

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:	2.51
	FAR at Lechmere:	2.75
	GFA at North Point:	4,058,997 square feet
	GFA at Lechmere:	199,855 square feet
	Total GFA:	4,258,852 square feet
c. Non-Residential	Maximum FAR at North Point:	TBD
	Maximum FAR at Lechmere:	TBD
	Approved GFA at North Point:	1,399,613 square feet
	Approved GFA at Lechmere:	TBD (Retail Only)
d. Residential	Minimum FAR at North Point:	TBD
	Minimum FAR at Lechmere:	TBD
	Approved GFA at North Point:	2,652,304 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:	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	3.44
	Total GFA	987,000 square feet
c. Non-Residential	Maximum FAR	2.66
	GFA	761,000 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:	455,112 square feet
b. Floor Area	Total GFA	2,064,992 square feet
c. Non-Residential	GFA	484,000 square feet
	Retail GFA	TBD
d. Residential	GFA	1,580,992 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 H	a. Total Parcel Area:	79,430 square feet
	b. Total GFA:	30,000 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	30,000 square feet
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel I	a. Total Parcel Area:	100,837 square feet
	b. Total GFA:	390,000 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 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:	370,000 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	370,000 square feet
	e. Retail:	Allowed, amount TBD
	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

Application for Amendments to PUD Development Plan and Project Review Special Permits

NorthPoint
Cambridge, Massachusetts

	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:	286,000 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	286,000 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:	208,400 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	TBD
	e. Retail:	Required, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel Q1	a. Total Parcel Area:	11,530 square feet
	b. Total GFA:	14,000 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	14,000 square feet
	e. Retail:	Required, amount TBD
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel W	a. Total Parcel Area:	21,503 square feet

	b. Total GFA:	18,000 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	18,000 square feet
	e. Retail:	Required, amount TBD
	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:	378,530 square feet
b. Floor Area	Total GFA:	1,823,000 square feet
c. Non-Residential	GFA:	1,475,000 square feet
	Retail GFA:	TBD
d. Residential	GFA:	348,000 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:	68,036 square feet
	b. Total GFA:	348,000 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:	83,485 square feet
	b. Total GFA:	400,000 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	400,000 square feet
	e. Retail:	Allowed, amount TBD
	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:	410,000 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	410,000 square feet
	e. Retail:	Allowed, amount TBD
	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:	345,000 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	345,000 square feet
	e. Retail:	Allowed, amount TBD
	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:	320,000 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	320,000 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:	420,549 square feet
b. Floor Area	Total GFA:	1,387,862 square feet
c. Non-Residential	Maximum GFA:	256,062 square feet
	Retail GFA:	76,000 square feet
d. Residential	Minimum GFA:	1,131,800 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:	57,389 square feet
	b. Total GFA:	231,610 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Retail not proposed
	f. Residential GFA:	231,610 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel B	a. Total Parcel Area:	78,389 square feet
	b. Total GFA:	316,390 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:	63,578 square feet
	b. Total GFA:	340,000 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD

Application for Amendments to PUD Development Plan and Project Review Special Permits

NorthPoint
Cambridge, Massachusetts

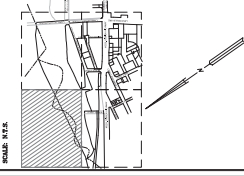
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel Q2	a. Total Parcel Area:	114,837 square feet
	b. Total GFA:	151,062 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	151,062 square feet
	e. Retail:	Required, amount TBD
	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:	148,945 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Required, amount TBD
	f. Residential GFA:	TBD
	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:	199,855 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	TBD
	e. Retail:	Required, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

PREPARED FOR:

**DW NP
PROPERTY, LLC**

One Kendall Square
Cambridge, MA 02139

LACUS MAP
PLANS, INC.



PREPARED BY:



BEALS AND THOMAS, INC.
144 FURNACE ROAD
SOMERVILLE, MASSACHUSETTS 01972-2104
TEL: (617) 251-1100 FAX: (617) 251-1101

1	DATE	04/05/2016
2	ISSUE DATE	
3	DESCRIPTION	SPECIAL PERMIT AMENDMENT #8
4	BY	
5	CHKD	
6	APP'D	

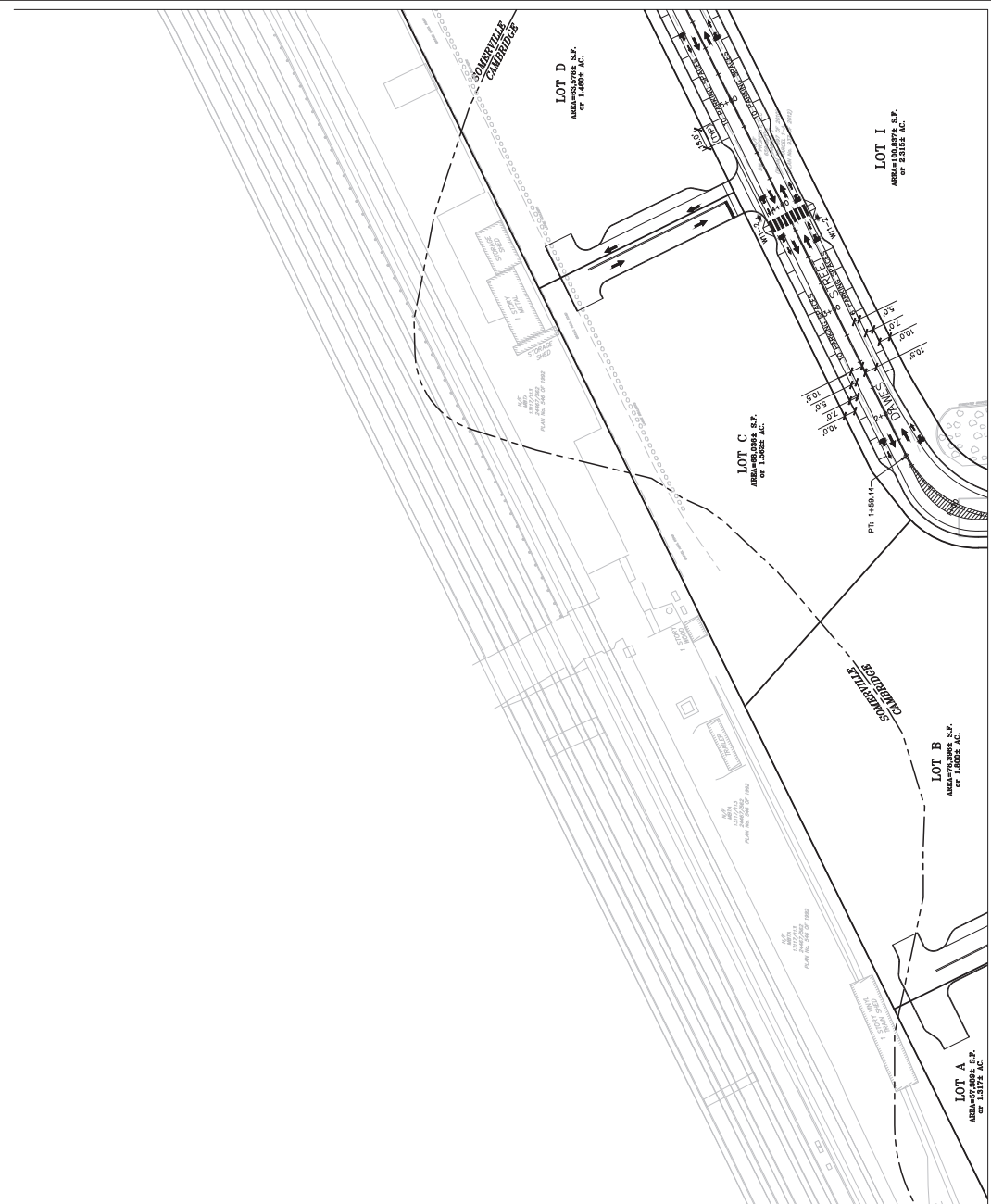
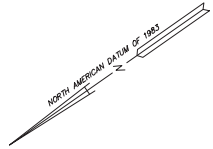
PROJECT:
**NORTH POINT
IN CAMBRIDGE AND
SOMERVILLE, MA
(MIDDLESEX COUNTY)
AND BOSTON, MA
(SUFFOLK COUNTY)**

SCALE: 1" = 40'
DATE: APRIL 5, 2016

**QUAD 1
ROADWAY NETWORK
SCHEMATIC PLANS**

SHEET JOB NO. 2016-02
SHEET PLAN NO.
201602P253A-002

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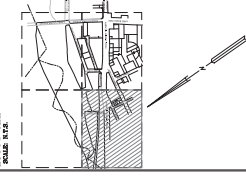
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PREPARED FOR:

DW NP PROPERTY, LLC

One Kendall Square
Cambridge, MA 02139

LOCAL MAP



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PREPARED BY:



BEALS & THOMAS, INC.
244 Turnpike Road
Cambridge, MA 02139
781.353.0500 | www.beatstomas.com

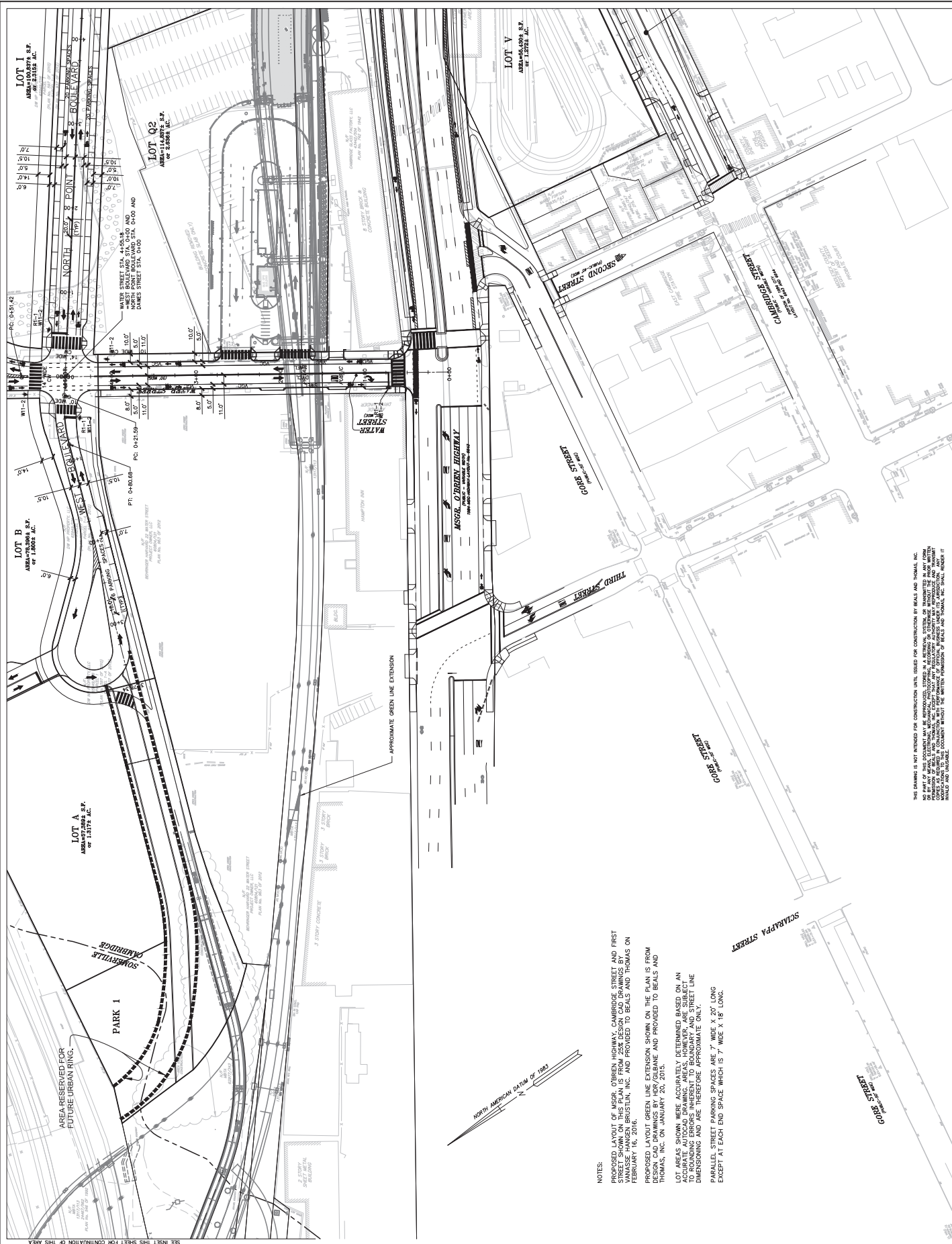
NO.	DATE	DESCRIPTION
1	10/20/2016	SPECIAL POINT MANDATORY #1
2	11/10/2016	REVISIONS
3	11/10/2016	REVISIONS
4	11/10/2016	REVISIONS
5	11/10/2016	REVISIONS

PROJECT:
NORTH POINT
IN CAMBRIDGE AND
SOMERVILLE, MA
(MIDDLESEX COUNTY)
AND BOSTON, MA
(SUFFOLK COUNTY)

DATE: APRIL 5, 2016
SCALE: 1" = 40'
SHEET NO. 2006-02
SHEET PLAN NO. 20060203A-004

QUAD 3 ROADWAY NETWORK SCHEMATIC PLANS

4



NOTES:

PROPOSED LAYOUT OF ASH, O'BRIEN, HIGHWAY, CAMBRIDGE STREET AND FIRST STREETS IN CAMBRIDGE, MA AND SCARLETTA STREET IN SOMERVILLE, MA, AND VANASSE HANSEN BRUSTLIN, INC. AND PROVIDED TO BEALS AND THOMAS ON FEBRUARY 16, 2016.

PROPOSED LAYOUT GREEN LINE EXTENSION SHOWN ON THE PLAN IS FROM DESIGN CAD DRAWINGS BY HERR GILMANE AND PROVIDED TO BEALS AND THOMAS, INC. ON JANUARY 29, 2016.

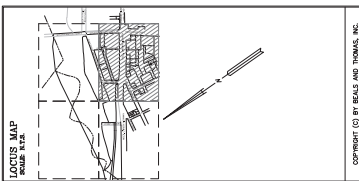
LOT AREAS SHOWN WERE ACCURATELY DETERMINED BASED ON AN ASSESSMENT OF AERIAL PHOTOGRAPHS AND FIELD SURVEY DATA. TO ROUNDING ERRORS INHERENT TO BOUNDARY AND STREET LINE DIMENSIONING AND ARE THEREFORE APPROXIMATE ONLY.

PARALLEL STREET PARKING SPACES ARE 7' WIDE X 20' LONG EXCEPT AT EACH END SPACE WHICH IS 7' WIDE X 19' LONG.

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SEE INSERT THIS SHEET FOR CONTINUATION OF THIS AREA

PREPARED FOR:
DW NP PROPERTY, LLC
 One Kendall Square
 Cambridge, MA 02139



PREPARED BY:
BEALS & THOMAS
 244 TULLOCK ROAD
 CAMBRIDGE, MA 02142
 TEL: 617.752.1104
 WWW.BEALSTHOMAS.COM

NO.	DATE	DESCRIPTION
1	10/20/2016	SPECIAL EVENT MAINTENANCE #1
2	11/15/2016	SPECIAL EVENT MAINTENANCE #2
3	12/15/2016	SPECIAL EVENT MAINTENANCE #3
4	01/15/2017	SPECIAL EVENT MAINTENANCE #4
5	02/15/2017	SPECIAL EVENT MAINTENANCE #5

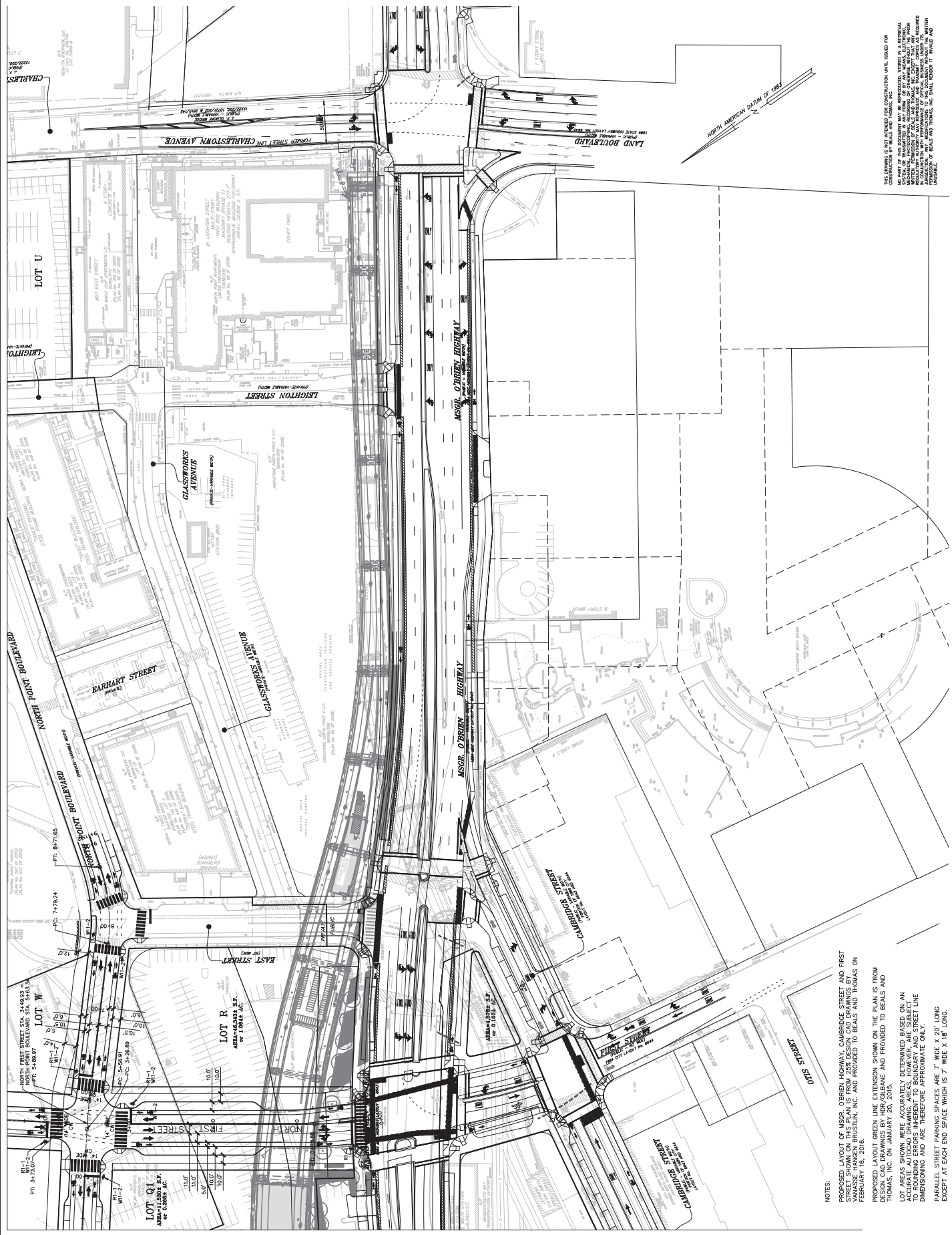
PROJECT:
NORTH POINT IN CAMBRIDGE AND SOMERVILLE, MA (MIDDLESEX COUNTY) AND BOSTON, MA (SUFFOLK COUNTY)

SCALE: 1" = 40'
 DATE: APRIL 5, 2018

QUAD 4 ROADWAY NETWORK SCHEMATIC PLANS

BY: JOB NO. 206402
 DATE: 04/05/2018

5



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PREPARED FOR:

DW NP PROPERTY, LLC

One Kendall Square
Cambridge, MA 02139

KEY PLAN
NOT TO SCALE



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BEALS & THOMAS
Civil Engineers & Landscapers & Architects
144 Lynde Road
Somerville, MA 02144
Tel: 617.763.1100
Fax: 617.763.1101
www.bealsthomasonline.com



1	DATE	03/23/2018
2	PROJECT	NORTHPOINT ROADWAY AND INFRASTRUCTURE IMPROVEMENTS
3	DESIGNER	DESIGN TEAM
4	DATE	03/23/2018
5	SCALE	1" = 40'
6	DATE	03/23/2018
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100	DATE	03/23/2018

PROJECT:
NORTHPOINT ROADWAY AND INFRASTRUCTURE IMPROVEMENTS
IN THE CITY OF SOMERVILLE, MA
(SUFFOLK COUNTY)
AND BOSTON, MA
(SUFFOLK COUNTY)

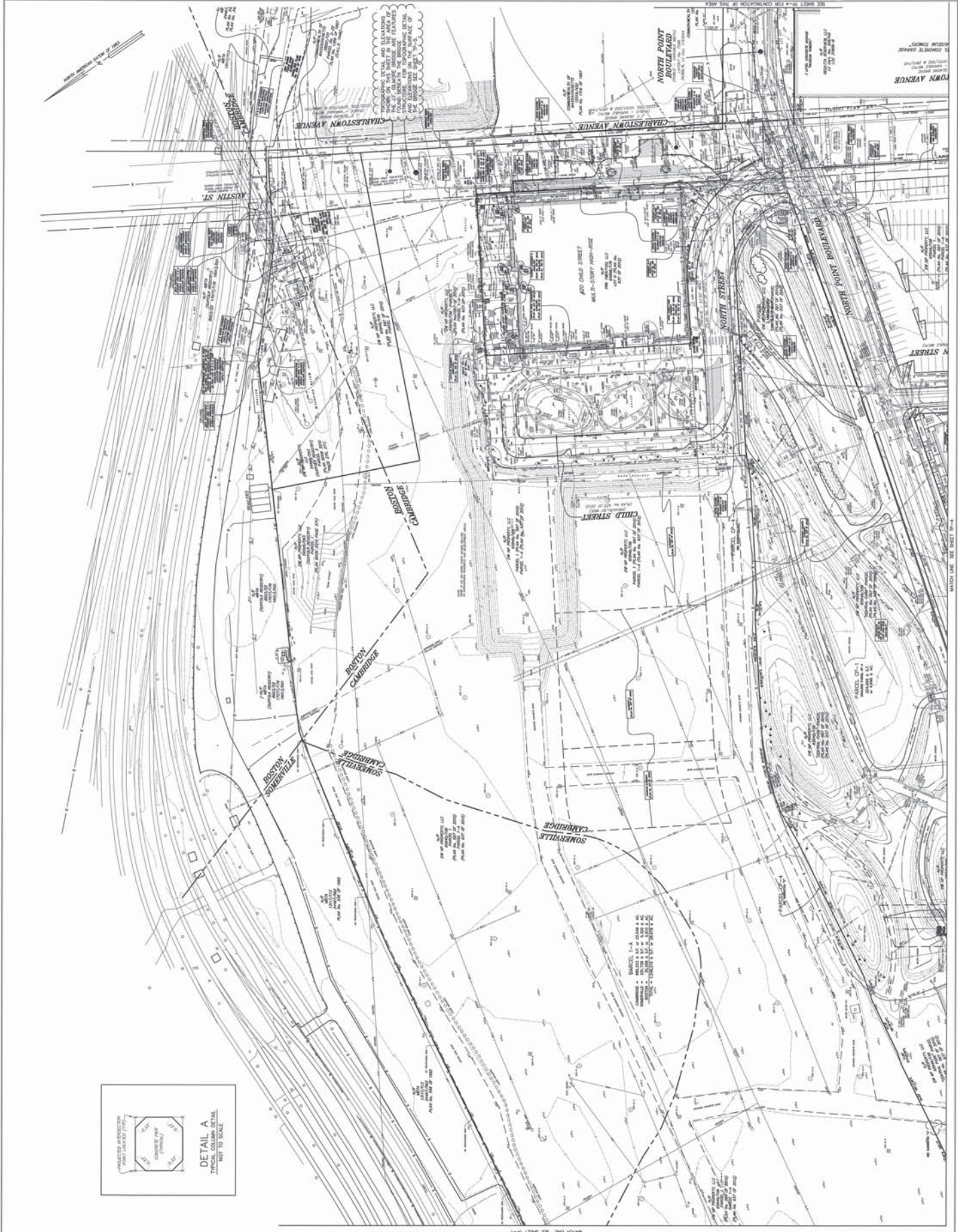
DATE: MARCH 23, 2018
SCALE: 1" = 40'

INTERIM TOPOGRAPHIC PLAN

NOTE: THESE ARE AN INTERIM PLAN
INDICATING PROPOSED TOPOGRAPHY
BASED ON AVAILABLE DATA.
FIELD SURVEY DATA IS REQUIRED FOR
FINAL DESIGN.

PROJECT NO. 18-001
SHEET 17A-002

TP-2



DETAIL A
TOPOGRAPHIC PLAN
NOT TO SCALE

MATCH LINE SEE SHEET 17B-1

PREPARED FOR:

**DW NP
PROPERTY, LLC**

One Kendall Square
Cambridge, MA 02139

KEY PLAN
NOT TO SCALE



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Boston, MA 02130
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NO.	DATE	DESCRIPTION
1	03/27/2018	ISSUE FOR PERMIT
2	03/27/2018	ISSUE FOR PERMIT
3	03/27/2018	ISSUE FOR PERMIT
4		
5		
6		

DES: DWN | CHK'D: LAPP'D

PROJECT:
NORTHPOINT ROADWAY
AND INFRASTRUCTURE
IMPROVEMENTS AND
LANDSCAPE ARCHITECTURE
IN SOMERVILLE, MA
(SUFFOLK COUNTY)
AND BOSTON, MA
(SUFFOLK COUNTY)

SCALE: 1" = 40'
DATE: MARCH 31, 2018

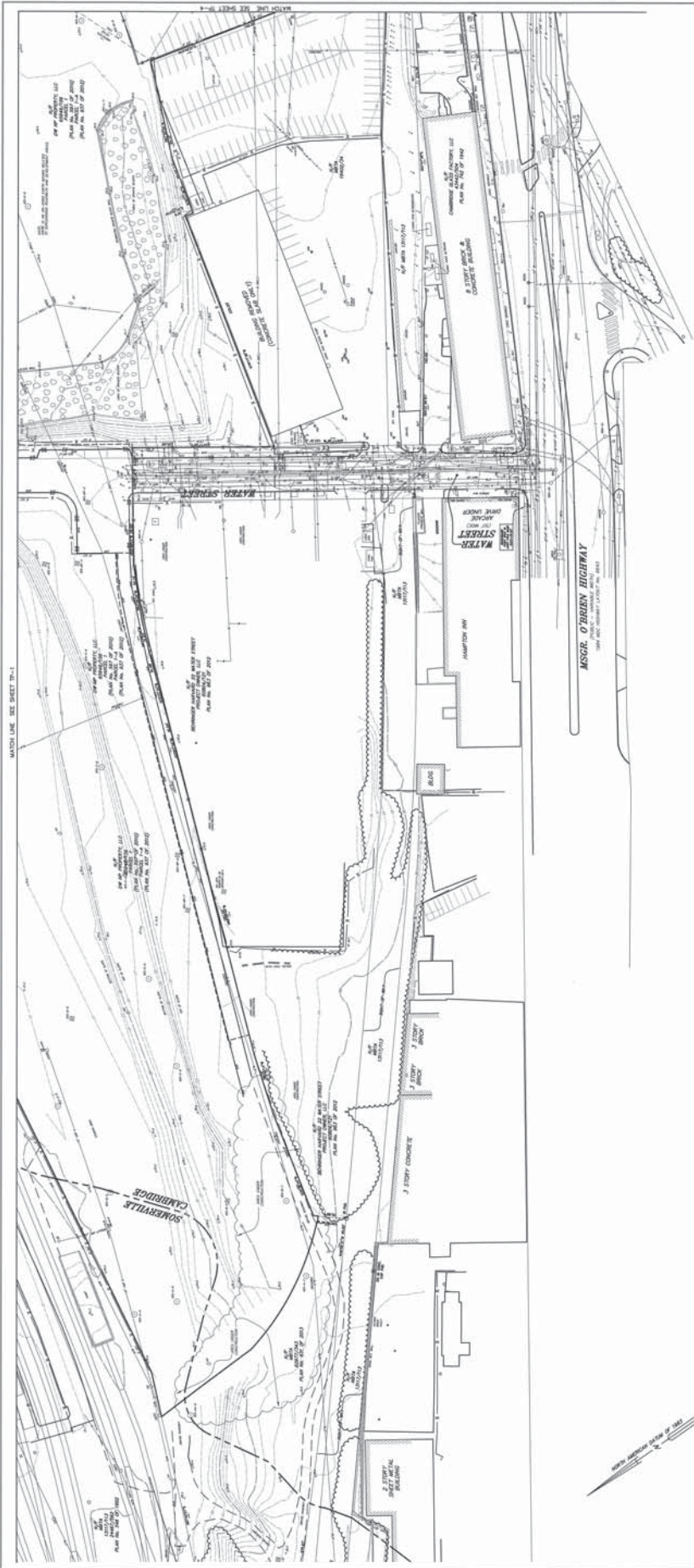


**INTERIM
TOPOGRAPHIC PLAN**

NOTE: THESE PLANS SHOW EXISTING
TOPOGRAPHY AND PROPOSED
IMPROVEMENTS. THE CLIENT
WARRANTS THE ACCURACY OF
THE DATA PROVIDED.

811 JOB NO. 180412
811 PLAN# 1714-003

TP-3



PREPARED FOR:

**DW NP
PROPERTY, LLC**
One Kendall Square
Suite 18201
Cambridge, MA 02139

KEY PLAN
NOT TO SCALE



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NO.	DATE	DESCRIPTION
1	10/20/10	PRELIMINARY PLAN
2	11/15/10	REVISED PLAN
3	01/15/11	REVISED PLAN
4	02/15/11	REVISED PLAN
5	03/15/11	REVISED PLAN

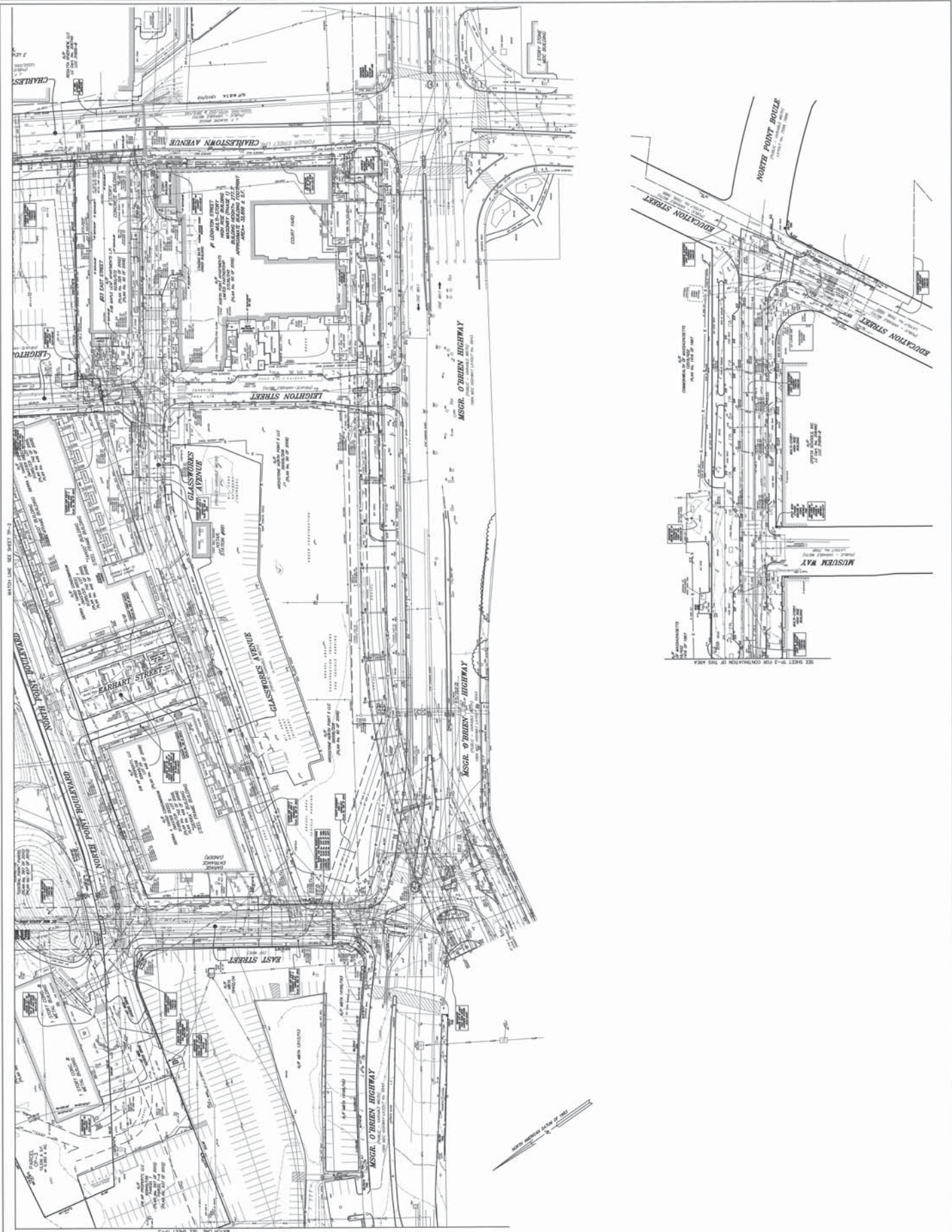
PROJECT:
**NORTHPOINT ROADWAY
AND CONCOURSE
IN CAMBRIDGE AND
SOMERVILLE, MA
(MIDDLESEX COUNTY
AND BOSTON, MA
(SUFFOLK COUNTY))**

SCALE: 1" = 40'
DATE: MARCH 3, 2016

**INTERIM
TOPOGRAPHIC PLAN**

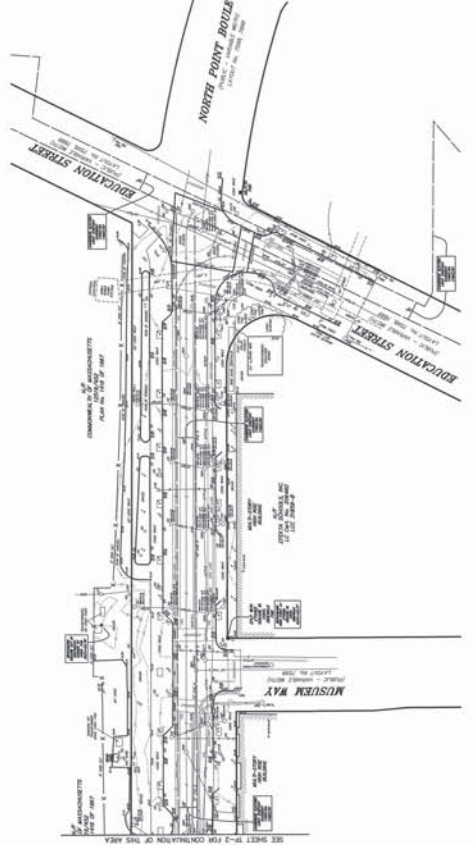
NOTE: THESE ARE ON-JOB AS-BUILT
DRAWINGS. ANY CHANGES TO THE
ORIGINAL PLAN SHALL BE INDICATED BY
A RED LINE.

BY: PLAN 105
DATE: 03/03/16
JOB NO. 105-002
PROJECT: TP-4



MATCH LINE SEE SHEET TP-3

MATCH LINE SEE SHEET TP-5



PREPARED FOR:

DW NP PROPERTY, LLC

One Kendall Square
Suite BR201
Cambridge, MA 02139

KEY PLAN
NOT TO SCALE



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Environmental Scientists
Interior Designers

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1	DATE: 12/15/2016
2	DATE: 01/27/2017
3	DATE: 03/21/2017
4	DATE: 04/11/2017
5	DATE: 04/11/2017
6	DATE: 04/11/2017
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98	DATE: 04/11/2017
99	DATE: 04/11/2017
100	DATE: 04/11/2017

DES: DWN | CHK'D: JAP/D

PROJECT:
NORTHPOINT ROADWAY
AND SPOT GRADES
AND ELEVATED BRIDGE
IN CAMBRIDGE AND
SOMERVILLE, MA
(MIDDLESEX COUNTY
AND BOSTON, MA
(SUFFOLK COUNTY))

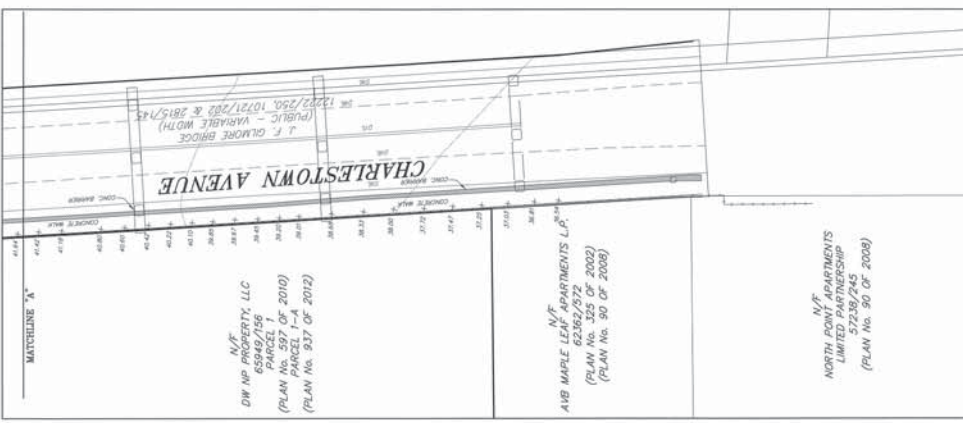
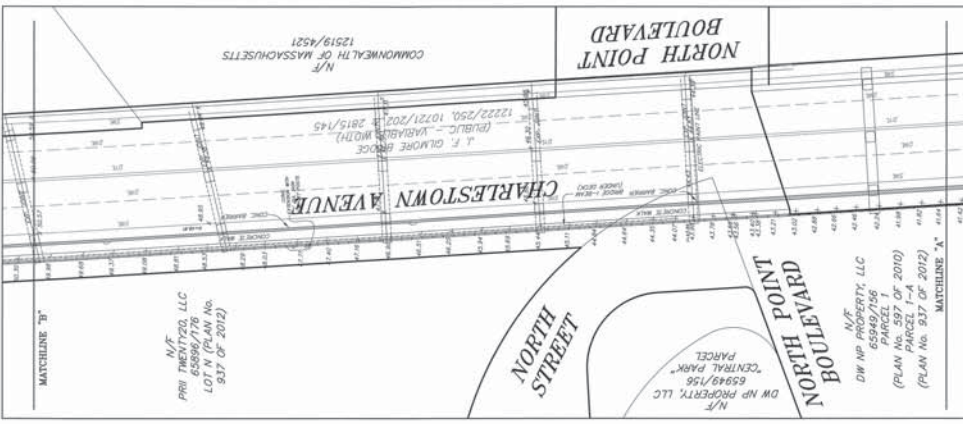
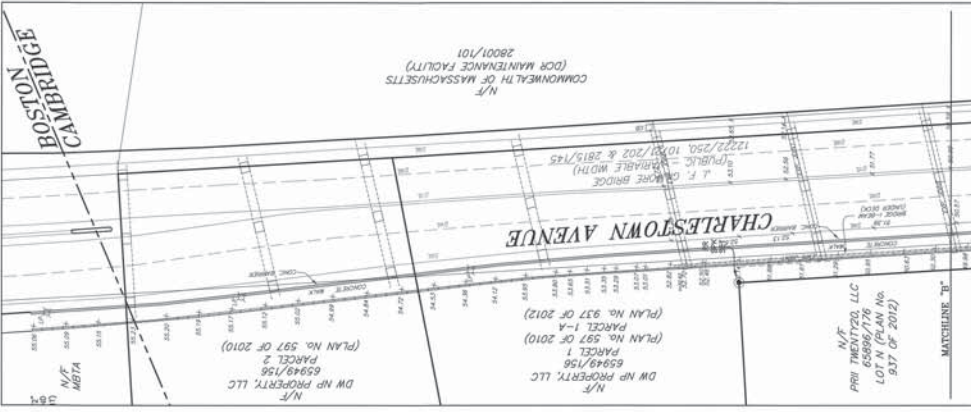
SCALE: 1" = 20'
DATE: MARCH 31, 2016



**INTERIM
TOPOGRAPHIC PLAN**

NOTE: THESE PLANS ARE ON-DESIGN PLANS
AND SHOULD NOT BE USED FOR CONSTRUCTION
UNLESS SPECIFICALLY NOTED OTHERWISE.

REV: 03/21/2017
JOB NO. 1504122
PLAN NO. TP-5
JOB NO. 1504122-005



CHARLESTOWN AVENUE (GILMORE BRIDGE) DETAIL AND SPOT GRADES ON ELEVATED BRIDGE ONLY
(DETAIL BENEATH BRIDGE NOT SHOWN)