Cambridge Crossing

Cambridge, Massachusetts

Design Review Application – EF/G Open Space

Presented by:
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Prepared by:
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In collaboration with:
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Submitted in Compliance with the City of Cambridge Zoning Ordinance and M.G.L. c.40A

December 5, 2017
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Mr. H. Theodore Cohen, Chair
Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Via: Hand Delivery

Reference: Cambridge Crossing (formerly known as NorthPoint) EF/G Open Space
Design Review Application
PB #179
Cambridge, Massachusetts
B+T Project No. 2084.02

Dear Chairman Cohen and Members of the Board:

On behalf of the Applicant, DW NP Property, LLC (an affiliate of DivcoWest), Beals and Thomas, Inc., respectfully submits this Design Review Application for the EF/G Open Space (the Site), which is part of the larger Cambridge Crossing (formerly known as NorthPoint) development. The proposed development on the Site is proposed to contain passive and active recreational open space. EF/G is located mostly in Somerville, with the portion of the Site in Cambridge.

As shown on the master plan included as part of this Application, the Site is bounded by the MBTA right of way to the north, Parcel EF to the west, Dawes Street to the south, and Parcel G to the east.

The Site is currently undeveloped vacant land adjacent to the existing North Point Common. It is one of six open space areas in the Cambridge Crossing mixed-use development. To date, condominium buildings on Lot S and Lot T, a rental residential building on Lot N, North Point Common, Child Street Park and related infrastructure and other public amenities (including the Brian P. Murphy Memorial Staircase) have been constructed at Cambridge Crossing. In addition, Parcel JK has obtained Design Review approval in Cambridge and Somerville, and is currently under construction. The surrounding roadway network was approved by the Planning Board on September 2, 2016, as part of Major Amendment #6, and is currently under construction.

The EF/G site is approximately 22,454 sf or ±0.516 acres in size. The Site is proposed to be comprised of a three-season synthetic turf play surface, two (2) larger areas of plantings and seating, and moveable seating for sport uses as well as seating for passive uses. Approximately four (4) short-term bicycle parking spaces will be provided on-site.

The Applicant filed a design and review application with the City of Somerville Office of Strategic Planning and Community Development on October 5, 2017.
In addition, a portion of EF/G’s current configuration is to be subdivided as depicted on the enclosed draft Subdivision Plan prepared by Beals & Thomas, Inc., dated December 21, 2016, and last updated July 21, 2017, to create the EF/G open space lot identified as “Parcel 1-E” on the attached plan. As part of the Design Review Application for Parcel G, the Applicant requested the approval of the enclosed Subdivision Plan, and requested endorsement by the Planning Board.

As part of this application, we have included fifteen (15) copies, as well as a flash drive containing an electronic version, of the following materials for review by the Cambridge Planning Board:

- Site Plans;
- Renderings;
- Sections;
- Compliance Checklist – NorthPoint Design Guidelines;
- Subdivision Plan, previously approved by the Cambridge Planning Board; and
- Draft Subdivision Plan.

There are no changes proposed to the approved uses on the Site nor are there any changes to the layout of roads serving the Site from that shown on the approved 40-scale Roadway Network Schematic Plan.

The Cambridge Crossing team is excited to meet with the Planning Board to review and discuss the evolution of design of the proposed project. Thank you for your consideration of the enclosed.

Very truly yours,

BEALS AND THOMAS, INC.

John P. Gelcich, AICP
Senior Planner

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Cambridge Crossing - EF/G Open Space
Approved Masterplan per Amendment #7 (Minor)
Cambridge Crossing - EF/G Open Space
Future Connection to Parcel G

- Synthetic Turf Play Surface
- Reclaimed Granite Seatwall, Typ.
- Concrete Pavement, Typ.
- Demountable Athletic Net, Typ.
- Reclaimed Granite Seatwall, Typ.
- Concrete Pavement, Typ.
- Plant Bed, Typ.
- Moveable Furniture, Typ.
- Moveable Furniture, Typ.
- Existing Fence

Future Connection to Parcel G
Cambridge Crossing - EF/G Open Space
VIEW TOWARDS EF/G OPEN SPACE FROM DAWES STREET SIDEWALK
Cambridge Crossing - EF/G Open Space

Site Section

DIVCOWEST.
Landscape Trees

Cambridge Crossing - EF/G Open Space

**Tree Species**

- *Acer saccharum* ‘Green Mountain’
  - Green Mountain Sugar Maple
- *Gymnocladus dioicus*
  - Kentucky Coffee Tree
- *Acer rubrum*
  - Red Maple
- *Acer saccharum* ‘Silver Queen’
  - Silver Maple
- *Picea orientalis*
  - Oriental Spruce
- *Metasequoia glyptostroboides*
  - Dawn Redwood

**Additional Information**

- DIVCOWEST.
- Cambridge Crossing - EF/G Open Space
- Landscape Trees
Amelanchier arborea
Serviceberry

Chionanthus virginicus
White Fringetree

Hamamelis x intermedia ‘Arnold Promise’
Witch Hazel

Ilex Glabra
Inkberry

Ilex verticillata
Winterberry Holly

Dennstaedtia punctilobula
Hay-Scented Fern

Polystichum acrostichoides
Christmas Fern

Polygonatum biflorum
Solomon’s Seal

Vinca minor
Lesser Periwinkle
Exposed Aggregate Concrete Pavement
Synthetic Turf Play Surface
Concrete Pavement
Reclaimed Granite Block Seatwalls
Movable Tables and Chairs

Bench
Backless Bench
Movable Athletic Bench
Trash Receptacle

Bike Rack
Planter, Clustered
Planter, Linear
39 3.1 Open Spaces
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.

At around 27,000 SF, the EF/G Open Space is the largest of the four pocket parks proposed along Dawes St. It will be open and accessible from Dawes Street and the neighboring EF and G buildings, with open sight lines, no fences, and multiple connections to the Dawes Street sidewalk. The active turf field will support programming unique to its scale and location, focused on exercise, informal sports and events. The design relates to the adjacent Baldwin Open Space in its materials and character.

✓

39 3.1 Open Spaces
Interconnected series of open spaces is encouraged to provide connections both to neighborhoods and within NorthPoint so as to promote pedestrian movement.

The EF/G Open Space is the northern part of the Baldwin Open Space Green Finger, connecting back to the Common at the center of the Cambridge Crossing neighborhood. There is a direct and generous pedestrian connection to Baldwin Open Space provided by a raised crosswalk at Dawes St.

✓

39 3.1 Open Spaces
In addition to the large park, the creation of a series of smaller open spaces such as pocket parks, public plazas, active recreation areas, courtyards, play areas and gardens is encouraged.

The EF/G Open Space is programmed as an active recreation area, complementary to the character and use of the other open spaces at Cambridge Crossing.

✓

39 3.1 Open Spaces
Open spaces shall be articulated throughout NorthPoint through wayfinding and signage measures including space types, themes and programs.

The EF/G Open Space is connected thematically to other open spaces at Cambridge Crossing through its use of materials, particularly reclaimed granite boulders, concrete walkways, layered plantings, and site furniture. The design is particularly connected in the use of materials with the adjacent Baldwin Open Space.

✓

39 3.1 Open Spaces
Open spaces shall be visible and accessible from public streets.

Open sightlines and multiple points of access are provided from Dawes Street and the landscapes of the adjacent EF and G Buildings.

✓

39 3.1.1 Open Space Programming
Strolling, Sitting, Picnicking, Sunbathing, Informal Sport Activities, Frisbee, Sledding, Outdoor Movies, Yoga, Outdoor Performances, Dog Walking, Birdwatching.

The Open Space design introduces spaces for sitting, informal sport activities, yoga and performances.

✓

39 3.1.2 Parks
Fencing is strongly discouraged; clear entry points, lines of sight into the park, and pathways for the public to use are encouraged.

Fencing is strongly discouraged; clear entry points, lines of sight into the park, and pathways for the public to use are encouraged. Smaller scale seating areas are located at the edges of the park including casual seating on reclaimed granite boulders, fixed timber benches with and without backs, movable tables and chairs, and moveable aluminum benches at the edge of the active field.

✓

41 3.1.2 Parks
Individual spaces within the large parks are encouraged to have clear identities and themes, so that the public can understand the potential use, including areas for gathering and community events.

The south edge of the Open Space along Dawes Street is designed to be open and inviting to the public with multiple openings to the sidewalk. The plant beds with seating edges are designed to provide an occupiable, shaded threshold landscape.

✓

41 3.1.2 Parks
Loading and service shall not interfere with the core function of the park spaces.

There is no loading or service near the EF/G Open Space.

✓

41 3.1.2 Parks
The Pocket Parks at NorthPoint shall be designed to be public in nature, creating an open environment that the public can easily identify as welcoming and for everyone’s use. The entrance to the park from streets and sidewalks should be designed to be open and inviting to the public.

The central feature of the EF/G Open Space is a small turf field programmed for active recreation.

✓

41 3.1.2 Parks
Active Pocket Parks are encouraged to have active recreational program including sports and gardening and be designed to be used by the whole community.

The south edge of the Open Space along Dawes Street is designed to be open and inviting to the public with multiple openings to the sidewalk. The plant beds with seating edges are designed to provide an occupiable, shaded threshold landscape.

✓

41 3.1.5 Active Pocket Parks
The Active Pocket Parks will serve particular programmatic functions at NorthPoint, complementing the uses of the other open spaces in the neighborhood. Active functions may include small sport courts, for example volleyball, basketball, and a five-a-side soccer. Other activities such as community gardening, play, small public events and performances will also be accommodated by these parks. Their location on the northern side of the neighborhood make each of the parks self-contained in the urban block structure. They should be designed to be open and welcoming from the south side, and have a character that is clearly public, independent from the flanking building.

The small turf field at the center of the EF/G Open Space provides the flexibility to play five-a-side soccer, flag football, Frisbee or other more informal types of active recreation. Seating is incorporated into the perimeter of the space for spectators and other open space users. The southern edge along Dawes Street is open and welcoming with multiple entry points. The richly planted edges create a character that is independent of the adjacent EF and G buildings.

✓