

# CJUF III Northpoint LLC



## NorthPoint Parcel N Apartment Tower

City of Cambridge Design Review Submittal

NorthPoint, Cambridge, MA  
09.20.2012



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# NorthPoint - Parcel N Apartment Tower

context

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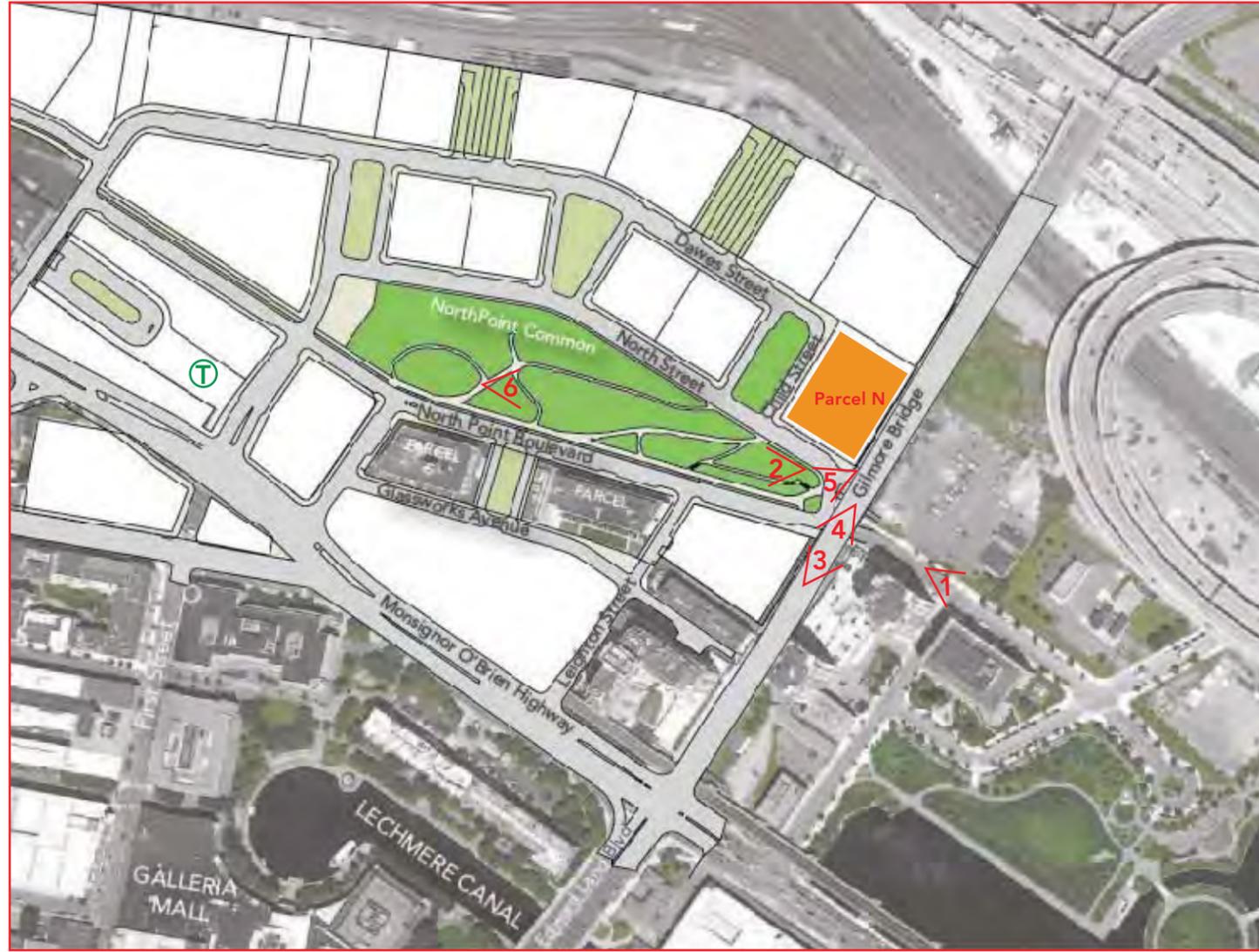
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**neighborhood activity**

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1



6



2



5



3



4

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# existing conditions

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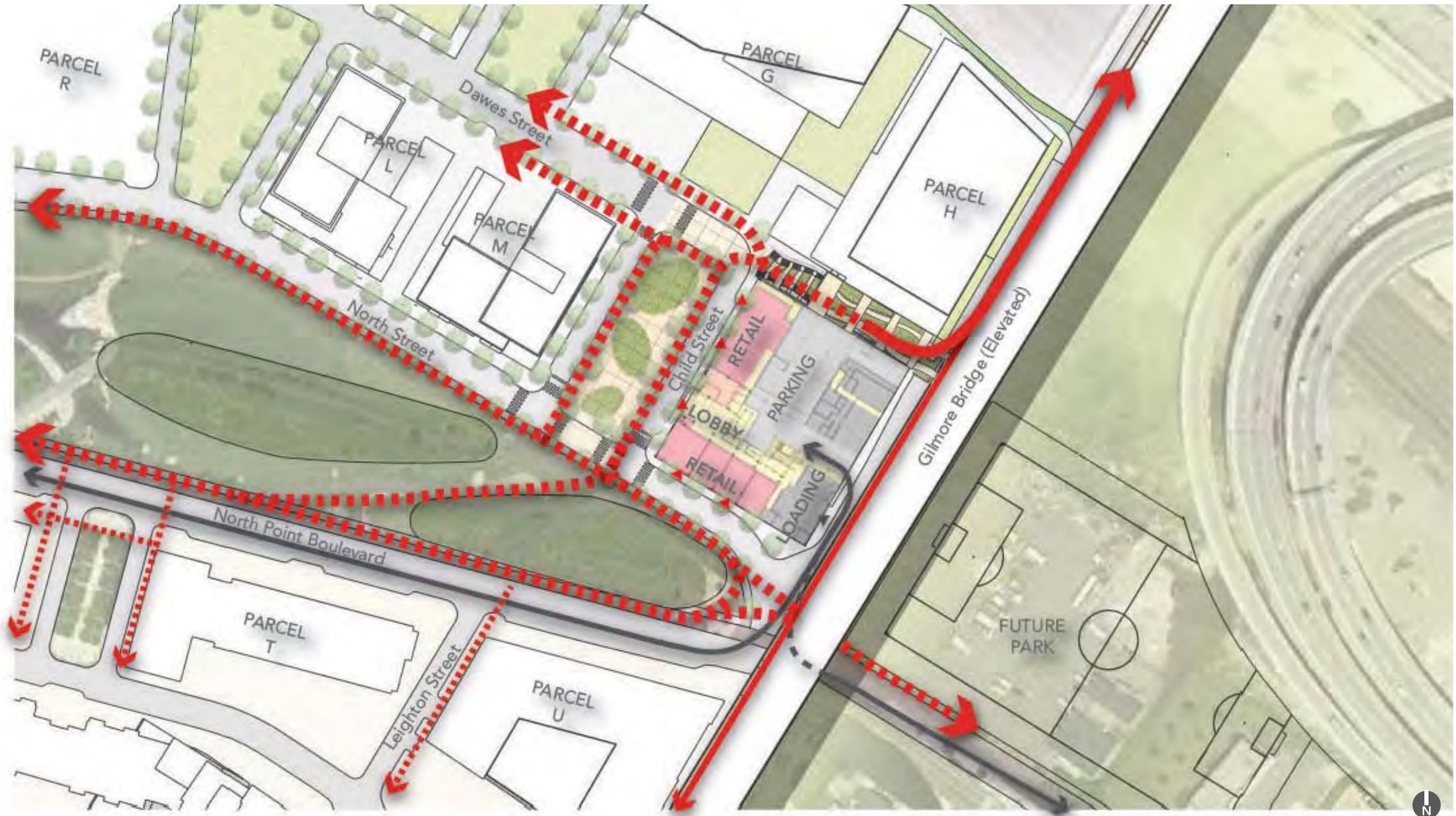
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response to context

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**NorthPoint - Parcel N Apartment Tower**

**pedestrian and vehicular circulation**

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## Building Summary - Parcel N Apartment Tower

	<u>Design Review</u>	<u>Revised Master Plan</u>	
Parcel N Lot Area	46,002 SF	46,000 SF	
Building SF	391,694 SF	394,000 SF	
Non-Residential GFA	8,257 SF	n/a	
Residential GFA	391,694 SF	394,000 SF	
Building Height	220'	220'	
Number of Stories	20	n/a	
Number of Units	355		
<u>Unit Mix</u>	<u># of Units</u>	<u>%</u>	<u>Average Size</u>
Studio / Lofts	74	21%	501 SF
1 Bedroom	180	50%	732 SF
2 Bedroom	85	24%	1,030 SF
3 Bedroom	16	5%	1,392 SF
<u>Parking</u>			
Interior Parking Spaces	175		
Temporary Surface Parking Spaces	180		

## Existing Building Summary - NorthPoint

### Dwelling Units Constructed

<u>Name</u>	<u>Type</u>	<u>SF</u>	<u># of Units</u>	<u>Studio</u>	<u>1-Bd</u>	<u>2-Bd</u>	<u>3-Bd</u>	<u># of Inclusionary Units</u>
Sierra	For Sale	112,398	99	0	94	5	0	12
Average Size (SF)				n/a	921	1,285	n/a	
Tango	For Sale	242,194	230	40	138	51	1	32
Average Size (SF)				663	878	1,044	1,923	

### Uses and Buildings Granted Building Permits

None

### Uses and Buildings Under Construction

None

# Parcel Location

## NORTHPOINT

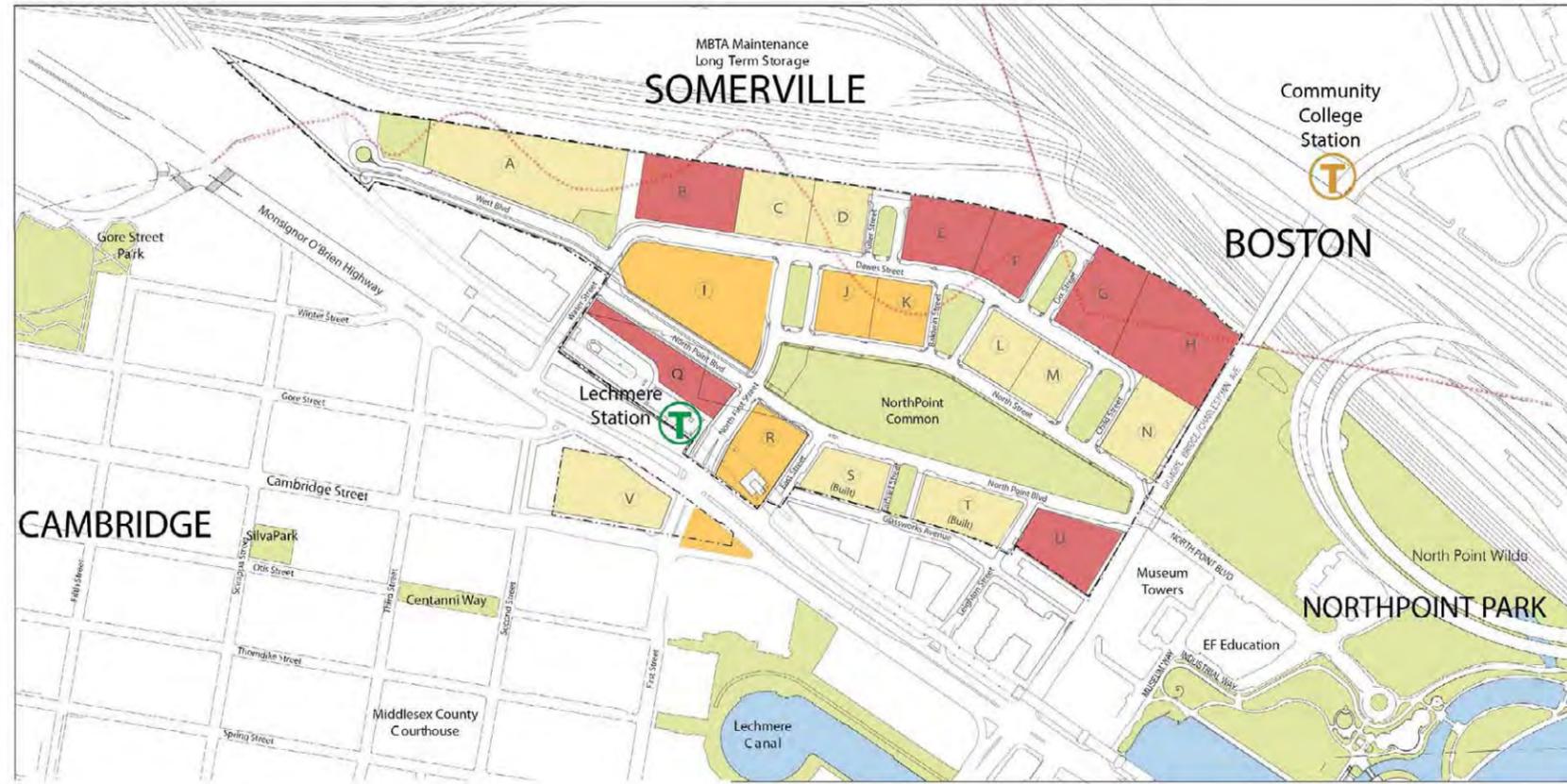


Table 1:

Dimensional Limits By Block			
	Residential	Commercial	Mixed Use
A	360,407 gsf		
B		120,000 gsf	
C	245,000 gsf		
D	245,000 gsf		
E		300,000 gsf	
F		240,000 gsf	
G		445,000 gsf	
H		300,000 gsf	
I			440,000 gsf
J			280,000 gsf
K			240,000 gsf
L	280,000 gsf		
M	205,000 gsf		
N	394,000 gsf		
Q		155,000 gsf	
R			140,000 gsf
S	112,398 gsf		
T	242,194 gsf		
U	181,855 gsf	320,000 gsf	
V			
	<b>2,265,854 gsf</b>	<b>1,880,000 gsf</b>	<b>1,100,000 gsf</b>
			<b>5,245,854 gsf</b>

Table 2:

Special Permit Approved GFA (Entire Master Plan)	
Maximum Non Residential:	2,185,062 gsf
Minimum Residential:	3,060,792 gsf
<b>Maximum Total:</b>	<b>5,245,854 gsf</b>

Notes

- A variation of 10% or less from the GFA enumerated (in table 1 above) for each block of the Master Plan is permitted.
- Actual Buildout is subject to the total approved GFA conditions shown in Table 2 above.

September 7, 2012

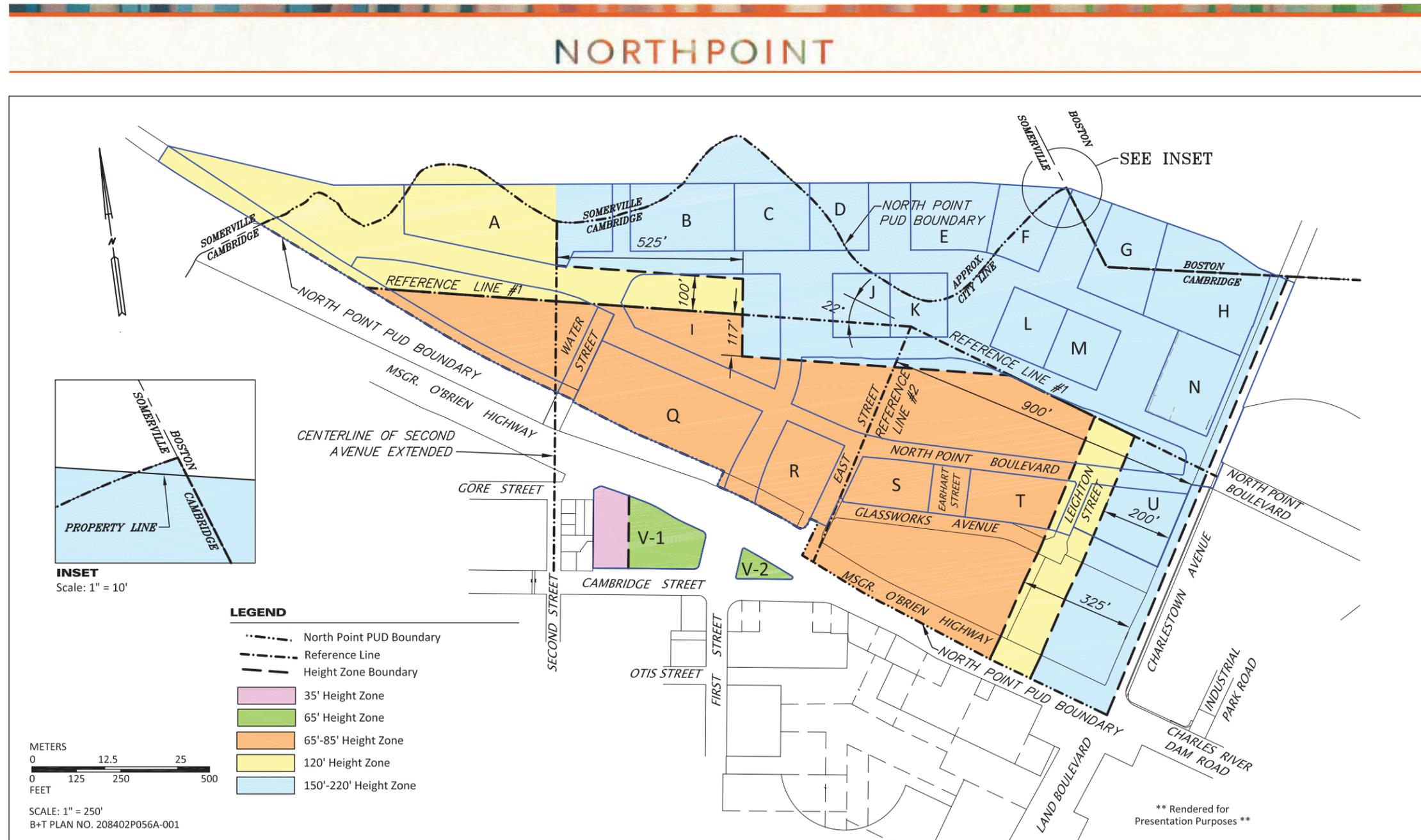
REVISED MASTER PLAN - EXHIBIT A

The City boundary line with Boston is located approximately 160 feet to the north of the development site as denoted by the dotted red line in the above plan.

### NorthPoint - Parcel N Apartment Tower

### project overview

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REVISED FIGURE 1 HEIGHT ZONES - EXHIBIT D

Parcel N is located completely within the 150'-220' Height Zone as depicted in the approved zoning Map 13.71 below. Segments of the proposed building are at 220' height. Please see Apartment Tower Design on page 11 for detailed architectural designs and massings.

## NorthPoint - Parcel N Apartment Tower

## project overview



## NorthPoint - Parcel N Apartment Tower

view from northpoint common

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view from northpoint park

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