Cambridge, Massachusetts

Informational Submission – The Common

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

December 5, 2017
December 5, 2017

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

Via: Hand Delivery

Reference: Cambridge Crossing The Common Informational Submission
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 informational presentation for The Common (formerly known as Northpoint Common).

We appreciate the constructive feedback received from the Planning Board and Community Development Department regarding the design of The Common. We believe that the comments have led to a better open space design.

Please note that The Common was approved with regard to design review on June 27, 2017. The submission of this presentation is solely for informational review to be discussed at the next available Planning Board hearing. The Applicant is not seeking an approval related to this submission.

DivcoWest and the Cambridge Crossing team are excited to deliver this open space and look forward to discussing the design of The Common at the December 19, 2017 hearing.

Very truly yours,

BEALS AND THOMAS, INC.

John P. Gelicich, AICP
Senior Planner

JPG/mac/208402PT034
DESIGN UPDATE / FOR INFORMATION ONLY: The Common (formerly NorthPoint Common)

KEY UPDATED DESIGN ELEMENTS

• Barrier to prevent children from entering North St.
• Additional shading and additional color
• Enhanced plantings
• Addition of public bathrooms
• Family friendly playful element
<table>
<thead>
<tr>
<th>Page</th>
<th>Design Review Comments</th>
<th>Design Team Response</th>
<th>Check</th>
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</thead>
<tbody>
<tr>
<td>page 74 - PB #179 Meeting Minutes</td>
<td>“there’s a rendering in the picnic area right on the edge of the street. Now if you have a three-year-old, would you go there? And so maybe part of the picnic area needs a fence that will deter a three-year-old from running out into the bike path, and it could be where the actual picnic tables are”.</td>
<td>MVVA introduced a 3’6” high metal fence that is visually open while creating a physical barrier. Additionally, a new bocce ball court and the previously proposed stone seatwalls all contribute to defining the picnic grove edge and preventing children from running into sidewalk and North St.</td>
<td>✓</td>
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<td>page 90 - PB #179 Meeting Minutes</td>
<td>“Awnings in the picnic grove and umbrellas of different colors is totally consistent to how we thought of it”.</td>
<td>The proposed umbrellas in the picnic tables will have color and MVVA has added colorful stand-alone umbrellas in the picnic grove in areas not shaded by tree canopy.</td>
<td>✓</td>
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<td>page 78 - PB #179 Meeting Minutes</td>
<td>“I think there’s going to be need to be some sort of potable water that people can use to wash with and so it seems like a bathroom would make perfect sense right there, too&quot;.</td>
<td>This will be provided by the public bathroom infrastructure now being proposed in the Picnic Grove.</td>
<td>✓</td>
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<td>page 61, 81 - PB #179 Meeting Minutes</td>
<td>“It seemed like you could do a little bit of planting along those edges to get some more eye appeal, more color in this”. &quot;What I’m looking at is like the railroad tie walkway. Why isn’t it bordered with flowers? Right? I mean, if we planted both edges, it keeps everybody in the walkway. It creates a much more scenic walkway itself&quot;.</td>
<td>Additional flowering trees, shrubs and aquatic perennials will be added to extend the bloom time and to offer more variety in color and texture. The flowering trees will be located in the slopes along the paths and sidewalks to enhance the pedestrian experience and keep the flatter lawn areas open for use. Flowering shrubs will be added to the low-land forebays to create large swaths of color. The aquatic plants with colorful blooms originally installed in the Water Garden Pond have been crowded out by invasive plants and the current work plans to re-establish these plants.</td>
<td>✓</td>
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<td>CDD Memo, 06/23/2017 page 2</td>
<td>“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”.</td>
<td>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.</td>
<td>✓</td>
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<td>CDD Memo, 06/23/2017 page 3</td>
<td>“Whether there is a need for the public bathrooms proposed on Parcel I to be moved to Parcel W, so that patrons do not have to walk across North First Street”. &quot;The bathrooms are there and it kind of goes along with the whole picnic area theme. It seems like it would make sense in that area&quot;.</td>
<td>MVVA added two free-standing public bathrooms at the east end of the picnic grove. The location of the bathrooms best accommodates The Common and Baldwin Open Space.</td>
<td>✓</td>
</tr>
</tbody>
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Barrier Between The Common and North Street
Colored Umbrellas in Picnic Grove
Playful Element for Families - Bocce Court/ Horseshoe/ Bean Bag Pit
Barrier Between The Common and North Street
Colored Umbrellas in Picnic Grove
Playful Element for Families - Bocce Court/ Horseshoe/ Bean Bag Pit

- Movable Umbrellas, Added
- Movable Furniture
- 3'-9" Tall Metal Fence, Added
- Bocce Ball Court and Horseshoe/ Bean Bag Pit, Added
- Picnic Tables with Umbrellas
Barrier Between The Common and North Street

Posts are to be set plumb. Rails are to follow grade.

NOTES:

Barrier Between The Common and North Street

Posts are to be set plumb. Rails are to follow grade.

1 Site Fence

1 Site Fence

D Fence Connection

A Elevation

3'-9"

Detail

6"

4"

Scale: 1" = 1'-0"

4'-0"6"

1.00% Wash, Typ.

E Fence Connection Detail

E Fence Connection Detail

1.00% Wash, Typ.

Detail

Axon

CAMBRIDGE CROSSING - THE COMMON

1.00% Construction Documents R1

CHECKED BY

CHECKED BY

DRAWN BY

JOB NUMBER

REVISIONS

STATUS

DIVCOWEST

 design, engineering, and construction management

Michael Van Valkenburgh Associates, Inc.

LANDSCAPE ARCHITECT

L8.06

Beals & Thomas, Inc.

LIGHTING DESIGN

88 Black Falcon Avenue, Suite 210

Cambridge, MA 02140

Pepperell, MA 01463

144 Turnpike Road

Boston, MA 02210

Tel: 617.926.9300

Fax: 508.366.4391

Tel: 617.864.2076

Fax: 978.433.2788

Tel: 978.433.8972

Fax: 978.448.6645

Irrigation Consulting, Inc.

LANDSCAPE ARCHITECT

Cambridge, MA 02138

231 Concord Avenue

Boston, MA 02210

LAM Partners

MEP ENGINEERS

867 Boston Road

Cambridge, MA 02138

231 Concord Avenue

Watertown, MA 02472

Tel: 617.926.9300

Fax: 508.366.4391

Tel: 508.366.0560

Fax: 978.433.2788

Tel: 978.433.8972

Fax: 978.448.9511

DW NP Property, LLC

88 Black Falcon Avenue, Suite 210

Boston, MA 02109

200 State Street

144 Turnpike Road

Boston, MA 02210

Tel: 617.926.9300

Fax: 508.366.4391

Tel: 617.210.1600

Fax: 978.448.6645

Beals & Thomas, Inc.

LIGHTING DESIGN

Cambridge, MA 02140

4 Hotel Place

Cambridge, MA 02138

231 Concord Avenue

Boston, MA 02210

Tel: 617.210.1600

Fax: 978.433.2788

Tel: 617.926.9300

Fax: 617.864.2076

Irrigation Consulting, Inc.

SOIL SCIENTIST

Cambridge, MA 02138

231 Concord Avenue

Watertown, MA 02472

Tel: 617.926.9300

Fax: 508.366.0560

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Michael Van Valkenburgh Associates, Inc.

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The Common Enhanced Planting

Flowering Trees

- Amelanchier arborea
  - Downy Serviceberry

- Styphnolobium japonicum “Halka”
  - Halka Japanese Pagoda Tree

- Magnolia virginiana
  - Sweetbay Magnolia

- Cercis canadensis
  - Eastern Redbud

- Cornus florida
  - Flowering Dogwood

Enhanced Colorful Planting

Enhanced Planting
The Common Enhanced Planting Timeline

- Amelanchier arborea
  Downy Serviceberry
  (March)

- Magnolia virginiana
  Sweetbay
  (April)

- Styphnolobium japonicum “Halka”
  Halka Japanese Pagoda Tree
  (May)

- Cornus florida
  Flowering Dogwood
  (June)

- Cercis canadensis
  Eastern Redbud
  (July)

- Flowering Trees Timeline

Enhanced Planting
The Common Enhanced Planting

Asclepias incarnata
Swamp Milkweed

Equisetum incarnata
Horsetail

Iris versicolor
Blue Flag Iris

Nuphar lutea
Yellow Water Lilly

Nymphaea odorata
American White Water-Lily

Pontederia cordata
Pickerelweed

Sagittaria latifolia
Arrowhead

Lobelia cardinalis
Cardinal Flower

Wetland Plants
The Common Enhanced Planting Timeline

Wetland Plants Timeline

Enhanced Planting

- **March**: Iris versicolor
- **April**: Nuphar lutea
- **May**: Asclepias incarnata, Sagittaria latifolia
- **June**: Lobelia cardinalis, Nymphaea odorata
- **July**: Pontederia cordata
- **August**
- **September**
The Common Enhanced Planting

Aronia arbutifolia
Red Chokeberry

Ilex glabra
Inkberry

Callicarpa americana
Beautyberry

Lindera benzoin
Spicebush

Itea virginica
Virginia Willow

Clethra alnifolia
Summersweet

Enhanced Planting

Shrubs
The Common Enhanced Planting Timeline

- **March**: Lindera benzoin (Spicebush)
- **April**: Aronia arbutifolia (Red Chokeberry)
- **May**: Itea virginica (Virginia Willow)
- **June**: Clethra alnifolia (Summersweet)
- **July**: Callicarpa americana (Beautyberry)

Enhanced Planting
The Common Planting Presented on June 27th
The Common Enhanced Planting
The Common Planting Presented on June 27th
The Common Enhanced Planting
Public Bathrooms at Harvard Square

Hand Wash Station
Public Bathrooms

location of public bathrooms

LOT E/F
LOT L/M
BUILDING JK
BUILDING G
BUILDING H
LOT L/M

Dawes St.
Child St.
North St.
North First St.
NorthPoint Boulevard

EF/G OPEN SPACE
BALDWIN OPEN SPACE

GILMORE BRIDGE
Dawes St.

THE COMMON

CAMBRIDGE CROSSING - THE COMMON