



Cambridge Crossing

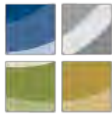
Cambridge, Massachusetts

Design Review Application – Parcel I 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

May 23, 2018



BEALS + THOMAS

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144 Turnpike Road
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Regional Office: Plymouth, MA

May 23, 2018

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

Via: Hand Delivery

Reference: Cambridge Crossing Parcel I Open Space Design Review Application
PB #179
Cambridge, Massachusetts
B+T Project No. 2084.56

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 re-submits this Design Review Application for the Parcel I 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. Parcel I is located entirely within Cambridge. This re-submission incorporates comments and revisions provided by the Board and the Cambridge Planning staff.

As shown on the master plan included as part of this Application, the Site is bounded by Dawes Street to the north, Northpoint Boulevard to the south, and Parcel I Residential and Parcel I Retail to the east.

The Site is currently undeveloped vacant land. Parcel I contains one (1) of six (6) 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 building permit applications have been procured in both cities. The Parcel JK building 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 Parcel I Open Space site is approximately 30,821 sf or ± 0.71 acres in size. The Site is proposed to be comprised of landscaping, an event lawn, an event plaza, a sand play area, and a view terrace. A total of 73 short-term bicycle parking spaces will be provided on-site, which includes those located as part of Parcel I Residential, Parcel I Retail, and Parcel I Open Space. The design of the Site provides a connection to the adjacent Multi-Use Path.

Mr. H. Theodore Cohen, Chair
Cambridge Planning Board
May 23, 2018
Page 2

In addition, the Applicant intends to subdivide the Parcel in the manner depicted on the enclosed Draft Subdivision Plan prepared by Beals & Thomas, Inc., dated December 21, 2016, and last updated February 23, 2018, to create three (3) separate parcels within what is now Parcel I: Parcel I-1, I-2, and I-3. The final subdivision plan will be submitted at a later date for approval and 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/208456PT003C

CAMBRIDGE CROSSING

DEVELOPMENT STATUS TABLE

Phase 1a

Building	Use(s)	Approved GFA per Special Permit Appendix I	GFA approved in thru Design Review	Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)
N	Residential	394,000	394,000 ¹	Construction Completed. Occupied.
	Retail	8,600	8,600	Construction Completed. Occupied.
S	Residential	112,398	112,398	Construction Completed. Occupied.
T	Residential	242,194	242,194	Construction Completed. Occupied.
JK	Office/Laboratory	370,000 Total	351,192	Under construction.
	Retail	TBD	14,700	Under construction.
W	Retail	18,000	16,337	Design Review Complete.
Q1	Retail	17,675 ²	17,675	Minor Amendment Approved for GFA Increase. Revised Design Review to be submitted.
L	Residential	286,000 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Allowed)		Special Permit approval. Design Review timing TBD.
M	Residential	208,400 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Required)		Special Permit approval. Design Review timing TBD.
I	Residential	390,000 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD		Special Permit approval. Design Review timing TBD.

¹ Development of Parcels N, S and T was completed before issuance of Major Amendment No. 6, and, therefore, the revision of Appendix I. As a result, Appendix I reflects the as-built GFA of each of N, S and T.

² Increased by Amendment No. 7 (Minor) from 14,000 square feet of GFA to 17,675 square feet of GFA.

Phase 1b

Building	Use(s)	Approved GFA per Special Permit Appendix I	GFA approved in thru Design Review	Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)
G	Office/Laboratory	410,000	451,000	Special Permit approval. Design Review Submitted. Design Review completed in Boston.
H	Office/Laboratory	375,000	347,600	Special Permit approval. Design Review Submitted. Design Review completed in Boston.
EF	Office/Laboratory	400,000 Total	410,590	Special Permit approval. Design Review submitted in Somerville.
	Retail	TBD		Special Permit approval. Design Review submitted in Somerville.
C	Mixed-Use	348,000		Special Permit approval. Design Review timing TBD.
U	Office/Laboratory	320,000		Special Permit approval. Design Review timing TBD.

Phase 2

Building	Use(s)	Approved GFA per Special Permit Appendix I	GFA approved in thru Design Review	Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)
A	Residential	175,000		Special Permit approval. Design Review timing TBD.
B	Residential	373,000 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Allowed)		Special Permit approval. Design Review timing TBD.
D	Mixed Use	340,000		Special Permit approval. Design Review timing TBD.
Q2	Office/Laboratory	147,387 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Required)		Special Permit approval. Design Review timing TBD.
R	Mixed Use	148,945 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Required)		Special Permit approval. Design Review timing TBD.
V	Residential	199,855 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Required)		Special Permit approval. Design Review timing TBD.

Special Permit #179, Condition 19.d.

Statistical Summary of Dwelling Units Constructed

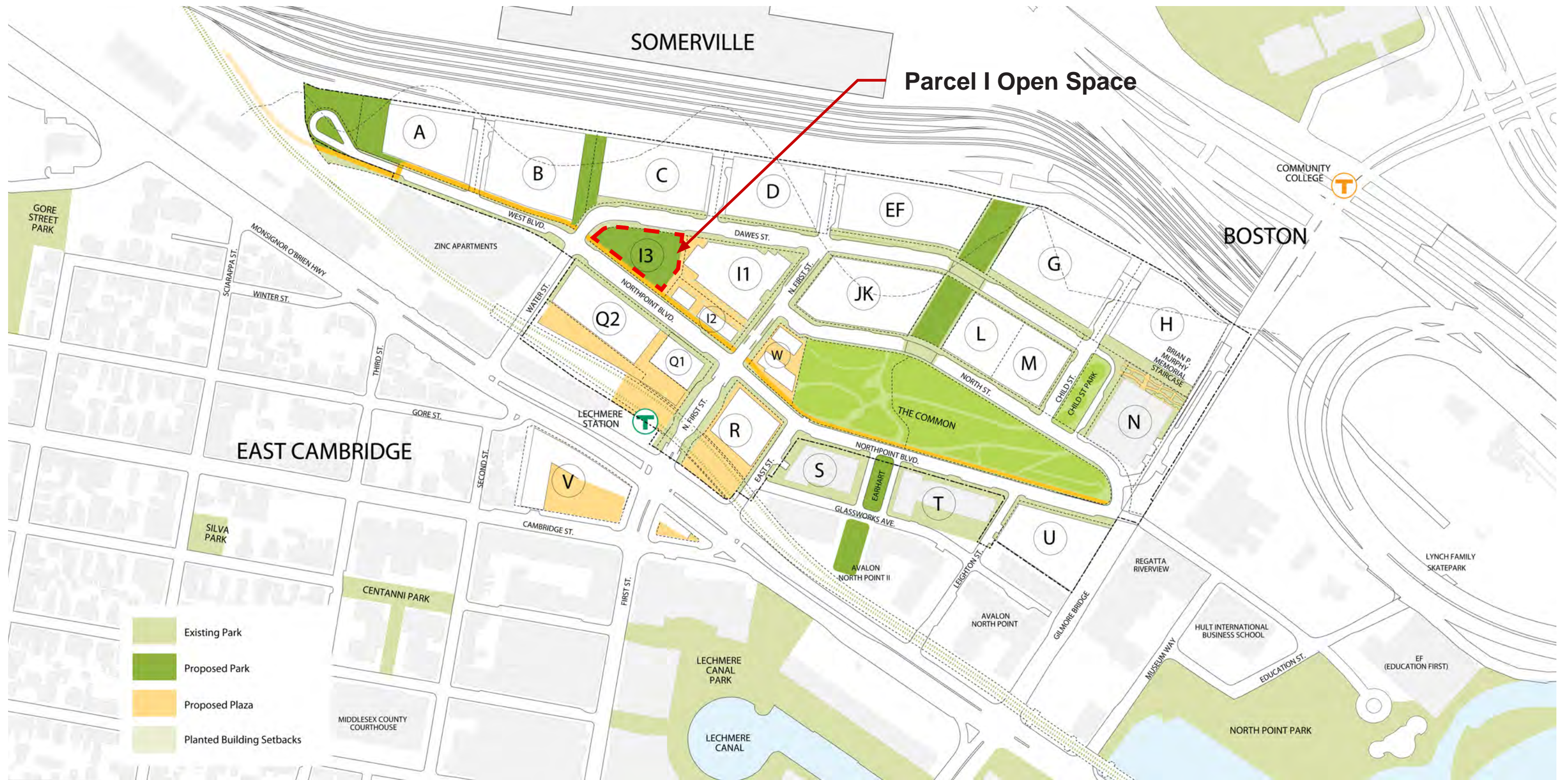
Parcel	Total Residential Units	Approved GFA	Use(s)	All Residential Units							
				Studio		1 Bedroom		2 Bedroom		3 Bedroom	
				No. Units	Avg. SF	No. Units	Avg. SF	No. Units	Avg. SF	No. Units	Avg. SF
N	355	402,600	Residential Retail	74	501	180	732	85	1,030	16	1,392
S	99	112,398	Residential	0	--	94	921	5	1,285	0	--
T	230	242,194	Residential	40	663	138	878	51	1,044	1	1,923
JK	--	365,892	Office/Laboratory Retail	--	--	--	--	--	--	--	--

Parcel	Affordable Residential Units	Approved GFA	Use(s)	Affordable Residential Units ¹							
				Studio		1 Bedroom		2 Bedroom		3 Bedroom	
				No. Units	Avg. SF	No. Units	Avg. SF	No. Units	Avg. SF	No. Units	Avg. SF
N	41	402,600	Residential Retail	8	516	21	734	10	1,062	2	1,407
S	12	112,398	Residential	--	--	11	887	1	1,179	--	--
T	26	242,194	Residential	4	678	15	834	6	999	1	1,839
JK	--	365,892	Office/Laboratory Retail	--	--	--	--	--	--	--	--

Issued: May 16, 2018

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¹ This chart assumes that these residential properties and affordable units are in compliance with the associated affordable housing covenants as on record at the Middlesex County Registry of Deeds (Parcel N: Book 61574 Page 442; Parcel S: Book 45918 Page 224; Parcel T: Book 46408 Page 98). Additional information regarding these properties is available from the Housing Department at CDD.







Cambridge Crossing - Parcel I Open Space
Site Plan



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



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PROPOSED VIEW FROM WATER ST/NORTHPOINT BOULEVARD INTERSECTION



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



Stone Setts Pavement



Exposed Aggregate Concrete Pavement



Decomposed Granite Pavement



Concrete Pavement



Reclaimed Granite Block Seatwalls



Bench



Bench



Backless Bench



Bike Rack



Trash Receptacle



Movable Tables and Chairs



Movable Umbrella



Planter, Clustered



Planter, Linear



Ginkgo biloba
Ginkgo Tree



Liquidambar styraciflua
American sweetgum



Quercus palustris
Pin Oak

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



Ginkgo biloba
Ginkgo



Cladastris kentukea
Kentucky Yellowwood



Gleditsia triacanthos var. *inermis*
Skyline Honeylocust



Juniperus chinensis
Chinese Juniper



Metasequoia glyptostroboides
Dawn Redwood



Thuja occidentalis 'Arovirens'
Green Giant Arborvitae



Thuja occidentalis 'Wintergreen'
Wintergreen Arborvitae



Kalmia latifolia
Mountain Laurel



Lindera glauca
Spicebush - Greybush



Comptonia peregrina
Sweet fern



Hamamelis x intermedia 'Arnold Promise'
Witch Hazel



Hydrangea quercifolia
Oakleaf Hydrangea



Ilex glabra
Inkberry



Ilex verticillata
Winterberry Holly

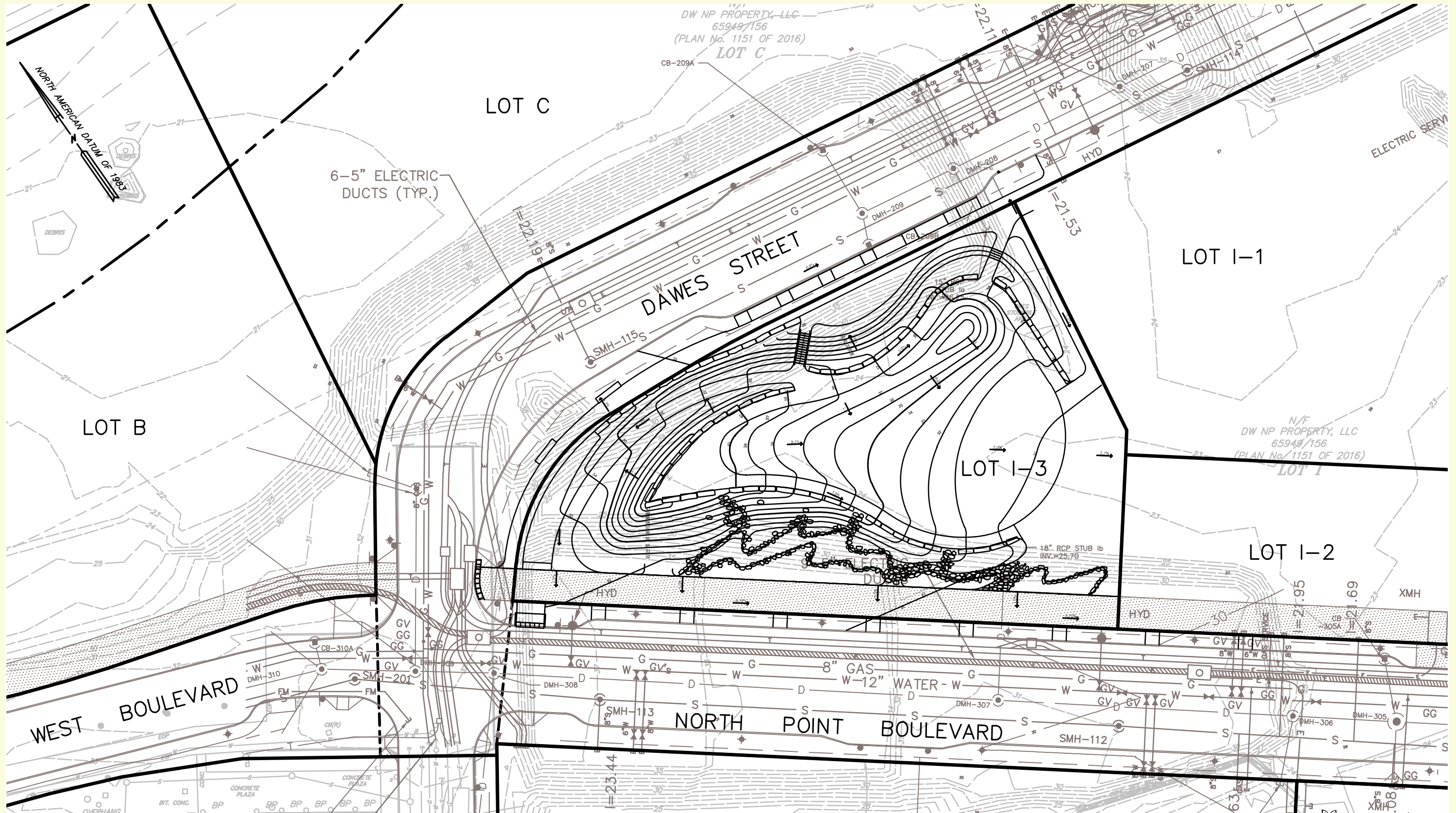


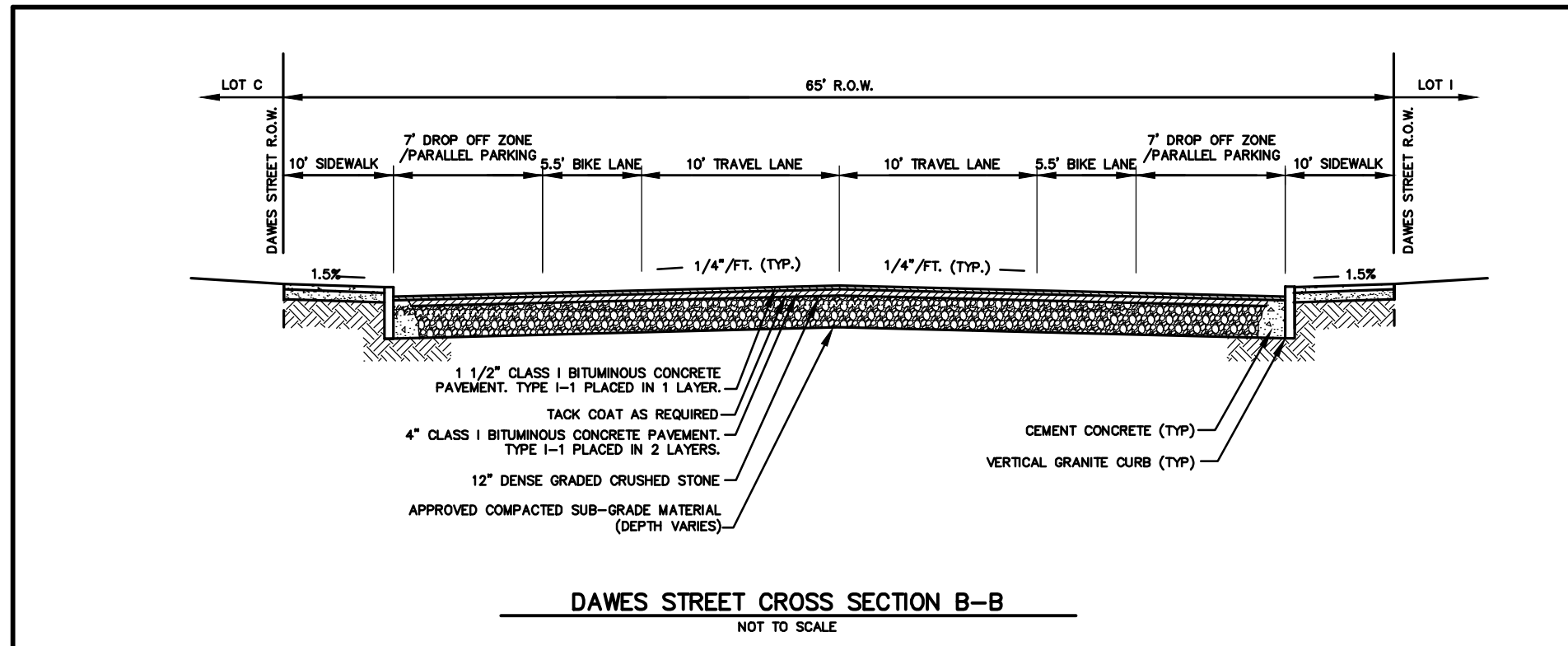
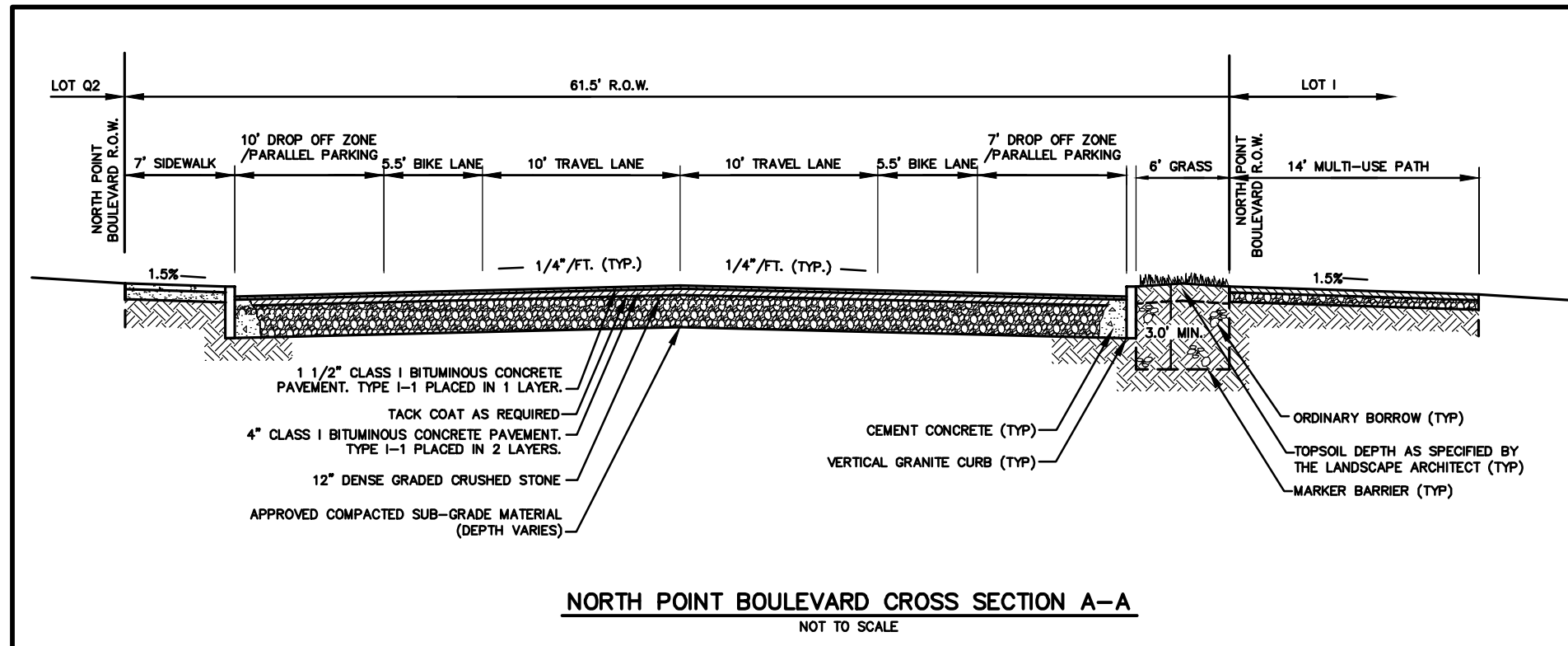
Itea virginica
Virginia Sweetspire

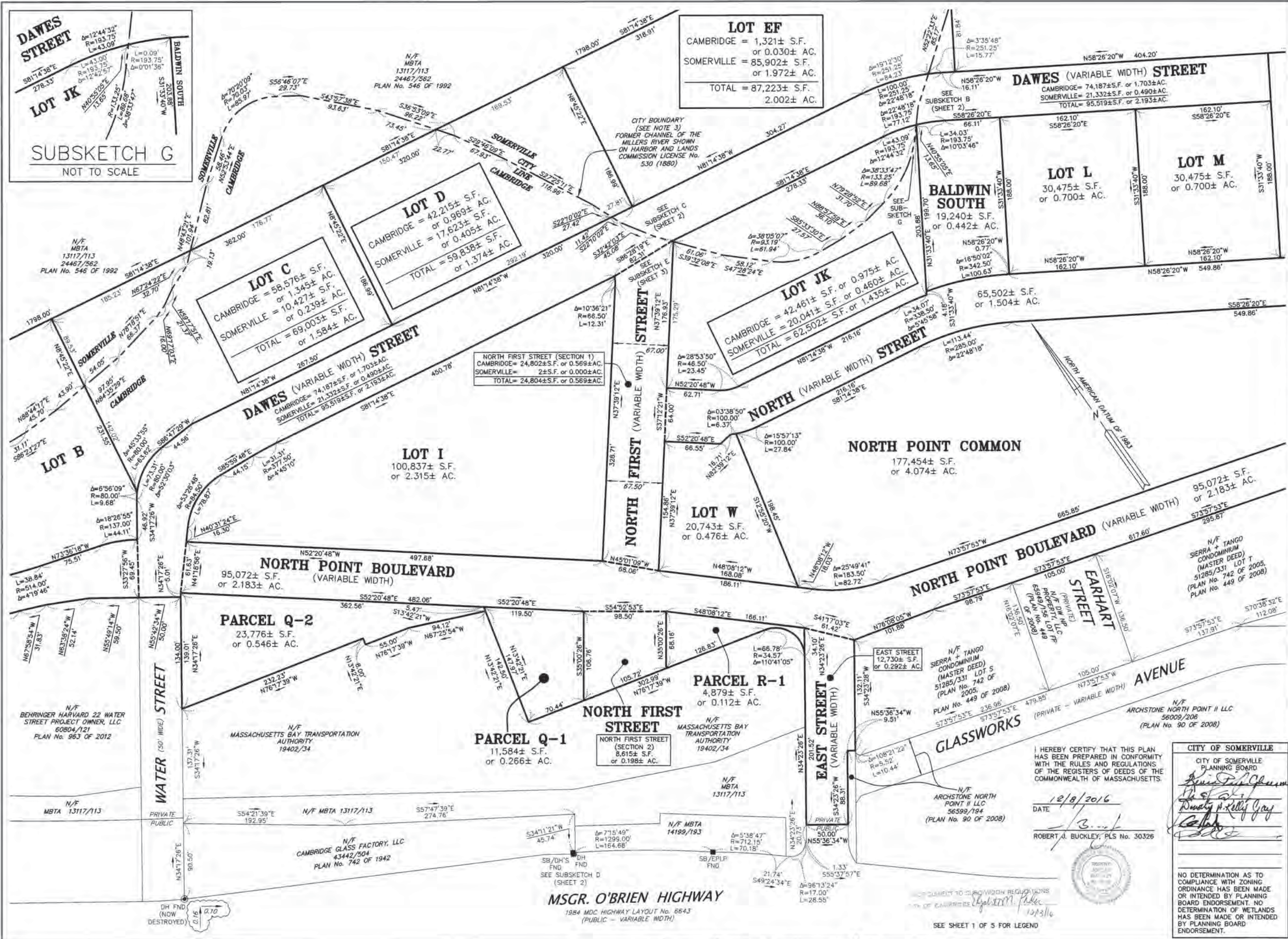
Page	Section	Guideline Description	Compliance	Check
39	3.1 Open spaces	Parks: Strolling, Sitting, Picnicking, Informal sport activities, Outdoor movies, Outdoor performances.	Parcel I Open Space is fully open to the public, with no fences or gates separating it from surrounding areas. The park is designed to support retail uses in the Residentail I buildings and the Retail I pavilions, and public plaza. The sun-filled central sloped lawn can be used for open-air events, movies, or for relaxation and passive recreation.	✓
39	3.1 Open spaces	The provision of open spaces of diverse size and use is encouraged to enhance the public environment at NorthPoint. All open spaces at NorthPoint shall be designed to be public in nature, creating an open environment that the public can easily identify that is welcoming for everyone's use.	The Open Space is designed to complement the uses of the other public open spaces at Cambridge Crossing and has a number of features unique to the neighborhood. The sloped lawn can accomodate open air events at a larger scale than elsewhere, the play fountains in the plaza will be an attraction particularly for children, as will the sand area and rocky scramble on the south side of the park. The raised terrace provides a vantage point with good views down the central open space to the Common.	✓
39	3.1 Open spaces	The provision of an interconnected series of open spaces is encouraged to provide connections both to neighborhoods and within NorthPoint so as to promote pedestrian movement.	The connection with the retail plazas and the multiple pedestrian access points from the surrounding sidewalks and Community Path will promote the continuity and accessibility of pedestrian movement.	✓
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. A second large park on Parcel I is located along the central main street, conveniently close to the neighborhood access from Water Street.	The Parcel I Open Space is located conveniently close to the East Cambridge neighborhood access from Water Street, and is a welcoming public element at the intersection of Dawes Street and NorthPoint Boulevard.	✓
39	3.1 Open spaces	Open spaces shall be visible and accessible from public streets.	The Open Space has long street edges on NorthPoint Boulevard, and Dawes Street, and a strong visual connection to Water Street. Multiple points of entry are provided adjacent sidewalks and public space on all sides of the park. The landform that rises on the intersection of Dawes St and NorthPoint Boulevard will allow for the park to be easily identified and visible from the surrounding streets.	✓
39	3.1.1 Open space programming	Parks: Strolling, Sitting, Picnicking, Informal sport activities, Outdoor movies, Outdoor performances.	The Open Space will accommodate and encourage activities such as strolling, sitting, picnicking, informal games, and outdoor events, movies 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.	Parcel I Open Space does not include any fencing. Multiple points of entry are provided from Dawes Street, NorthPoint Boulevard and the Community Path.	✓
41	3.1.2 Parks	Individual spaces within the large parks are encouraged to have clear identities and themes, so that the public can inderstand the potential use, including areas for gathering, and community events.	The event lawn, the terrace at the top of the landform, the water play fountains, the sand area, and rocky scramble will create distinct identities within the park and will encourage a wide range of public uses.	✓

NorthPoint

Cambridge, Massachusetts







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 C
 CAMBRIDGE = 58,576± S.F.
 or 1.345± AC.
 SOMERVILLE = 10,427± S.F.
 or 0.239± AC.
 TOTAL = 69,003± S.F.
 or 1.584± AC.

LOT D
 CAMBRIDGE = 42,215± S.F.
 or 0.969± AC.
 SOMERVILLE = 17,623± S.F.
 or 0.405± AC.
 TOTAL = 59,838± S.F.
 or 1.374± AC.

LOT JK
 CAMBRIDGE = 42,461± S.F. or 0.975± AC.
 SOMERVILLE = 20,041± S.F. or 0.450± AC.
 TOTAL = 62,502± S.F. or 1.435± AC.

LOT L
 30,475± S.F.
 or 0.700± AC.

LOT M
 30,475± S.F.
 or 0.700± AC.

LOT I
 100,837± S.F.
 or 2.315± AC.

LOT W
 20,743± S.F.
 or 0.476± AC.

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

PARCEL Q-2
 23,776± S.F.
 or 0.546± AC.

PARCEL R-1
 4,879± S.F.
 or 0.112± AC.

PARCEL Q-1
 11,584± S.F.
 or 0.266± AC.

NORTH FIRST STREET
 NORTH FIRST STREET (SECTION 2)
 8,615± S.F.
 or 0.198± AC.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

CITY OF SOMERVILLE
 CITY OF SOMERVILLE PLANNING BOARD

[Signatures]

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.

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
	CHK'D
	RJB

Middlesex Registry of Deeds,
 Southern District
 Cambridge, Massachusetts
 Plan No. 1151 4/5 of 2016
 rec'd 12-13 2016
 at H M M
 Attest
[Signature]
 Register

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

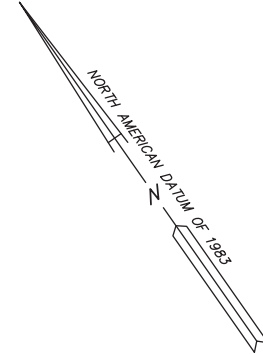
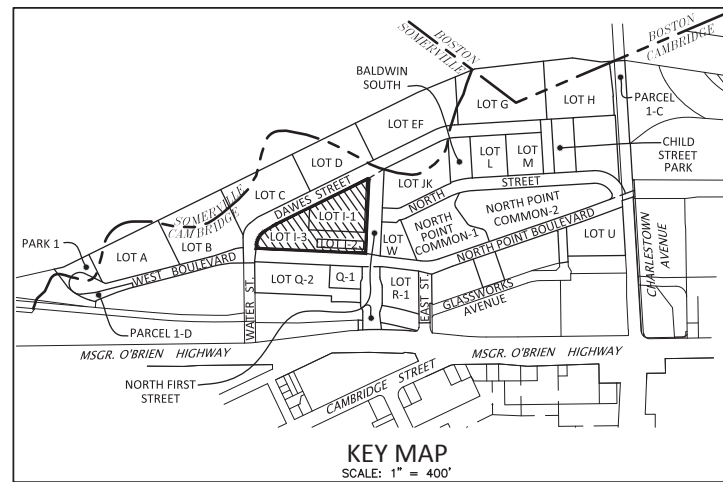
BEALS AND THOMAS, INC.
 Reservoir Corporate Center
 144 Turnpike Road
 Southborough, Massachusetts 01772-2104
 T 508.366.0560 | www.bealsandthomas.com

DATE: DECEMBER 8, 2016 METERS
 0 25 50 100 150
 SCALE: 1"=50' FEET

BTL JOB NO. 2084-02
 BTL PLAN NO. 2084029244B-004
 SHEET 4 OF 5

PL-4

1151 of 2016 4/5



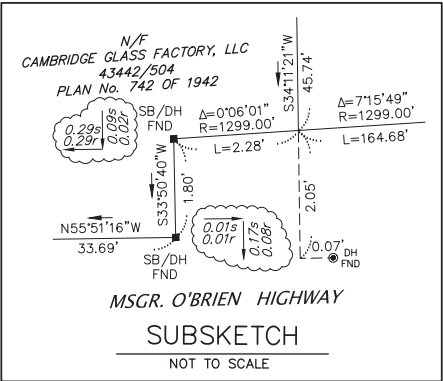
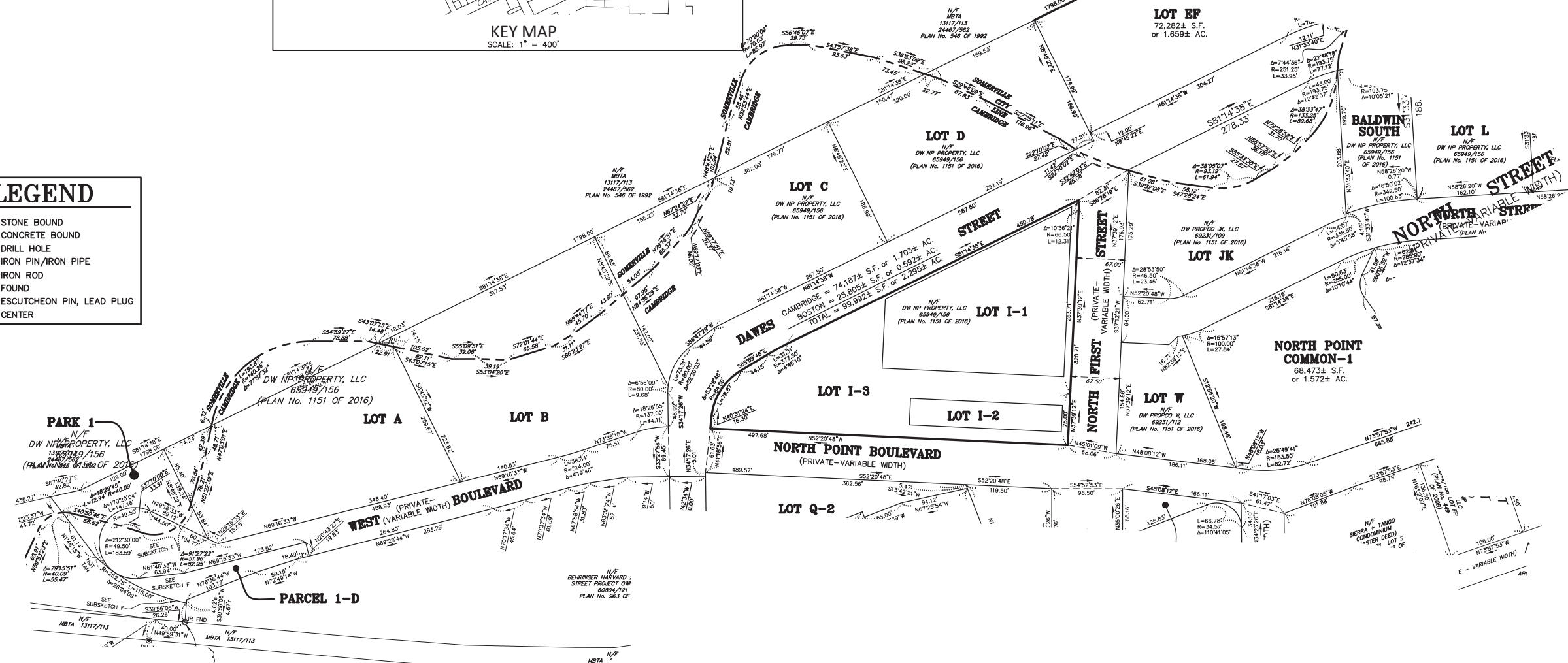
CITY BOUNDARY
(SEE NOTE 3)
FORMER CHANNEL OF THE
MILLERS RIVER SHOWN
ON HARBOR AND LANDS
COMMISSION LICENSE No.
530 (1880)

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.

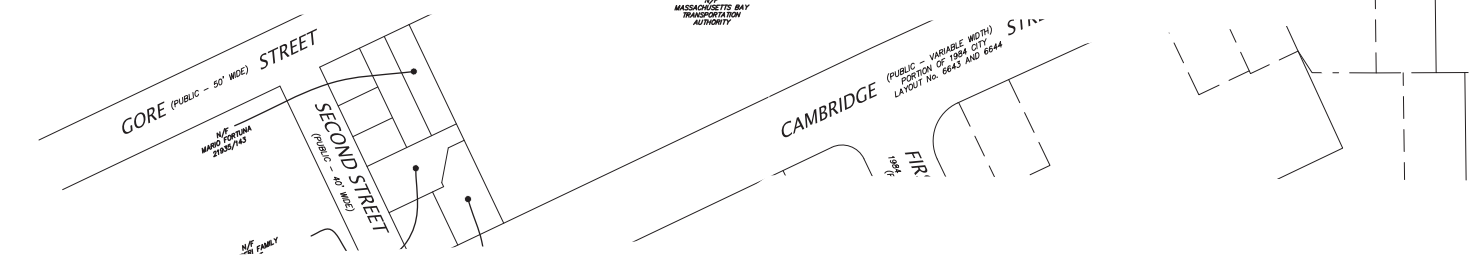
DATE _____
ROBERT J. BUCKLEY, PLS No. 30326

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



Final signed/sealed plan to
be submitted at a later date.



PREPARED FOR:
**DW NP
PROPERTY, LLC**
c/o DIVCO WEST REAL
ESTATE INVESTMENTS
200 STATE STREET
12th FLOOR
BOSTON, MA 02109

RECORD OWNERS:
**DW NP
PROPERTY, LLC**
65949/156
LOT I
PLAN No. 1151 OF 2016

4				
3				
2				
1	XX/XX/2018	REVISE ABUTTERS AND LOT I		
0	12/21/2016	INITIAL ISSUE		
	ISSUE DATE	DESCRIPTION		
	ATL	MEB	MEB	RJB
	FLD	CALC	DWN	CHK'D

IN PROGRESS
2/26/2018

PLAN OF LAND
**CAMBRIDGE
CROSSING**
IN
CAMBRIDGE, MA
(MIDDLESEX COUNTY)

PREPARED BY:
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Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
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DATE: DECEMBER 21, 2016
SCALE: 1"=50'
BTI JOB NO. 2084.02
BTI PLAN NO. 208402P304B-001
SHEET 1 OF 1

PL