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November 4, 2016

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

Via: Hand Delivery

Reference: NorthPoint Lot JK Design Review  
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 Lot JK (the Site), which is part of the larger NorthPoint development. The proposed development is the construction of a 370,000 gross square foot mixed-use building. The southern portion of Lot JK is located in Cambridge, and the northern portion of Lot JK is located in Somerville.

As shown on the master plan for NorthPoint, the Site is bounded by North Street to the south, North First Street to the west, Dawes Street to the north, and a new park to the east. 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 former railroad 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, Northpoint Common, Child Street Park and related infrastructure and other public amenities (including the Brian P. Murphy Memorial Staircase) have been constructed in NorthPoint. The proposed building on Lot JK will be the first commercial building to be constructed in NorthPoint. The surrounding roadway network is currently undergoing preliminary construction preparation.

The new Lot JK building is an approximately 370,000 gross square foot commercial building to be used for a combination of retail, lab and office uses. The proposed building will be approximately 143 feet high (as calculated pursuant to the Ordinance), plus three levels of underground parking containing approximately 348 parking spaces. The Ground Floor includes approximately 15,000 square feet of retail uses, accessed from the street or public area of the building lobby, located in Cambridge.

Mr. H. Theodore Cohen, Chair  
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Page 2

As reflected in the attached Application, the proposed building complies with the Ordinance, the Master Plan Special Permit #179 (through Major Amendment #6) and the updated NorthPoint Design Guidelines. Representatives from the Community Development Department and the development team have met on multiple occasions to review the plans for the Site and confirm compliance with all requirements and guidelines.

As part of the attached application, we have submitted the following materials for review by the Cambridge Planning Board:

- Site Plans;
- Cross-sections of Floor Plans;
- Architectural Elevations;
- A Zoning Compliance Summary;
- LEED/Green Building Compliance Summary;
- Shadow Study;
- Wind Study;
- Acoustical Report and Noise Mitigation Narrative;
- Preliminary Signage Plan;
- Compliance with the East Cambridge Design Guidelines; and
- Cross-sections of abutting streets.

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 be bringing the first commercial building to NorthPoint and we look forward to meeting with the Planning Board to review and discuss the proposed project. Thank you for your consideration of this application.

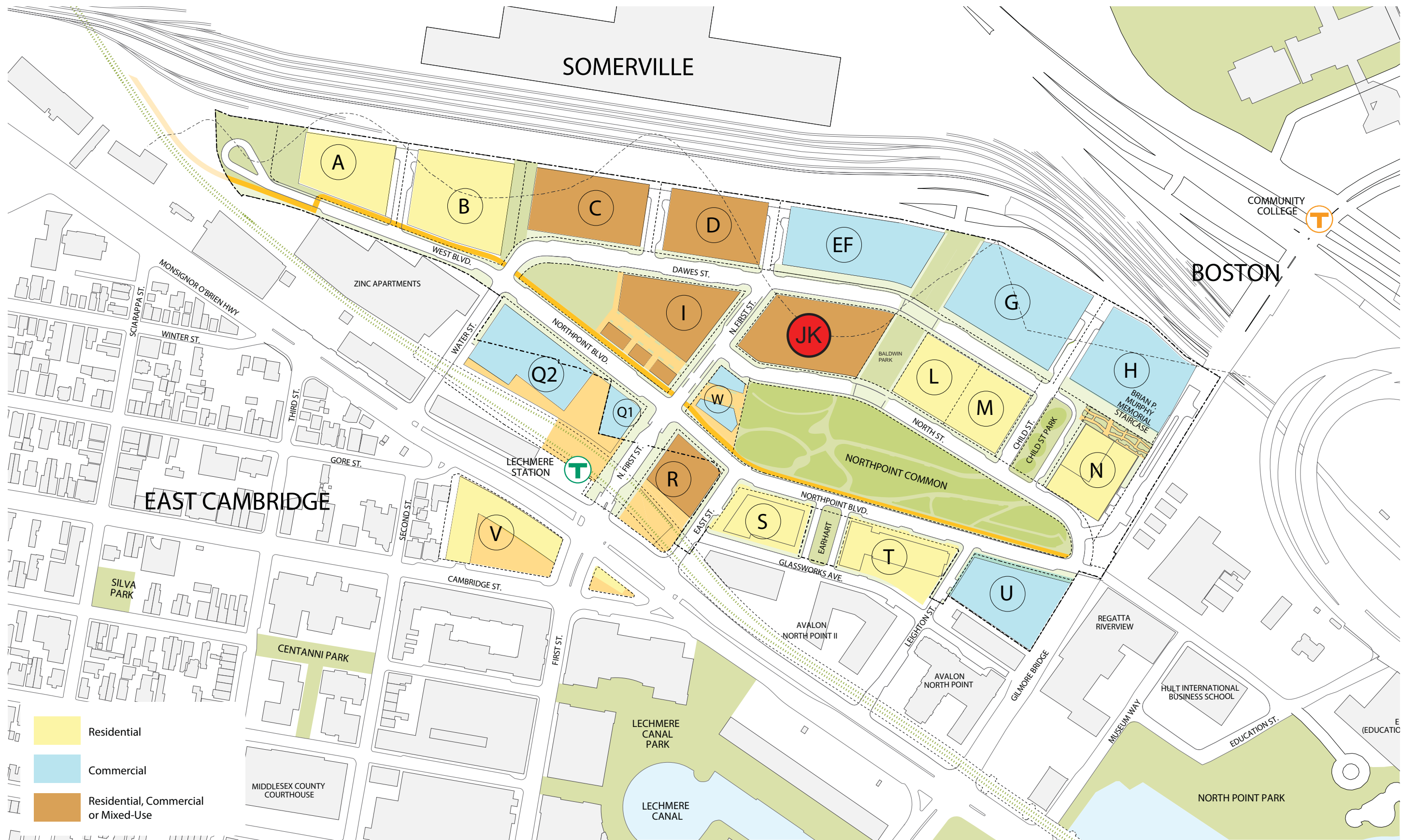
Very truly yours,

BEALS AND THOMAS, INC.

John P. Gelcich, AICP  
Senior Planner

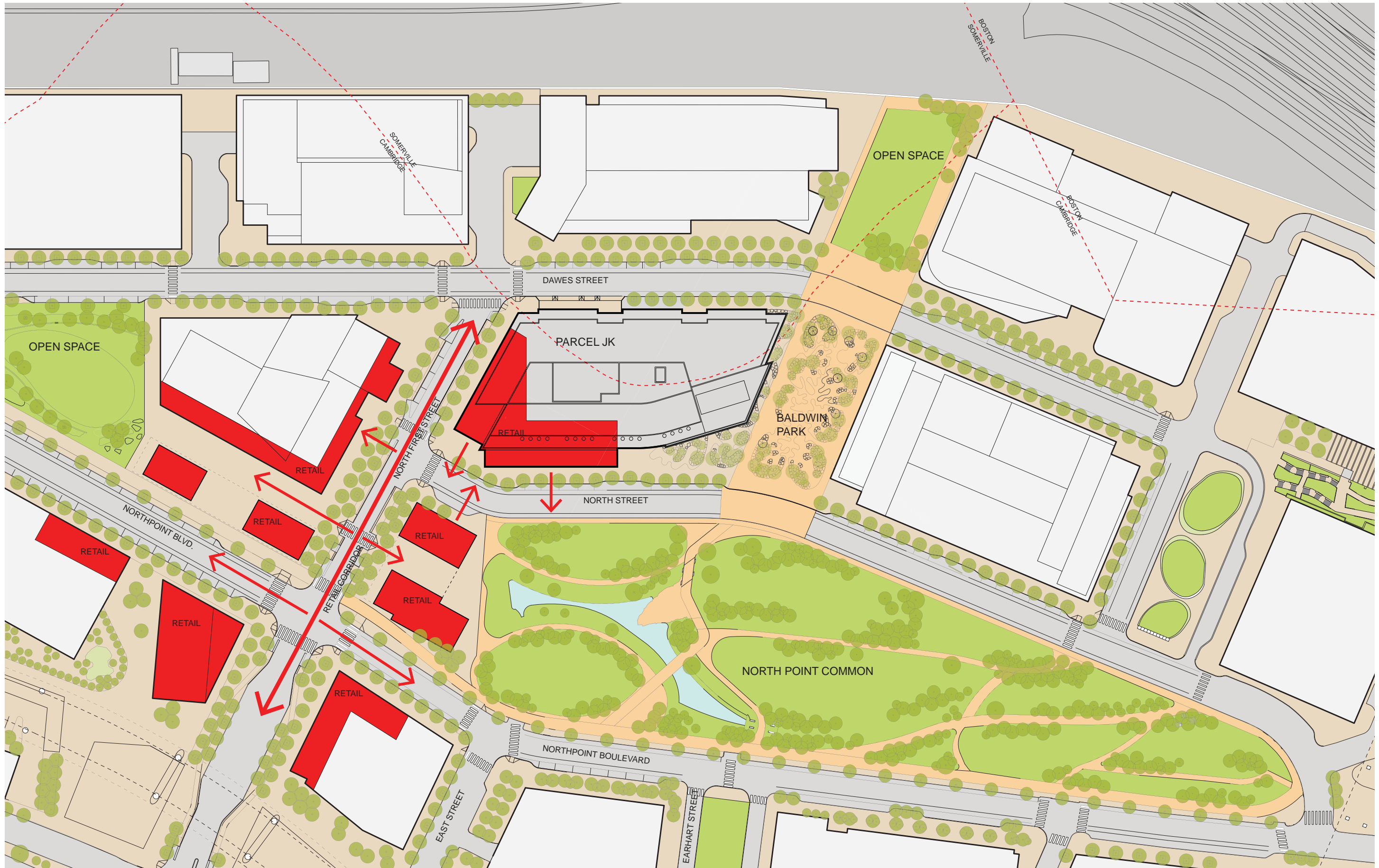
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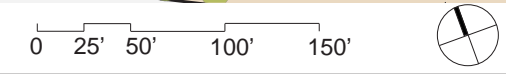


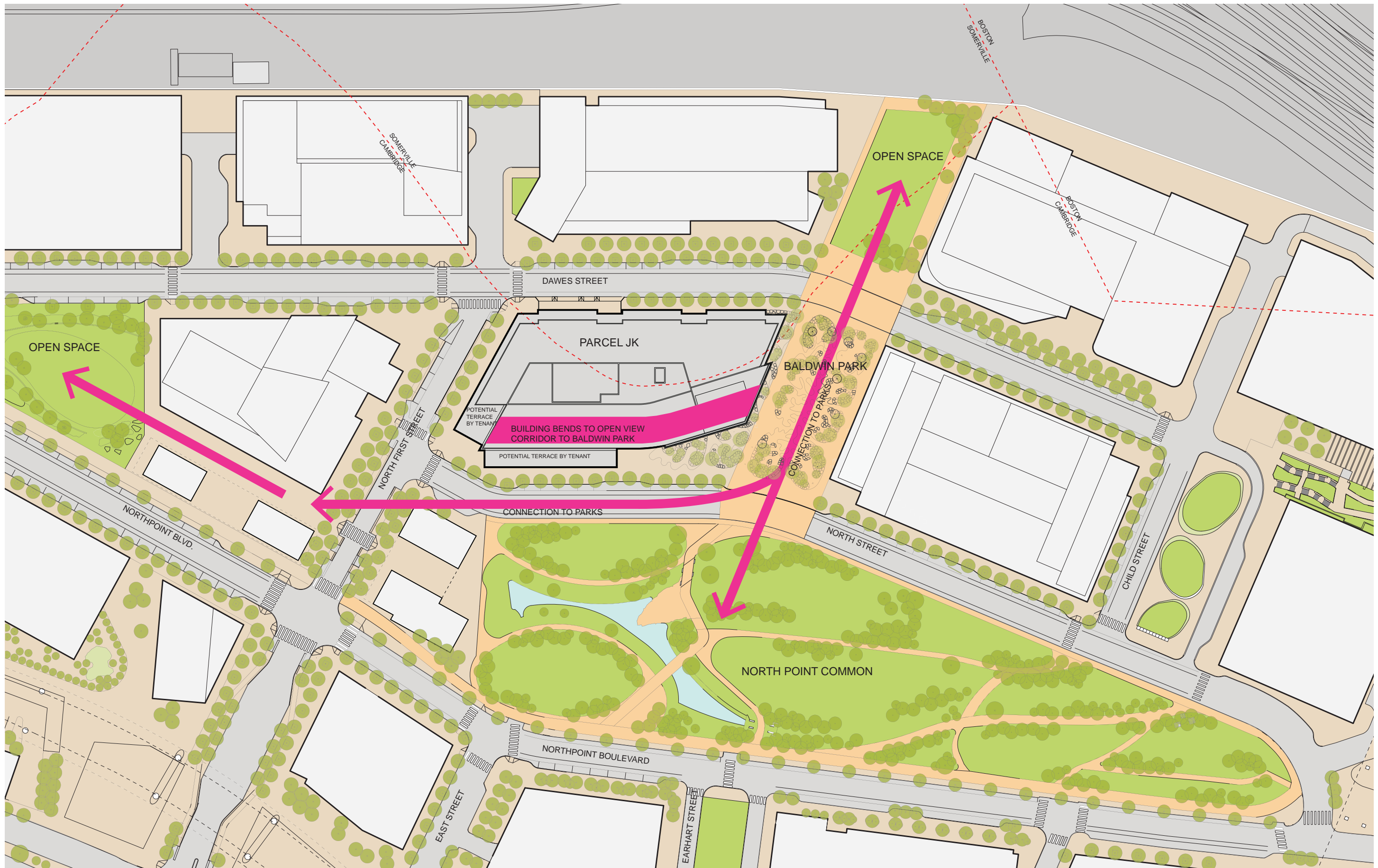
Masterplan / Site Location





Context Urban Design Analysis - Retail Concentration





Context Urban Design Analysis - Open Space / response to context

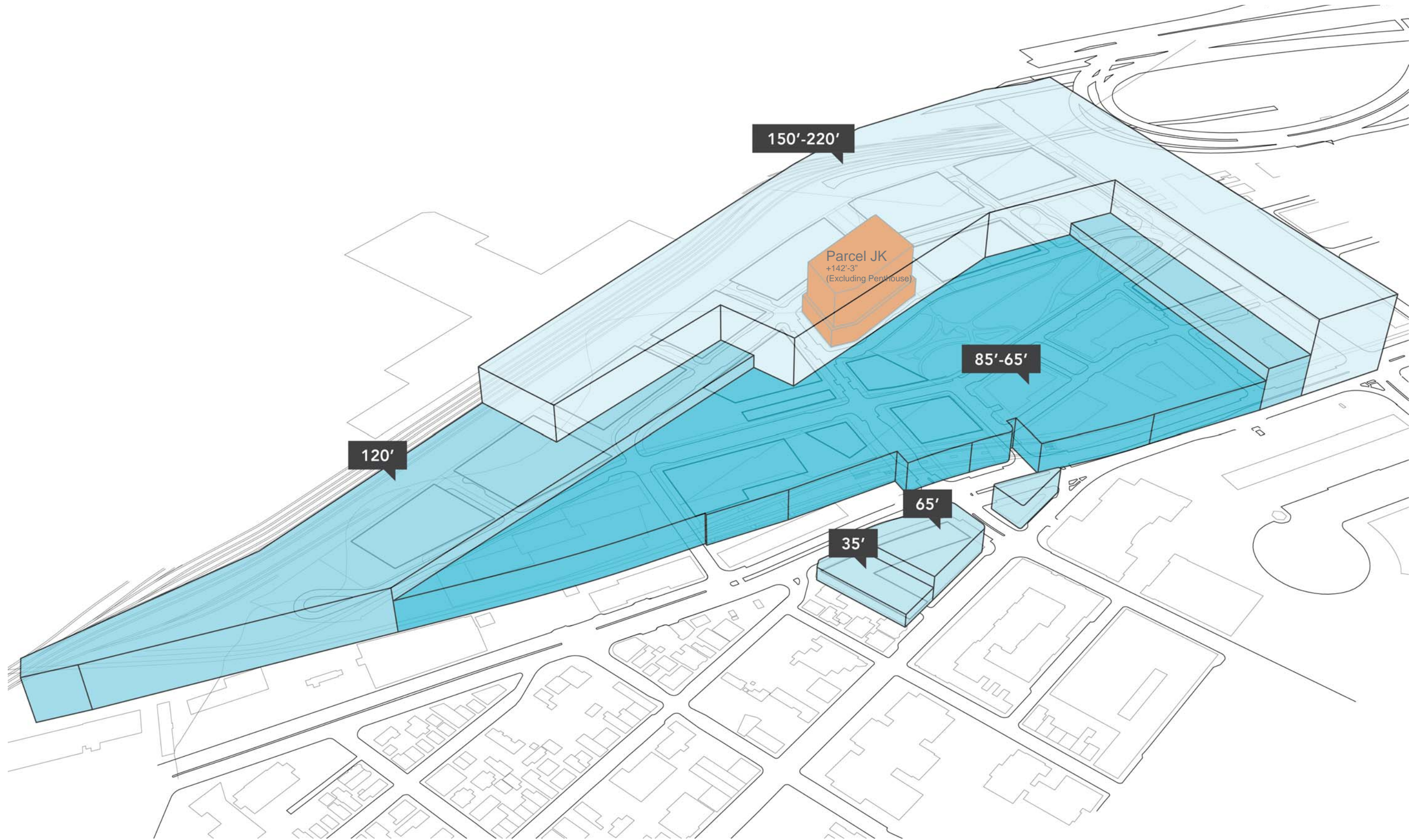




Pedestrian and Vehicular Circulation

- - - - - Bicycle    
 - - - - - Vehicular    
 - - - - - Pedestrian





Zoning Envelope



--- Northpoint Property line      ● Site

Existing conditions





1- VIEW FROM NORTHPOINT COMMON LOOKING EAST



2- VIEW LOOKING EAST DOWN NORTHPOINT BOULEVARD



3- VIEW FROM NORTHPOINT COMMON LOOKING EAST



4- VIEW LOOKING WEST DOWN NORTHPOINT BOULEVARD

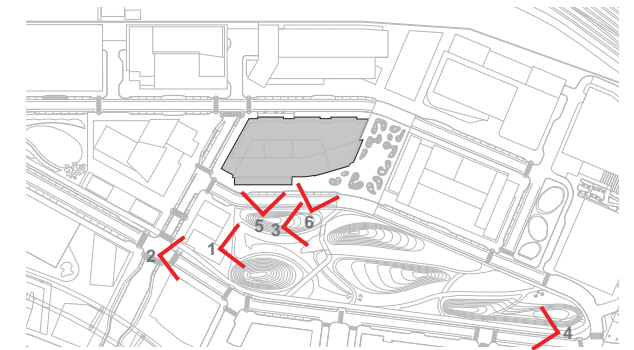


5- VIEW FROM NORTHPOINT COMMON LOOKING AT PARCEL JK



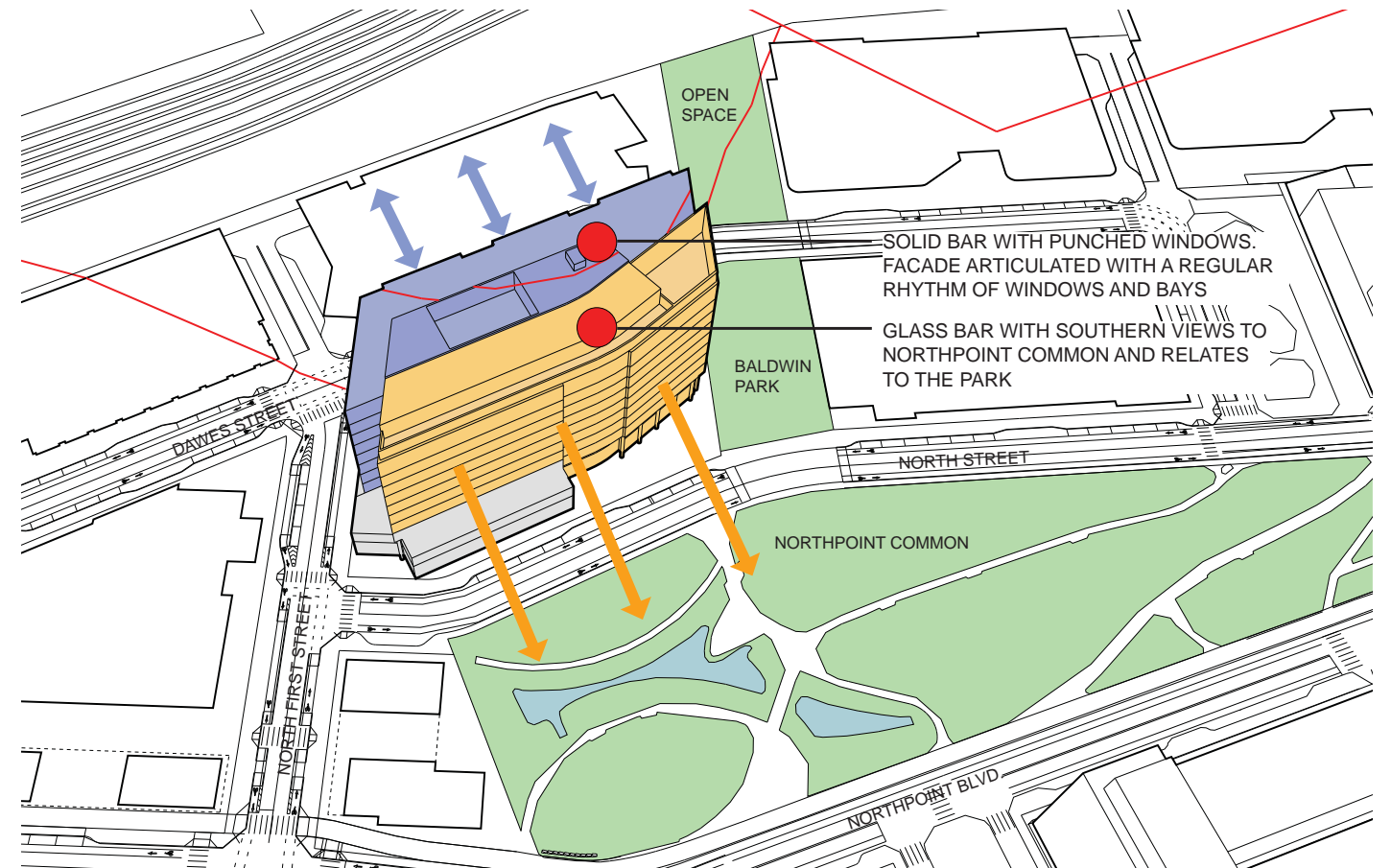
6- VIEW FROM NORTHPOINT COMMON LOOKING AT EAST SIDE OF PARCEL JK

Site photos of neighboring context

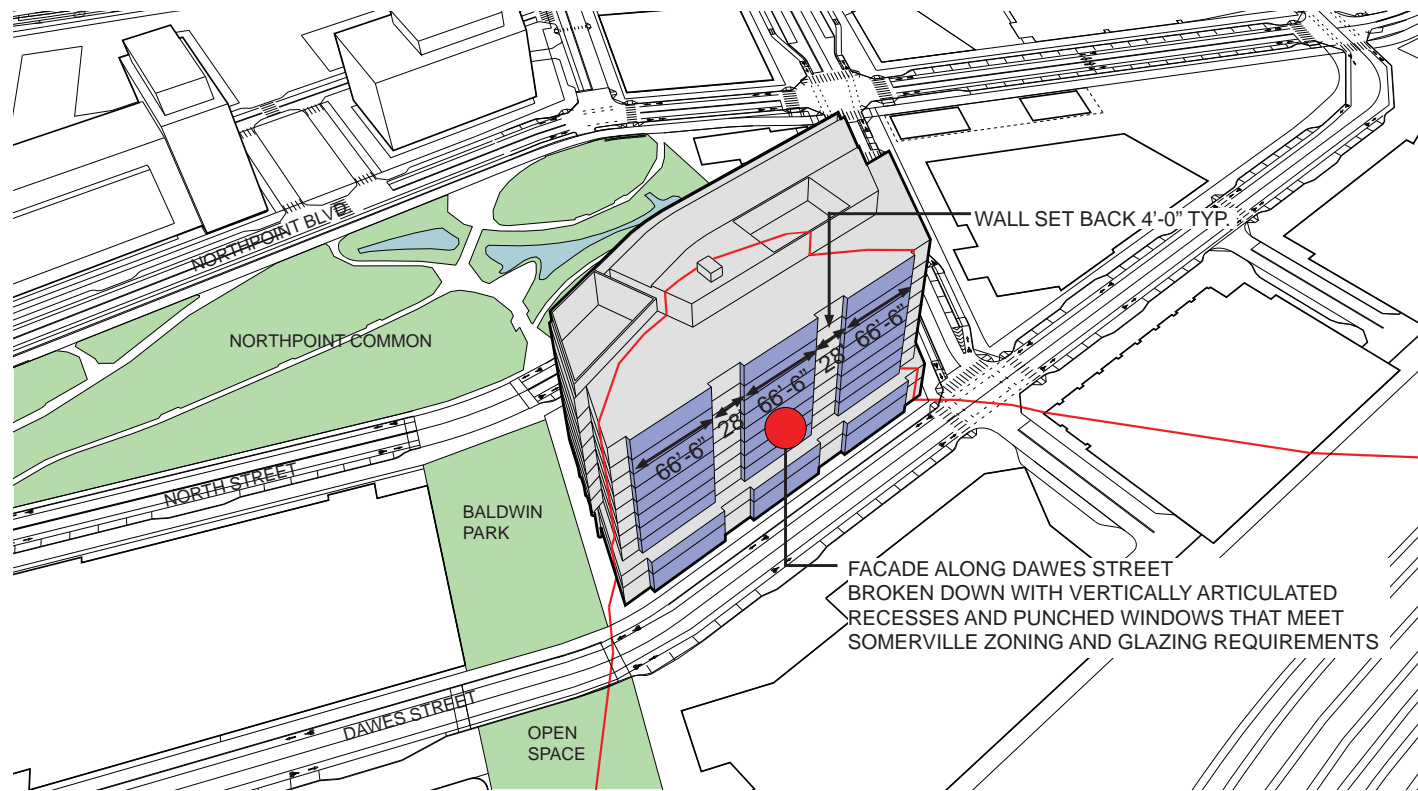




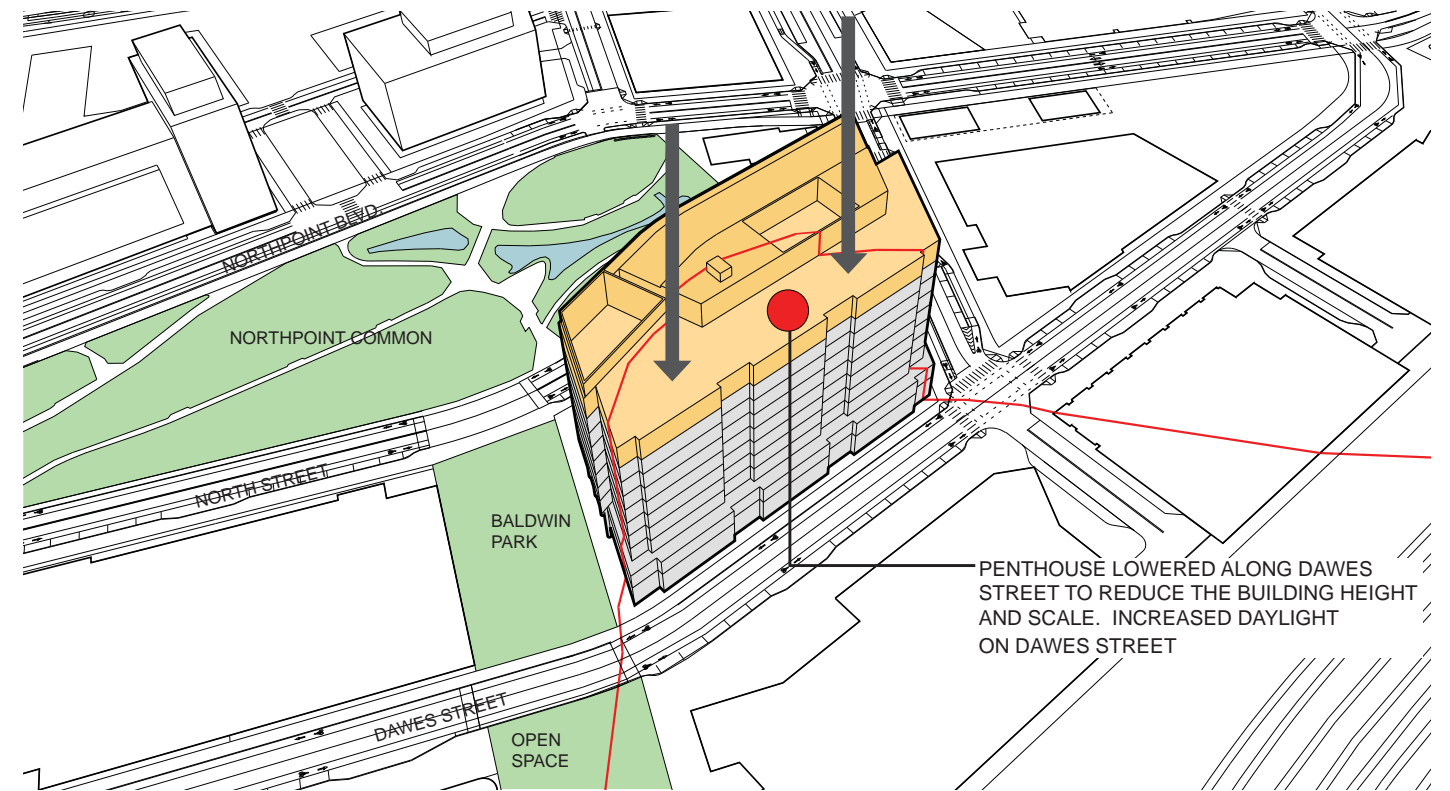
CAMBRIDGE SIDE



CAMBRIDGE SIDE



SOMERVILLE SIDE



SOMERVILLE SIDE

Design Concept Diagrams



--- LOCATIONS OF SHORT TERM BICYCLE PARKING

Scale: 1" = 20' 0 25' 50' 100'



View from Northpoint Common



View from North First Street



View from North Street



View from Dawes Street - Somerville Facade



View from Dawes Street - Somerville Facade





View from North Street looking into Baldwin Park