Cambridge Crossing

Cambridge, Massachusetts

Design Review Application – Parcel I Open Space

Presented by:
DW NP Property, LLC
c/o DivcoWest Real Estate Investments
200 State Street, 12th Floor
Boston, MA 02109

Prepared by:
Beals and Thomas, Inc.
Reservoir Corporate Center
144 Turnpike Road
Southborough, MA 01772

In collaboration with:
Michael Van Valkenburgh Associates, Inc.
Galluccio & Watson, LLP
Goulston & Storrs PC

Submitted in Compliance with the City of Cambridge Zoning Ordinance and M.G.L. c.40A

March 1, 2018
March 1, 2018

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

Via: Hand Delivery

Reference: Cambridge Crossing Parcel I Open Space Design Review Application
PB #179
Cambridge, Massachusetts
B+T Project No. 2084.56

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 Parcel I 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. Parcel I is located entirely within Cambridge.

As shown on the master plan included as part of this Application, the Site is bounded by Dawes Street to the north, Northpoint Boulevard to the south, and Parcel I Residential and Parcel I Retail to the east.

The Site is currently undeveloped vacant land. Parcel I contains one (1) of six (6) 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 building permit applications have been procured in both cities. The Parcel JK building 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 Parcel I Open Space site is approximately 30,821 sf or ±0.71 acres in size. The Site is proposed to be comprised of landscaping, an event lawn, an event plaza, a sand play area, and a view terrace. A total of 73 short-term bicycle parking spaces will be provided on-site, which includes those located as part of Parcel I Residential, Parcel I Retail, and Parcel I Open Space. The design of the Site provides a connection to the adjacent Multi-Use Path.

In addition, the Applicant intends to subdivide the Parcel in the manner depicted on the enclosed Draft Subdivision Plan prepared by Beals & Thomas, Inc., dated December 21, 2016, and last
updated February 23, 2018, to create three (3) separate parcels within what is now Parcel I: Parcel I-1, I-2, and I-3. The final subdivision plan will be submitted at a later date for approval and 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

JPG/mac/208456PT003
# CAMBRIDGE CROSSING

## DEVELOPMENT STATUS TABLE

### Phase 1a

<table>
<thead>
<tr>
<th>Building</th>
<th>Use(s)</th>
<th>Approved GFA per Special Permit Appendix I</th>
<th>GFA approved in thru Design Review</th>
<th>Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>N</td>
<td>Residential</td>
<td>394,000</td>
<td>394,000¹</td>
<td>Construction Completed. Occupied.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>8,600</td>
<td>8,600</td>
<td>Construction Completed. Occupied.</td>
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<tr>
<td>JK</td>
<td>Office/Laboratory</td>
<td>370,000</td>
<td>351,192</td>
<td>Under construction.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>TBD</td>
<td>14,700</td>
<td>Under construction.</td>
</tr>
<tr>
<td>W</td>
<td>Retail</td>
<td>18,000</td>
<td>16,337</td>
<td>Design Review Complete.</td>
</tr>
<tr>
<td>Q1</td>
<td>Retail</td>
<td>17,675²</td>
<td>17,675</td>
<td>Minor Amendment Approved for GFA Increase. Revised Design Review to be submitted.</td>
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<tr>
<td>L</td>
<td>Residential</td>
<td>286,000</td>
<td>TBD</td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>TBD (Allowed)</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
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<tr>
<td>M</td>
<td>Residential</td>
<td>208,400</td>
<td>TBD</td>
<td>Special Permit approval. Design Review timing TBD.</td>
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<tr>
<td></td>
<td>Retail</td>
<td>TBD (Required)</td>
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<td>Special Permit approval. Design Review timing TBD.</td>
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<tr>
<td>I</td>
<td>Residential</td>
<td>390,000</td>
<td>TBD</td>
<td>Special Permit approval. Design Review timing TBD.</td>
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<tr>
<td></td>
<td>Retail</td>
<td>TBD</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
</tbody>
</table>

¹ Development of Parcels N, S and T was completed before issuance of Major Amendment No. 6, and, therefore, the revision of Appendix I. As a result, Appendix I reflects the as-built GFA of each of N, S and T.

² Increased by Amendment No. 7 (Minor) from 14,000 square feet of GFA to 17,675 square feet of GFA.
### Phase 1b

<table>
<thead>
<tr>
<th>Building</th>
<th>Use(s)</th>
<th>Approved GFA per Special Permit Appendix I</th>
<th>GFA approved in thru Design Review</th>
<th>Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)</th>
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</thead>
<tbody>
<tr>
<td>G</td>
<td>Office/Laboratory</td>
<td>410,000</td>
<td>451,000</td>
<td>Special Permit approval. Design Review Submitted. Design Review completed in Boston.</td>
</tr>
<tr>
<td>H</td>
<td>Office/Laboratory</td>
<td>375,000</td>
<td>347,600</td>
<td>Special Permit approval. Design Review Submitted. Design Review completed in Boston.</td>
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<tr>
<td>EF</td>
<td>Office/Laboratory</td>
<td>400,000 Total</td>
<td>410,590</td>
<td>Special Permit approval. Design Review submitted in Somerville.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>TBD</td>
<td></td>
<td>Special Permit approval. Design Review submitted in Somerville.</td>
</tr>
<tr>
<td>C</td>
<td>Mixed-Use</td>
<td>348,000</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
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<tr>
<td>U</td>
<td>Office/Laboratory</td>
<td>320,000</td>
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<td>Special Permit approval. Design Review timing TBD.</td>
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## Phase 2

<table>
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<tr>
<th>Building</th>
<th>Use(s)</th>
<th>Approved GFA per Special Permit Appendix I</th>
<th>GFA approved in thru Design Review</th>
<th>Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)</th>
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<tbody>
<tr>
<td>A</td>
<td>Residential</td>
<td>175,000</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
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<tr>
<td>B</td>
<td>Residential</td>
<td>373,000</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>TBD (Allowed)</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td>D</td>
<td>Mixed Use</td>
<td>340,000</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td>Q2</td>
<td>Office/Laboratory</td>
<td>147,387 Total</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>TBD (Required)</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
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<tr>
<td>R</td>
<td>Mixed Use</td>
<td>148,945</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>TBD (Required)</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td>V</td>
<td>Residential</td>
<td>199,855</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>TBD (Required)</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
</tbody>
</table>
Rendered image is intended for landscape and plaza design review. As a result of the proposed landscape density, views of the building design may be obscured.
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Reclaimed Granite Block Seatwalls

Bike Rack

Concrete Pavement

Exposed Aggregate Concrete Pavement

Decomposed Granite Pavement

Concrete Pavement

Planter, Clustered

Trash Receptacle

Bench

Backless Bench

Bike Rack

Trash Receptacle

Movable Table and Chairs

Movable Umbrella

Planter, Clustered

Planter, Linear
All trees are included in the City of Cambridge recommended species list.
Thuja occidentalis
'Atrovirens'
Green Giant Arborvitae

Ginkgo biloba
Ginkgo

Juniperus chinensis
Chinese Juniper

Cladastris kentukea
Kentucky Yellowwood

Gleditsia triacanthos var. inermis
Skyline Honeylocust

Metasequoia glyptostroboides
Dawn Redwood

Thuja occidentalis ‘Atrovirens’
Green Giant Arborvitae

Thuja occidentalis ‘Wintergreen’
Wintergreen Arborvitae

Cambridge Crossing - Parcel I Open Space
Landscape Trees
Kalmia latifolia
Mountain Laurel

Hydrangea quercifolia
Oakleaf Hydrangea

Lindera glauca
Spicebush - Greybush

Ilex glabra
Inkberry

Comptonia peregrina
Sweet fern

Ilex verticillata
Winterberry Holly

Itea virginica
Virginia Sweetspire

Hamamelis x intermedia ‘Arnold Promise’
Witch Hazel

Cambridge Crossing - Parcel I Open Space
Understory Trees, Shrubs, Perennials, and Groundcover
<table>
<thead>
<tr>
<th>Page</th>
<th>Section</th>
<th>Guideline Description</th>
<th>Compliance</th>
<th>Check</th>
</tr>
</thead>
<tbody>
<tr>
<td>39</td>
<td>3.1 Open spaces</td>
<td>Parks: Strolling, Sitting, Picnicking, Informal sport activities, Outdoor movies, Outdoor performances.</td>
<td>Parcel I Open Space is fully open to the public, with no fences or gates separating it from surrounding areas. The park is designed to support retail uses in the Residential I buildings and the Retail I pavilions, and public plaza. The sun-filled central sloped lawn can be used for open-air events, movies, or for relaxation and passive recreation.</td>
<td>✓</td>
</tr>
<tr>
<td>39</td>
<td>3.1 Open spaces</td>
<td>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.</td>
<td>The Open Space is designed to complement the uses of the other public open spaces at Cambridge Crossing and has a number of features unique to the neighborhood. The sloped lawn can accommodate open air events at a larger scale than elsewhere, the play fountains in the plaza will be an attraction particularly for children, as will the sand area and rocky scramble on the south side of the park. The raised terrace provides a vantage point with good views down the central open space to the Common.</td>
<td>✓</td>
</tr>
<tr>
<td>39</td>
<td>3.1 Open spaces</td>
<td>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.</td>
<td>The connection with the retail plazas and the multiple pedestrian access points from the surrounding sidewalks and Community Path will promote the continuity and accessibility of pedestrian movement.</td>
<td>✓</td>
</tr>
<tr>
<td>39</td>
<td>3.1 Open spaces</td>
<td>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. A second large park on Parcel I is located along the central main street, conveniently close to the neighborhood access from Water Street.</td>
<td>The Parcel I Open Space is located conveniently close to the East Cambridge neighborhood access from Water Street, and is a welcoming public element at the intersection of Dawes Street and NorthPoint Boulevard.</td>
<td>✓</td>
</tr>
<tr>
<td>39</td>
<td>3.1 Open spaces</td>
<td>Open spaces shall be visible and accessible from public streets.</td>
<td>The Open Space has long street edges on NorthPoint Boulevard, and Dawes Street, and a strong visual connection to Water Street. Multiple points of entry are provided adjacent sidewalks and public space on all sides of the park. The landform that rises on the intersection of Dawes St and NorthPoint Boulevard will allow for the park to be easily identified and visible from the surrounding streets.</td>
<td>✓</td>
</tr>
<tr>
<td>39</td>
<td>3.1.1 Open space programming</td>
<td>Parks: Strolling, Sitting, Picnicking, Informal sport activities, Outdoor movies, Outdoor performances.</td>
<td>The Open Space will accommodate and encourage activities such as strolling, sitting, picnicking, informal games, and outdoor events, movies and performances.</td>
<td>✓</td>
</tr>
<tr>
<td>41</td>
<td>3.1.2 Parks</td>
<td>Fencing is strongly discouraged; clear entry points, lines of sight into the park, and pathways for the public to use are encouraged.</td>
<td>Parcel I Open Space does not include any fencing. Multiple points of entry are provided from Dawes Street, NorthPoint Boulevard and the Community Path.</td>
<td>✓</td>
</tr>
<tr>
<td>41</td>
<td>3.1.2 Parks</td>
<td>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.</td>
<td>The event lawn, the terrace at the top of the landform, the water play fountains, the sand area, and rocky scramble will create distinct identities within the park and will encourage a wide range of public uses.</td>
<td>✓</td>
</tr>
</tbody>
</table>
Lot I Park Site Plan

B+T Drawing No. 208649350A-003

Date: 11/02/2017

NorthPoint
Cambridge, Massachusetts

Civil Engineers + Landscape Architects + Land Surveyors + Planners + Environmental Specialists

SCALE: 1” = 40’
Adjacent Street Cross Sections

Lot I Park

NorthPoint
Cambridge, Massachusetts
Final signed/sealed plan to be submitted at a later date.