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June 6, 2017

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

Via: Hand Delivery

Reference: NorthPoint Baldwin Park Informational Submission
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 informational presentation for Baldwin Park.

We appreciate the constructive feedback received from the Planning Board and Community Development Department regarding the design of Baldwin Park. We believe that the comments have led to a better open space design and the process to get to this point illustrates how well the two teams collaborate to achieve a worthwhile design.

Please note that Baldwin Park was approved with regard to design review along with Parcel JK on December 6, 2016. The submission of this presentation is solely for informational review to be discussed at the June 27, 2017 Planning Board hearing. The Applicant is not seeking an approval related to this submission.

DivcoWest and the NorthPoint team are excited to deliver this open space in conjunction with Parcel JK and look forward to discussing the design of Baldwin Park at the June 27, 2017 hearing.

Very truly yours,

BEALS AND THOMAS, INC.

A handwritten signature in blue ink that reads "John P. Gelcich" followed by a stylized flourish.

John P. Gelcich, AICP
Senior Planner

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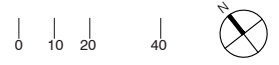
NORTHPOINT

Baldwin Park - Informational Response to Planning Board
April 7, 2017

Planning Board Comments

#	Page	Requested Changes	Response	Check
1	180 - Transcript	Would like to see things that would attract mothers with small children and not to change the overall character	MVVA introduced a sand cove at the northeast corner of Baldwin Park. The cove includes a small water feature, terraced rocks for sitting at different levels, sloped rocks for reclining, and a sand surface for younger children to explore. The cove will make Baldwin Park a more welcoming area for families	✓
2	191 - Transcript	Is there any playground equipment anywhere in the Common or anywhere else in Northpoint?	This park has the added family-friendly elements noted above. Other parks at NorthPoint will have playground equipment. The specifics will be proposed when there.	✓
3	180 - Transcript	I might like to see few more benches... Or seating with backs	MVVA introduced a series of long wood benches with backrests. The new benches curve inwards or outwards to create either intimate seating coves, or vantage points to see the activity in Baldwin Park. The benches follow the general shape of the plant bed edges, and are well integrated with the overall design strategy.	✓

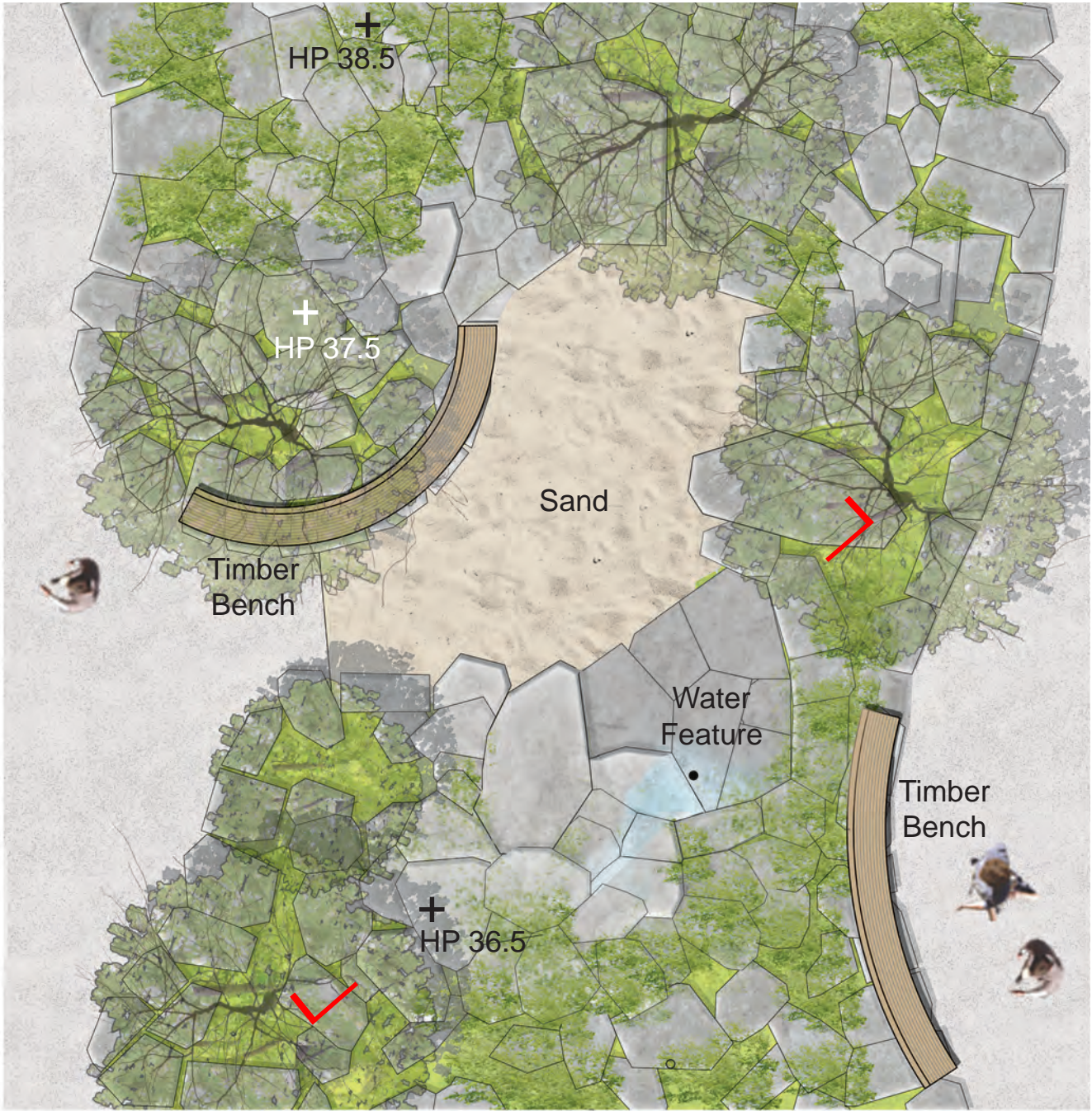
Plan



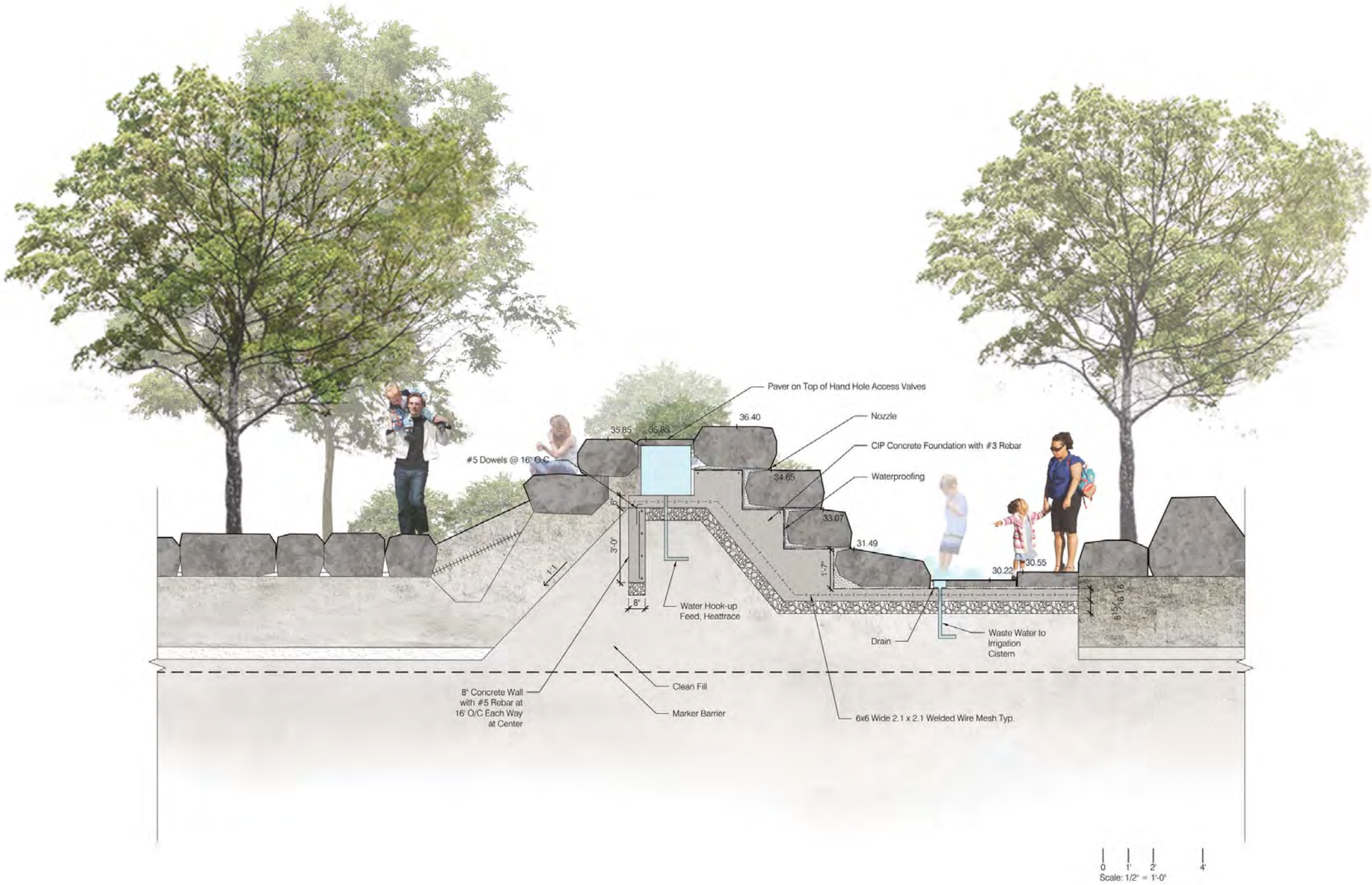
Baldwin Park Plan



Sand Cove Plan



Sand Cove Section



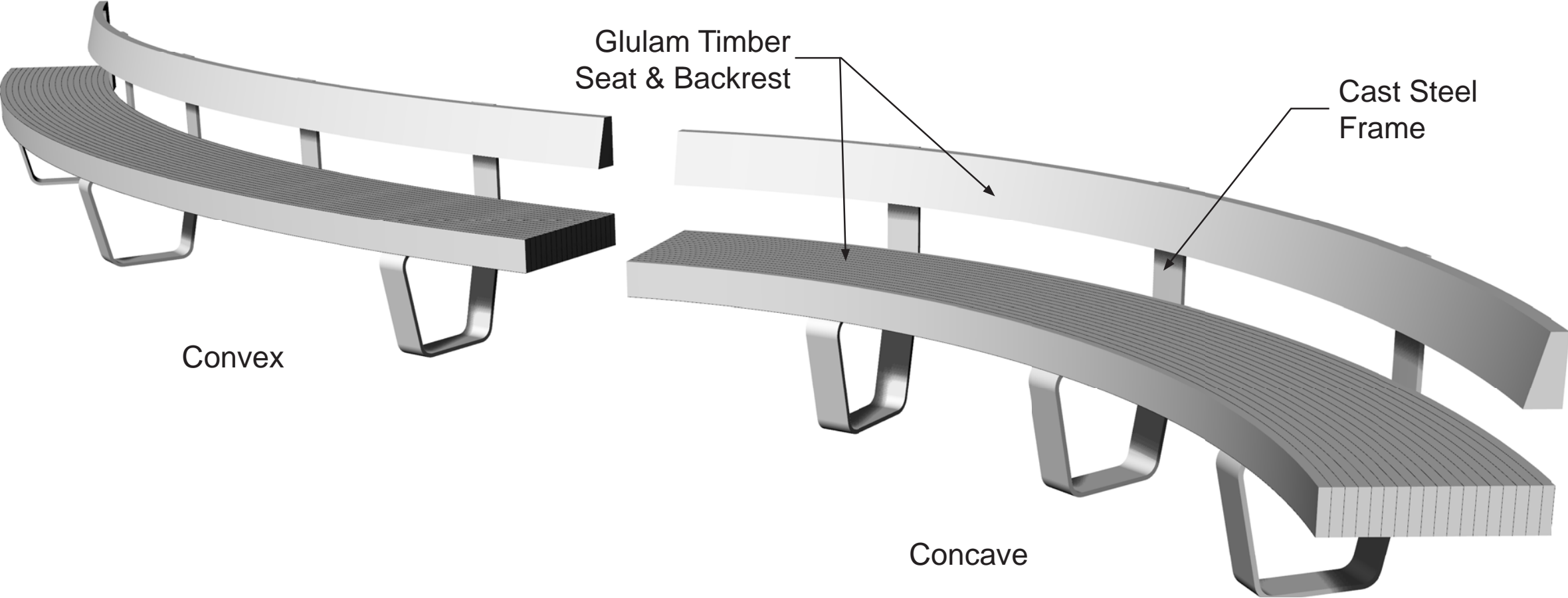
Timber Bench Layout Plan



Timber Bench with Backrest, Typ.

PARCEL L

Timber Bench with Backrest



Timber Bench with Backrest - Material Images

