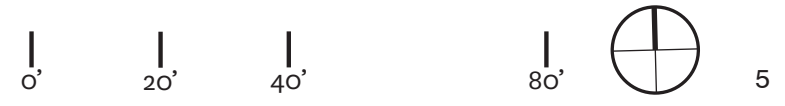
Concrete Pavement, Typ.

Plant Bed, Typ.

Existing Fence

Movable Furniture, Typ.





Cambridge Crossing - EF/G Open Space
 Future Connection to Parcel G



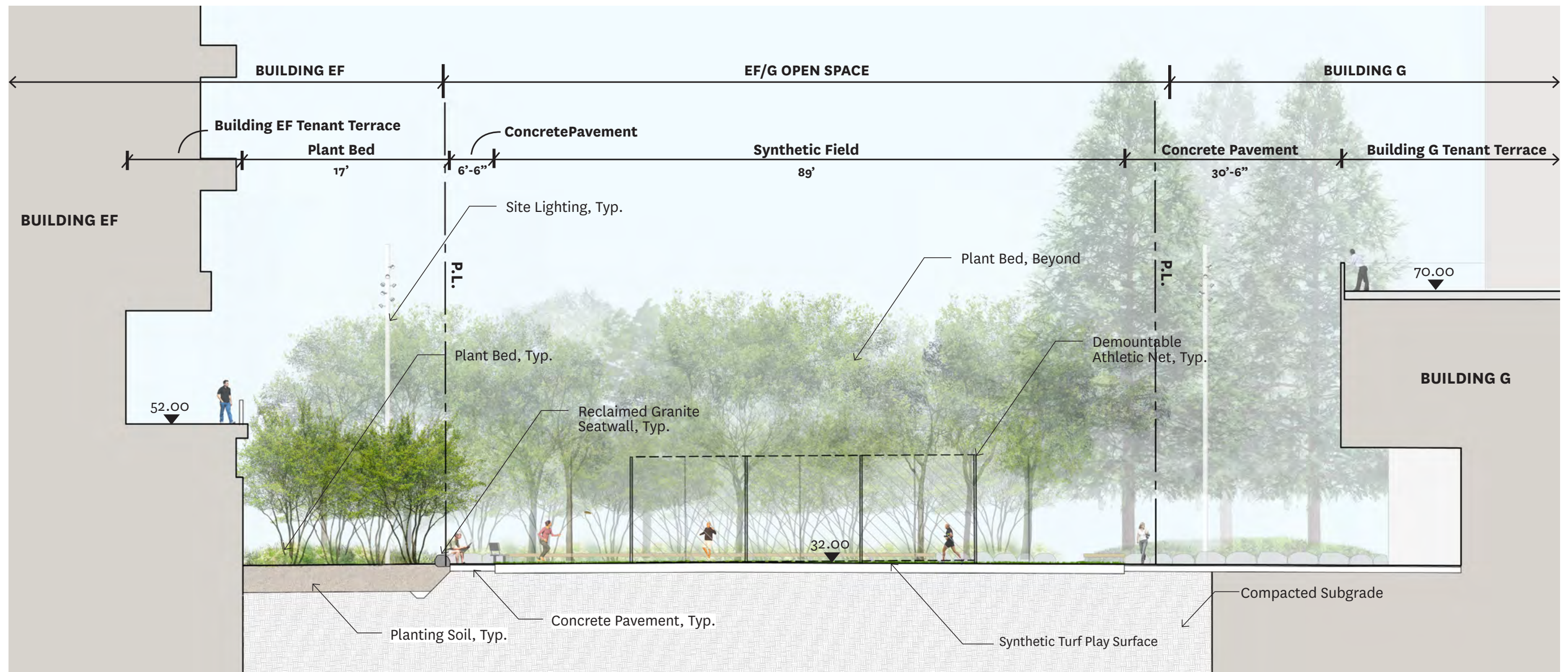
VIEW TOWARDS EF/G OPEN SPACE FROM DAWES STREET SIDEWALK



VIEW TOWARDS BUILDING G LOBBY

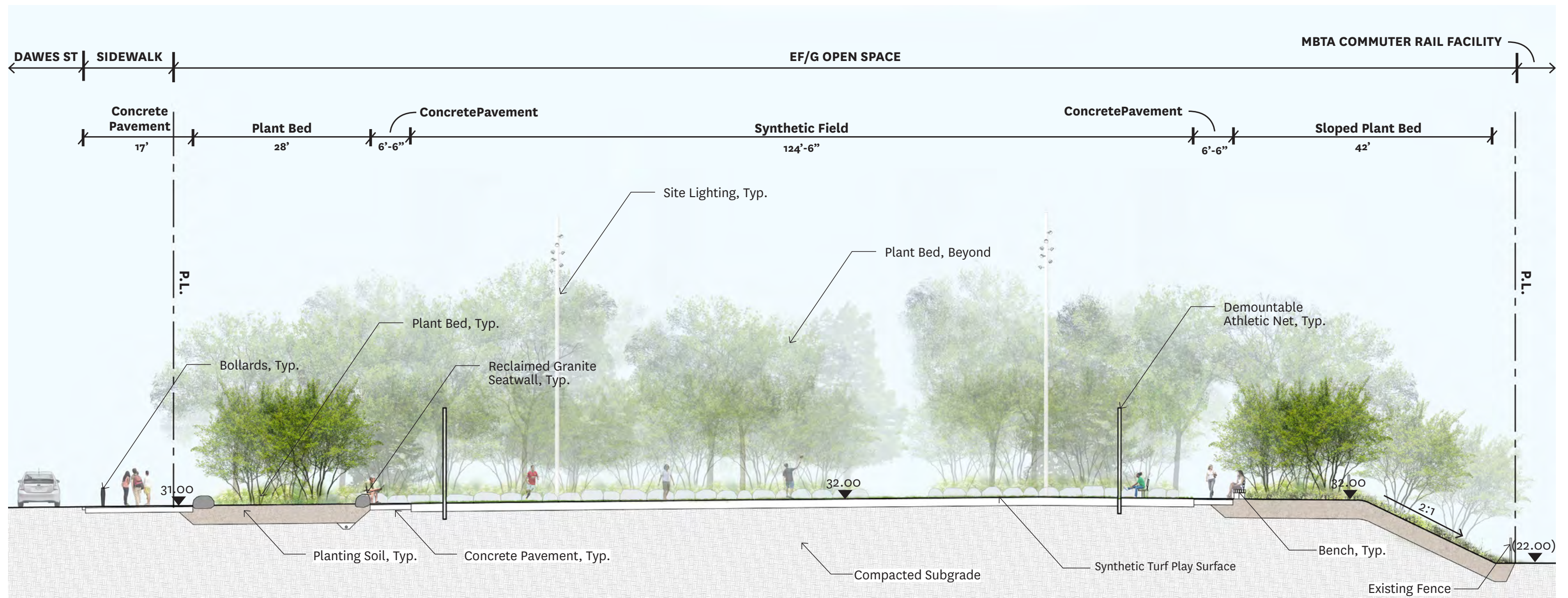


VIEW TOWARDS BUILDING EF



SECTION A - A'





SECTION B - B'



Cambridge Crossing - EF/G Open Space
Site Section



Acer saccharum 'Green Mountain'
Green Mountain Sugar Maple



Gymnocladus dioica
Kentucky Coffee Tree



Acer rubrum
Red Maple



Acer saccharum 'Silver Queen'
Silver Maple



Picea orientalis
Oriental Spruce



Metasequoia glyptostroboides
Dawn Redwood



Amelanchier arborea
Serviceberry



Chioanthus virginicus
White Fringetree



Hamamelis x intermedia 'Arnold Promise'
Witch Hazel



Ilex Glabra
Inkberry



Ilex verticillata
Winterberry Holly



Dennstaedtia punctilobula
Hay-Scented Fern



Polystichum acrostichoides
Christmas Fern



Polygonatum biflorum
Solomon's Seal



Vinca minor
Lesser Periwinkle



Exposed Aggregate Concrete Pavement



Synthetic Turf Play Surface



Concrete Pavement



Reclaimed Granite Block Seatwalls



Movable Tables and Chairs



Bench



Backless Bench



Movable Athletic Bench



Trash Receptacle



Bike Rack

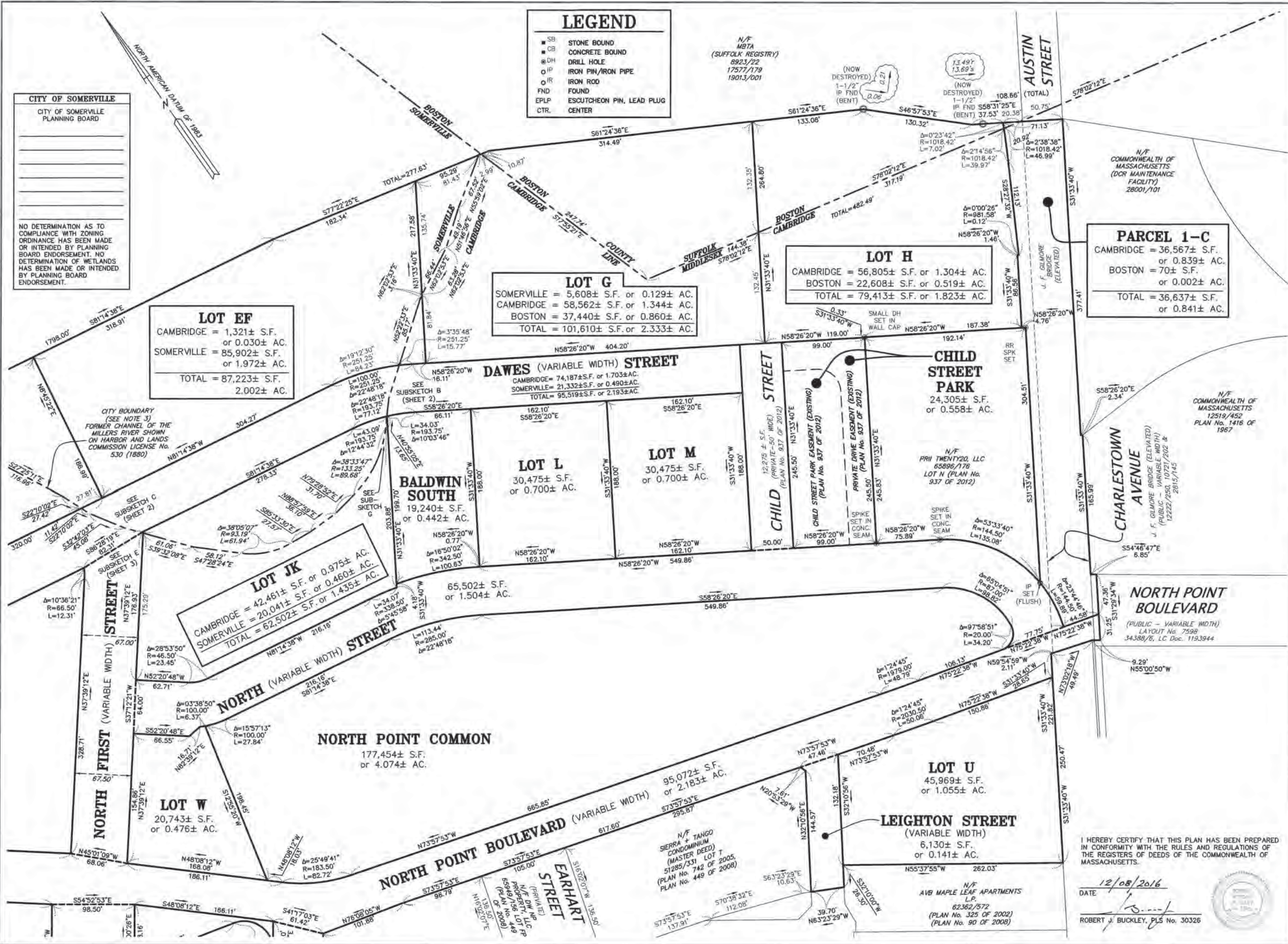


Planter, Clustered



Planter, Linear

Page	Section	Guideline Description	Compliance	Check
39	3.1 Open Spaces	Open spaces of diverse size and use is encouraged to enhance the public environment at NorthPoint. All open spaces at North point 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.	At around 27,000 SF, the EF/G Open Space is the largest of the four pocket parks proposed along Dawes St. It will be open and accessible from Dawes Street and the neighboring EF and G buildings, with open sight lines, no fences, and multiple connections to the Dawes Street sidewalk. The active turf field will support programming unique to its scale and location, focused on exercise, informal sports and events. The design relates to the adjacent Baldwin Open Space in its materials and character.	✓
39	3.1 Open Spaces	Interconnected series of open spaces is encouraged to provide connections both to neighborhoods and within NorthPoint so as to promote pedestrian movement.	The EF/G Open Space is the northern part of the Baldwin Open Space Green Finger, connecting back to the Common at the center of the Cambridge Crossing neighborhood. There is a direct and generous pedestrian connection to Baldwin Open Space provided by a raised crosswalk at Dawes St.	✓
39	3.1 Open Spaces	In addition to the large park, the creation of a series of smaller open spaces such as pocket parks, public plazas, active recreation areas, courtyards, play areas and gardens is encouraged.	The EF/G Open Space is programmed as an active recreation area, complementary to the character and use of the other open spaces at Cambridge Crossing.	✓
39	3.1 Open Spaces	Open spaces shall be articulated throughout NorthPoint through wayfinding and signage measures including space types, themes and programs.	The EF/G Open Space is connected thematically to other open spaces at Cambridge Crossing through its use of materials, particularly reclaimed granite boulders, concrete walkways, layered plantings, and site furniture. The design is particularly connected in the use of materials with the adjacent Baldwin Open Space.	✓
39	3.1 Open Spaces	Open spaces shall be visible and accessible from public streets.	Open sightlines and multiple points of access are provided from Dawes Street and the landscapes of the adjacent EF and G buildings.	✓
39	3.1.1 Open Space Programming	Strolling, Sitting, Picnicking, Sunbathing, Informal Sport Activities, Frisbeem Sledding, Outdoor Movies, Yoga, Outdoor Performances, Dog Walking, Birdwatching	The Open Space design introduces spaces for sitting, informal sport activities, yoga 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.	No fences are used to define the park boundaries. A hardscaped plaza extends from Dawes St into the Open Space and a public footpath loops around the perimeter of the central field.	✓
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.	Smaller scale seating areas are located at the edges of the park including casual seating on reclaimed granite boulders, fixed timber benches with and without backs, moveable tables and chairs, and moveable aluminum benches at the edge of the active field.	✓
41	3.1.2 Parks	Loading and service shall not interfere with the core function of the park spaces.	There is no loading or service near the EF/G Open Space.	✓
41	3.1.2 Parks	The Pocket Parks at NorthPoint shall be designed to be public in nature, creating an open environment that the public can easily identify as welcoming and for everyone's use. The entrance to the park from streets and sidewalks should be designed to be open and inviting to the public.	The south edge of the Open Space along Dawes Street is designed to be open and inviting to the public with multiple openings to the sidewalk. The plant beds with seating edges are designed to provide an occupiable, shaded threshold landscape.	✓
41	3.1.2 Parks	Active Pocket Parks are encouraged to have active recreational program including sports and gardening and be designed to be used by the whole community.	The central feature of the EF/G Open Space is a small turf field programmed for active recreation.	✓
45	3.1.5 Active Pocket Parks	The Active Pocket Parks will serve particular programmatic functions at NorthPoint, complementing the uses of the other open spaces in the neighborhood. Active functions may include small sport courts, for example volleyball, basketball, and a five-a-side soccer. Other activities such as community gardening, play, small public events and performances will also be accommodated by these parks. Their location on the northern side of the neighborhood make each of the parks self-contained in the urban block structure. They should be designed to be open and welcoming from the south side, and have a character that is clearly public, independent from the flanking building.	The small turf field at the center of the EF/G Open Space provides the flexibility to play five-a-side soccer, flag football, Frisbee or other more informal types of active recreation. Seating is incorporated into the perimeter of the space for spectators and other open space users. The southern edge along Dawes Street is open and welcoming with multiple entry points. The richly planted edges create a character that is independent of the adjacent EF and G buildings.	✓



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

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.

LOT EF
CAMBRIDGE = 1,321± S.F. or 0.030± AC.
SOMERVILLE = 85,902± S.F. or 1.972± AC.
TOTAL = 87,223± S.F. 2.002± AC.

LOT G
SOMERVILLE = 5,608± S.F. or 0.129± AC.
CAMBRIDGE = 58,562± S.F. or 1.344± AC.
BOSTON = 37,440± S.F. or 0.860± AC.
TOTAL = 101,610± S.F. or 2.333± AC.

LOT H
CAMBRIDGE = 56,805± S.F. or 1.304± AC.
BOSTON = 22,608± S.F. or 0.519± AC.
TOTAL = 79,413± S.F. or 1.823± AC.

PARCEL 1-C
CAMBRIDGE = 36,567± S.F. or 0.839± AC.
BOSTON = 70± S.F. or 0.002± AC.
TOTAL = 36,637± S.F. or 0.841± AC.

LOT L
30,475± S.F. or 0.700± AC.

LOT M
30,475± S.F. or 0.700± AC.

LOT JK
CAMBRIDGE = 42,461± S.F. or 0.975± AC.
SOMERVILLE = 20,041± S.F. or 0.460± AC.
TOTAL = 62,502± S.F. or 1.435± AC.

LOT W
20,743± S.F. or 0.476± AC.

NORTH POINT COMMON
177,454± S.F. or 4.074± AC.

LOT U
45,969± S.F. or 1.055± AC.

LEIGHTON STREET
(VARIABLE WIDTH)
6,130± S.F. or 0.141± AC.

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: 12/08/2016
ROBERT J. BUCKLEY, PLS No. 30326

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
FLD	CALC
	DWN
	RJB
	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
SCALE: 1"=50' FEET

B71 JOB NO. 2084.02
B71 PLAN NO. 208402P244B-005
SHEET 5 OF 5

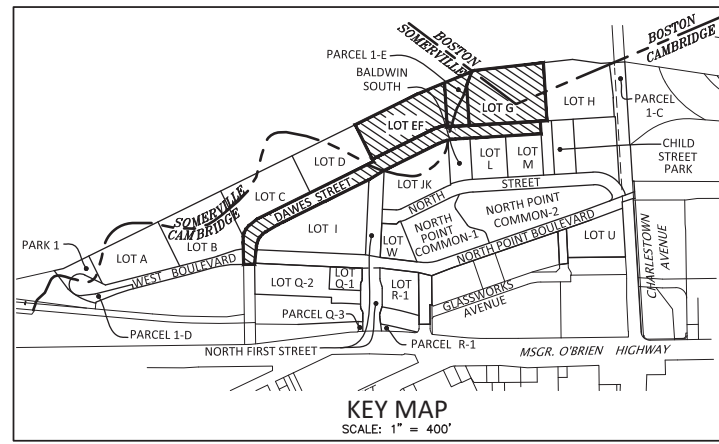
PL-5

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 GUNTER 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.
- SOMERVILLE - CAMBRIDGE CITY BOUNDARY LINE ESTABLISHED BY BEALS AND THOMAS, INC. BY DIGITIZING HISTORIC EDGE OF MILLERS RIVER AS SHOWN ON A PLAN ENTITLED "NOS. 530 & 531, APPROVED BY HARBOR AND LAND COMMISSION", DATED MAY 6, 1880, RECORDED IN SUFFOLK COUNTY AS PLAN BOOK 1505 PAGE 640; AND CALCULATING A BEST-FIT CENTERLINE OF THE HISTORIC RIVER. THE END OF THE CENTERLINE WAS ADJUSTED TO HOLD 250.00' FROM THE ANGLE POINT IN THE BOSTON - CAMBRIDGE CITY LINE AS DESCRIBED IN CHAPTER 312 OF THE ACTS OF 1910.
- 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 RE-DIVISION OF LOT EF, LOT G AND DAWES STREET SHOWN ON A PLAN RECORDED AT THE MIDDLESEX SOUTH REGISTRY AS PLAN No. 1151 OF 2016 AND PLAN BOOK 2016, PAGE 566 AT THE SUFFOLK REGISTRY.
- THE PARCELS SHOWN HEREON HAVE THE BENEFIT OF AND ARE SUBJECT TO RIGHTS, RESTRICTIONS, AND EASEMENTS NOT SHOWN.

LEGEND

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



PARCEL 1-E
 CAMBRIDGE = 7,699± S.F. or 0.177± AC.
 SOMERVILLE = 14,755± S.F. or 0.339± AC.
 TOTAL = 22,454± S.F. or 0.516± AC.

LOT G
 CAMBRIDGE = 52,184± S.F. or 1.198± AC.
 BOSTON = 37,440± S.F. or 0.860± AC.
 TOTAL = 89,624± S.F. or 2.057± AC.

LOT EF
 72,282± S.F. or 1.659± AC.

DAWES STREET
 (PRIVATE-VARIABLE WIDTH)

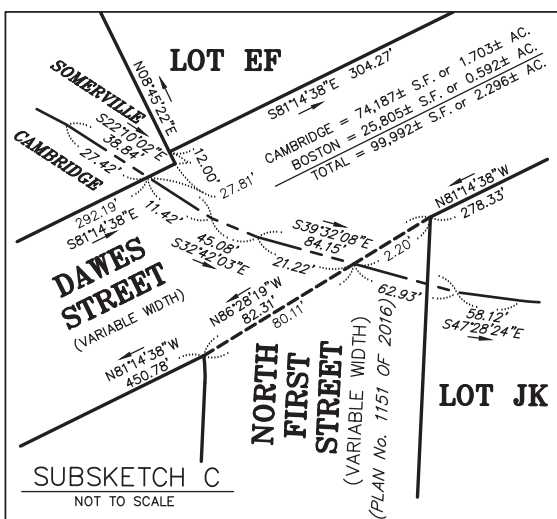
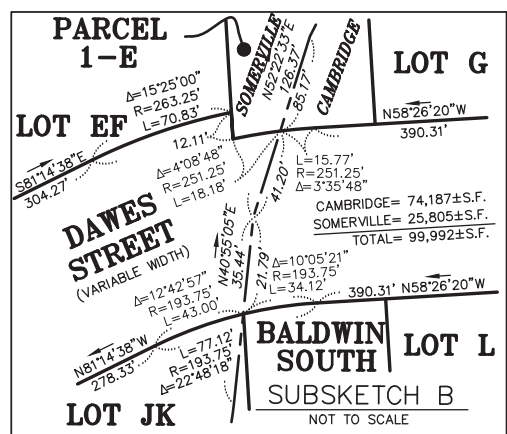
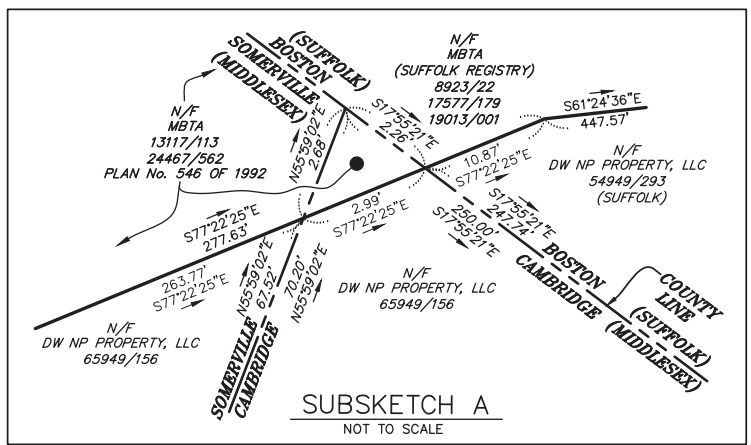
BALDWIN SOUTH
 N/F DW NP PROPERTY, LLC 65949/156 (PLAN No. 1151 OF 2016)

LOT L
 N/F DW NP PROPERTY, LLC 65949/156 (PLAN No. 1151 OF 2016)

LOT M
 N/F DW NP PROPERTY, LLC 65949/156 (PLAN No. 1151 OF 2016)

LOT JK
 N/F DW PROPCO JK, LLC 69231/108 (PLAN No. 1151 OF 2016)

NORTH STREET
 (PRIVATE-VARIABLE WIDTH)
 (PLAN No. 1151 OF 2016)



CITY OF SOMERVILLE

DATE: 10/4/2017

GEORGE PROAKIS, DIRECTOR OF PLANNING

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: 10/4/2017

ROBERT J. BUCKLEY, PLS No. 30326

PREPARED FOR:
DW NP PROPERTY, LLC
 c/o DIVCOWEST REAL ESTATE INVESTMENTS
 200 STATE STREET,
 12TH FLOOR
 BOSTON, MA 02109

RECORD OWNERS:
DW NP PROPERTY, LLC
 65949/156
 LOT EF
 LOT G
 PLAN No. 1151 OF 2016
 (MIDDLESEX COUNTY)
 54949/293
 LOT EF
 LOT G
 PLAN BOOK 2016, PAGE 566
 (SUFFOLK COUNTY)

DATE	DESCRIPTION
10/04/2017	REVISE DAWES STREET AND LOTS EF AND G. CREATE PARCEL 1-E.
12/21/2016	INITIAL ISSUE

ATL	MEB	MEB	RJB
FLD	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
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DATE: DECEMBER 21, 2016
 SCALE: 1"=50'
 BTI JOB NO. 2084.02
 BTI PLAN NO. 208402P305B-001
 SHEET 1 OF 1

PL