

December 21, 2018



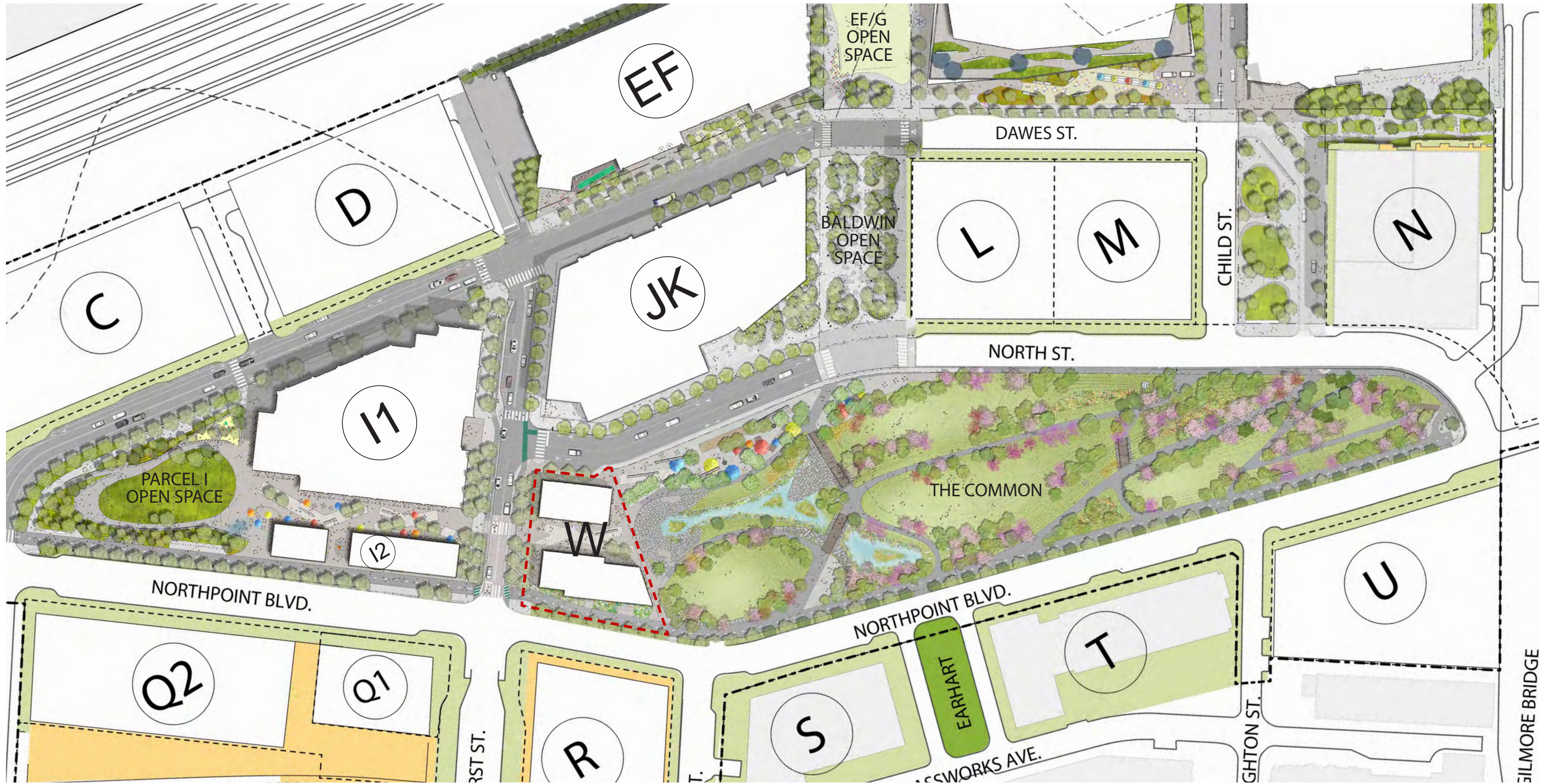
Parcel W

APPENDIX A - DESIGN

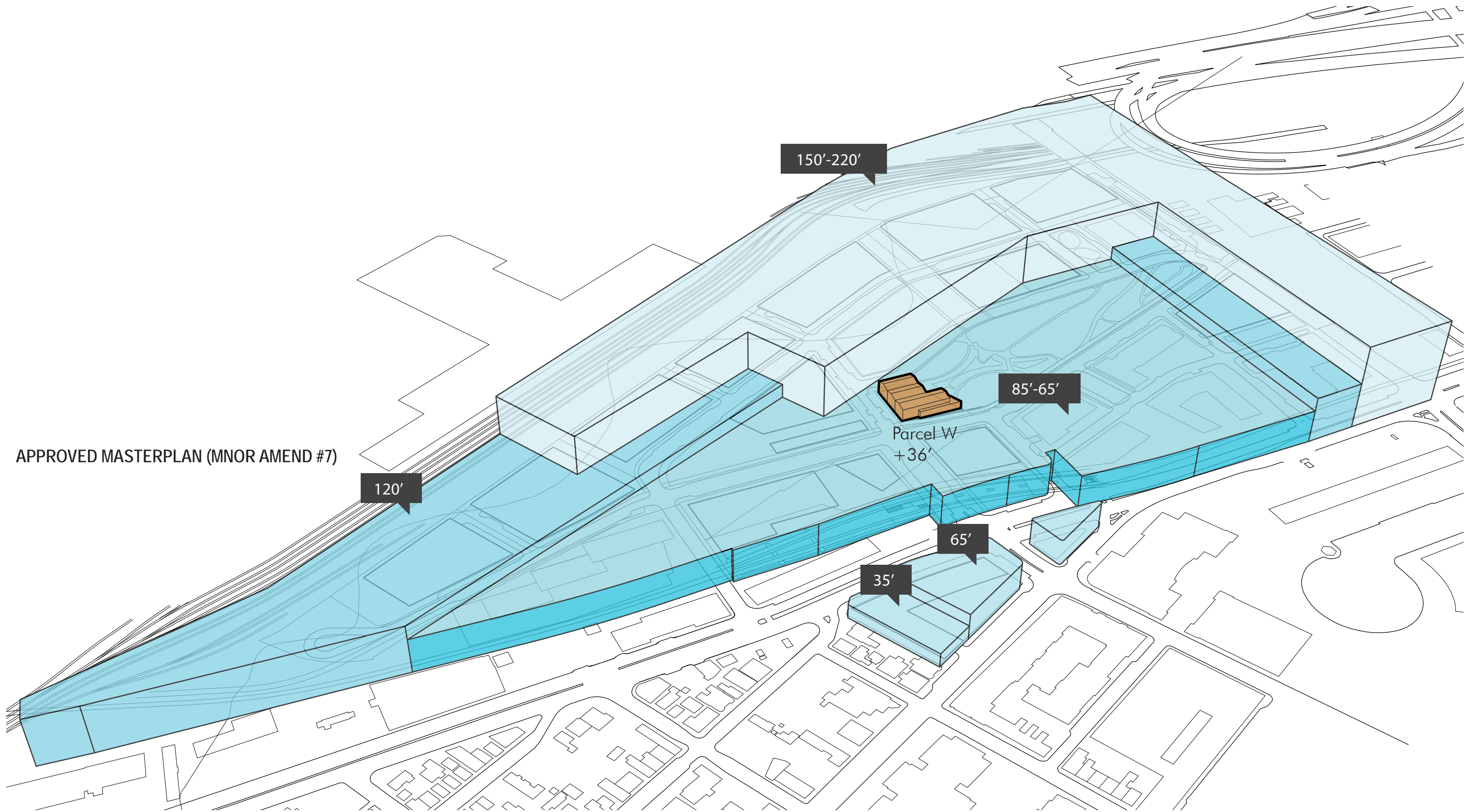












APPROVED MASTERPLAN (MNOR AMEND #7)





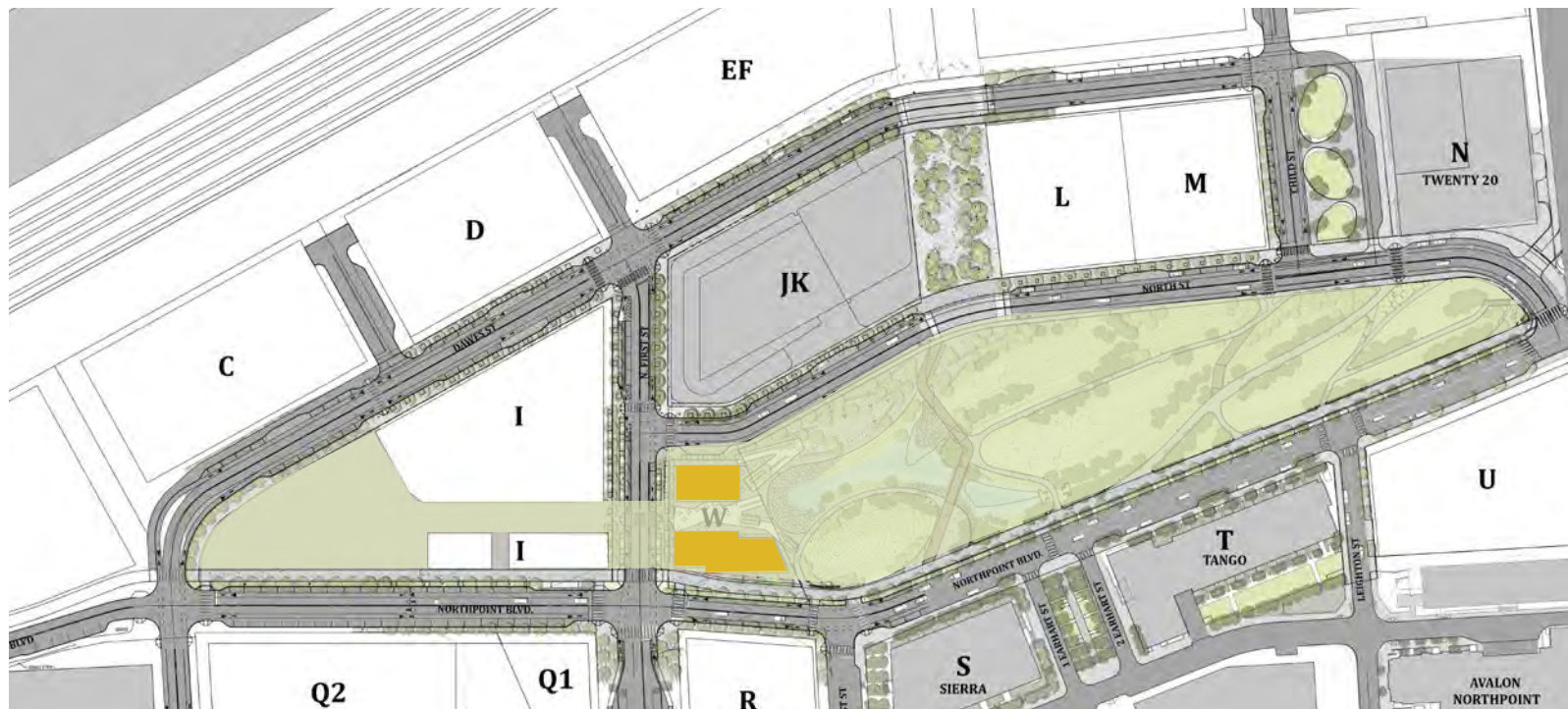
Pavilion in a Park: Madison Park, New York



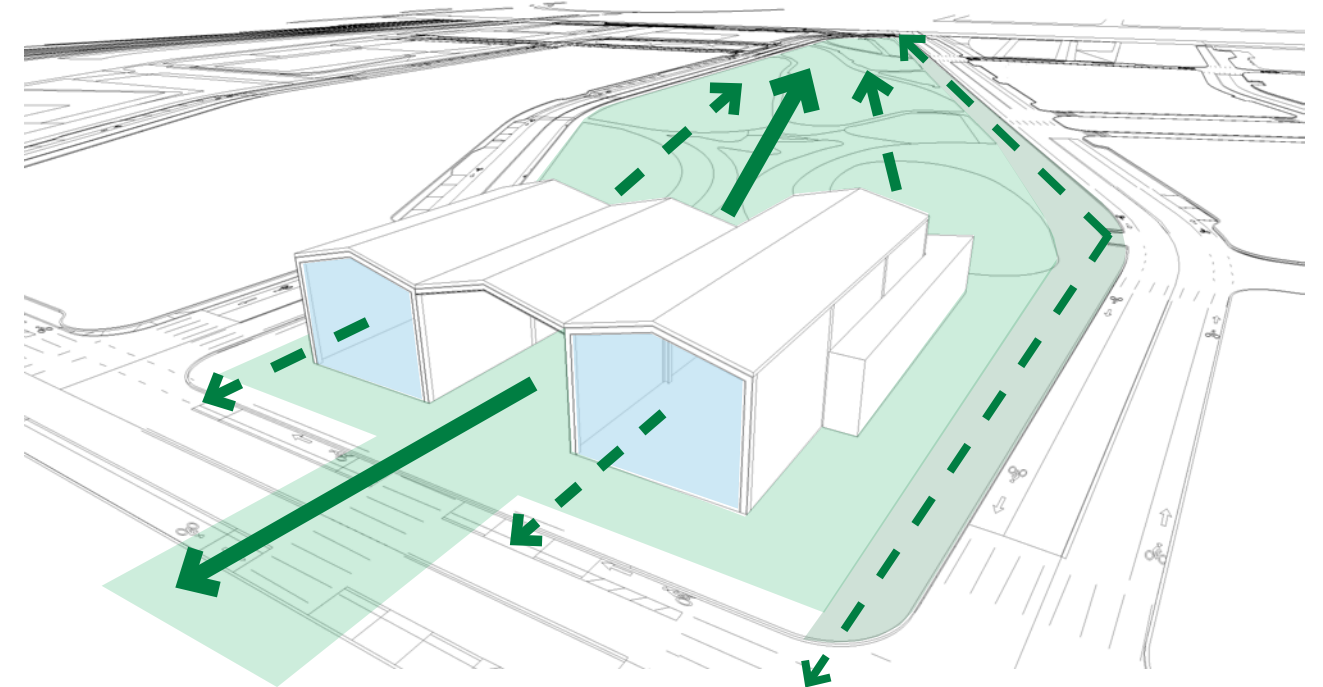
Pavilions in a Park: Hurbanové, Slovakia



Pavilions in a park and plaza: Boston Harbor Islands Pavilion



Building orientation and landscaping create an extension of the park areas across the site



Transparent East / West axis creates visual and physical connection to existing Northpoint Common and proposed Parcel I Park





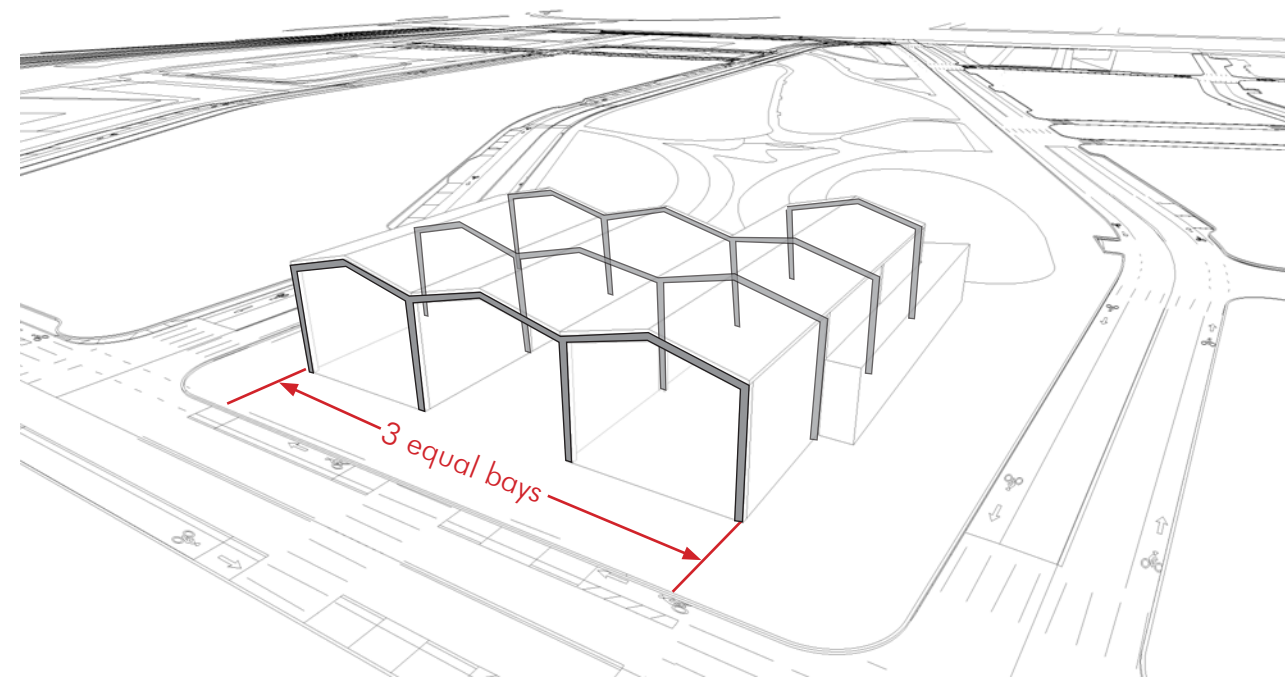
Train Shed Precedent ties to history of Northpoint  
Site: Gare de Lyon



Sheltered Park Activities: Brooklyn Bridge Park



Simple industrial structure repurposed for Retail  
and Community Use: The Shed, Healdsburg CA



Industrial frame imitates repetition of train shed bays and evokes the history of the Northpoint site





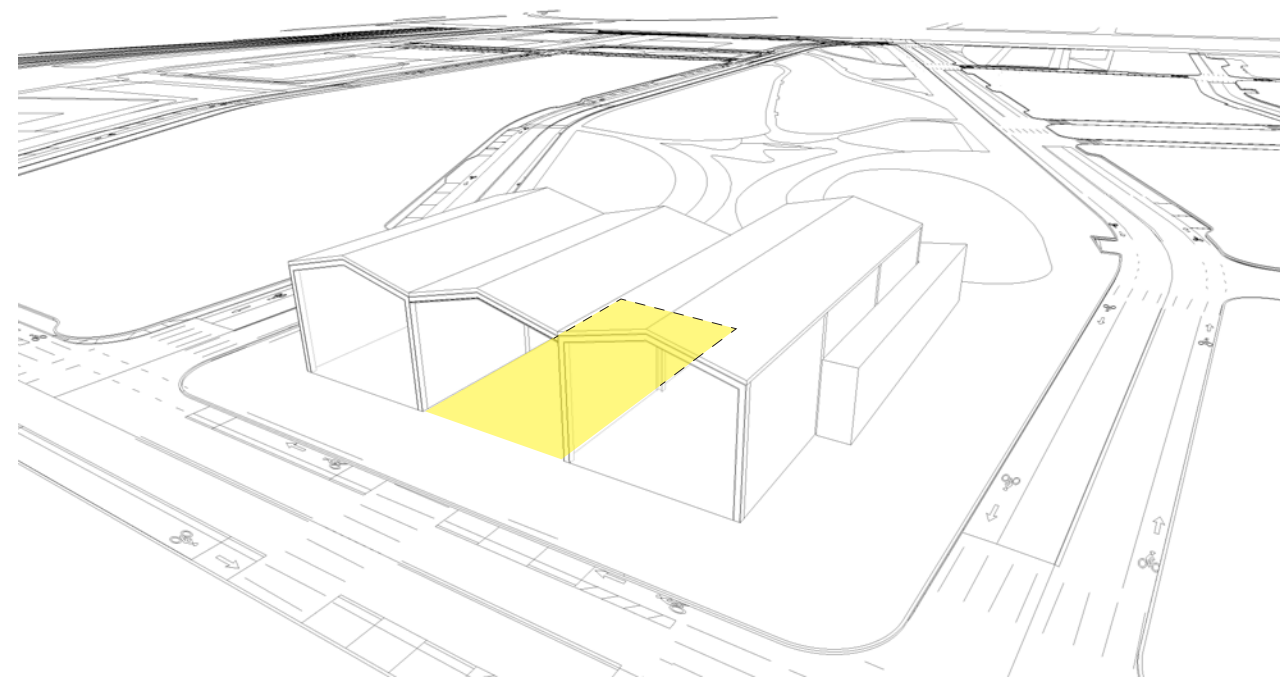
Flexible Event Space: Argyle Winery, Dundee, OR



Recreation + Restaurant: The Yard, Tempe AZ



Flexible Space with Mezzanine: Pilek, Amsterdam



Covered central open space allows for flexible active space





--- Northpoint Property      ● Site





1 - View from Northpoint Boulevard looking east



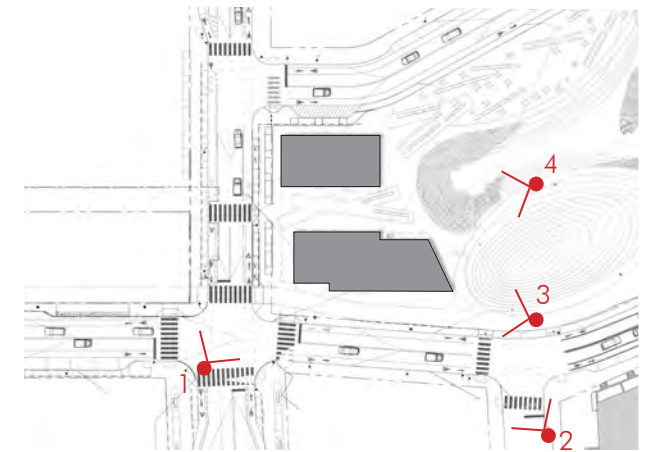
2 - View from East Street looking north



3 - View from Northpoint Boulevard looking west



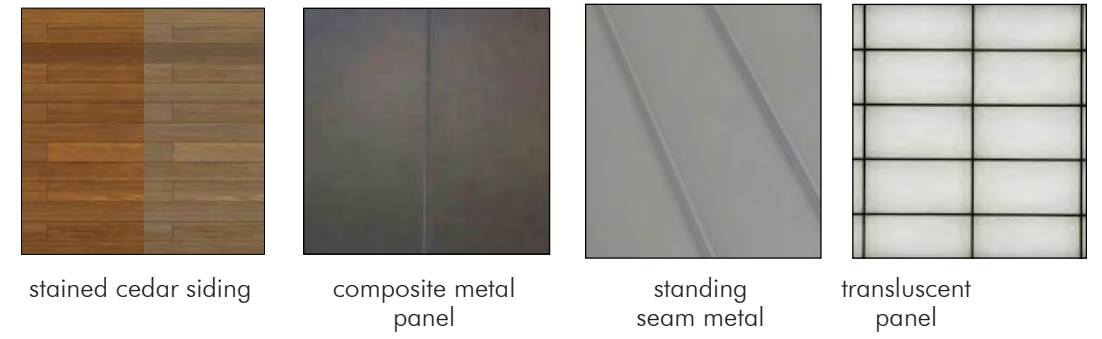
4 - View from Northpoint Common looking west



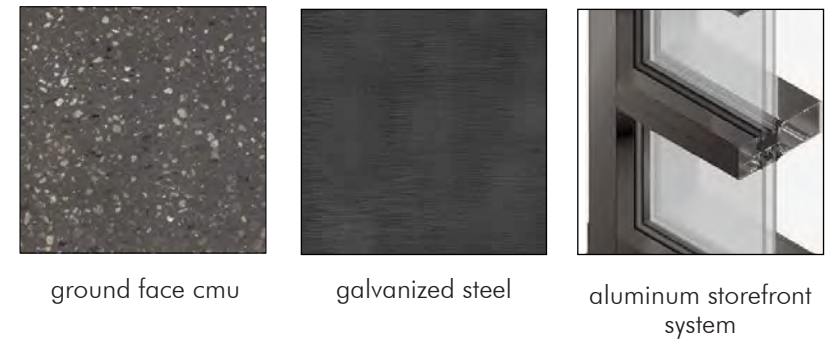




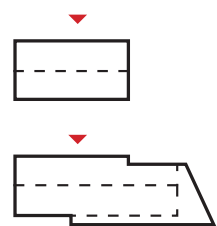
North Plaza Elevation



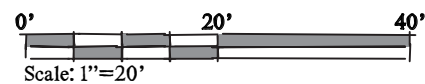
North Elevation



SIGNAGE - Article 7.16.22: Total of all signs shall not exceed 1sf per linear foot of sign frontage. (Building W North = 228 sf max, Building W South = 304 sf max)  
 Projecting Signs: 13 sf max, 1 per establishment  
 Wall Sign: 60sf max or 1sf per foot of frontage



Elevation Key







South Plaza Elevation



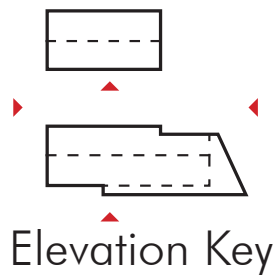
East Elevation



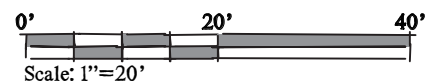
South Elevation



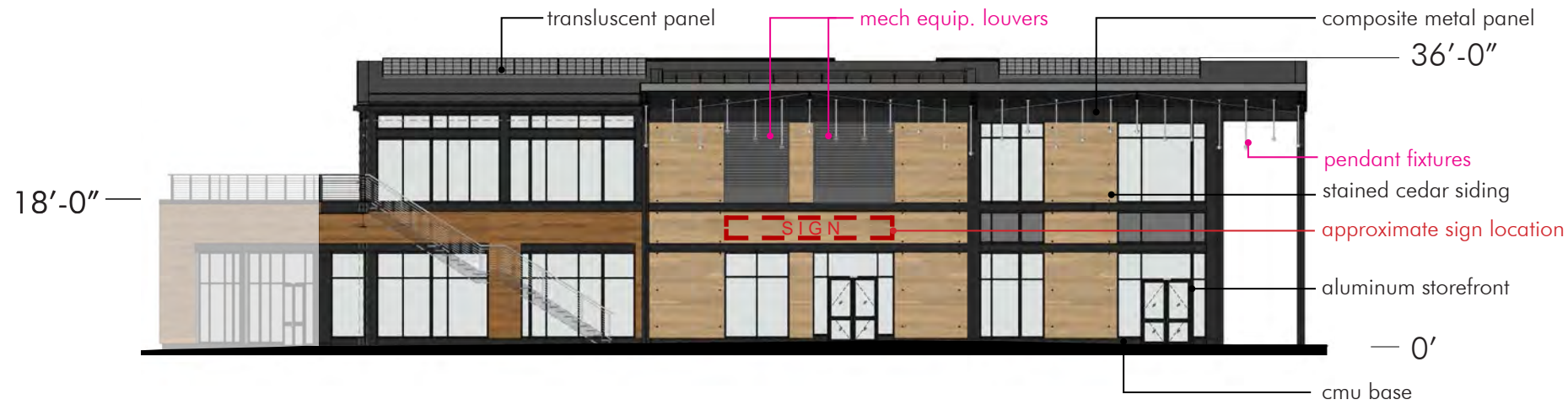
West Elevation



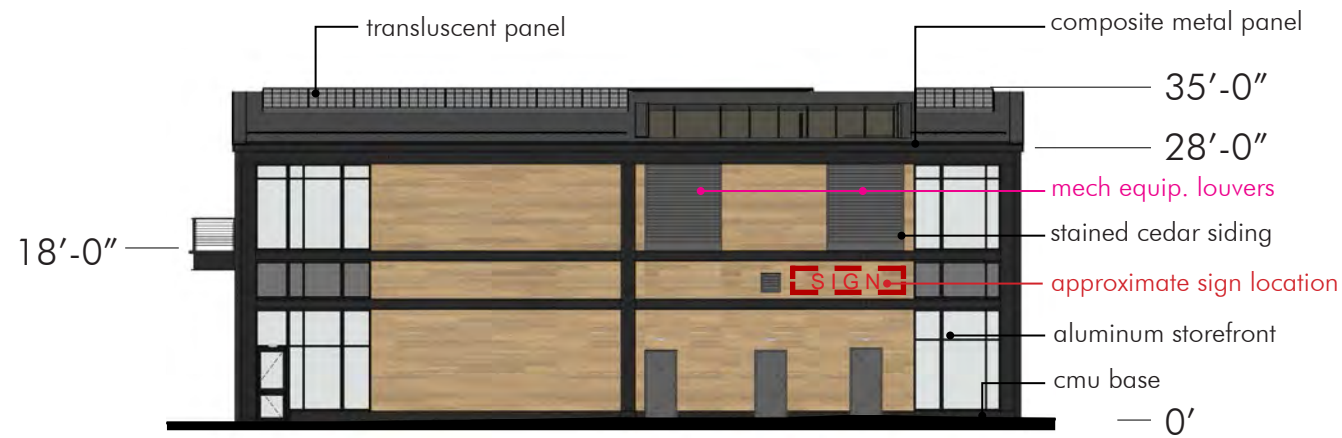
Elevation Key



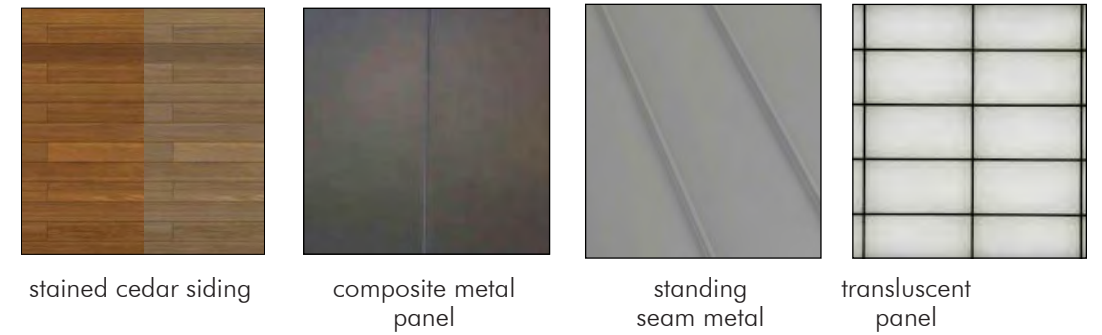




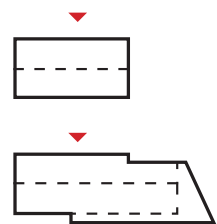
North Plaza Elevation



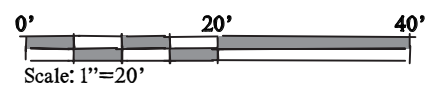
North Elevation



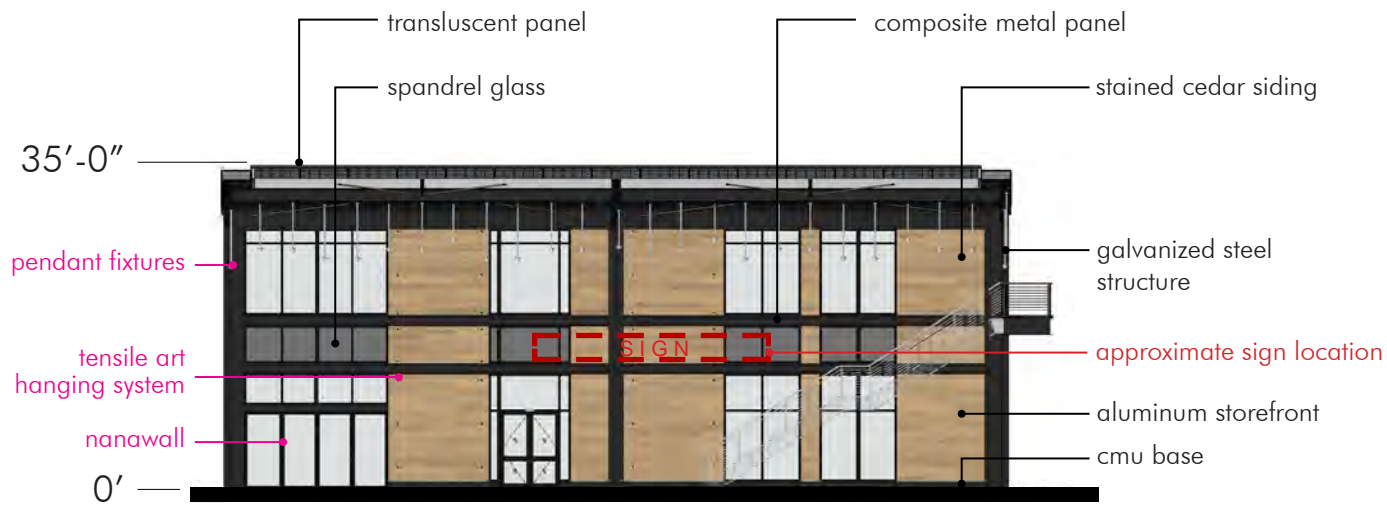
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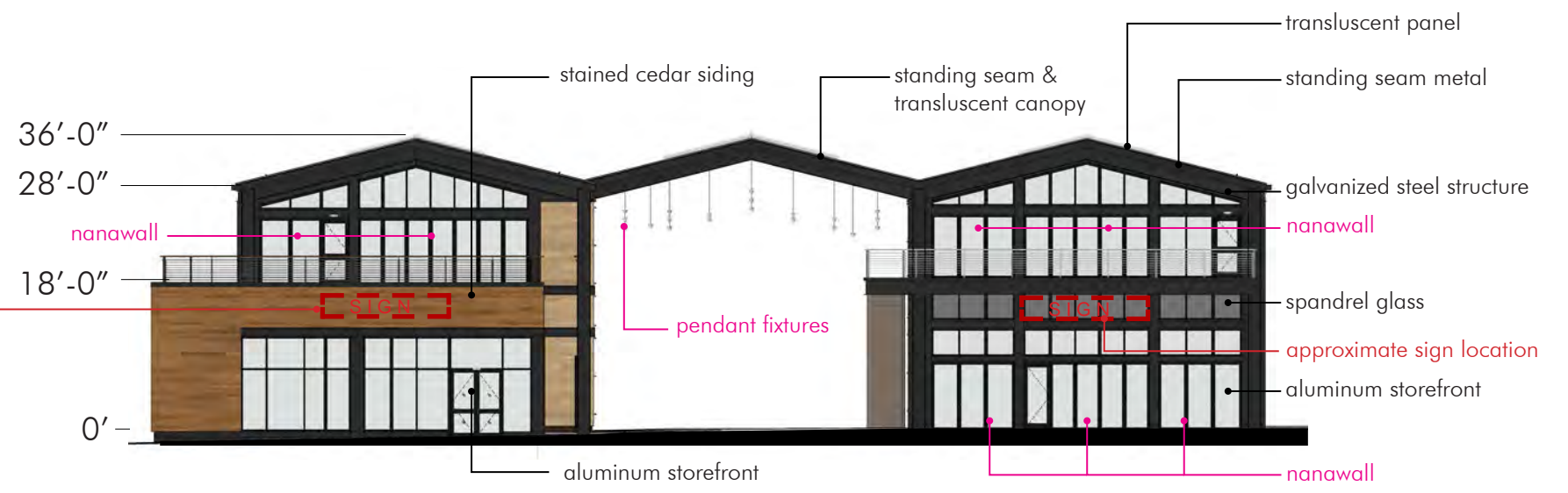
Elevation Key



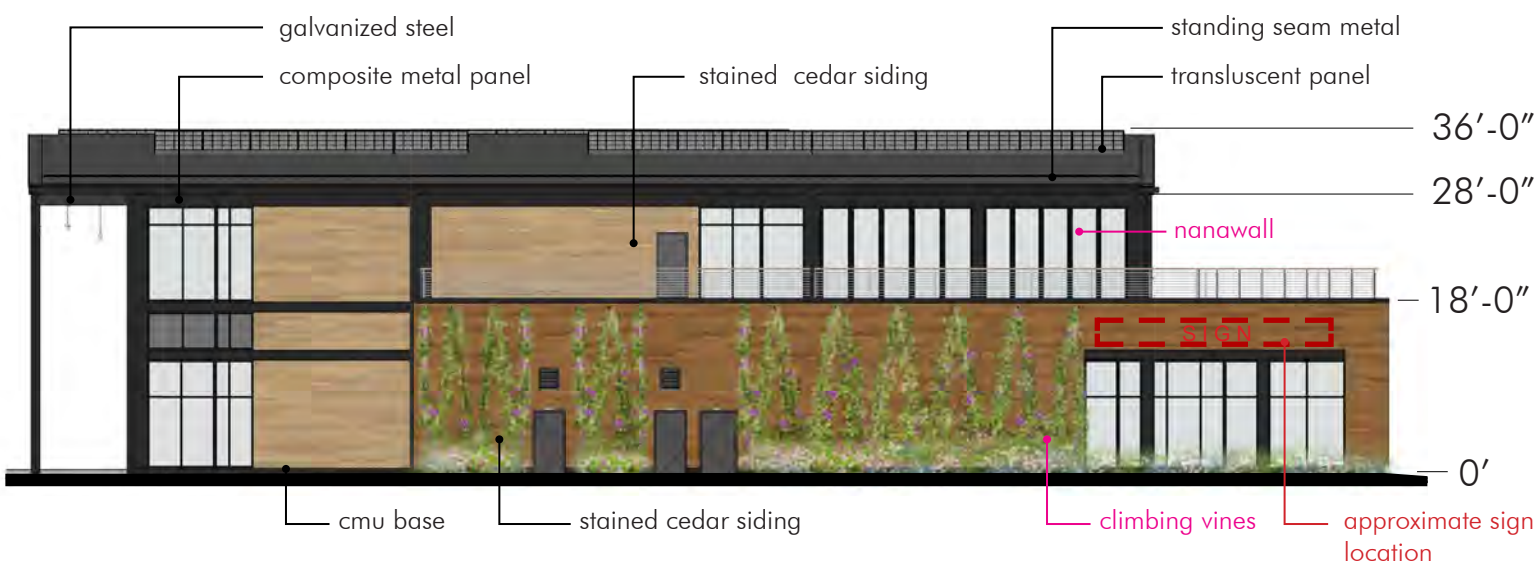




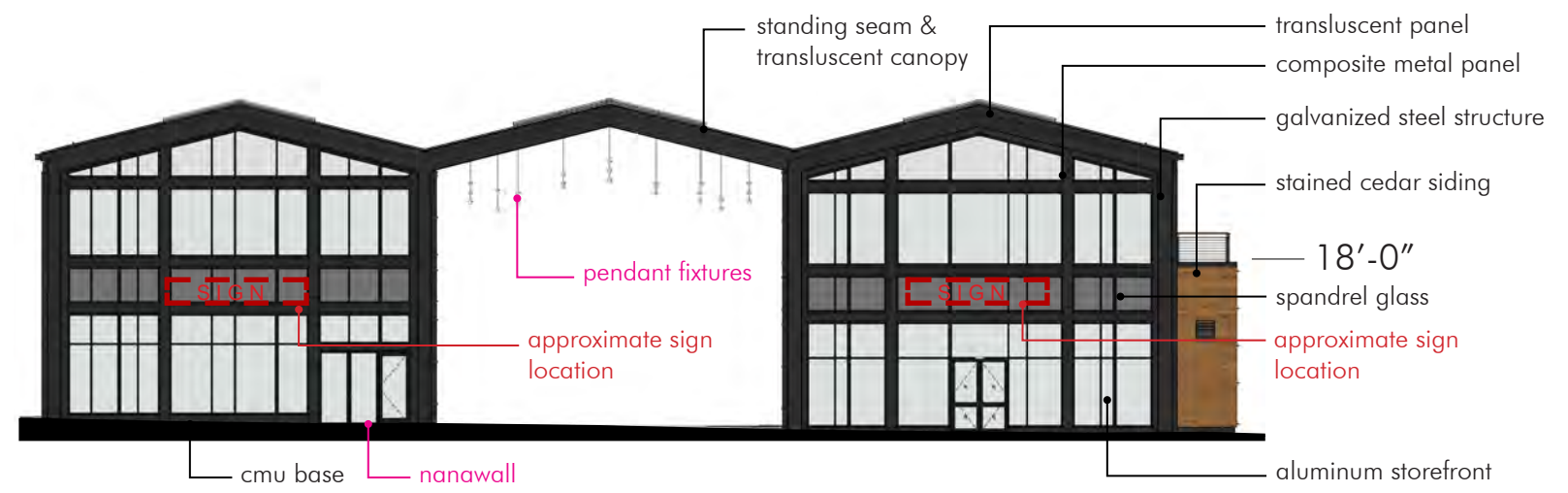
South Plaza Elevation



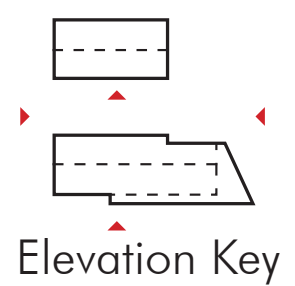
East Elevation



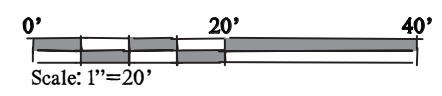
South Elevation



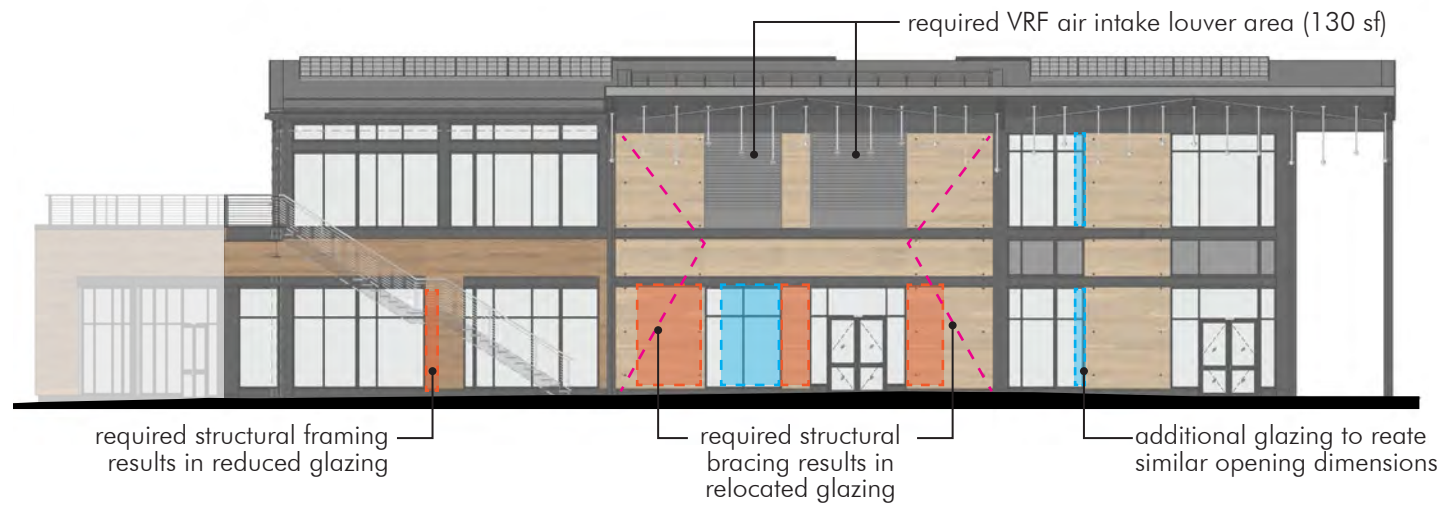
West Elevation



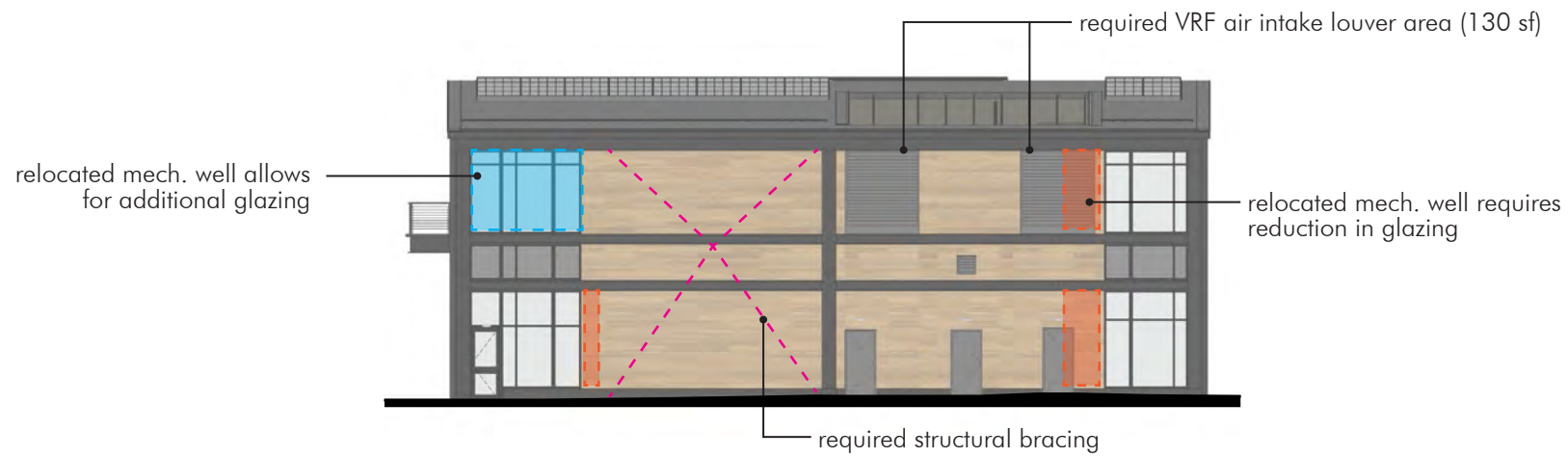
Elevation Key



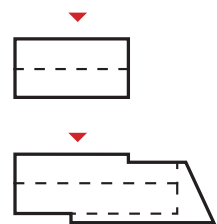




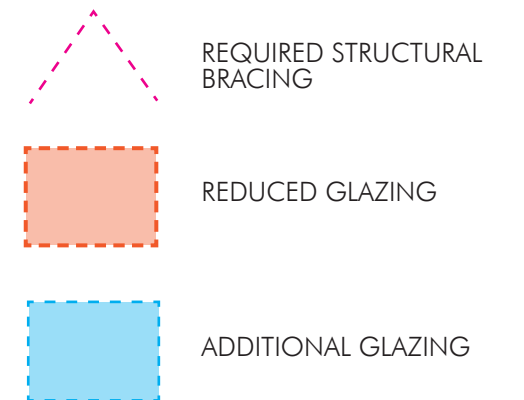
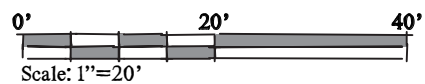
North Plaza Elevation  
 -60 sf change in glazing area.



North Elevation  
 0 sf change in glazing area



Elevation Key



Overall change in glazing = - 61 sf  
 61 sf = 0.35% of total facade area





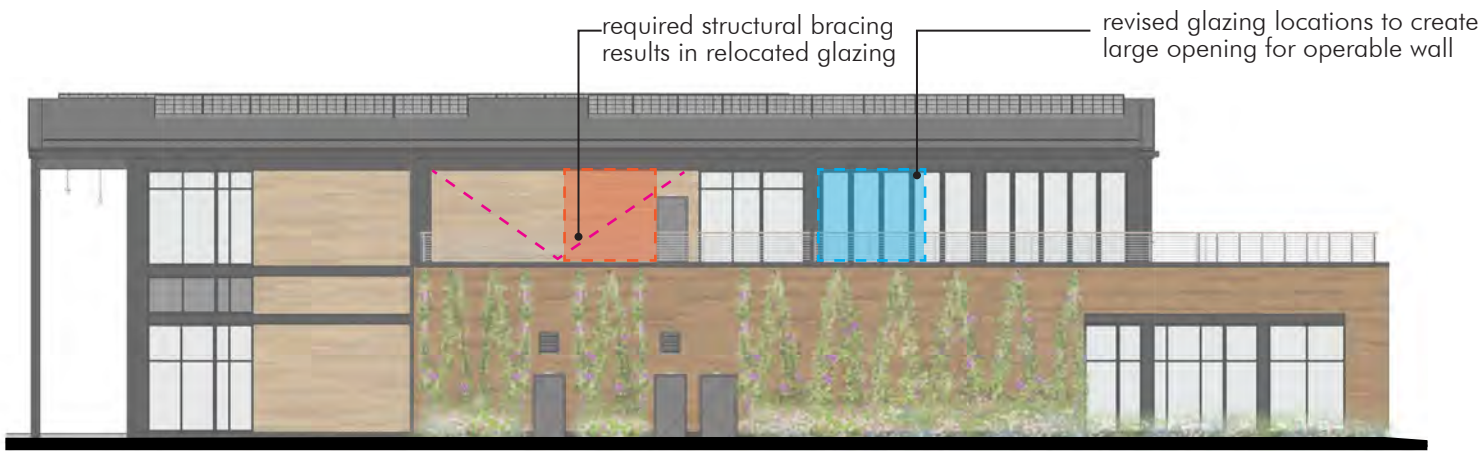
South Plaza Elevation  
 -67 sf change in glazing area

required structural bracing results in relocated glazing



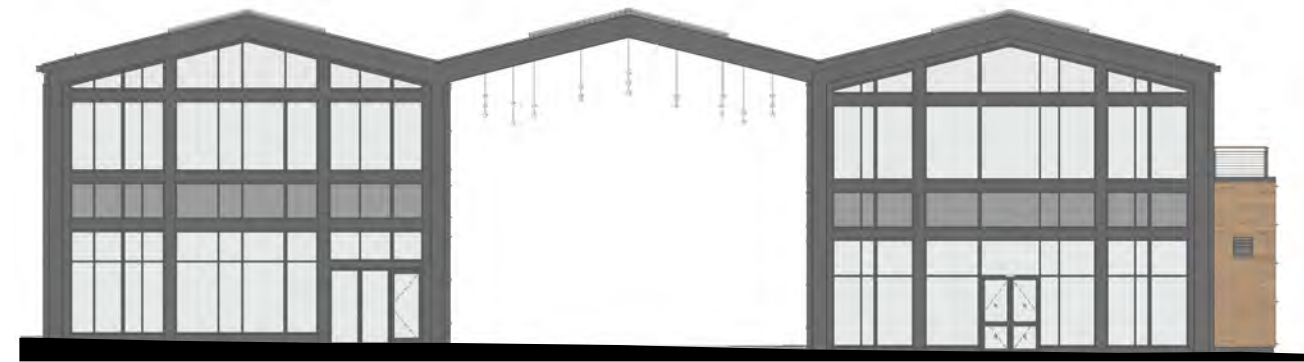
East Elevation  
 +176 sf change in glazing area

relocated mech. well allows for additional glazing

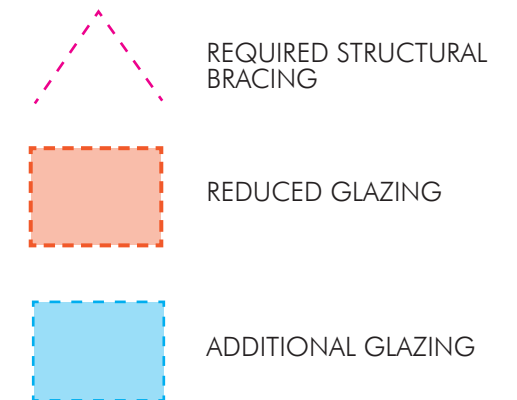
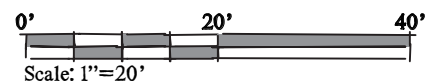
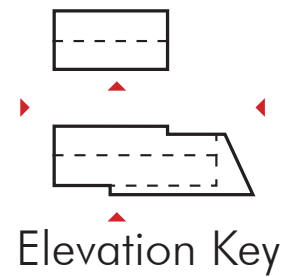


South Elevation  
 -100 sf change in glazing area

required structural bracing results in relocated glazing  
 revised glazing locations to create large opening for operable wall



West Elevation  
 0 sf change in glazing area



Overall change in glazing = - 61 sf  
 61 sf = 0.35% of total facade area



NANAWALL PRECEDENT - RESTAURANT



Closed Position



Mid-fold Position



Open Position

NANAWALL PRECEDENT - RETAIL STORE



Closed Position

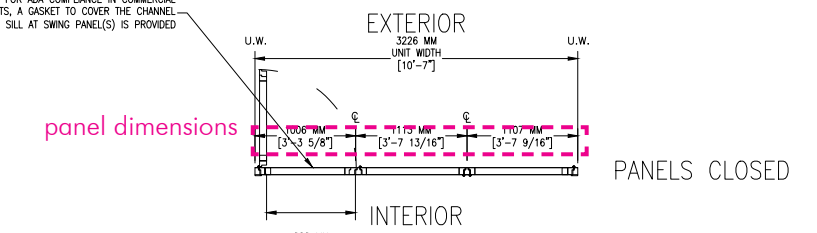
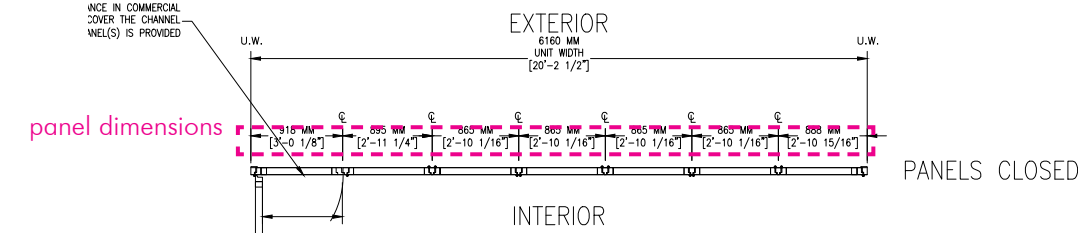
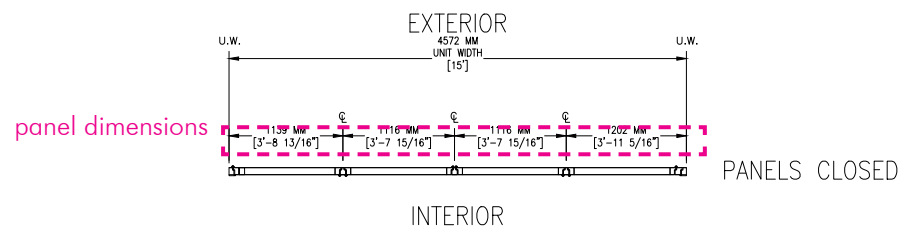
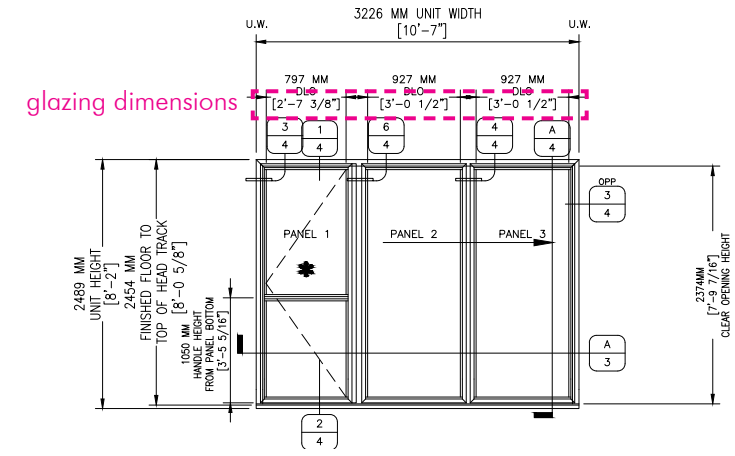
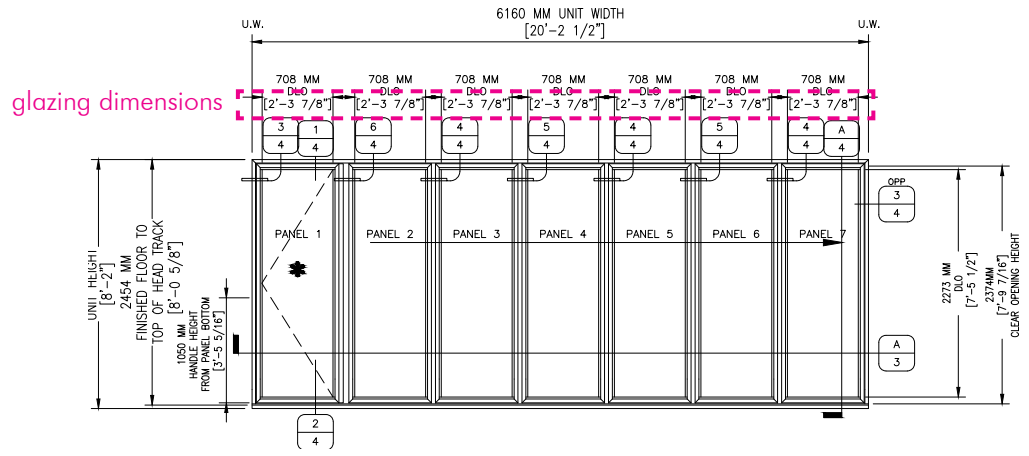
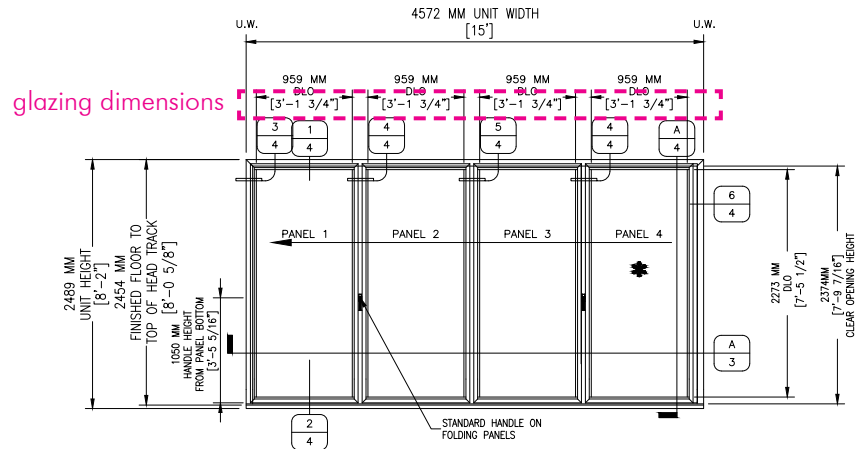
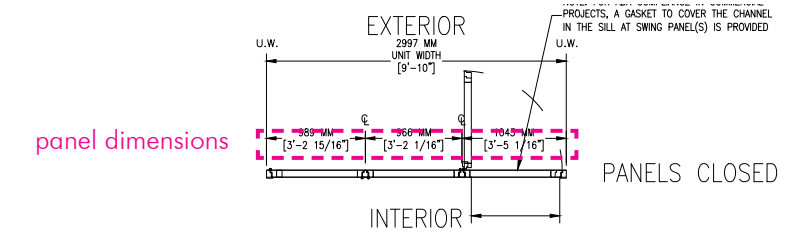
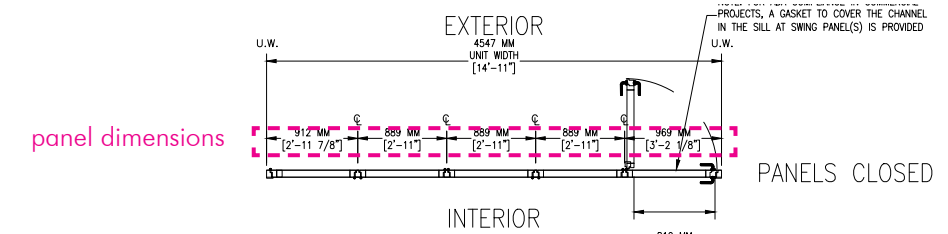
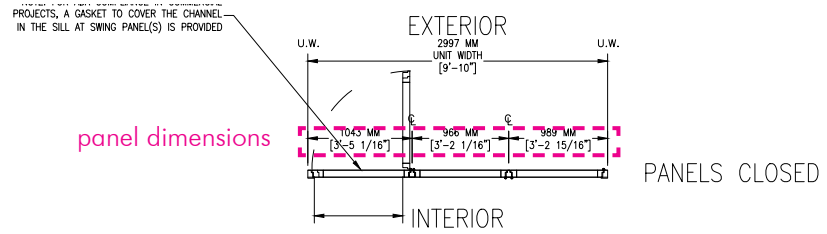
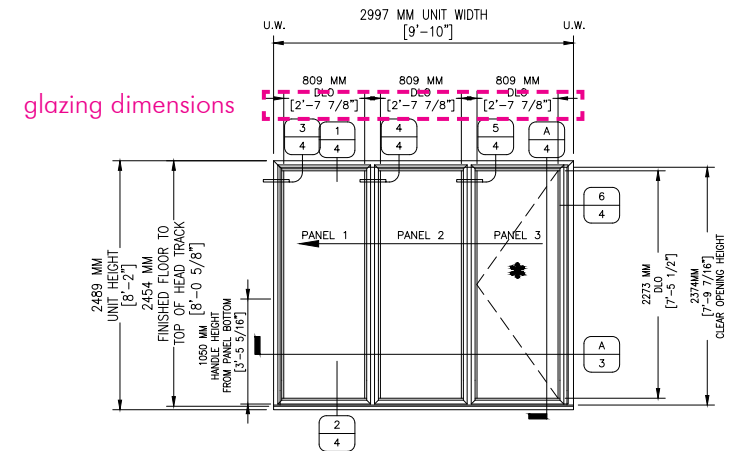
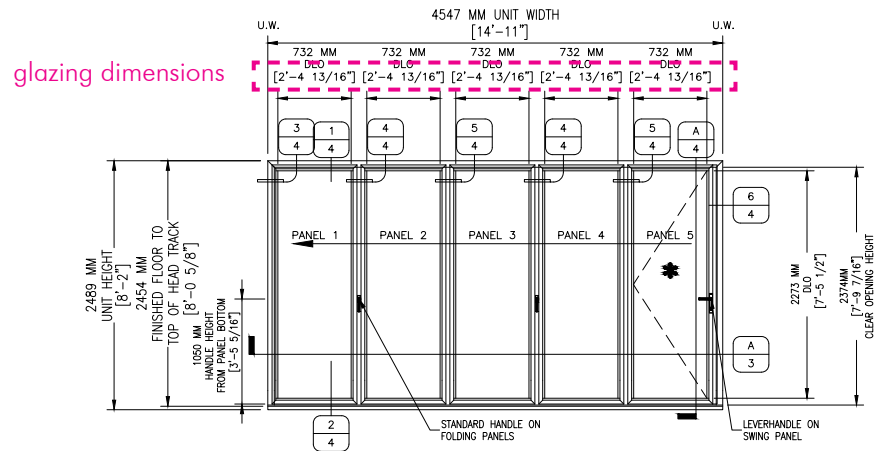
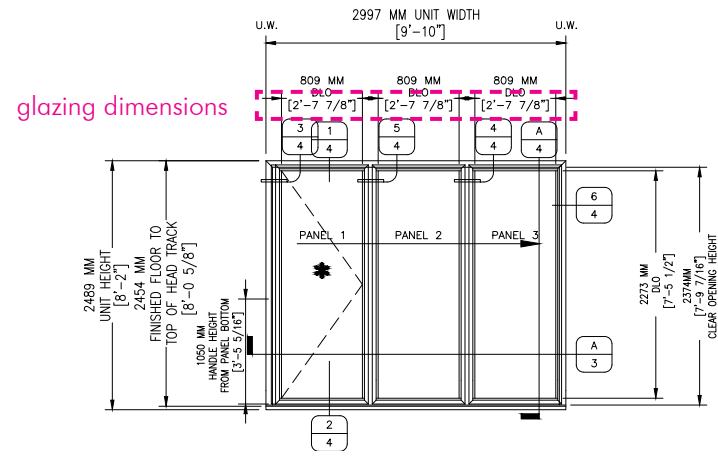


Mid-fold Position



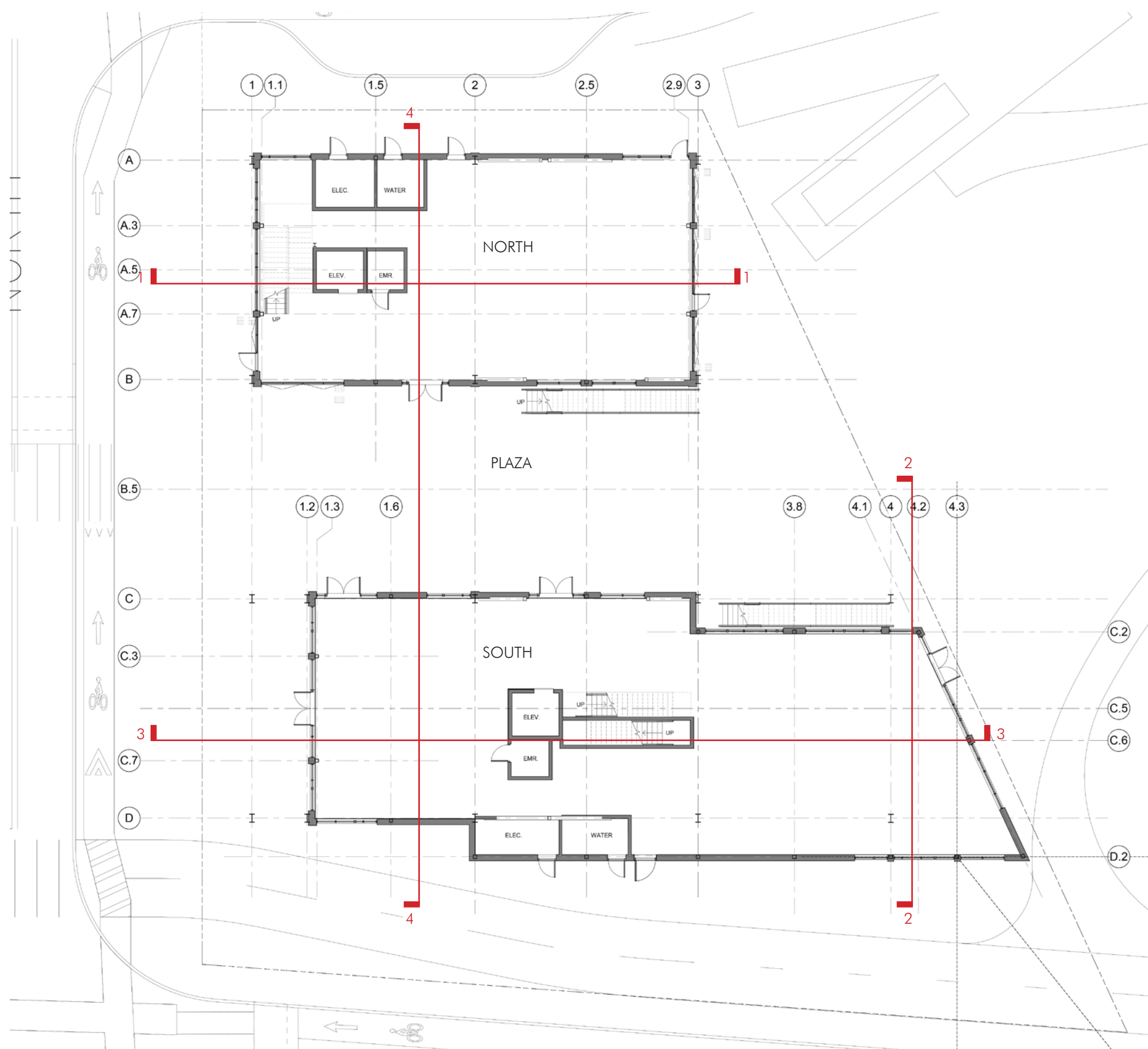
Open Position





Typical Nanawall Panel Dimensions

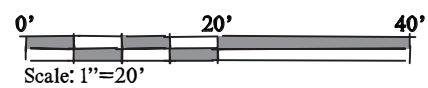




GROUND FLOOR AREA

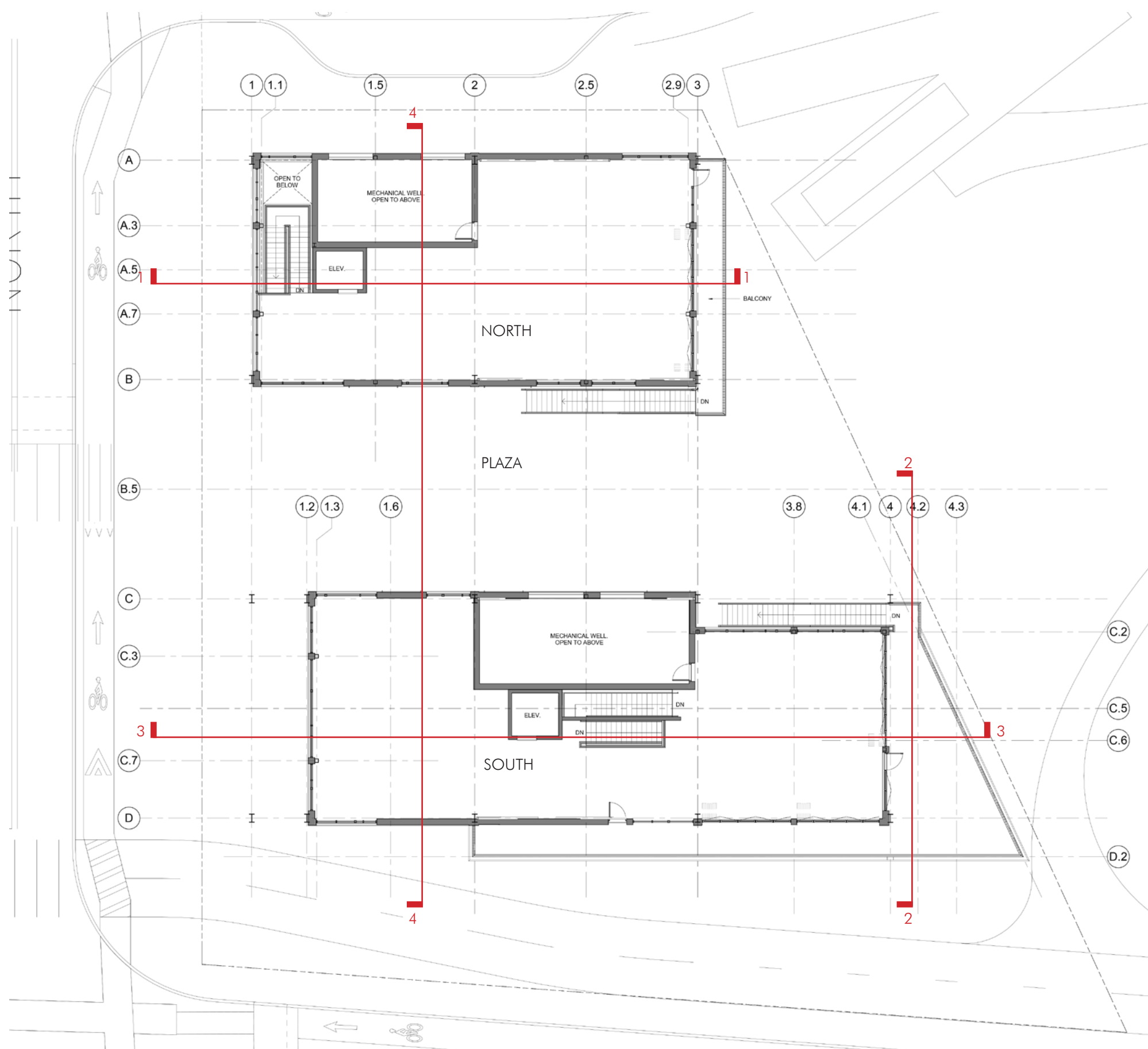
NORTH: 3,613 GFA

SOUTH: 6,430 GFA



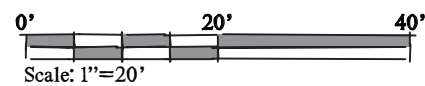
GROUND FLOOR PLAN





SECOND FLOOR AREA

NORTH: 2,871 GFA  
 SOUTH: 3,481 GFA

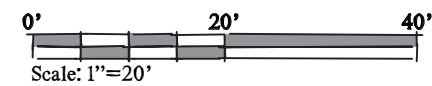
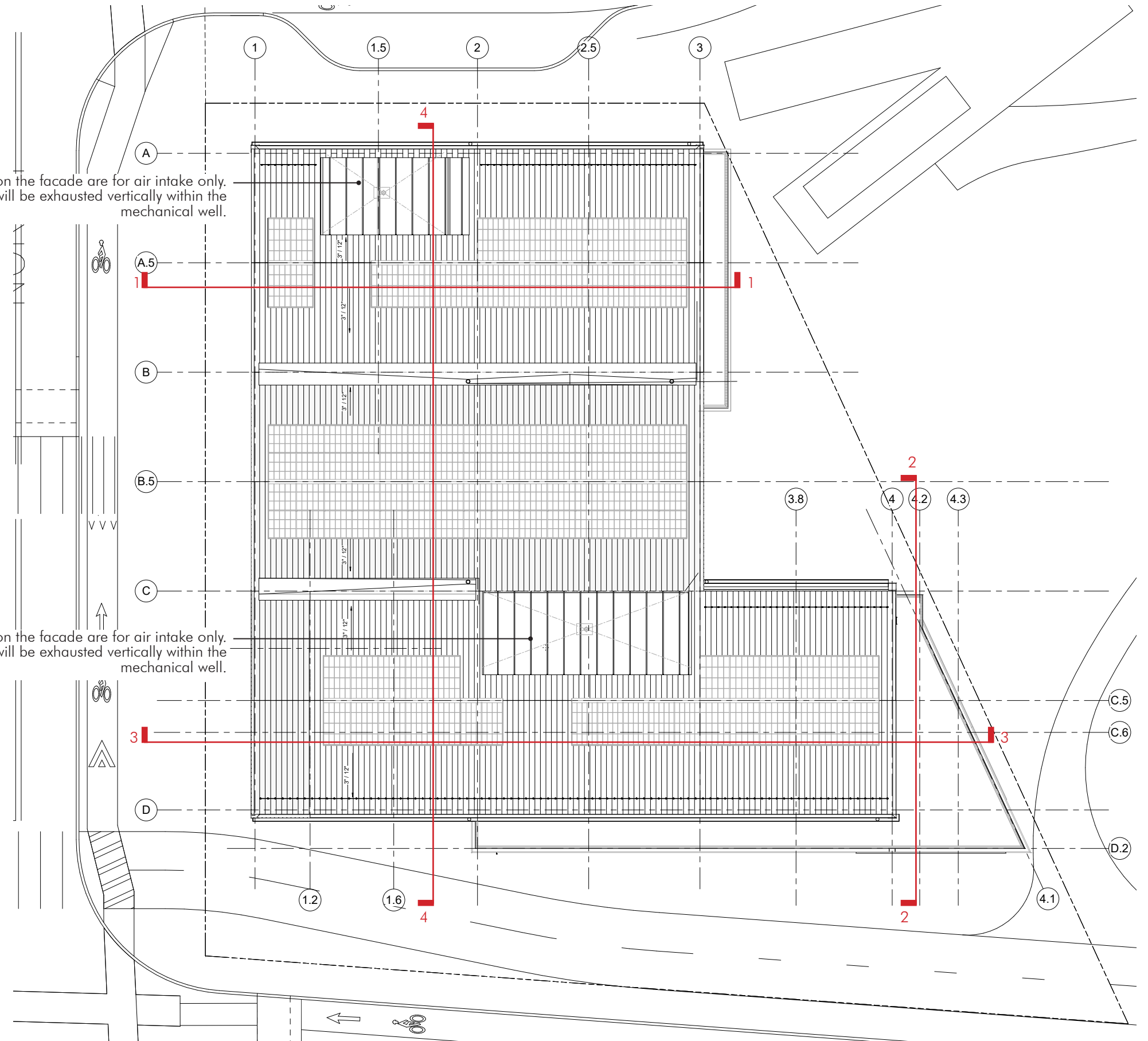


SECOND FLOOR PLAN



All mechanical louvers on the facade are for air intake only.  
All exhaust air will be exhausted vertically within the mechanical well.

All mechanical louvers on the facade are for air intake only.  
All exhaust air will be exhausted vertically within the mechanical well.



ROOF & CANOPY PLAN



All site lighting for Parcel W is being designed to minimize light pollution and light trespass. Exterior building lighting is mainly focused on the plaza area, with the primary concern of pedestrian safety.

Building Mounted Exterior Lighting

S-1 - Surface mounted LED downlights with dimming will be mounted above retail plaza and south building entry

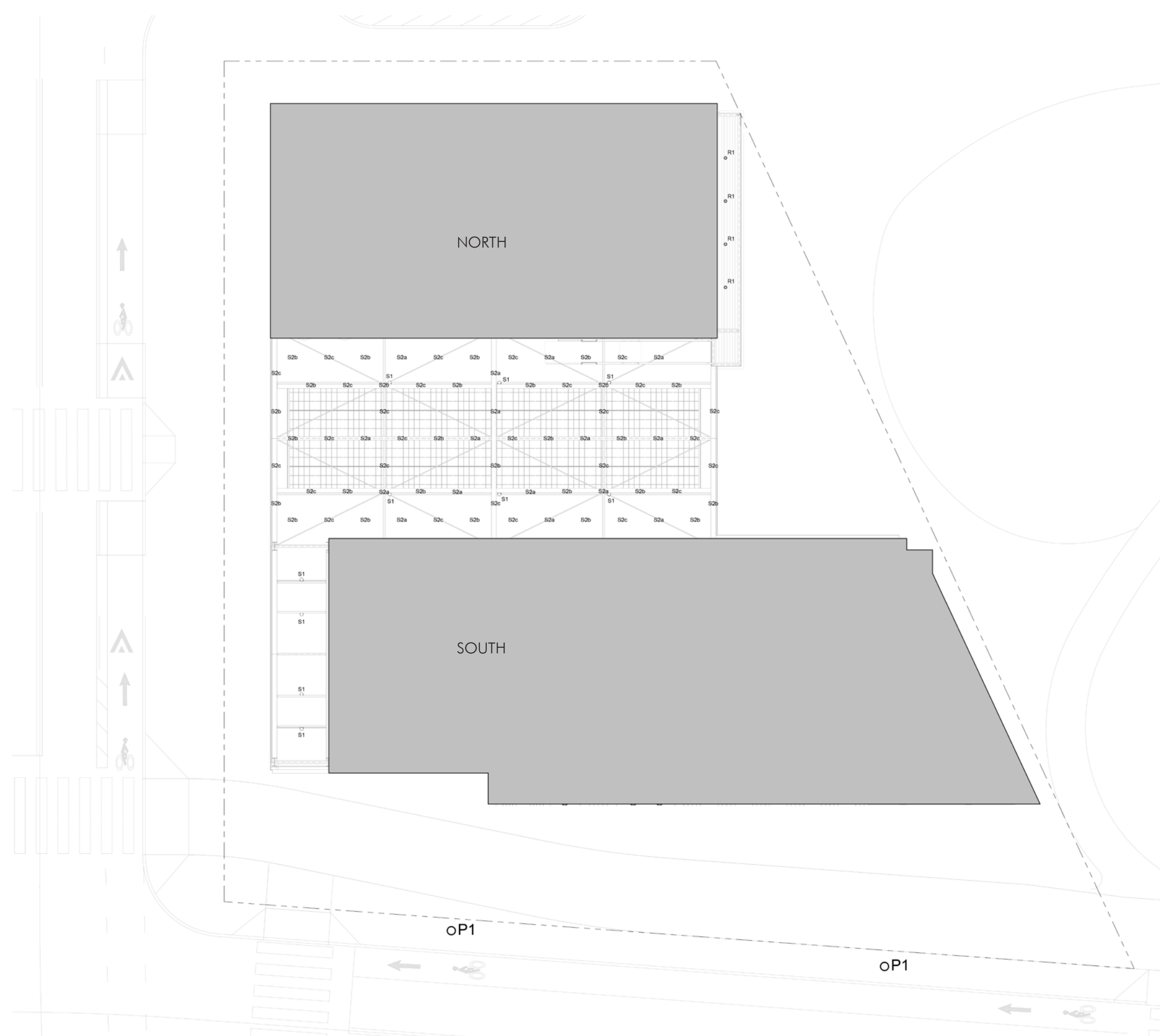
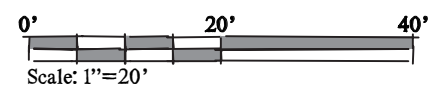
S-2 (a,b,c) - Decorative pendant fixtures above open space. Color changing RGB dome fixture mounted on varying stem lengths (a=3'-6", b=4'-6", c=5'-6").

R-1 - Recessed LED downlights (dimnable) with medium beam distribution on underside of balcony

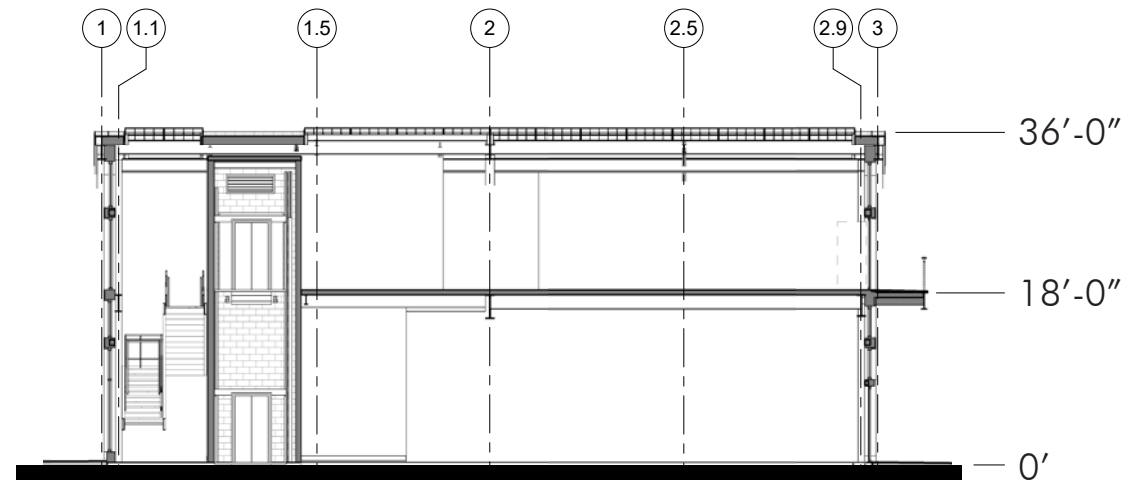
P1 - Pedestrian post top fixture with full-cutoff, downlight distribution, Mounted on 14' pole, with Hi/Low control.

EXTERIOR LIGHTING FIXTURE KEY

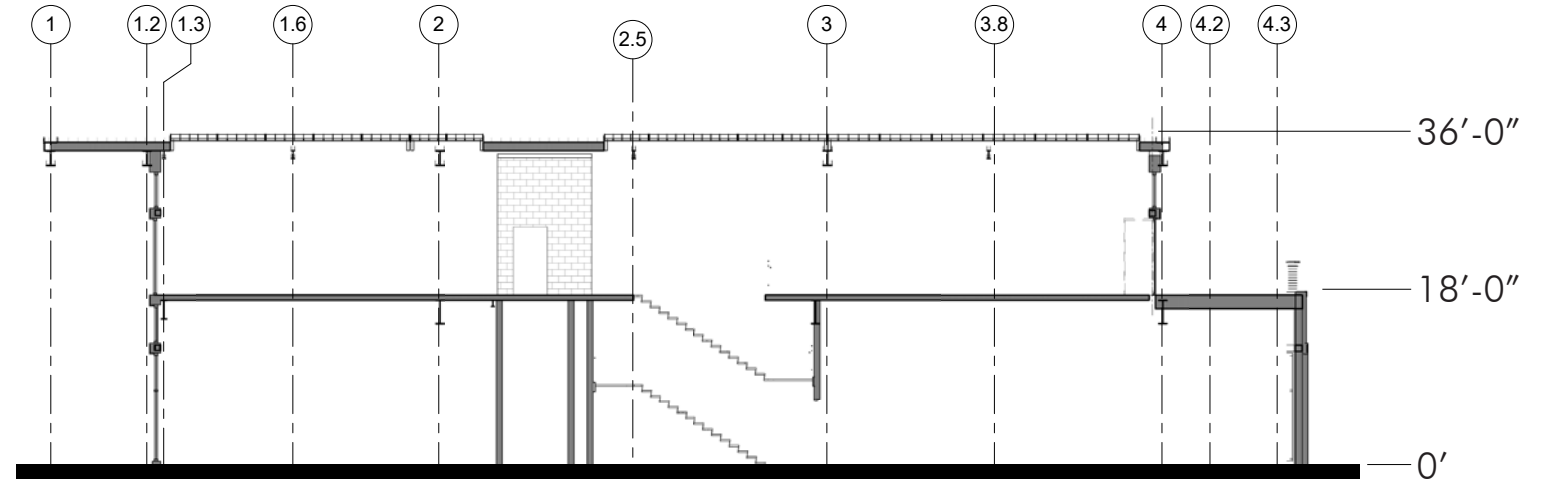
D = DOWNLIGHT  
P = POLE LIGHT



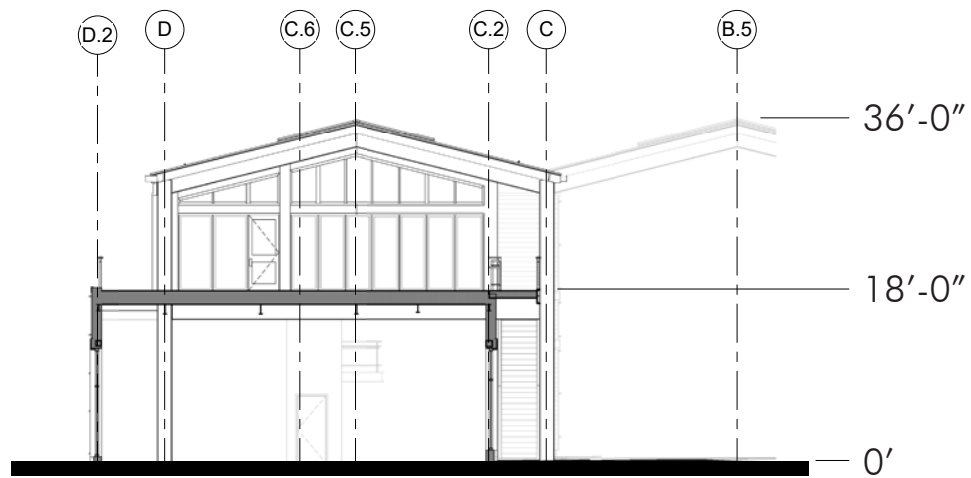




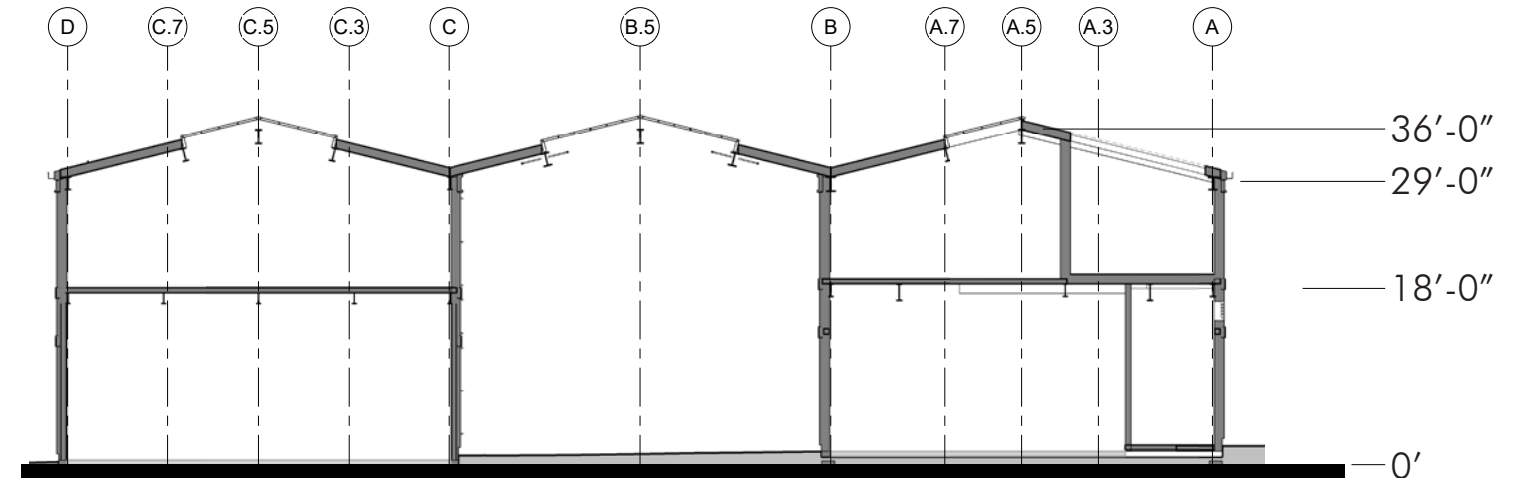
Section 1



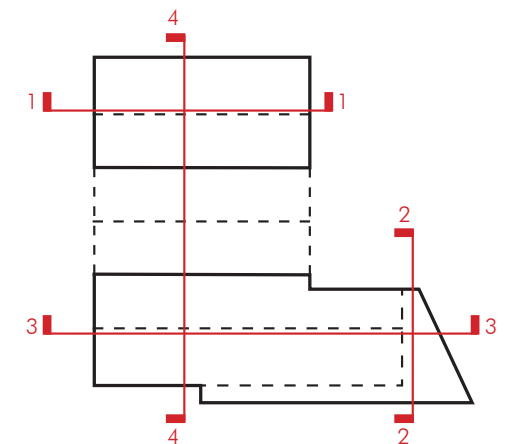
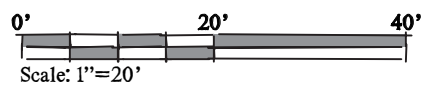
Section 3



Section 2



Section 4





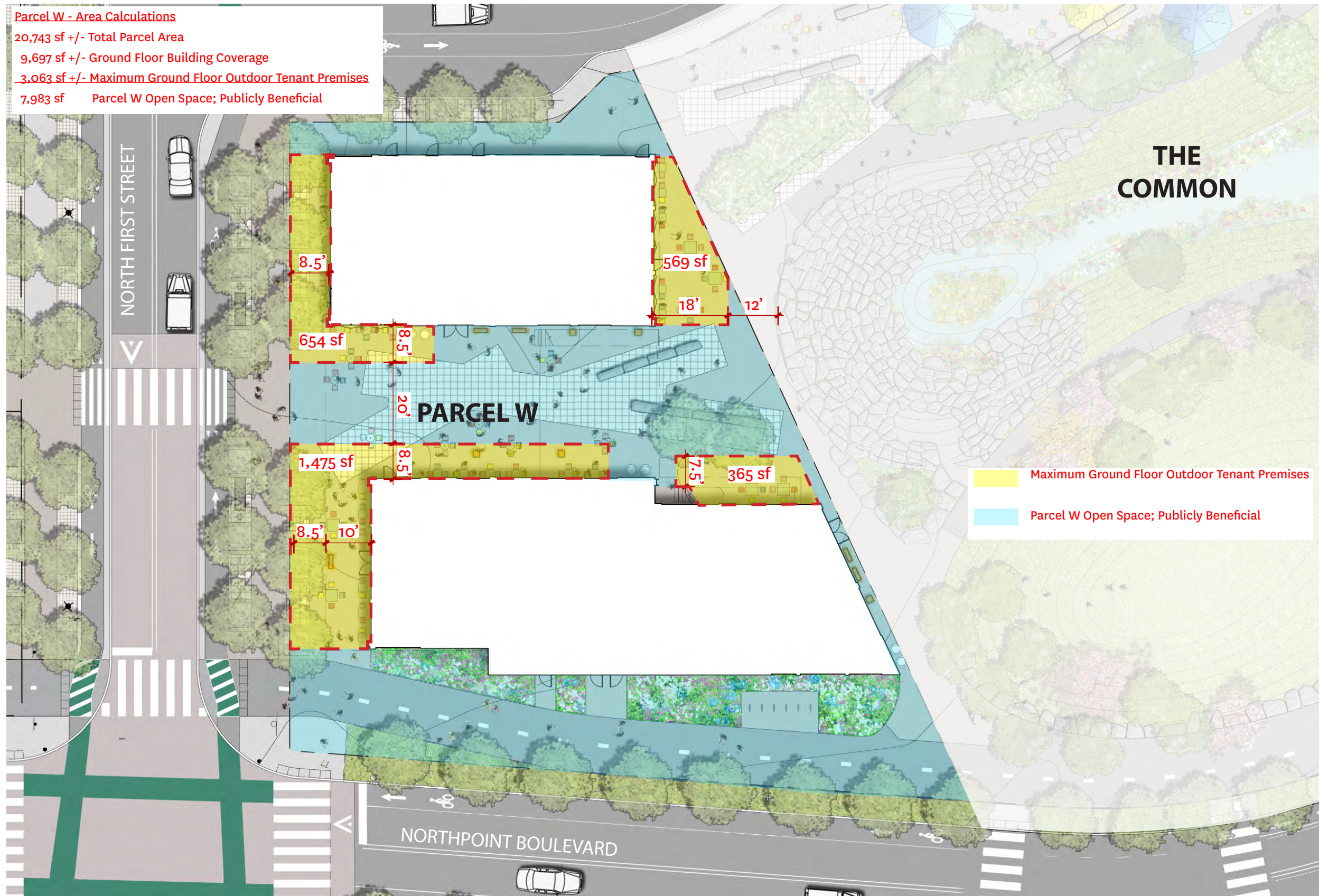
Page	Design Review Comments	Design Team Response	Check
page 71 - PB #179 Meeting Minutes	"Building W is too tasteful ... it needs more zing... It just needs a little more stuff" there may be some artwork, particularly on the wall that's facing -- it's on the south side of the south building, it just needs a little more, more stuff."	MVVA has introduced tensile structure along south façade to grow plantings / vines.	✓
page 95 & 96 - PB #179 Meeting Minutes	"I'm wondering if maybe the wall treatment inside the passthrough should be of a different character than the exterior wall. And think of rather than two buildings with this bridge between it, think of it as one building in which there's a way to walk through the building, and you could send that message by changing the material under that roof." ... It would be a perfect area for public art or a mural or something that would be of particular interest to people walking through who -- it would actually be	PCA has introduced exterior light fixtures with varying stem lengths to create an interesting artistic feature within the plaza space. The "grey" cedar will be a warmer toned stain. Additionally the façade material has been broken up with a chalk feature wall on either side that can display art. Additional solid wall can be commissioned for art installations.	✓
page 57 - PB #179 Meeting Minutes	"Parcel W seems like a lot of paving. Almost the whole site is paved except for the little strip beside the multiuse path. Any way to soften this up?"	MVVA augmented the continuous plant bed next to the multi-use path that will be densely planted with plants that have colorful blooms and fruits. A new tensile cable system mounted on the building that will allow vines to grow up the south facade of the south building and the free-standing columns along North First Street. Planters have been added to the plaza between the buildings and will be seasonally planted to bring color into that open-air but covered space.	✓
page 60 - PB #179 Meeting Minutes	"there's a lot of paving here, a lot of edges to touch and not just around the building".	MVVA introduced a continuous plant bed next to the multi-use path that will include colorful plants and flower pots below the Parcel W canopy.	✓
CDD Memo, 06/23/2017 page 2	"While transparency has been maximized on First Street, the common and internal to the plaza, there are portions of blank wall exceeding 20 feet on the north and south facades of the pavilions. It is understood that back-of-house functions necessitate this, however staff suggests that the blank walls be landscaped, decorated or detailed in a manner that makes them more visually interesting".	MVVA introduced tensile structures on the blank walls of Parcel W South building to allow vines to climb the wall.	✓
CDD Memo, 06/23/2017 page 2	"The concept of a green connection between Parcel W, the common and Parcel I is a key urban design goal for NorthPoint. Opportunities for additional plantings or greening to help enhance that relationship, and soften the hardscape".	MVVA introduced a continuous plant bed next to the multi-use path and flowering bed at the edge of the pond to tie the plaza with The Common. Planters and flower pots will be added in the plaza as well.	✓



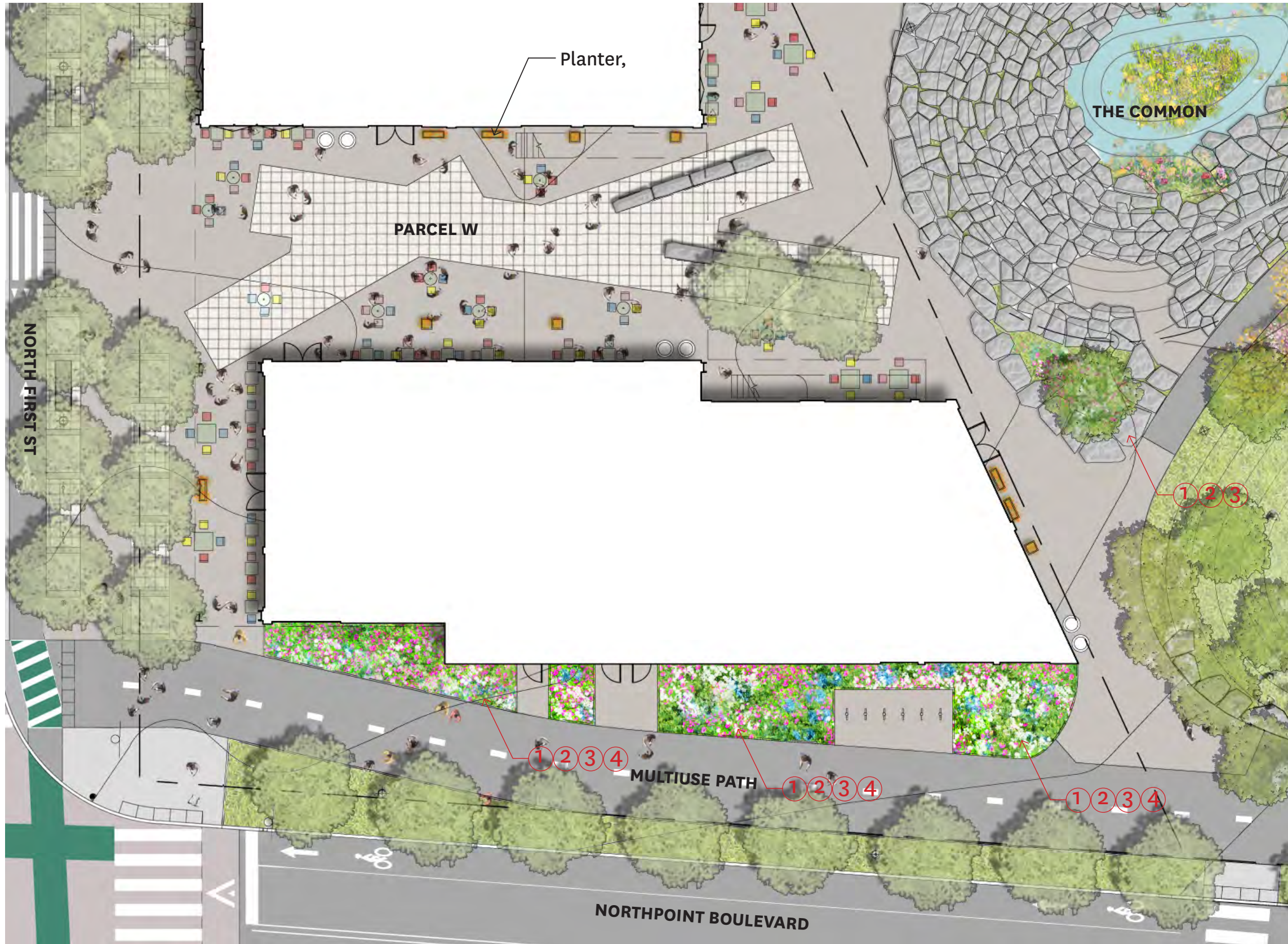




**Parcel W - Area Calculations**  
 20,743 sf +/- Total Parcel Area  
 9,697 sf +/- Ground Floor Building Coverage  
 3,063 sf +/- Maximum Ground Floor Outdoor Tenant Premises  
 7,983 sf Parcel W Open Space; Publicly Beneficial







1. Blackberry  
*Rubus spp.*



2. Raspberry  
*Rubus idaeus*



3. Rugosa rose  
*Rosa rugosa*

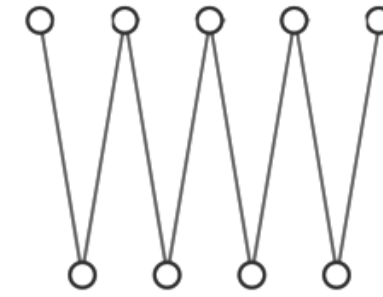


4. Lowbush blueberry  
*Vaccinium angustifolium*





Climbing Pattern



Planting Palette

Parcel W - Green Wall (4 ft module- Triangular Pattern)

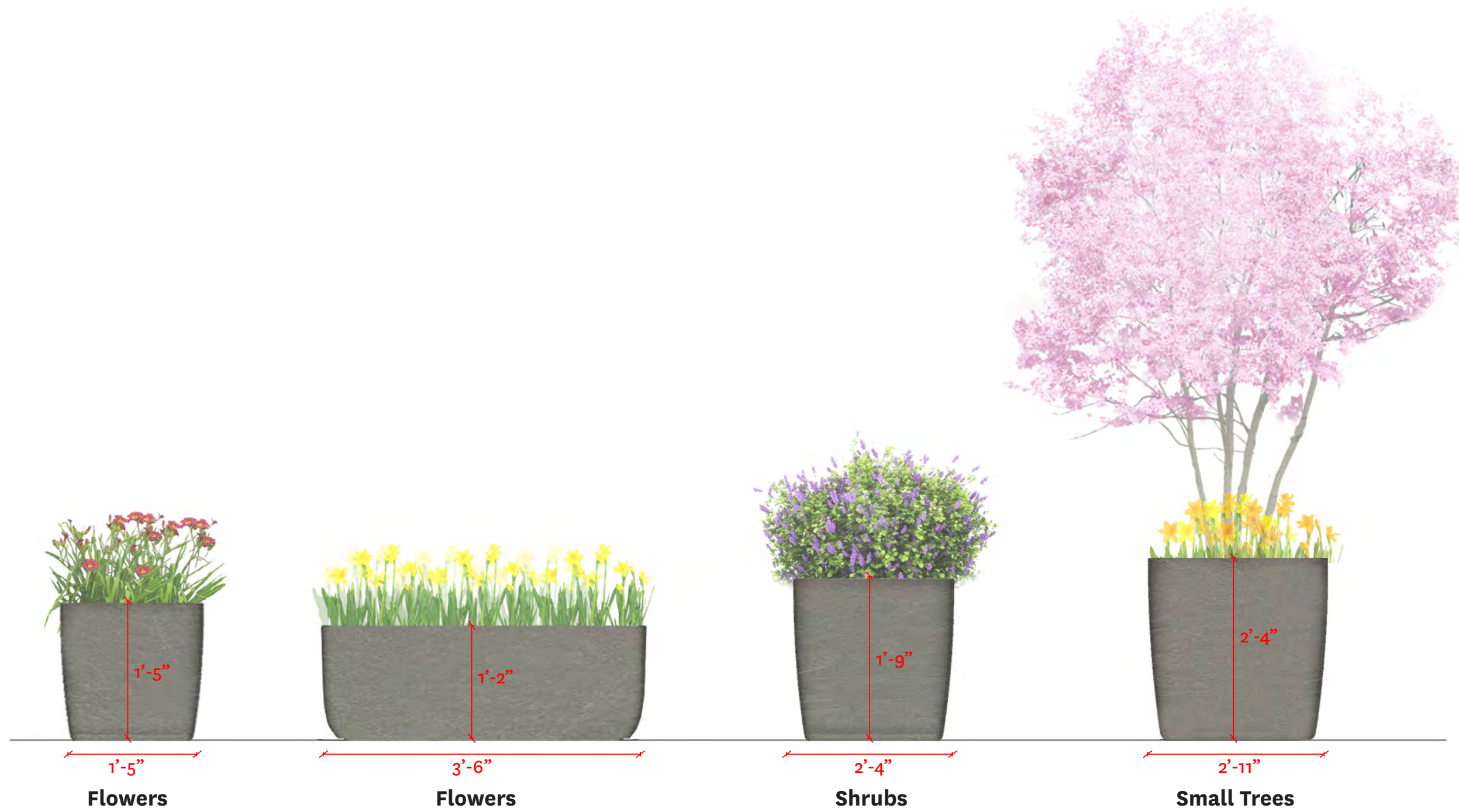


South Elevation



1. Vitis (Grapevine)



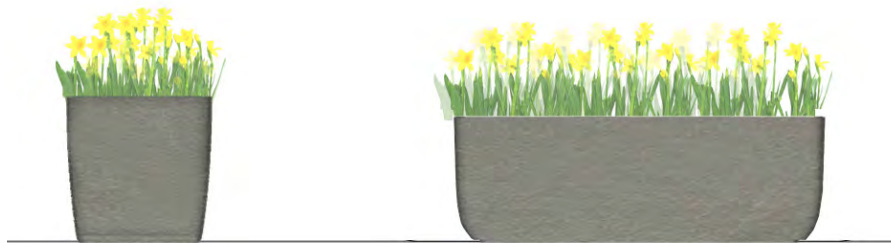




**Spring**



Daffodil, Narcissus



**Fall**



Chrysanthemum, Chrysanthemum



**Summer**



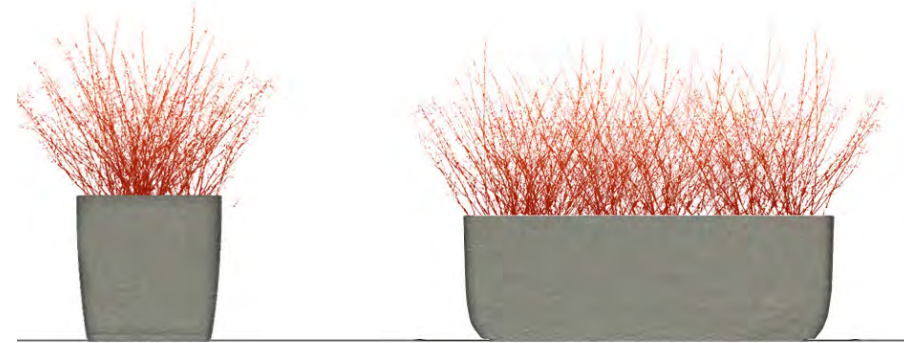
Canna lily, Canna



**Winter**



Redtwig dogwood, Cornus sericea



0' 1' 2' 4'





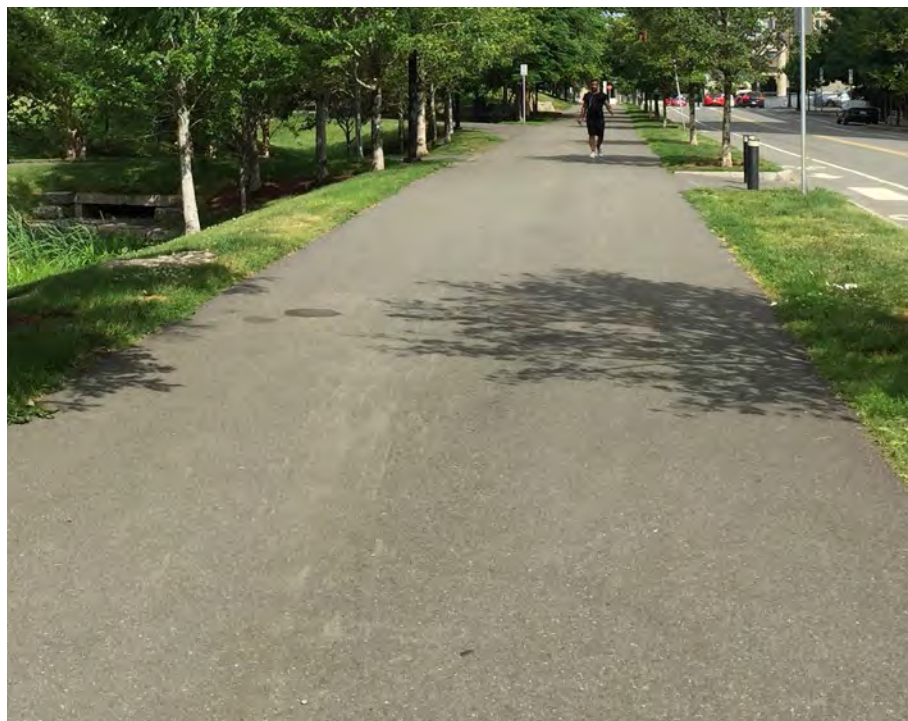
Stone Setts Pavement



Exposed Aggregate Concrete Pavement



Reclaimed Granite Block Seatwalls



Bituminous Concrete Pavement



Concrete Pavement



Decomposed Granite Pavement





*Platanus x acerifolia*  
London Plane Tree



*Styphnolobium japonicum*  
Japanese Pagoda Tree



*Gymnocladus dioica*  
Kentucky Coffee Tree



*Gleditsia triacanthos var. inermis*  
Honey Locust



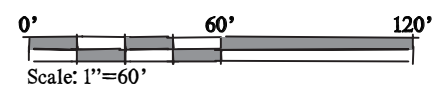
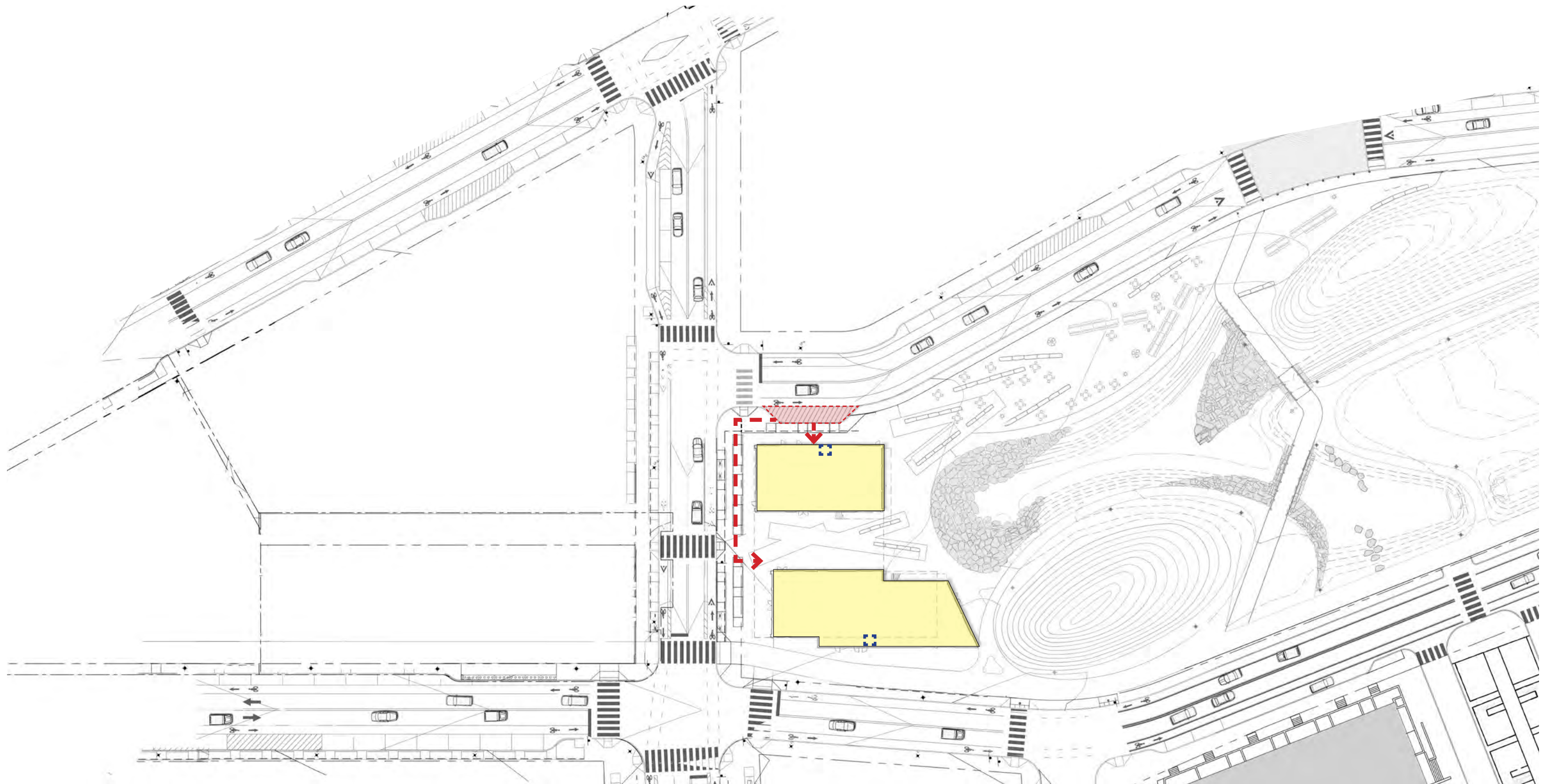


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Honey Locust



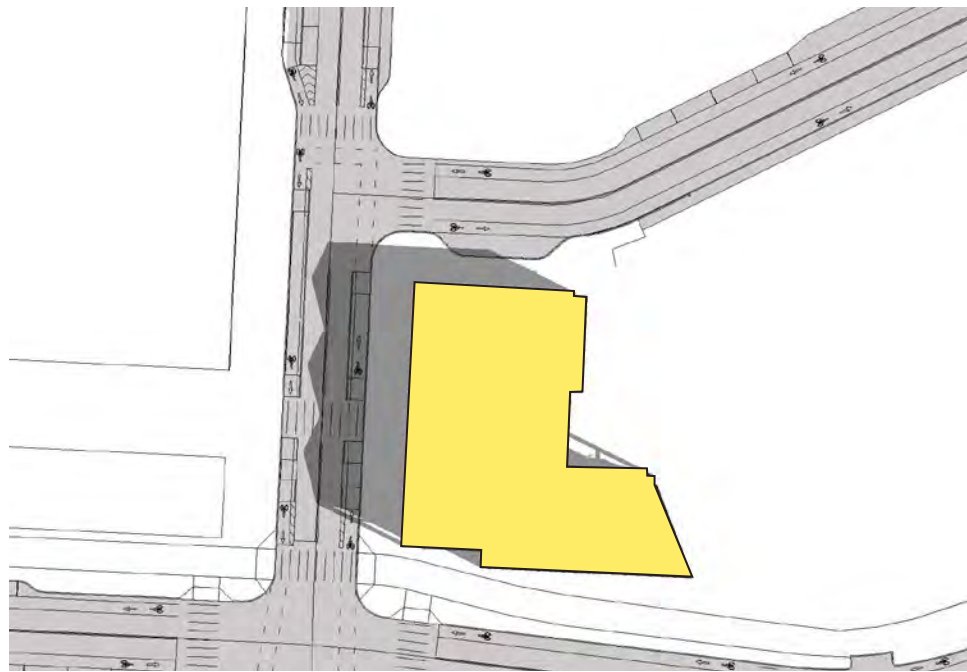
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Japanese Pagoda Tree



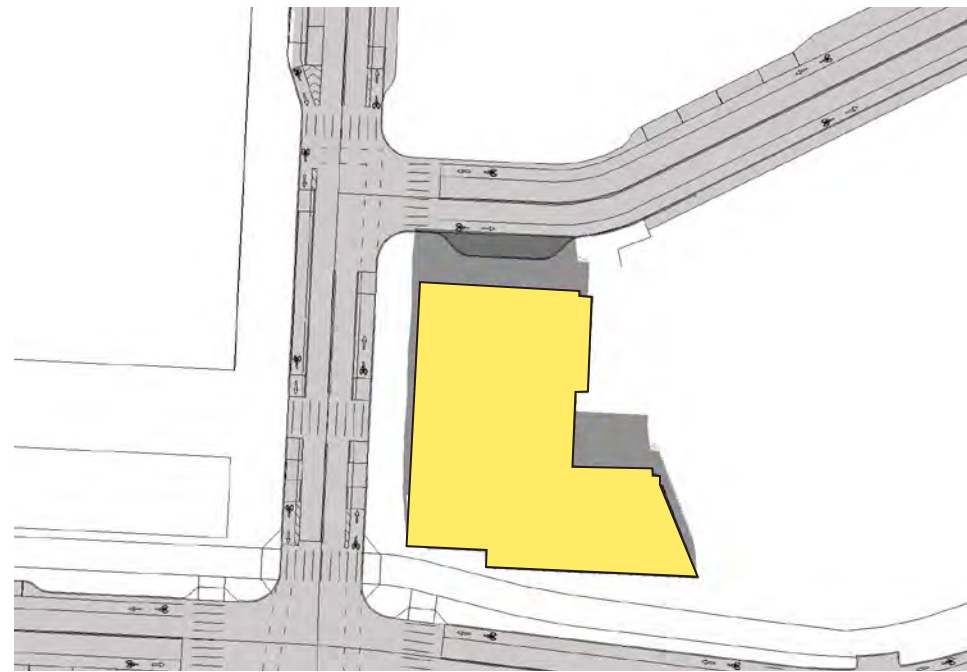


On site trash management by Tenant  Loading 

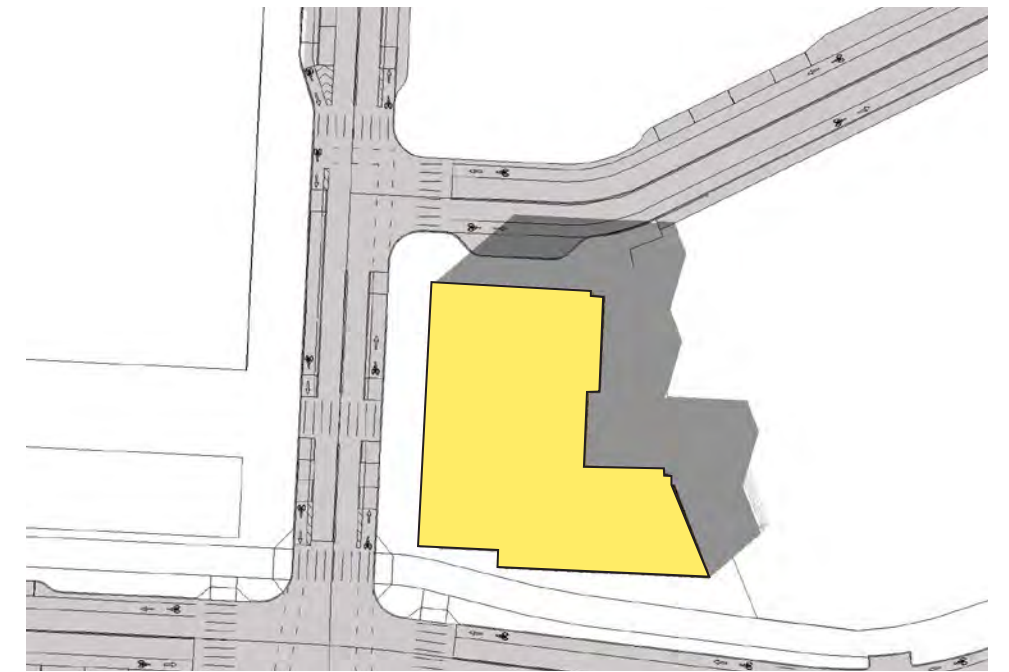




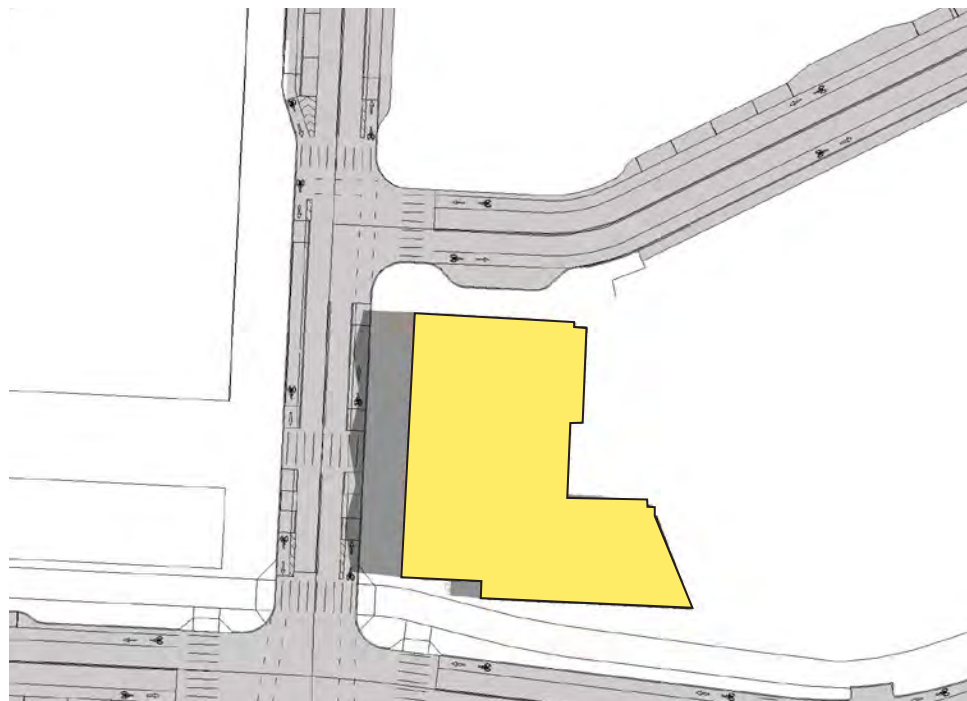
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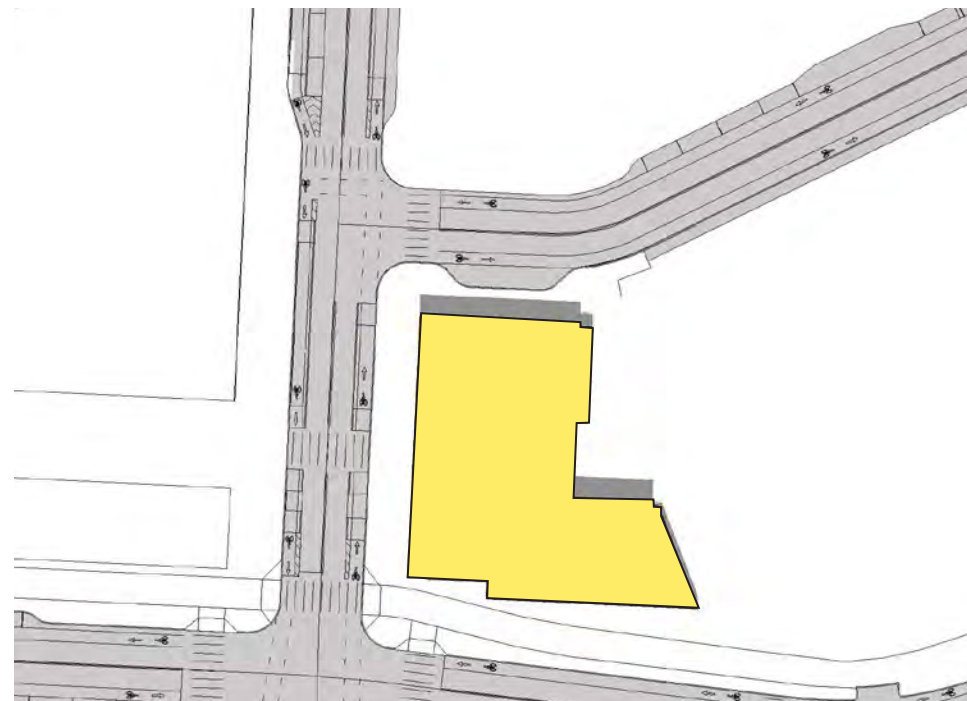
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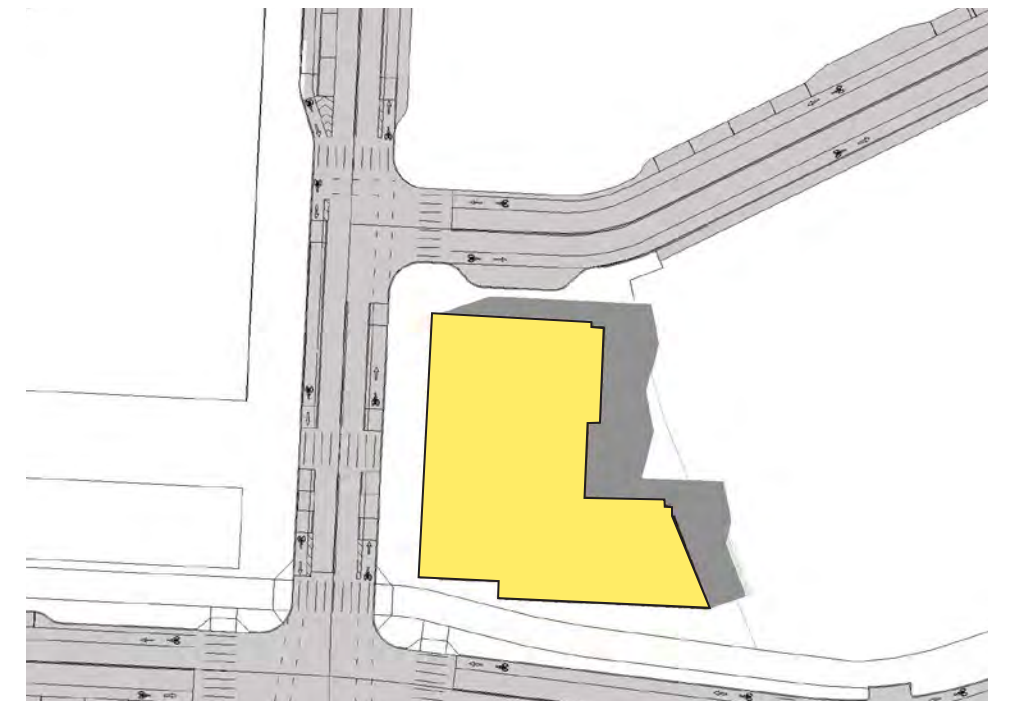
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9:00 AM  
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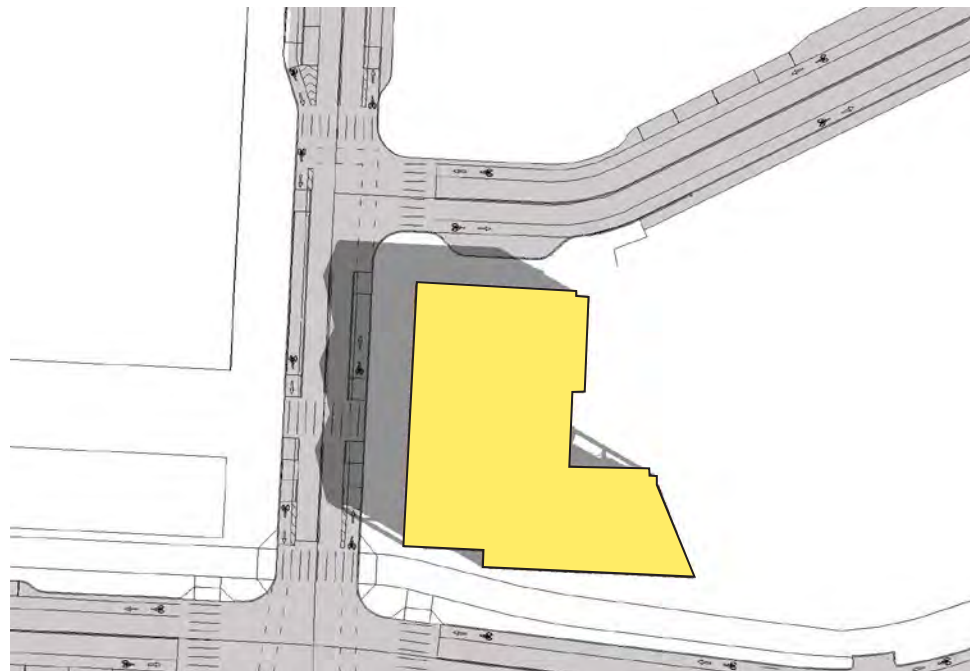
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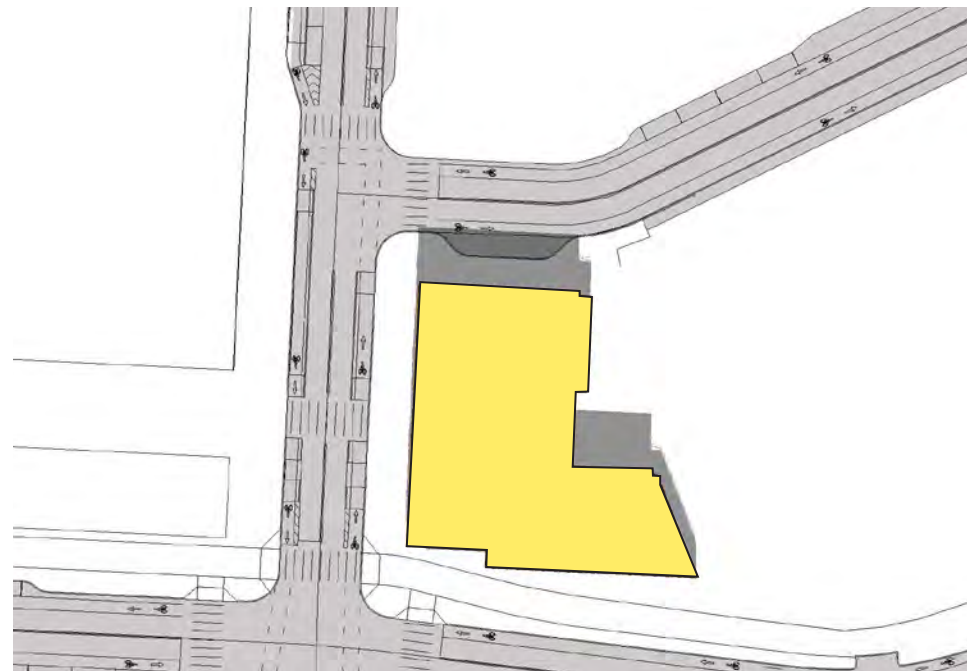
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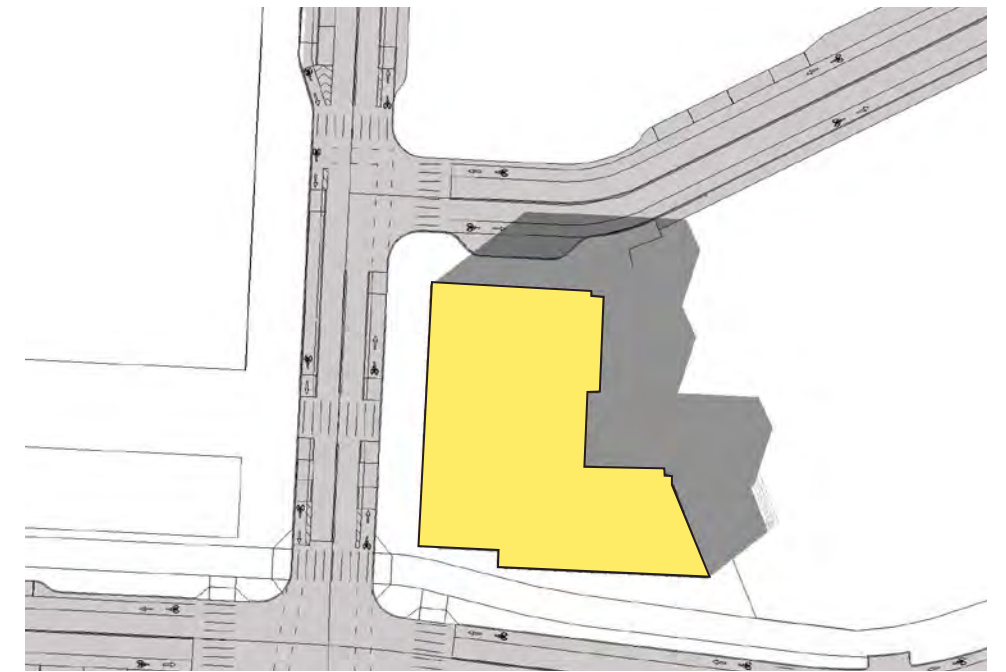




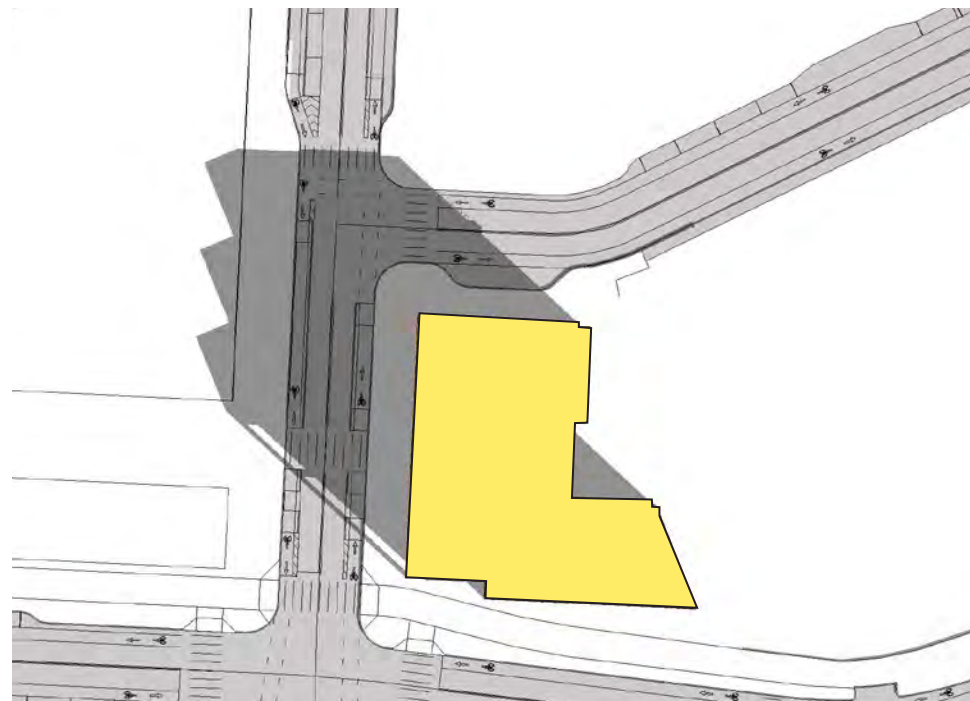
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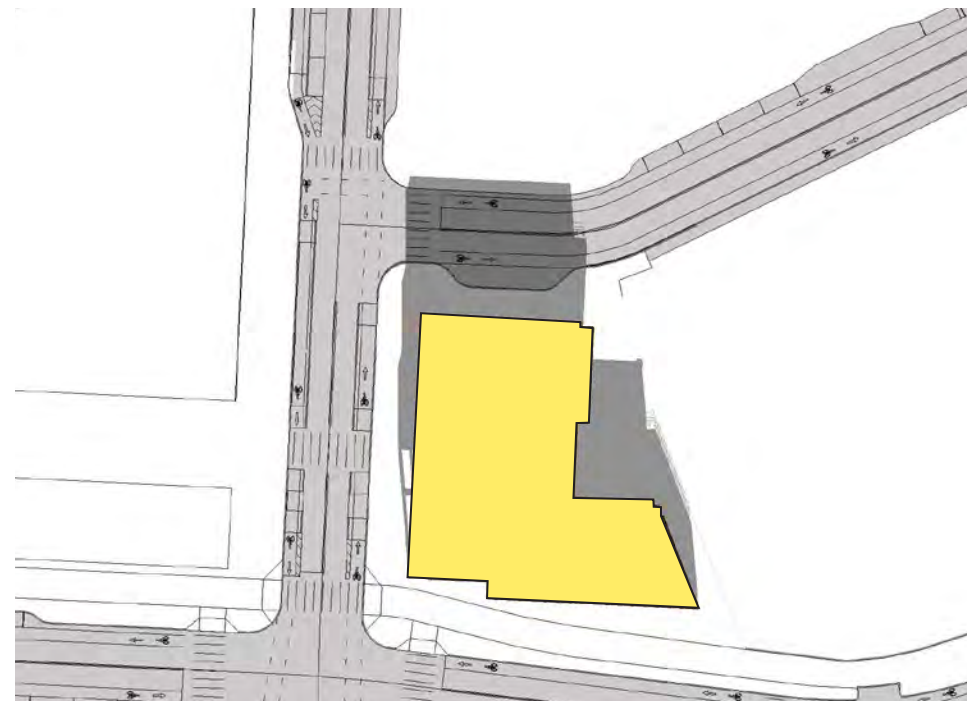
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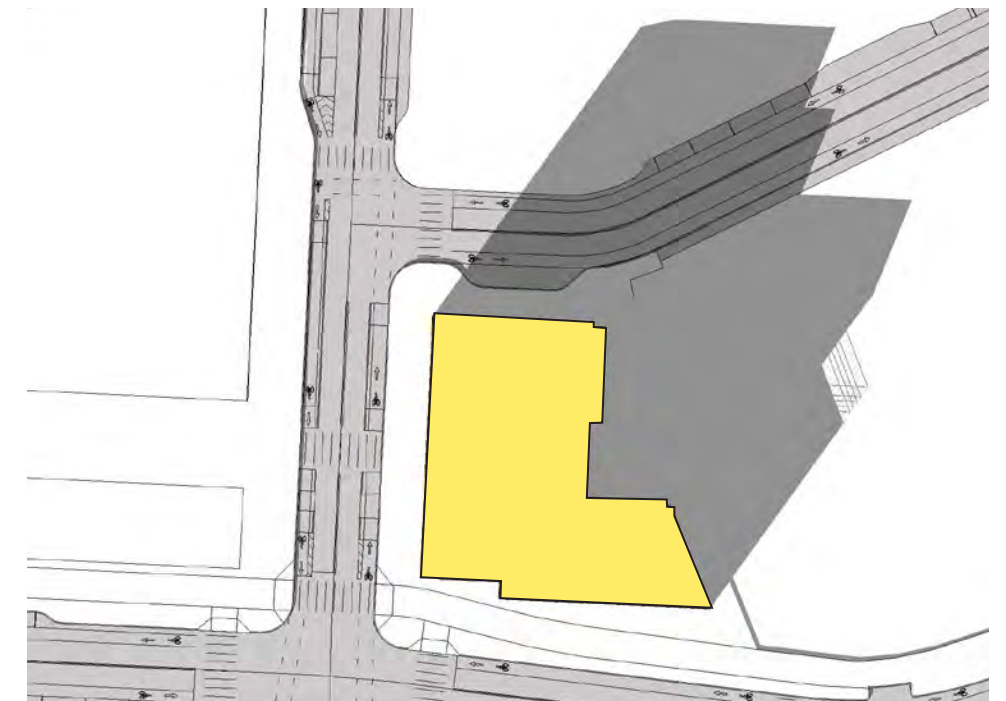
3:00 PM



9:00 AM  
SHADOW STUDY: DECEMBER 21ST



12:00 PM



3:00 PM





## 5. DESIGN CRITERIA

The RWDI pedestrian wind criterion was used in the current study. These criteria have been developed by RWDI through research and consulting practice since 1974 (References 1 through 6). They have also been widely accepted by municipal authorities as well as by the building design and city planning community.

### RWDI Pedestrian Wind Criteria

Comfort Category	GEM Speed (mph)	Description
Sitting	≤ 6	Calm or light breezes desired for outdoor restaurants and seating areas where one can read a paper without having it blown away
Standing	≤ 8	Gentle breezes suitable for main building entrances and bus stops
Strolling	≤ 10	Moderate winds that would be appropriate for window shopping and strolling along a downtown street, plaza or park
Walking	≤ 12	Relatively high speeds that can be tolerated if one's objective is to walk, run or cycle without lingering
Uncomfortable	> 12	Strong winds of this magnitude are considered a nuisance for most activities, and wind mitigation is typically recommended

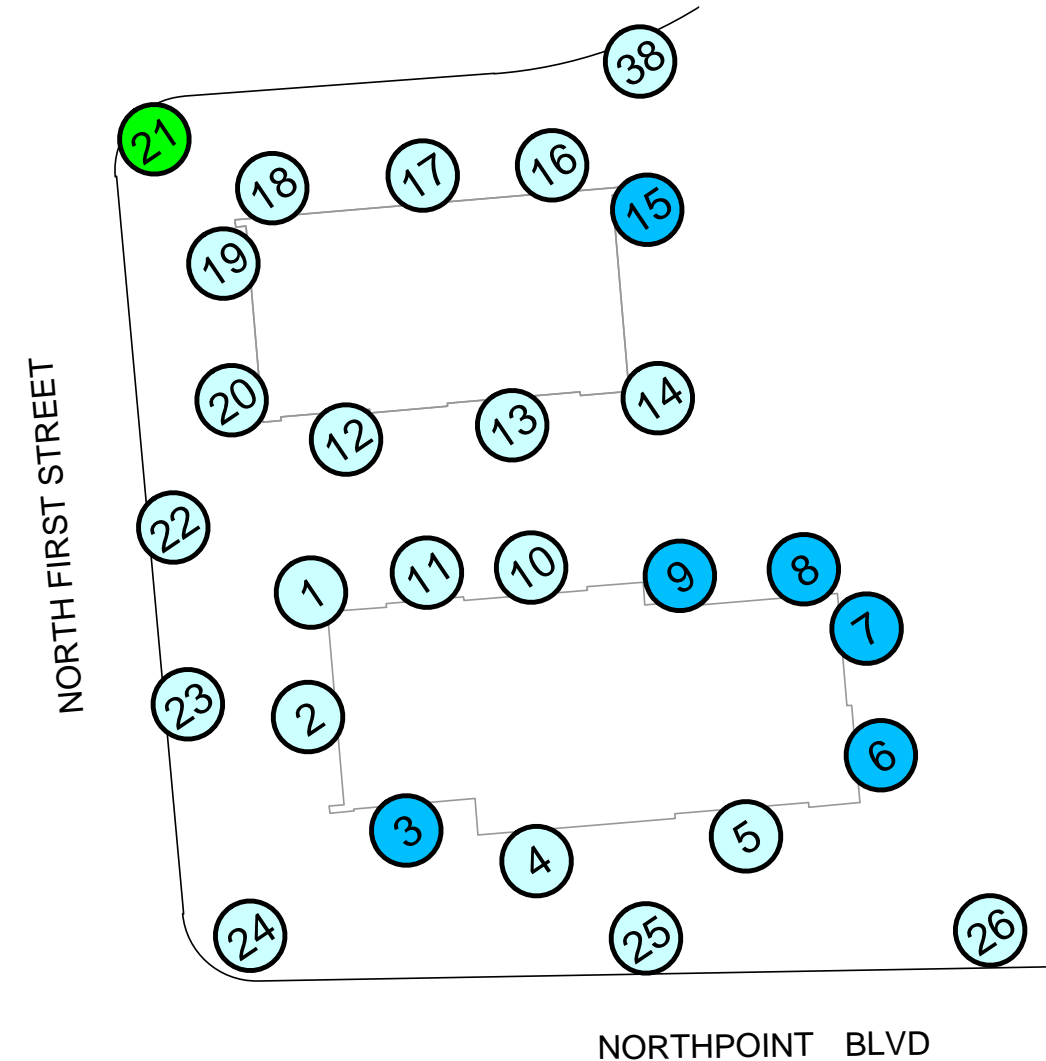
**Notes:** (1) Gust Equivalent Mean (GEM) speed =  $\max(\text{mean speed}, \text{gust speed}/1.85)$ ; and  
 (2) GEM speeds listed above are based on a seasonal exceedance of 20% of the time between 6:00 and 23:00.

Safety Criterion	Gust Speed (mph)	Description
Exceeded	> 56	Excessive gust speeds that can adversely affect a pedestrian's balance and footing. Wind mitigation is typically required.

**Note:** Based on an annual exceedance of 9 hours or 0.1% of the time for 24 hours a day.

LEGEND:	
COMFORT CATEGORIES:	SENSOR LOCATION:
Sitting ———— <span style="color: blue;">■</span>	○ Grade Level
Standing ———— <span style="color: cyan;">■</span>	□ Level 3
Strolling ———— <span style="color: green;">■</span>	◇ Penthouse
Walking ———— <span style="color: yellow;">■</span>	
Uncomfortable ———— <span style="color: red;">■</span>	

Pedestrian Wind Comfort Conditions  
 Summer (May to October, 6:00 to 23:00)





Mark Eclipse, AIA  
Northpoint Parcel W  
Noise Study

April 5, 2017

Mark Eclipse, AIA, LEED AP  
221 Hampshire Street  
Cambridge, MA 02139

Subject: Northpoint Parcel W Retail Building – Noise Compliance for Outdoor Mechanical

Dear Mark,

This letter presents our review of noise emissions from the proposed retail building at Northpoint parcel W, located within the Northpoint development in Cambridge.

The Parcel W retail building will be 2 stories. Noise from outdoor mechanical equipment must comply with the City of Cambridge and MassDEP noise regulations outlined below. This mechanical equipment is not included in the base building design package, but will be provided as part of tenant fitup. The developer (DIVCO) intends to make sure that tenant mechanical systems are compliant with the noise regulations.

**MassDEP Noise Regulation**

Our noise monitoring at the site found that the lowest overnight sound levels were 53 dBA. Based on this, the allowable limit under the MDEP noise regulation would be 63 dBA. The Cambridge noise regulation is more stringent, so a noise design that meets the Cambridge limits for a residential zone will also meet the MassDEP regulations.

**Cambridge Noise Control Ordinance**

Table 8.16.060E of the Ordinance (reproduced below) shows A weight and octave band limits for different zoning categories in Cambridge. The A weight limits are highlighted in yellow. The regulation applies to any point on the property, but is normally evaluated at the property line.

**Table of Zoning District Noise Standards (maximum octave band sound pressure levels).**

Octave Band center Frequency Measurement (Hz)	Residential Area		Residential in Industrial		Commercial Area	Industry Area
	Daytime	Other	Daytime	Other	Anytime	Anytime
31.5	76	68	79	72	79	83
63	75	67	78	71	78	82
125	69	61	73	65	73	77
250	62	52	68	57	68	73
500	56	46	62	51	62	67
1,000	50	40	56	45	56	61
2,000	45	33	51	39	51	57
4,000	40	28	47	34	47	53
8,000	38	26	44	32	44	50
Single Number Equivalent (dB(A))	60 dBA	50 dBA	65 dBA	55 dBA	65 dBA	70 dBA

**Noise at Nearby Receptors**

Because there is no outdoor mechanical equipment in the base building design package, there will be no additional noise at any locations within Northpoint or beyond. The developer intends to make sure outdoor mechanical systems for tenant fitups comply with the applicable noise regulations. It is in the developer’s interest to avoid creating an outdoor noise nuisance on their own campus, and this all but assures there will be no significant noise to properties beyond the Northpoint boundaries.

Sincerely,

CAVANAUGH TOCCI ASSOCIATES



Timothy J. Foulkes





**LEED v4 for BD+C: Core and Shell**  
Project Checklist

Y ? N

1			Credit	Integrative Process	1
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<b>19</b>	<b>0</b>	<b>1</b>	<b>Location and Transportation</b>		<b>20</b>
X	X	X	Credit	LEED for Neighborhood Development Location	20
2			Credit	Sensitive Land Protection	2
3			Credit	High Priority Site	3
6			Credit	Surrounding Density and Diverse Uses	6
6			Credit	Access to Quality Transit	6
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
		1	Credit	Green Vehicles	1

<b>4</b>	<b>0</b>	<b>7</b>	<b>Sustainable Sites</b>		<b>11</b>
Y			Prereq	Construction Activity Pollution Prevention	Required
		1	Credit	Site Assessment	1
		2	Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
		3	Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
		1	Credit	Light Pollution Reduction	1
1			Credit	Tenant Design and Construction Guidelines	1

<b>3</b>	<b>0</b>	<b>8</b>	<b>Water Efficiency</b>		<b>11</b>
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1		1	Credit	Outdoor Water Use Reduction	2
2		4	Credit	Indoor Water Use Reduction	6
		2	Credit	Cooling Tower Water Use	2
		1	Credit	Water Metering	1

<b>20</b>	<b>0</b>	<b>13</b>	<b>Energy and Atmosphere</b>		<b>33</b>
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
3		3	Credit	Enhanced Commissioning	6
15		3	Credit	Optimize Energy Performance	18
		1	Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
		3	Credit	Renewable Energy Production	3
		1	Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets	2

**APPENDIX A - LEED v4 SCORECARD**

Project Name: Cambridge Crossing Parcel W North  
Date: July 30, 2018

<b>2</b>	<b>0</b>	<b>12</b>	<b>Materials and Resources</b>		<b>14</b>
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
		6	Credit	Building Life-Cycle Impact Reduction	6
		2	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
		2	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
		2	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

<b>2</b>	<b>0</b>	<b>8</b>	<b>Indoor Environmental Quality</b>		<b>10</b>
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
		2	Credit	Enhanced Indoor Air Quality Strategies	2
		3	Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
		3	Credit	Daylight	3
1			Credit	Quality Views	1

<b>1</b>	<b>0</b>	<b>5</b>	<b>Innovation</b>		<b>6</b>
		5	Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

<b>2</b>	<b>0</b>	<b>2</b>	<b>Regional Priority</b>		<b>4</b>
1			Credit	Regional Priority: High Priority Site	1
		1	Credit	Regional Priority: Rainwater management (2 pt threshold)	1
1			Credit	Regional Priority: Optimize Energy (8 pt threshold)	1
		1	Credit	Regional Priority: Building Life Cycle Impact Reduction	1

<b>54</b>	<b>0</b>	<b>56</b>	<b>TOTALS</b>		<b>Possible Points: 110</b>
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Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110





**LEED v4 for BD+C: Core and Shell**  
Project Checklist

Y	?	N		
1			Credit	Integrative Process 1

19	0	1	Location and Transportation		20
x	x	x	Credit	LEED for Neighborhood Development Location	20
2			Credit	Sensitive Land Protection	2
3			Credit	High Priority Site	3
6			Credit	Surrounding Density and Diverse Uses	6
6			Credit	Access to Quality Transit	6
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
		1	Credit	Green Vehicles	1

5	0	6	Sustainable Sites		11
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
		2	Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
		3	Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
		1	Credit	Light Pollution Reduction	1
1			Credit	Tenant Design and Construction Guidelines	1

3	0	8	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1		1	Credit	Outdoor Water Use Reduction	2
2		4	Credit	Indoor Water Use Reduction	6
		2	Credit	Cooling Tower Water Use	2
		1	Credit	Water Metering	1

18	0	15	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
3		3	Credit	Enhanced Commissioning	6
15		3	Credit	Optimize Energy Performance	18
		1	Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
		3	Credit	Renewable Energy Production	3
		1	Credit	Enhanced Refrigerant Management	1
		2	Credit	Green Power and Carbon Offsets	2

**APPENDIX A - LEED v4 SCORECARD**

Project Name: Cambridge Crossing Parcel W South  
Date: July 30, 2018

2	0	12	Materials and Resources		14
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
		6	Credit	Building Life-Cycle Impact Reduction	6
		2	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
		2	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
		2	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

2	0	8	Indoor Environmental Quality		10
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
		2	Credit	Enhanced Indoor Air Quality Strategies	2
		3	Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
		3	Credit	Daylight	3
1			Credit	Quality Views	1

1	0	5	Innovation		6
		5	Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

2	0	2	Regional Priority		4
1			Credit	Regional Priority: High Priority Site	1
		1	Credit	Regional Priority: Rainwater management (2 pt threshold)	1
1			Credit	Regional Priority: Optimize Energy (8 pt threshold)	1
		1	Credit	Regional Priority: Building Life Cycle Impact Reduction	1

53	0	57	TOTALS		Possible Points: 110
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Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



	Section	Requirements	Compliance	Check
	13.73 Use Regulations	Any use permitted in Article 16 but subject only to the requirements and limitations of this section 13.70.	Potential Uses: Retail, Eating and Drinking Establishments with and without Liquor, Consumer Service Establishments	✓
	13.73.1 Special Provisions Related to Permitted Retail Uses	Individual cannot exceed 10,000 gross square feet; no off street parking, Planning Board may approve 1 space per 2,000 sf gross floor area	No Proposed Uses over 10,000sf	✓
	13.74.1 Allowed FAR	Allowed FAR = 2.4, up to 3.0	Proposed GFA = 16,395 sf ( north building = 6,484; south building = 9,911 sf) Proposed FAR = W: 0.75	✓
	13.74.4 Other Dimensional Requirements	No specified minimum lot size, width, or yards	N/A	
	13.74.31 Portions of Buildings Limited to Sixty-five Feet	Buildings within 50 feet of public open space, max height = 65 feet	Proposed Building Height = W = 36'-0"	✓
	13.76 Parking and Loading, see Article 6.83 Loading Facility Category C	First Bay Required at 10,000 gsf	N/A	✓
	6.107.2 Schedule of Long-Term Bicycle Parking requirements 6.107.3 Schedule of Short-Term Bicycle Parking requirements	Bike Parking: Retail - Long Term .1 per 1,000sf, Short Term 1 per 1,000sf / Restaurant - Long Term .2 per 1,000sf, Short Term 1 per 1,000sf	Proposed Bike Parking: Short Term = 13, Long Term = 3	✓
	13.76 Parking and Loading	No accessory parking required	Proposed Parking = none	✓

Zoning Map: NP/PUD6 according to Northpoint Business, Office, and Residential District. See Article 13 for PUD-6 Regulations



Page	Section	Guideline Description	Compliance	Check
79	3.17 Parcel W	Activate NorthPoint Common	Retail and restaurant uses and transparent facades activate the Common. A covered plaza will be a place for outdoor activities to spill between retail and the Common.	✓
79	3.17 Parcel W	Establish human scale	Horizontal breaks in the facades, and active ground floor retail establish human scale	✓
79	3.17 Parcel W	Enhance East-West connectivity between NorthPoint Common and Parcel I	A covered plaza in the center of the site enhances East-West Connectivity	✓
79	3.17 Parcel W	Maintain visual connections to NorthPoint Common from First Street and Retail Square	The south building is set back from First Street, maintaining visual connections from First Street into the central open space and NorthPoint Common. The central open space maintains visual connections from NorthPoint Common to the Retail Plaza.	✓
79	3.17 Parcel W	Have visual presence from First Street and the Train Station	The simple, repetitive, unique building forms have a visual presence from First Street and Lechmere Station.	✓
79	3.17 Parcel W	Explore shading devices that create an important visual identity as an important component of NorthPoint's public realm	The central plaza is covered by a partially translucent-canopy that creates an important visual identity.	✓
79	3.17 Parcel W	Create transparency to enable views through retail buildings	Glass facades, and the open center plaza, create transparency in the East-West direction and on corners that enable views through buildings.	✓
79	3.17 Parcel W	Engage the park and retail plaza with as much ground floor retail frontage as possible	Retail frontage on all sides engages NorthPoint Common and the central plaza space.	✓
79	3.17 Parcel W	Create restaurant seating at second floor terraces	The south building has a large second floor terrace for restaurant seating overlooking NorthPoint Common.	✓



Page	Section	Guideline Description	Compliance	Check
39	3.1 Open spaces	All open spaces will be open to the public and designed to encourage public use. Open spaces including NorthPoint Common will be designed to support, enhance, and balance the commercial and residential development at NorthPoint.	The Plaza design and the NorthPoint Common design revisions are corresponding to the commercial and residential development at NorthPoint and identify activities for a variety of users.	✓
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 Plaza is the extension of NorthPoint Common, the open space spine of NorthPoint. It is highly visible, with a unique character enhanced by the planting and other site elements such as pavement and site furniture.	✓
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.	Through its location and the thoughtful design, the Plaza is directly connected to NorthPoint Common, a future open space on Parcel I and the Community Path.	✓
39	3.1 Open spaces	Open spaces shall be visible and accessible from public streets.	Direct sightlines and multiple points of access are provided from First Street, North Street and NorthPoint Boulevard.	✓
39	3.1.1 Open space programming	Plaza: Cafes, Retail, Markets, Public Events, Seating, Water Features, Gathering, People Watching.	The Plaza and the NorthPoint Common will accommodate retail spaces, sitting and gathering areas for larger formal and informal events for a variety of users.	✓
42	3.1.3 Plazas	The Retail Square will be the heart of NorthPoint, and should be designed to become a vibrant public gathering place, where open space, retail activities, and public events come together. The Retail Square is the point at which the First Street corridor and the east-west open space spine and Community Path cross each other, and clear pedestrian connections and lines of sight should be encouraged to facilitate pedestrian movement between the two. The retail Pavilions should be configured to promote activation of the public plaza and park spaces through restaurant and cafe terraces, and activity areas. Tree and built shade structures are encouraged to create a strong green connection, and a comfortable micro-climate during the summer months. Great care should be taken in the design of plazas and paths to minimize the potential for unsafe conflicts between vehicles, pedestrians and cyclists.	The Plaza is a vibrant gathering place, easily accessible through the NorthPoint Common, the community path and First Street. The design and placement of the retail square allows free pedestrian flow from the streets to the park while street trees create strong connections with the NorthPoint Common and the First Street green corridor. To promote the activation of the retail plaza with larger events no fixed furnitures are placed below the canopy structure, allowing flexibility in the seating layout.	✓



## SIGNAGE CRITERIA

See building elevations for extent of allowable signage.

## GUIDING PRINCIPLES

These criteria provide guidelines for the design of tenant signage to ensure high standards of design quality that enhances the Northpoint neighborhood and conveys the Tenant's identity. Tenants are encouraged to use high quality materials and lighting in creative ways that enliven the streetscape. Individual brand identity, colors, and logos are encouraged. All tenant designs must be submitted for review by DivcoWest, their retail master plan architect, and the base building architect, in conformance with applicable requirements.

## CITY OF CAMBRIDGE SIGNAGE REGULATIONS

All signage must conform to the current City of Cambridge Zoning Ordinance Article 7

## PREFERRED SIGNAGE TYPES AND AREAS



**Wall Signs:** 1 sf per linear foot of tenant frontage, 60 sf maximum. 20 feet maximum height above grade, provided it is below the sill line of the second floor windows or the lowest point of the roof, whichever is less.



**Awning Signs:** Graphics are encouraged on tenant installed canopies.



**Projecting Signs:** 6 sf maximum area per side; 1 sign allowed per ground floor establishment; 1 sign allowed at a public building entrance not serving a ground floor establishment.



**Window Graphics** are considered Wall Signs per Cambridge Zoning Ordinance.



## SIGNAGE ILLUMINATION



**Preferred: Halo-illumination - individual reverse channel letters** with lighting concealed inside the letter, casting light behind the letter against an opaque sign panel of wall surface.



**Preferred: Exterior gooseneck-type lighting** of individual lettering. Continuous strip lighting is not allowed.



**Preferred: Internally illuminated individual translucent letters with opaque sides.** Lighting to be mounted inside each individual letter. See Zoning Article 7 for additional requirements.



## INTRODUCTION

Tenant design guidelines are intended to encourage a high level of design and placemaking for the neighborhood and maximize visibility and identity for tenants. All tenant designs must be submitted for review by DivcoWest, their retail master plan architect, and the base building architect, in conformance with applicable requirements.

## STOREFRONT AND SURROUND

Tenants are encouraged to design and construct a creative storefront and surround in accordance with their individual brand identity. The specific limits of design work will be indicated in each tenant's Lease.

## AWNINGS

Awnings and canopies are strongly encouraged by all tenants to provide character and variety to the streetscape, increase identity of retailers, and cover pedestrians from inclement weather.

## DISPLAY ZONE

The first six feet of a retail tenant's space shall be a display zone with creative displays that showcase their brand identity. Merchandising racks and fixtures are not permitted within the display zone. Lighting that highlights the displays shall be provided within the zone. Lighting shall be on a timeclock and must be illuminated during hours determined by the landlord.



Storefront and surround materials should be high quality, low maintenance, and durable. Storefronts should maximize the amount of clear glazing and display space. Storefront glazing should have a minimum 6" high durable/impact resistant base. Recessed entries are encouraged.

Awnings should not extend below 9'-0" above the sidewalk and should project a minimum of 3'-0" and a maximum of 5'-0" from the building face. Tenant identity color and graphics are encouraged. Awning material may be fabric, metal or glass. Awnings should not have vertical sides.



Well-designed and detailed storefronts and surrounds are encouraged.

Tenants in multi-story buildings must incorporate ventilation louvers into their storefront design.

Awnings and canopies add to tenant identity and create protection for pedestrians and diners.

A display zone showcases tenant's identity and enlivens the streetscape.



December 21, 2018



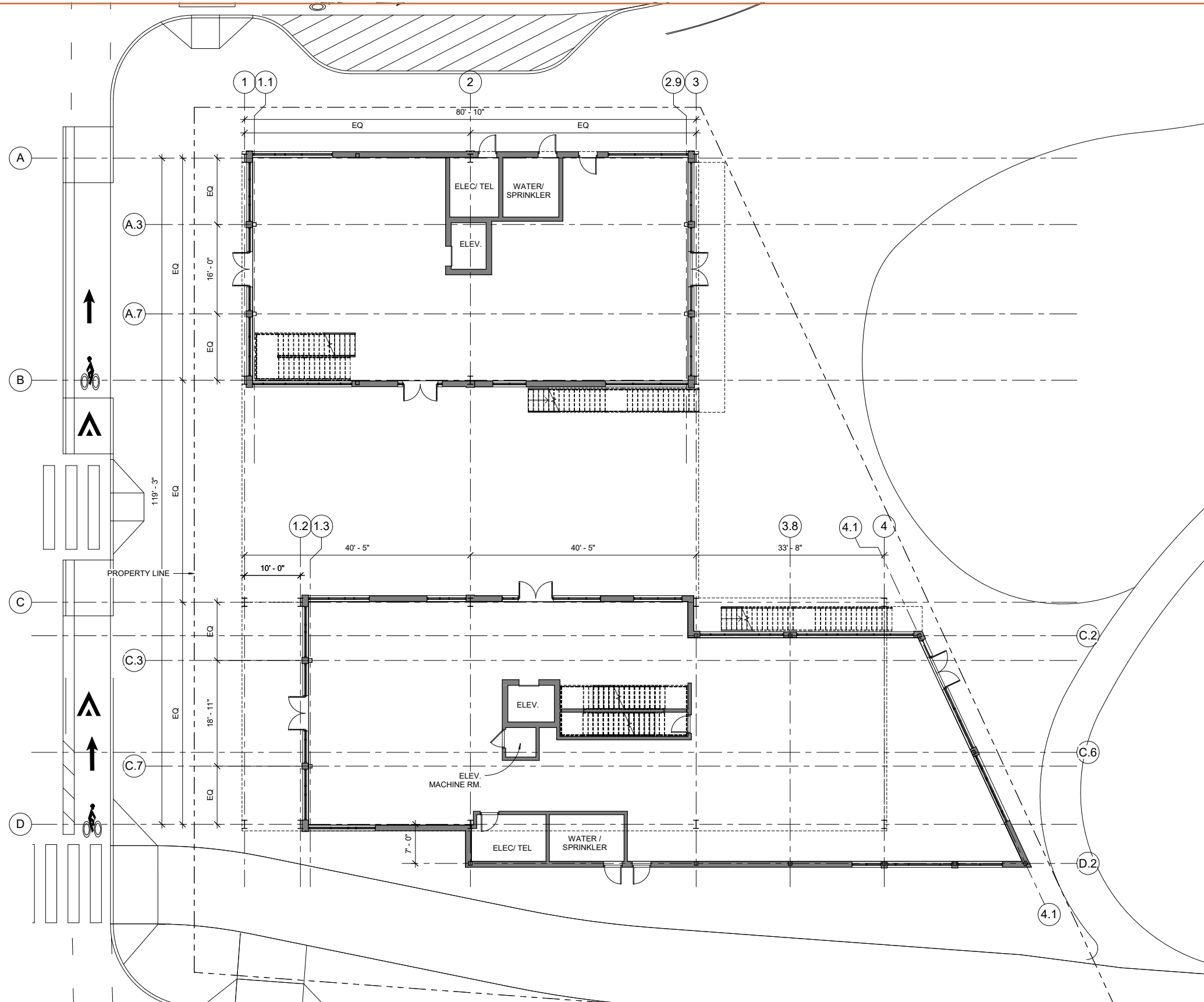
**Cambridge  
Crossing**

| Parcel W

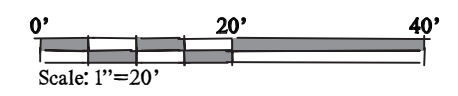
APPENDIX B - DESIGN EVOLUTION



GF

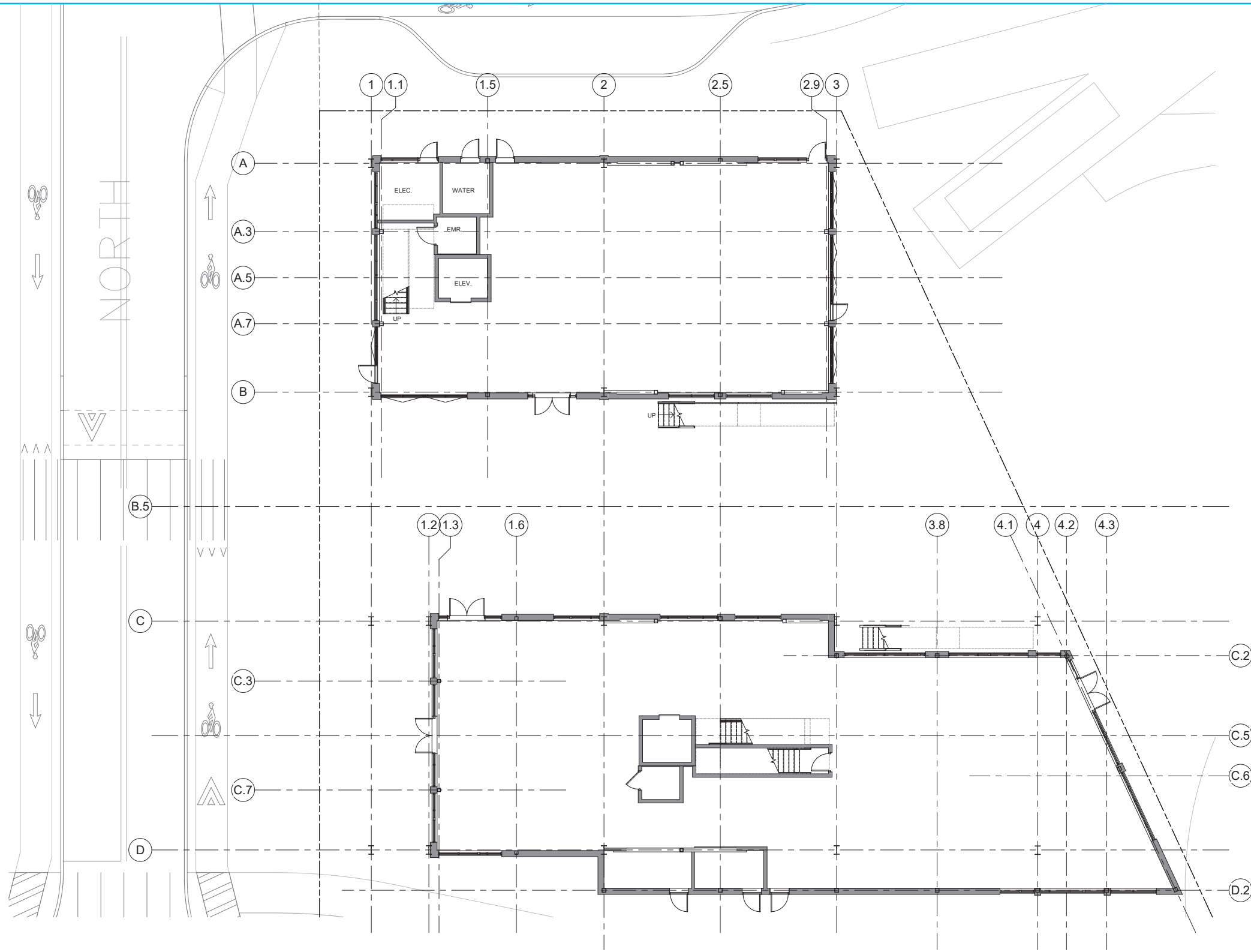


- 2017 APPROVED DESIGN
- 11/2018 PRESENTATION
- 2018 PROPOSED DESIGN

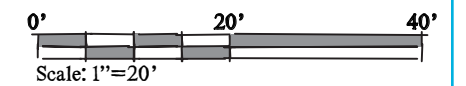




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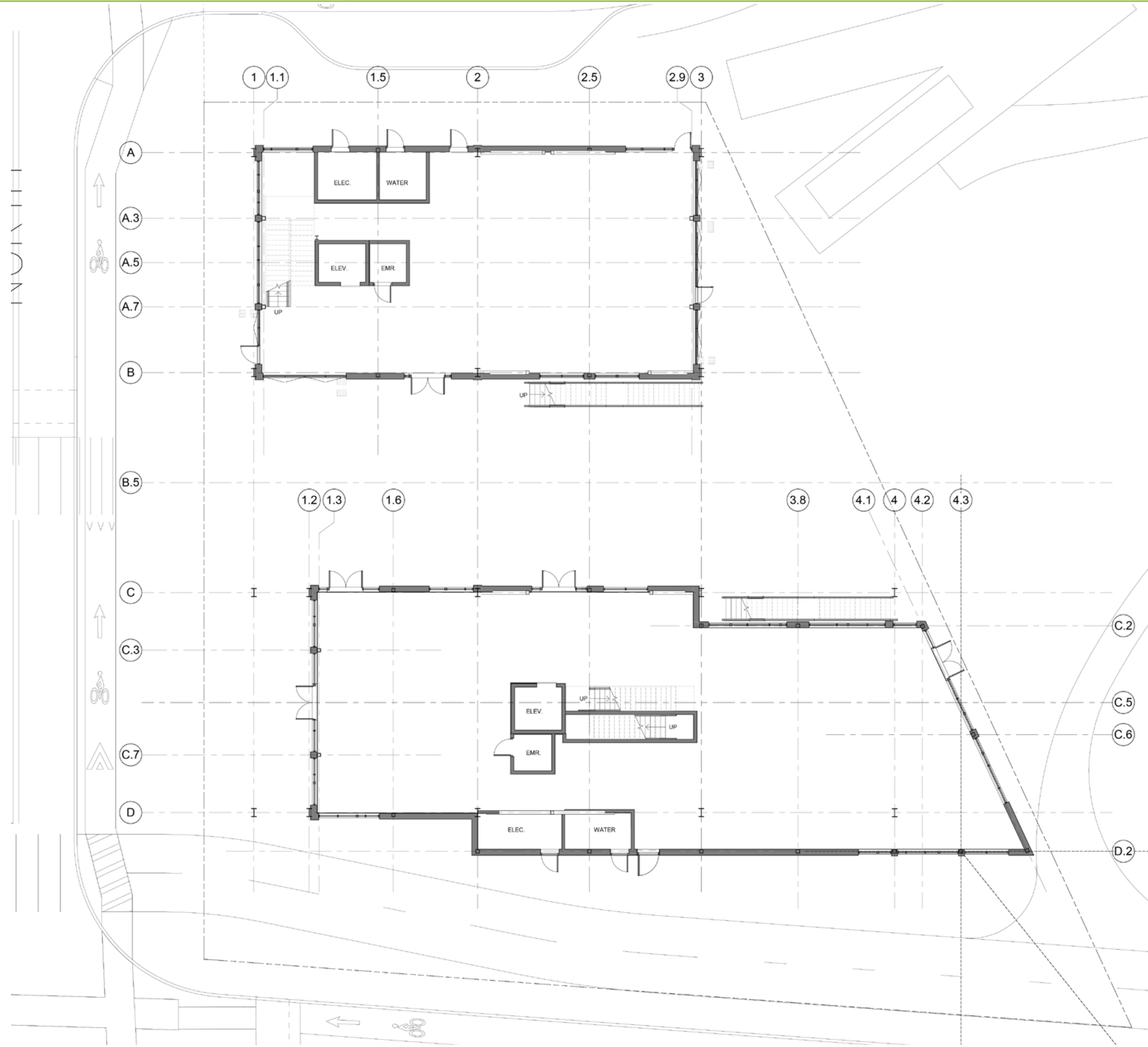


- 2017 APPROVED DESIGN
- 11/2018 PRESENTATION
- 2018 PROPOSED DESIGN

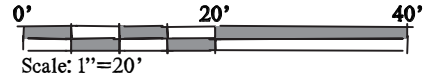




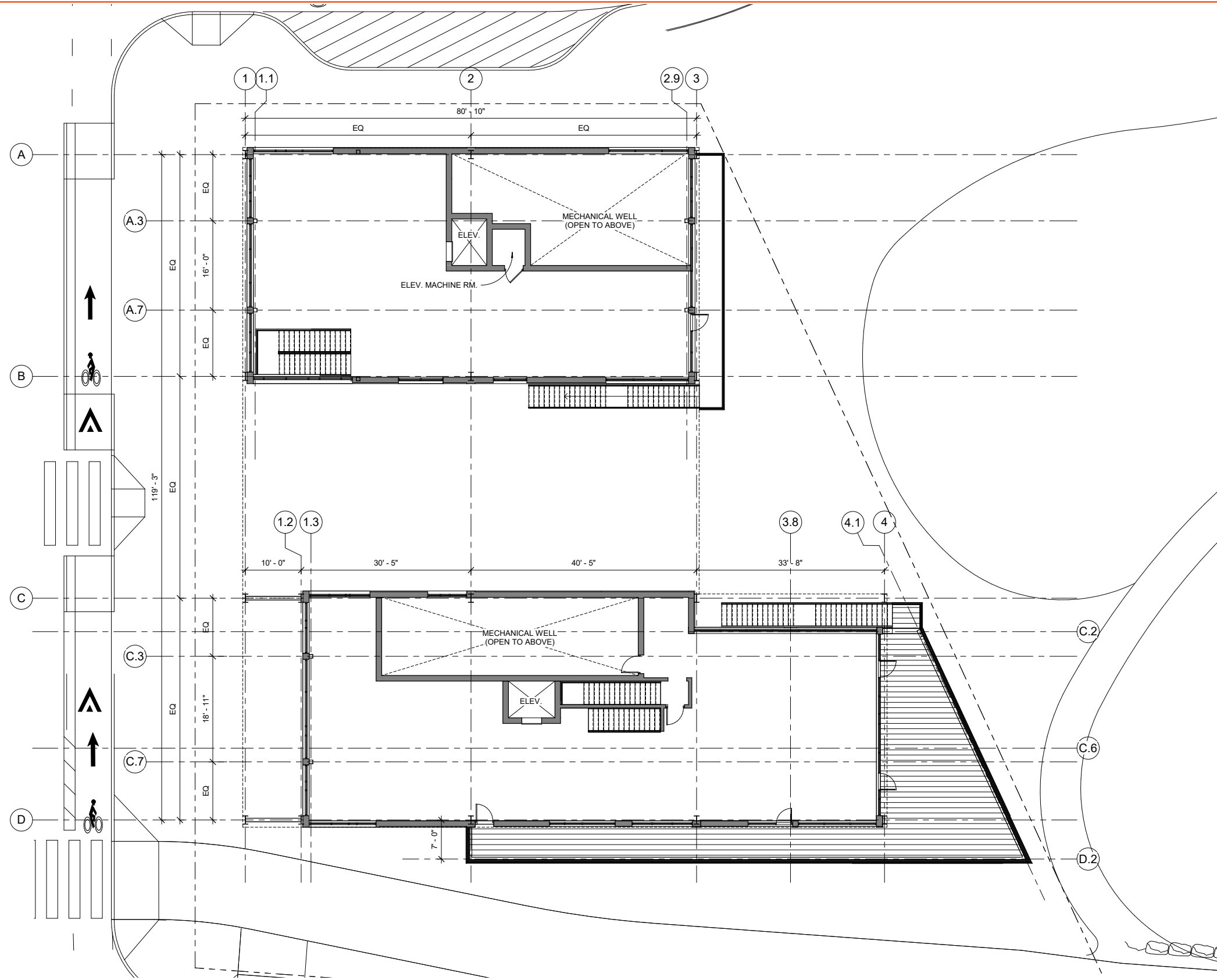
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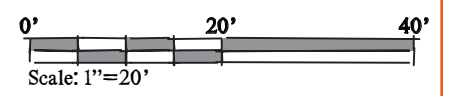
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- 11/2018 PRESENTATION
- 2018 PROPOSED DESIGN



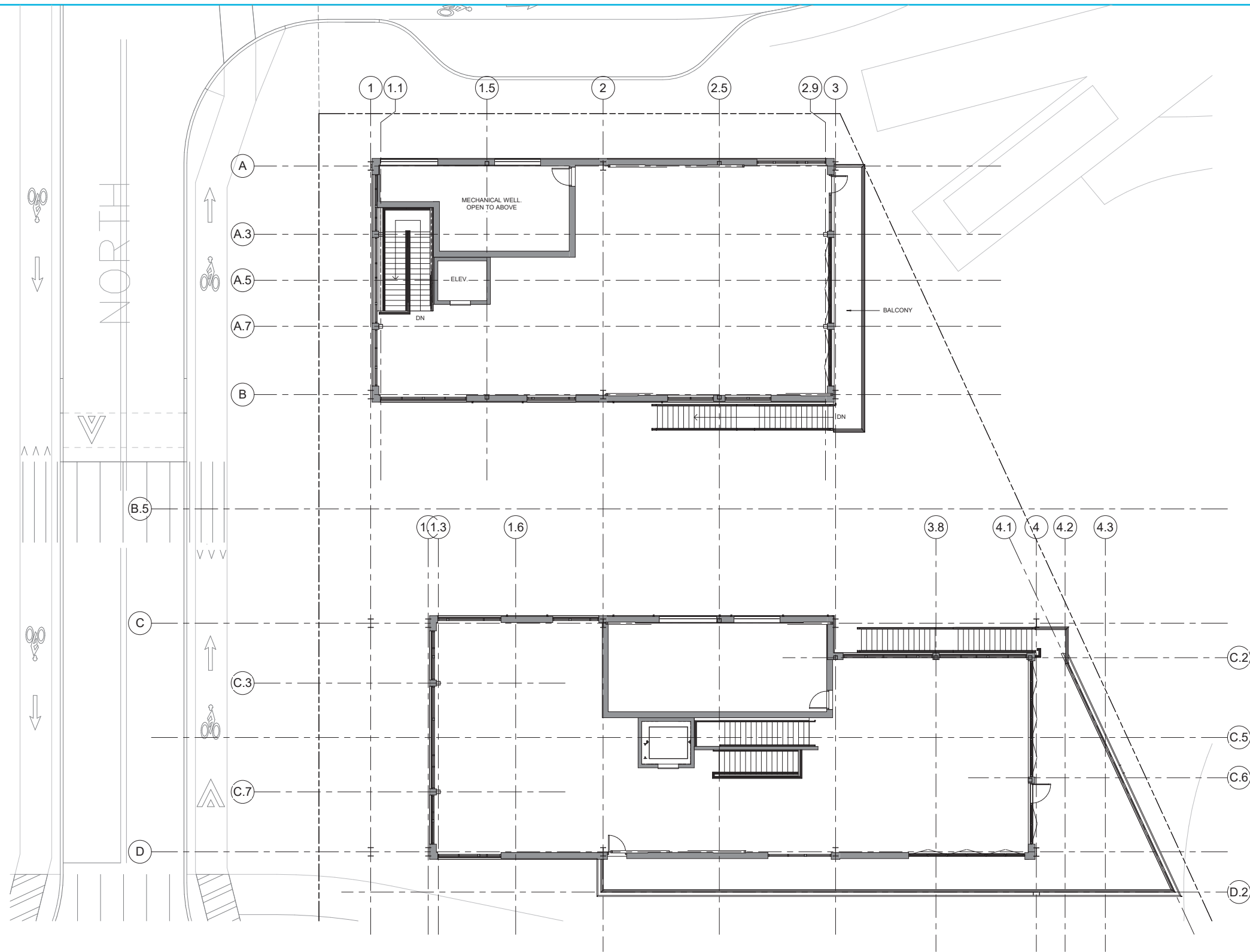




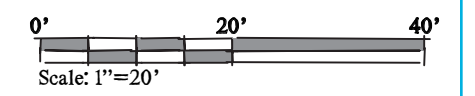
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- 11/2018 PRESENTATION
- 2018 PROPOSED DESIGN



2F

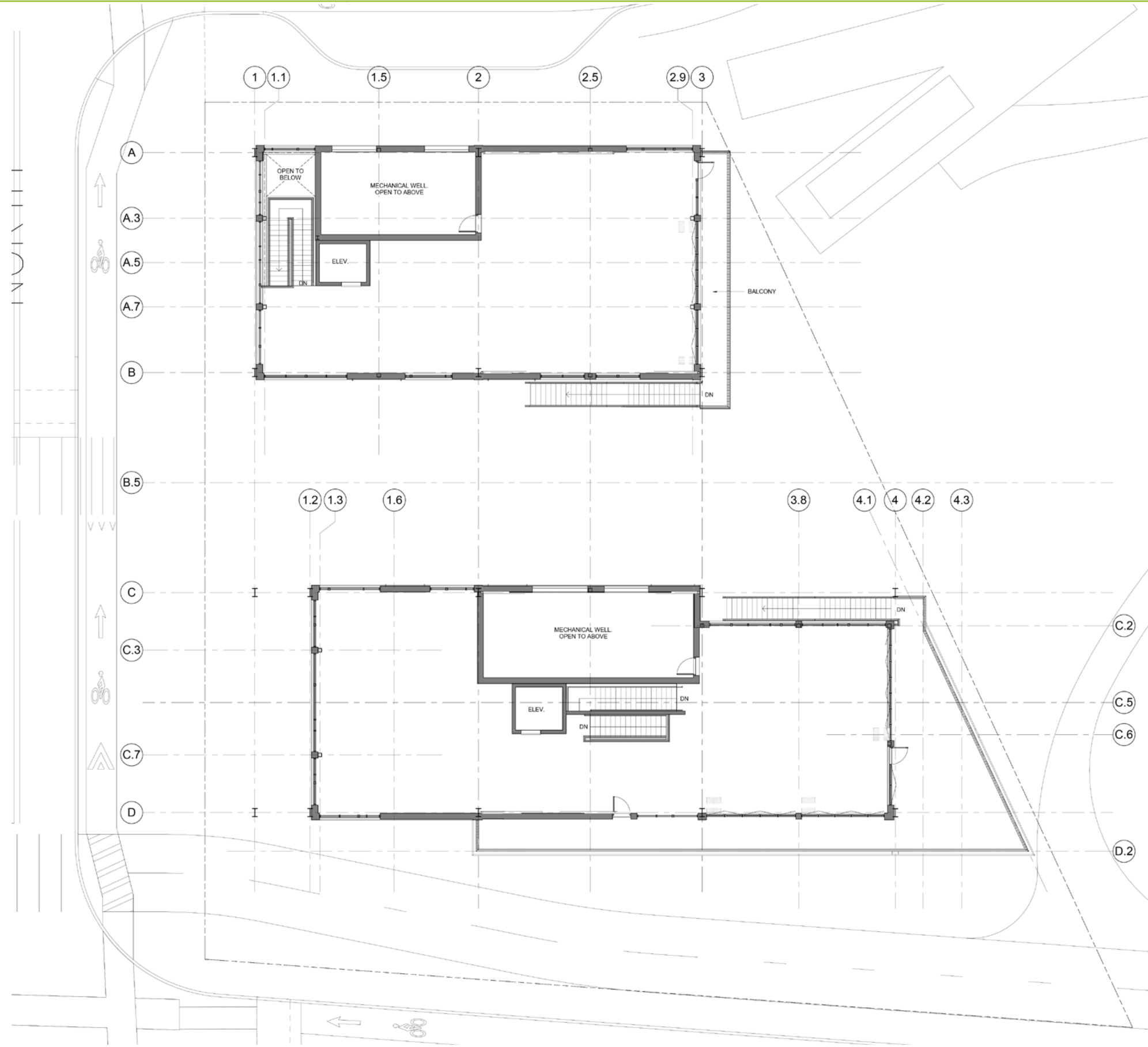


- 2017 APPROVED DESIGN
- 11/2018 PRESENTATION
- 2018 PROPOSED DESIGN

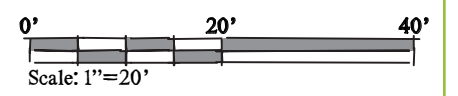




2F



- 2017 APPROVED DESIGN
- 11/2018 PRESENTATION
- 2018 PROPOSED DESIGN



# BUILDING ELEVATIONS

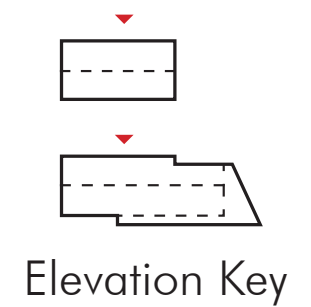


North Plaza Elevation

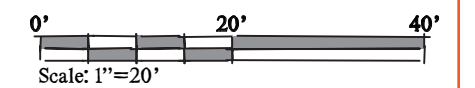


North Elevation

- 2017 APPROVED DESIGN
- 11/2018 PRESENTATION
- 2018 PROPOSED DESIGN



Elevation Key





# BUILDING ELEVATIONS

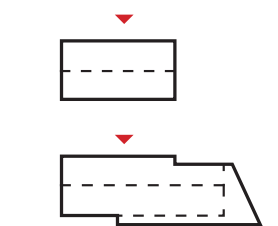


North Plaza Elevation

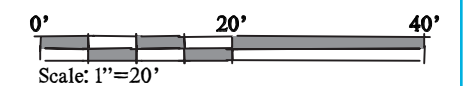


North Elevation

- 2017 APPROVED DESIGN
- 11/2018 PRESENTATION
- 2018 PROPOSED DESIGN



Elevation Key



# BUILDING ELEVATIONS

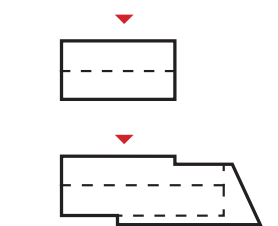


North Plaza Elevation

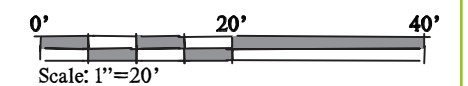


North Elevation

- 2017 APPROVED DESIGN
- 11/2018 PRESENTATION
- 2018 PROPOSED DESIGN



Elevation Key





# BUILDING ELEVATIONS



South Plaza Elevation



East Elevation

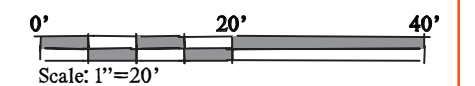
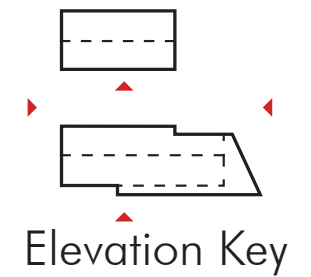


South Elevation



West Elevation

- 2017 APPROVED DESIGN
- 11/2018 PRESENTATION
- 2018 PROPOSED DESIGN



# BUILDING ELEVATIONS



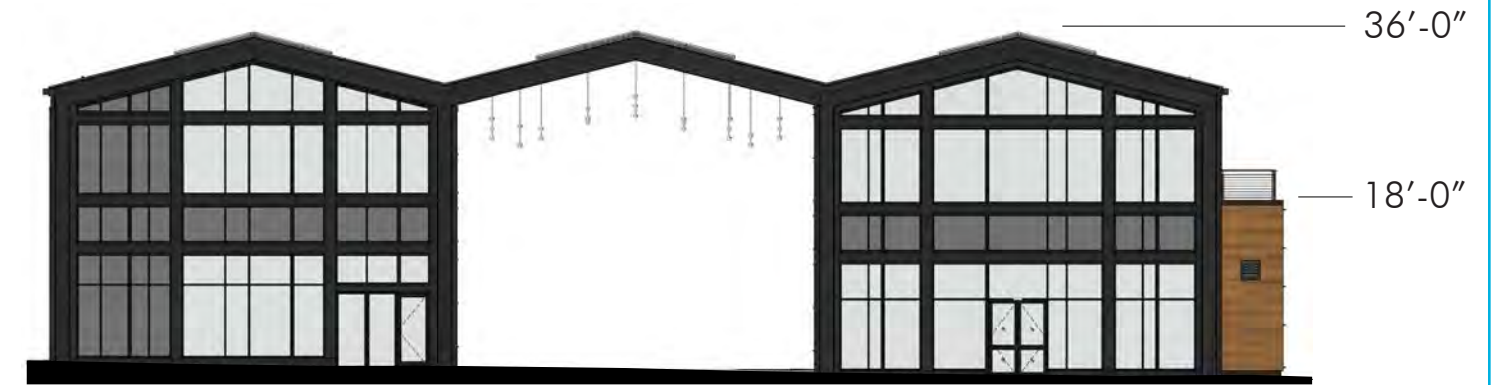
South Plaza Elevation



East Elevation

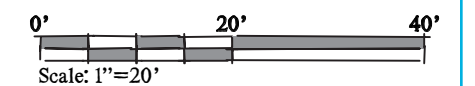
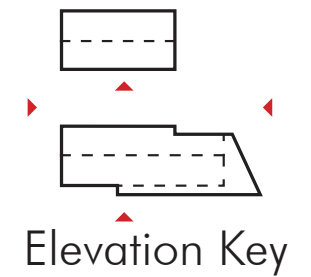


South Elevation



West Elevation

- 2017 APPROVED DESIGN
- 11/2018 PRESENTATION
- 2018 PROPOSED DESIGN





# BUILDING ELEVATIONS



South Plaza Elevation



East Elevation

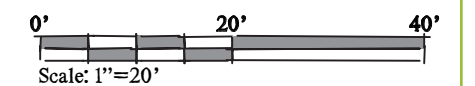
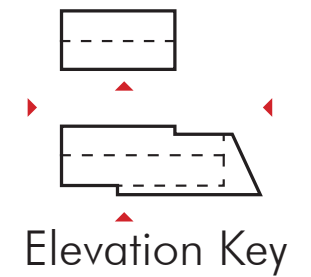


South Elevation



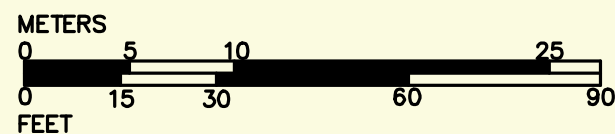
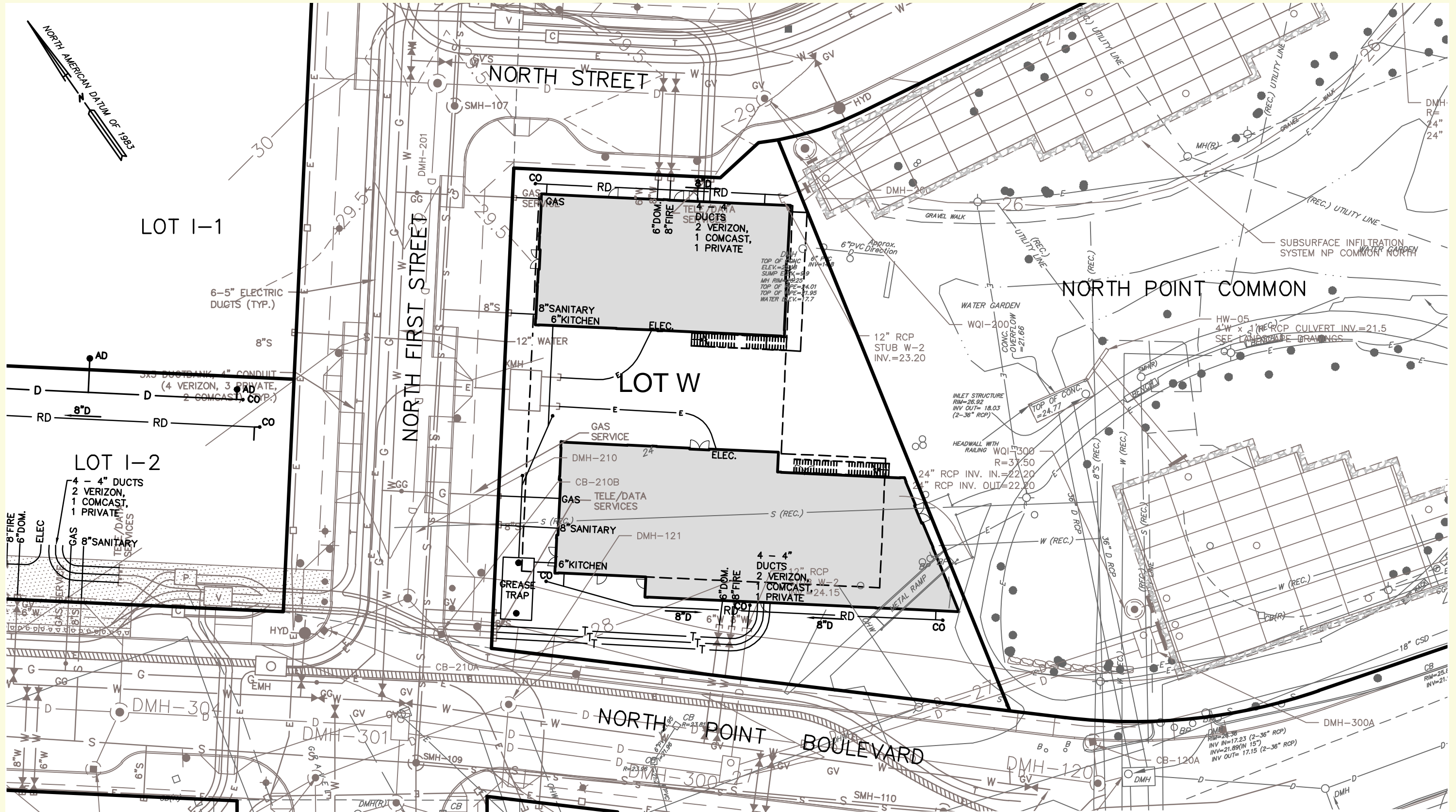
West Elevation

- 2017 APPROVED DESIGN
- 11/2018 PRESENTATION
- 2018 PROPOSED DESIGN

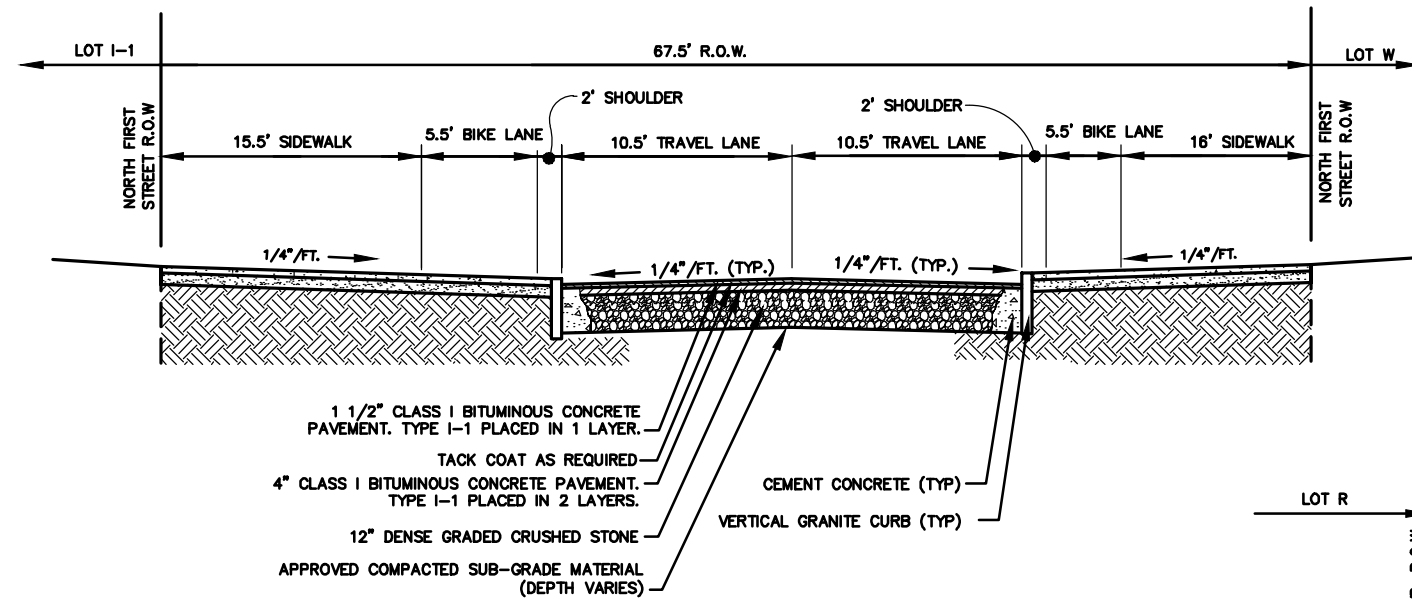


# NorthPoint

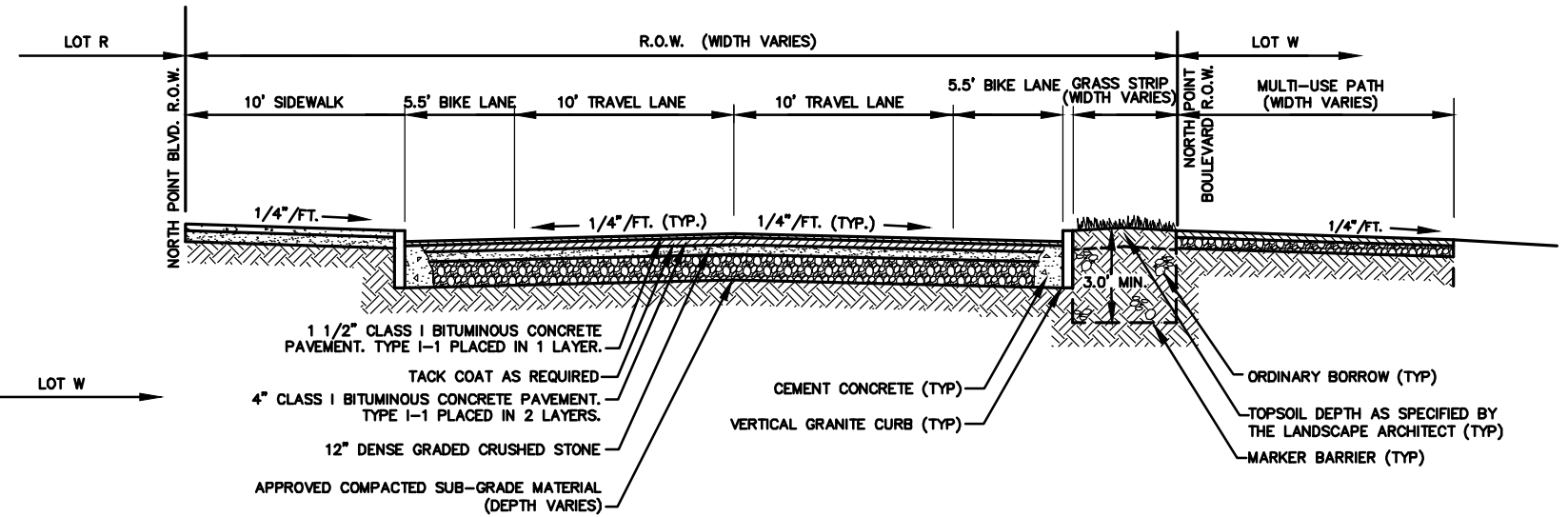
Cambridge, Massachusetts



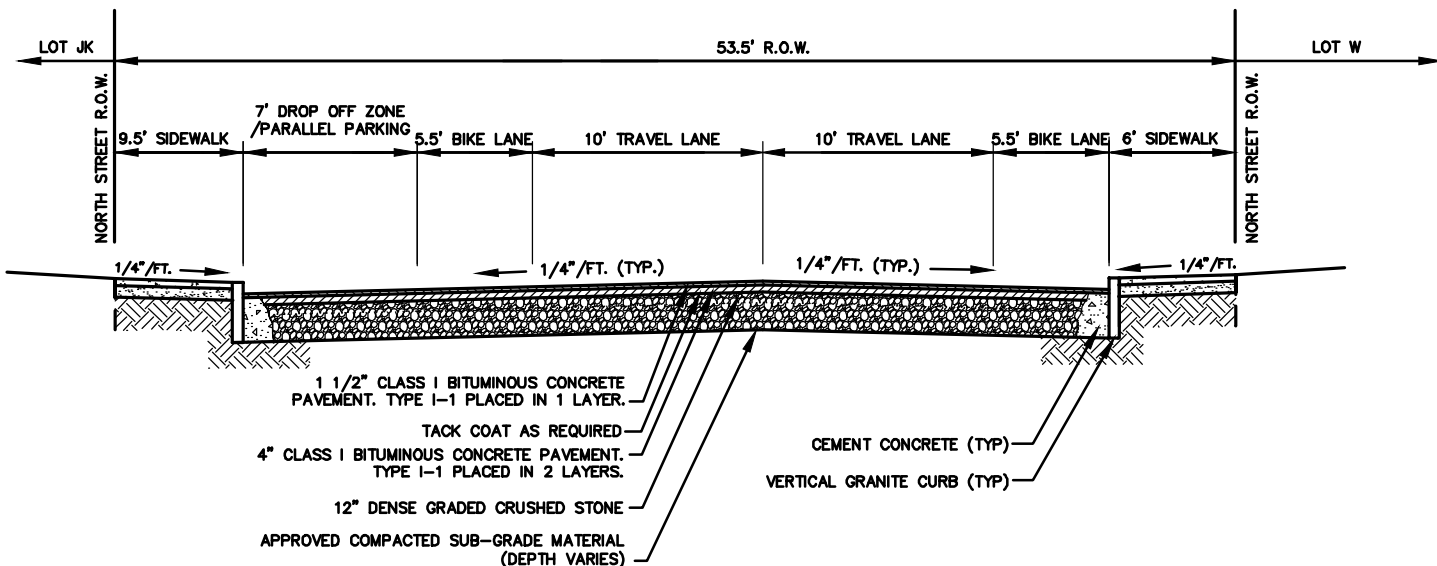




**NORTH FIRST STREET CROSS SECTION**  
NOT TO SCALE

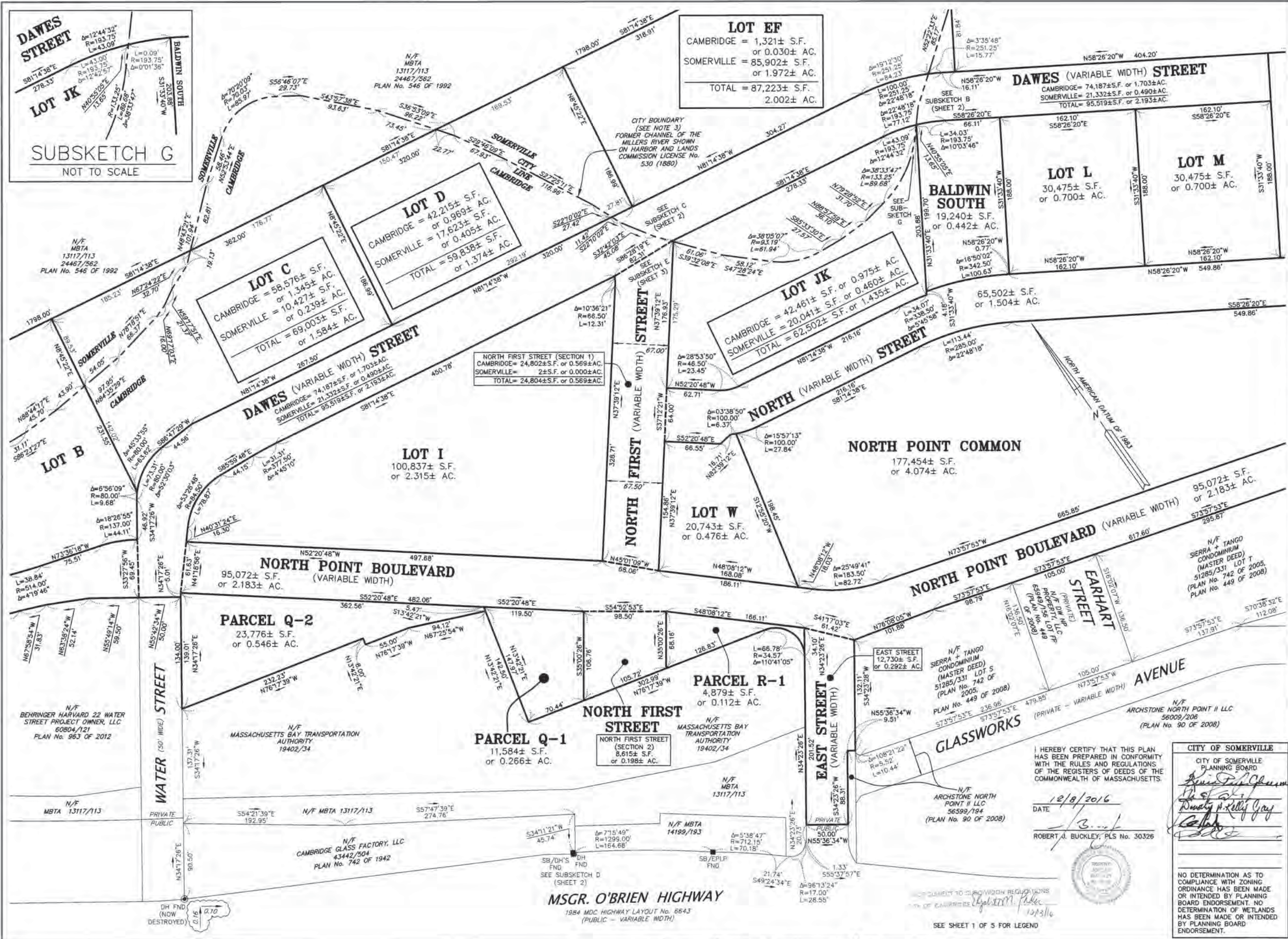


**NORTH POINT BOULEVARD CROSS SECTION**  
NOT TO SCALE



**NORTH STREET CROSS SECTION**  
NOT TO SCALE





**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.

**DAWES STREET**  
**LOT JK**  
**SUBSKETCH G**  
 NOT TO SCALE

**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.

**BALDWIN SOUTH**  
 19,240± S.F.  
 or 0.442± 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 B**

**LOT W**  
 20,743± S.F.  
 or 0.476± AC.

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

**NORTH POINT BOULEVARD**  
 (VARIABLE WIDTH)  
 95,072± S.F.  
 or 2.183± AC.

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

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

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

N/F BEHRINGER HARVARD 22 WATER STREET PROJECT OWNER, LLC  
 60804/121  
 PLAN No. 963 OF 2012

N/F MASSACHUSETTS BAY TRANSPORTATION AUTHORITY  
 19402/34

N/F MASSACHUSETTS BAY TRANSPORTATION AUTHORITY  
 19402/34

N/F MBTA 13117/113

N/F MBTA 13117/113

N/F MBTA 14199/193

N/F CAMBRIDGE GLASS FACTORY, LLC  
 43442/504  
 PLAN No. 742 OF 1942

SB/DH'S FND  
 SEE SUBSKETCH D (SHEET 2)

N/F MBTA 14199/193

**MSGR. O'BRIEN HIGHWAY**  
 1984 MDC HIGHWAY LAYOUT No. 6643  
 (PUBLIC - VARIABLE WIDTH)

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: 12/8/2016  
 ROBERT J. BUCKLEY, PLS No. 30326

**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 MEB RJB
FLD	CALC DWN CHK'D

Middlesex Registry of Deeds,  
 Southern District  
 Cambridge, Massachusetts  
 Plan No. 151 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. 208402P244B-004  
**PL-4**  
 SHEET 4 OF 5

1151 of 2016 4/5



**Appendix I: Revised Statistical Summary of the Approved Master Plan**

**I. Project as a Whole**

**A. Three City Summary**

a. Parcel Area	Total Area in Acres (Square Feet):	45.37 acres (1,976,501 square feet)
b. Floor Area	FAR at North Point:	2.66
	FAR at Lechmere	2.5
	Total GFA	5,245,854 square feet
c. Non-Residential	Maximum FAR	1.10
	Approved GFA	2,185,062 square feet for all non-residential uses
	Retail GFA:	300,000 square feet at North Point Amount TBD at Lechmere
d. Residential	Maximum FAR:	1.55
	GFA:	3,060,792 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	392,000 square feet
	Other/Common Open Space in Square feet:	TBD
f. Parking Spaces	Maximum Permitted:	3,807 spaces +300 replacement MBTA spaces
	Maximum non-residential:	See Special Permit
	Minimum residential:	0.5-1.0 spaces/unit for each building Average of 0.75/unit for the entire project at full build-out
g. Dwelling Units	Proposed Number:	3,177 units

**B. Development in Cambridge**

a. Parcel Area	Total Area in Acres:	38.77 acres
	Square Feet:	1,690,276 square feet
	Area at North Point in Acres:	37.1 acres
	Square Feet:	1,617,534 square feet
	Area at Lechmere in Acres:	1.67 acres
	Square Feet:	72,742 square feet
b. Floor Area	FAR at North Point:	2.52
	FAR at Lechmere:	2.57
	GFA at North Point:	4,062,000 square feet
	GFA at Lechmere:	186,695 square feet
	Total GFA:	4,248,695 square feet
c. Non-Residential	Maximum FAR at North Point:	TBD
	Maximum FAR at Lechmere:	TBD
	Approved GFA at North Point:	1,409,063 square feet
	Approved GFA at Lechmere:	4,840 (Retail Only)
d. Residential	Minimum FAR at North Point:	TBD
	Minimum FAR at Lechmere:	TBD
	Approved GFA at North Point:	2,652,937 square feet
	Approved GFA at Lechmere:	181,855 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided at North Point:	323,507 square feet
	at Lechmere:	11,000 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential at North Point:	See Special Permit
	at Lechmere:	See Special Permit
	Minimum residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all municipalities
g. Dwelling Units	Proposed Number:	TBD

**C. Development in Somerville**

a. Parcel Area	Total Area in Acres:	5.28 acres
	Square Feet:	229,856 square feet

**D. Development in Boston**

a. Parcel Area	Total Area in Acres:	1.29 acres
	Square Feet:	56,369 square feet



**E. Development in Boston + Somerville**

a. Parcel Area	Total Area in Acres:	6.57 acres
	Square Feet:	286,225 square feet
b. Floor Area	Total FAR	3.49
	Total GFA	997,159 square feet
c. Non-Residential	Maximum FAR	2.70
	GFA	771,159 square feet
d. Residential	FAR	0.79
	GFA	226,000 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	TBD
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum permitted:	TBD
g. Dwelling Units	Proposed Number:	TBD

**II. PHASES**

**A. Statistical Summary - Phase 1A**

**1. Overall Dimensional Limits**

a. Parcel Areas	Total Phase 1A in Square Feet:	454,406 square feet
b. Floor Area	Total GFA	2,088,637 square feet
c. Non-Residential	GFA	444,710 square feet
	Retail GFA	TBD
d. Residential	GFA	1,643,927 square feet
e. Open Space	Public, Green Area or Permeable Open Space Provided:	4.12 acres or 179,902 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Non-residential:	See Special Permit
	Residential:	TBD - Average of 0.75/unit at full build-out for all phases
g. Dwelling Units	Proposed Number:	TBD

**2. Dimensional Limits on Individual Parcels**

Parcel I	a. Total Parcel Area:	100,837 square feet
	b. Total GFA:	397,102 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, 26,036 square feet
	f. Residential GFA:	371,066 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel N (completed prior to this Major Amendment)	a. Total Parcel Area:	49,284 square feet
	b. Total GFA:	394,000 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	8,600 square feet
	e. Retail:	8,600 square feet
	f. Residential GFA:	385,400 square feet
	g. Total Parking Spaces:	184
	h. Associated Public, Green Area or Permeable Open Space:	8,760 square feet
Parcel JK	a. Total Parcel Area:	62,502 square feet
	b. Total GFA:	371,828 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	356,228 square feet
	e. Retail:	Allowed, 15,600 square feet
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel T (completed prior to this Major Amendment)	a. Total Parcel Area:	38,986 square feet
	b. Total GFA:	242,194 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Retail not proposed
	f. Residential GFA:	242,194 square feet
	g. Total Parking Spaces:	151 spaces in garage, 79 spaces at other locations on NorthPoint
	h. Associated Public, Green Area or Permeable Open Space:	13,861 square feet



Appendix I  
NorthPoint  
Cambridge, Massachusetts

Parcel S (completed prior to this Major Amendment)	a. Total Parcel Area:	30,090 square feet
	b. Total GFA:	112,398 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	None
	f. Residential GFA:	112,398 square feet
	g. Total Parking Spaces:	51 spaces in garage, 49 spaces at other locations on NorthPoint
	h. Associated Public, Green Area or Permeable Open Space:	11,255 square feet
Parcel L	a. Total Parcel Area:	30,475 square feet
	b. Total GFA:	314,038 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Allowed, None
	f. Residential GFA:	314,038 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel M	a. Total Parcel Area:	30,475 square feet
	b. Total GFA:	221,831 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	3,000 square feet
	e. Retail:	Required, 3,000 square feet
	f. Residential GFA:	218,831 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel Q1	a. Total Parcel Area:	11,584 square feet
	b. Total GFA:	18,851 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	18,851 square feet
	e. Retail:	Required, 8,533 square feet
	f. Residential GFA:	None
	g. Total Parking Spaces:	None
	h. Associated Public, Green Area or Permeable Open Space:	TBD

Parcel W	a. Total Parcel Area:	20,743 square feet
	b. Total GFA:	16,395 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	16,395 square feet
	e. Retail:	Required, 16,395 square feet
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

**B. Statistical Summary - Phase 1B**

**1. Overall Dimensional Limits**

a. Parcel Areas	Total Phase 1B in Square Feet:	383,237 square feet
b. Floor Area	Total GFA:	1,938,472 square feet
c. Non-Residential	GFA:	1,555,726 square feet
	Retail GFA:	0
d. Residential	GFA:	382,746 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	3.6 acres or 158,820 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential:	See Special Permit
	Minimum residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all phases
g. Dwelling Units	Proposed Number:	TBD



**2. Dimensional Limits on Individual Parcels – Phase 1B**

Parcel C	a. Total Parcel Area:	69,003 square feet
	b. Total GFA:	382,746 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel EF	a. Total Parcel Area:	87,225 square feet
	b. Total GFA:	419,529 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	419,529 square feet
	e. Retail:	Allowed, None
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel G	a. Total Parcel Area:	101,610 square feet
	b. Total GFA:	450,895 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	450,895 square feet
	e. Retail:	Allowed, None
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel H	a. Total Parcel Area:	79,430 square feet
	b. Total GFA:	365,110 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	365,110 square feet
	e. Retail:	Allowed, None
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

Parcel U	a. Total Parcel Area:	45,969 square feet
	b. Total GFA:	320,192 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	320,192 square feet
	e. Retail:	Retail not proposed
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

**C. Statistical Summary - Phase 2**

**1. Overall Dimensional Limits**

a. Parcel Areas	Total Phase 2 in Square Feet:	426,813 square feet
b. Floor Area	Total GFA:	1,218,745 square feet
c. Non-Residential	Maximum GFA:	184,626 square feet
	Retail GFA:	24,301 square feet
d. Residential	Minimum GFA:	1,034,119 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	Balance of 11 acres
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential:	See Special Permit
	Minimum residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all phases
g. Dwelling Units	Proposed Number:	TBD

**2. Dimensional Limits on Individual Parcels – Phase 2**

Parcel A	a. Total Parcel Area:	65,373 square feet
	b. Total GFA:	93,971 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Retail not proposed
	f. Residential GFA:	93,971 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD



Parcel B	a. Total Parcel Area:	80,325 square feet
	b. Total GFA:	335,251 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel D	a. Total Parcel Area:	59,838 square feet
	b. Total GFA:	306,491 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel Q2	a. Total Parcel Area:	114,928 square feet
	b. Total GFA:	162,126 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	162,126 square feet
	e. Retail:	Required, 1,801 square feet
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel R	a. Total Parcel Area:	46,343 square feet
	b. Total GFA:	134,211 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Required, 17,660 square feet
	f. Residential GFA:	116,551 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

Parcel V	a. Total Parcel Area:	60,006 square feet
	b. Total GFA:	186,695 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	4,840 square feet
	e. Retail:	Required, 4,840 square feet
	f. Residential GFA:	181,855 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD



**Appendix I: Revised Statistical Summary of the Approved Master Plan**

**I. Project as a Whole**

**A. Three City Summary**

a. Parcel Area	Total Area in Acres (Square Feet):	45.37 acres (1,976,501 square feet)
b. Floor Area	FAR at North Point:	2.66
	FAR at Lechmere	2.5
	Total GFA	5,245,854 square feet
c. Non-Residential	Maximum FAR	1.10
	Approved GFA	2,185,062 square feet for all non-residential uses
	Retail GFA:	300,000 square feet at North Point Amount TBD at Lechmere
d. Residential	Maximum FAR:	1.55
	GFA:	3,060,792 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	392,000 square feet
	Other/Common Open Space in Square feet:	TBD
f. Parking Spaces	Maximum Permitted:	3,807 spaces +300 replacement MBTA spaces
	Maximum non-residential:	See Special Permit
	Minimum residential:	0.5-1.0 spaces/unit for each building Average of 0.75/unit for the entire project at full build-out
g. Dwelling Units	Proposed Number:	3,177 units

**B. Development in Cambridge**

a. Parcel Area	Total Area in Acres:	38.77 acres
	Square Feet:	1,690,276 square feet
	Area at North Point in Acres:	37.1 acres
	Square Feet:	1,617,534 square feet
	Area at Lechmere in Acres:	1.67 acres
	Square Feet:	72,742 square feet
b. Floor Area	FAR at North Point:	<del>2.512</del>
	FAR at Lechmere:	<del>2.752.57</del>
	GFA at North Point:	<del>4,058,997</del> 4,062,000 square feet
	GFA at Lechmere:	<del>199,855</del> 186,695 square feet
	Total GFA:	<del>4,258,852</del> 4,248,695 square feet
c. Non-Residential	Maximum FAR at North Point:	TBD
	Maximum FAR at Lechmere:	TBD
	Approved GFA at North Point:	<del>1,399,613</del> 1,409,063 square feet
	Approved GFA at Lechmere:	<del>TBD</del> 4,840 (Retail Only)
d. Residential	Minimum FAR at North Point:	TBD
	Minimum FAR at Lechmere:	TBD
	Approved GFA at North Point:	2,652, <del>304</del> 937 square feet
	Approved GFA at Lechmere:	181,855 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided at North Point:	323,507 square feet
	at Lechmere:	11,000 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential at North Point:	See Special Permit See Special Permit
	at Lechmere:	
	Minimum residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all municipalities
g. Dwelling Units	Proposed Number:	TBD

**C. Development in Somerville**

a. Parcel Area	Total Area in Acres:	5.28 acres
	Square Feet:	229,856 square feet

**D. Development in Boston**



a. Parcel Area	Total Area in Acres: Square Feet:	1.29 acres 56,369 square feet
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### E. Development in Boston + Somerville

a. Parcel Area	Total Area in Acres: Square Feet:	6.57 acres 286,225 square feet
b. Floor Area	Total FAR	<del>3.443.49</del>
	Total GFA	<del>987,000</del> 997,159 square feet
c. Non-Residential	Maximum FAR	<del>2.66</del> 2.70
	GFA	<del>761,000</del> 771,159 square feet
d. Residential	FAR	0.79
	GFA	226,000 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	TBD
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum permitted:	TBD
g. Dwelling Units	Proposed Number:	TBD

## II. PHASES

### A. Statistical Summary - Phase 1A

#### 1. Overall Dimensional Limits

a. Parcel Areas	Total Phase 1A in Square Feet:	454,406 square feet
b. Floor Area	Total GFA	<del>2,034,992</del> 2,088,637 square feet <sup>1</sup>
	GFA	<del>454,000</del> 444,710 square feet
c. Non-Residential	Retail GFA	TBD
	GFA	<del>1,580,992</del> 1,643,927 square feet
e. Open Space	Public, Green Area or Permeable Open Space Provided:	4.12 acres or 179,902 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Non-residential:	See Special Permit
	Residential:	TBD - Average of 0.75/unit at full build-out for all phases
g. Dwelling Units	Proposed Number:	TBD

<sup>1</sup>— This revision removes the GFA from the interim condition previously planned for Block H from the total GFA associated with the build-out of Phase 1A. See footnote #2 to this Appendix I below.

**2. Dimensional Limits on Individual Parcels**

Parcel H	a. <del>Total Parcel Area:</del>	<del>79,430 square feet</del>
	b. <del>Total GFA:</del>	<del>0 square feet<sup>2</sup></del>
	c. <del>Use:</del>	<del>Commercial</del>
	d. <del>Non-Residential GFA:</del>	<del>0 square feet</del>
	e. <del>Retail:</del>	<del>Allowed, amount TBD</del>
	f. <del>Residential GFA:</del>	<del>None</del>
	g. <del>Total Parking Spaces:</del>	<del>TBD</del>
	h. <del>Associated Public, Green Area or Permeable Open Space:</del>	<del>TBD</del>
Parcel I	a. Total Parcel Area:	100,837 square feet
	b. Total GFA:	<del>390,000</del> <u>397,102</u> square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, <del>amount TBD</del> <u>26,036 square feet</u>
	f. Residential GFA:	<del>TBD</del> <u>371,066 square feet</u>
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel N (completed prior to this Major Amendment)	a. Total Parcel Area:	49,284 square feet
	b. Total GFA:	394,000 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	8,600 square feet
	e. Retail:	8,600 square feet
	f. Residential GFA:	385,400 square feet
	g. Total Parking Spaces:	184
	h. Associated Public, Green Area or Permeable Open Space:	8,760 square feet
Parcel JK	a. Total Parcel Area:	62,502 square feet
	b. Total GFA:	<del>370,000</del> <u>371,828</u> square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	<del>370,000</del> <u>356,228</u> square feet
	e. Retail:	Allowed, <del>amount TBD</del> <u>15,600 square feet</u>
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

<sup>2</sup> Appendix I attached to the Special Permit Decision included a temporary 30,000 GFA of commercial use on Block H during Phase 1A of the Project. This temporary use was to be removed in connection with the redevelopment on the site of 345,000 sf of GFA during Phase 1B of the NorthPoint Project. Developer no longer plans to locate a temporary structure on Block H, so it has deleted the GFA associated with it from Phase 1A.



Parcel T (completed prior to this Major Amendment)	a. Total Parcel Area:	38,986 square feet
	b. Total GFA:	242,194 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Retail not proposed
	f. Residential GFA:	242,194 square feet
	g. Total Parking Spaces:	151 spaces in garage, 79 spaces at other locations on NorthPoint
	h. Associated Public, Green Area or Permeable Open Space:	13,861 square feet
Parcel S (completed prior to this Major Amendment)	a. Total Parcel Area:	30,090 square feet
	b. Total GFA:	112,398 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	None
	f. Residential GFA:	112,398 square feet
	g. Total Parking Spaces:	51 spaces in garage, 49 spaces at other locations on NorthPoint
	h. Associated Public, Green Area or Permeable Open Space:	11,255 square feet
Parcel L	a. Total Parcel Area:	30,475 square feet
	b. Total GFA:	<del>286,000</del> <u>314,038</u> square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Allowed, <del>amount TBD</del> <u>None</u>
	f. Residential GFA:	<del>286,000</del> <u>314,038</u> square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel M	a. Total Parcel Area:	30,475 square feet
	b. Total GFA:	<del>208,400</del> <u>221,831</u> square feet
	c. Use:	Residential
	d. Non-Residential GFA:	<del>TBD</del> <u>3,000 square feet</u>
	e. Retail:	Required, <del>amount TBD</del> <u>3,000 square feet</u>
	f. Residential GFA:	<del>TBD</del> <u>218,831 square feet</u>
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

Parcel Q1	a. Total Parcel Area:	11,584 square feet
	b. Total GFA:	<del>17,675</del> <u>18,851</u> square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	<del>17,675</del> <u>18,851</u> square feet
	e. Retail:	Required, <del>amount TBD</del> <u>8,533 square feet</u>
	f. Residential GFA:	None
	g. Total Parking Spaces:	<del>TBD</del> <u>None</u>
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel W	a. Total Parcel Area:	20,743 square feet
	b. Total GFA:	<del>18,000</del> <u>16,395</u> square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	<del>18,000</del> <u>16,395</u> square feet
	e. Retail:	Required, <del>amount TBD</del> <u>16,395 square feet</u>
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

## B. Statistical Summary - Phase 1B

### 1. Overall Dimensional Limits

a. Parcel Areas	Total Phase 1B in Square Feet:	383,237 square feet
b. Floor Area	Total GFA:	<del>1,823,000</del> <u>1,938,472</u> square feet
c. Non-Residential	GFA:	<del>1,475,000</del> <u>1,555,726</u> square feet
	Retail GFA:	<del>TBD</del> <u>0</u>
d. Residential	GFA:	<del>348,000</del> <u>382,746</u> square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	3.6 acres or 158,820 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential:	See Special Permit
	Minimum residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all phases
g. Dwelling Units	Proposed Number:	TBD



**2. Dimensional Limits on Individual Parcels – Phase 1B**

Parcel C	a. Total Parcel Area:	69,003 square feet
	b. Total GFA:	<del>348,000</del> <u>382,746</u> square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel EF	a. Total Parcel Area:	87,225 square feet
	b. Total GFA:	<del>400,000</del> <u>419,529</u> square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	<del>400,000</del> <u>419,529</u> square feet
	e. Retail:	Allowed, <del>amount TBD</del> <u>None</u>
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel G	a. Total Parcel Area:	101,610 square feet
	b. Total GFA:	<del>410,000</del> <u>450,895</u> square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	<del>410,000</del> <u>450,895</u> square feet
	e. Retail:	Allowed, <del>amount TBD</del> <u>None</u>
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel H	a. Total Parcel Area:	79,430 square feet
	b. Total GFA:	<del>345,000</del> <u>365,110</u> square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	<del>345,000</del> <u>365,110</u> square feet
	e. Retail:	Allowed, <del>amount TBD</del> <u>None</u>
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

Parcel U	a. Total Parcel Area:	45,969 square feet
	b. Total GFA:	<del>320,000</del> <u>320,192</u> square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	<del>320,000</del> <u>320,192</u> square feet
	e. Retail:	Retail not proposed
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

**C. Statistical Summary - Phase 2**

**1. Overall Dimensional Limits**

a. Parcel Areas	Total Phase 2 in Square Feet:	426,813 square feet
b. Floor Area	Total GFA:	<del>1,387,862</del> <u>1,218,745</u> square feet
c. Non-Residential	Maximum GFA:	<del>256,062</del> <u>184,626</u> square feet
	Retail GFA:	<del>76,000</del> <u>24,301</u> square feet
d. Residential	Minimum GFA:	<del>1,131,800</del> <u>1,034,119</u> square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	Balance of 11 acres
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential:	See Special Permit
	Minimum residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all phases
g. Dwelling Units	Proposed Number:	TBD

**2. Dimensional Limits on Individual Parcels – Phase 2**

Parcel A	a. Total Parcel Area:	65,373 square feet
	b. Total GFA:	<del>175,000</del> <u>93,971</u> square feet <sup>3</sup>
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Retail not proposed
	f. Residential GFA:	<del>175,000</del> <u>93,971</u> square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

<sup>3</sup>— The revision to the GFA square footage from Appendix I to Major Amendment No. 6 to the Special Permit fixes a typographical error and is consistent with the GFA square footages set forth on Exhibit A to the Special Permit. This revision does not change the overall GFA square footage of Phase 2 of the NorthPoint Development.



Parcel B	a. Total Parcel Area:	80,325 square feet
	b. Total GFA:	<del>373,000</del> <u>335,251</u> square feet <sup>4</sup>
	c. Use:	Residential
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel D	a. Total Parcel Area:	59,838 square feet
	b. Total GFA:	<del>340,000</del> <u>306,491</u> square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel Q2	a. Total Parcel Area:	114,928 square feet
	b. Total GFA:	<del>147,387</del> <u>162,126</u> square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	<del>147,387</del> <u>162,126</u> square feet
	e. Retail:	Required, <del>amount TBD</del> <u>1,801 square feet</u>
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

<sup>4</sup> The revision to the GFA square footage from Appendix I to Major Amendment No. 6 to the Special Permit fixes a typographical error and is consistent with the GFA square footages set forth on Exhibit A to the Special Permit. This revision does not change the overall GFA square footage of Phase 2 of the NorthPoint Development.

Parcel R	a. Total Parcel Area:	46,343 square feet
	b. Total GFA:	<del>148,945</del> <u>134,211</u> square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Required, <del>amount TBD</del> <u>17,660 square feet</u>
	f. Residential GFA:	<del>TBD</del> <u>116,551 square feet</u>
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD



Parcel V	a. Total Parcel Area:	60,006 square feet
	b. Total GFA:	<del>199,855</del> <u>186,695</u> square feet
	c. Use:	Residential
	d. Non-Residential GFA:	<del>TBD</del> <u>4,840 square feet</u>
	e. Retail:	Required, <del>amount TBD</del> <u>4,840 square feet</u>
	f. Residential GFA:	<del>TBD</del> <u>181,855 square feet</u>
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD