2. Catalogue of Images
2.1 MASTERPLAN EXHIBITS

2.1.1 URBAN DESIGN PRINCIPLES

- Align North Point Blvd & West Blvd to Create a Continuous Street
- Significant New Open Space
- Active Open Space
- Create Pocket Spaces
- Retail Interaction
- Straighten First Street
2. Catalogue of Images

[Diagram showing various landmarks and areas within the Northpoint Design Guidelines, including proposed parks and plazas, existing plazas, and planted building setbacks.]

- Existing Park
- Proposed Park
- Proposed Plaza
- Planted Building Setbacks
2.1.4 RETAIL PLAN

SOMERVILLE

BOSTON

Proposed Retail

Potential Retail

COMMUNITY COLLEGE

COLLEGE

LECHMERE STATION

DAWES ST.

NORTHPOINT BLVD.

WEST BLVD.

NORTHPOINT COMMON

EDUCATION ST.

LECHMERE CANAL PARK

ELYCIENT

MUSEUM WAY

CHILD ST.

CHILD ST PARK

EARHART

CENTANNI PARK

MIDDLESEX COUNTY COURTHOUSE

GORE STREET PARK

GORE ST.

PARK

NORTH POINT PARK

SOMERVILLE

BOSTON

EAST CAMBRIDGE

NORTHPOINT DESIGN GUIDELINES

2. CATALOGUE OF IMAGES
2.1.5 ZONING ENVELOPE

120'

150' - 220'

85' - 65'

65'

35'
2.1.7 Phasing Plan

- Phase 1A
- Phase 1B
- Phase 2

Locations:
- SOMERVILLE
- BOSTON
- EAST CAMBRIDGE
- COMMUNITY COLLEGE
- LECHMER STATION
- NORTHPOINT COMMON
- EDUCAION FIRST
- ZINC APARTMENTS
- AVAION NORTH POINT
- BRIAN P. MURPHY MEMORIAL STAIRCASE
- REGATTA RIVERVIEW
- HULT INTERNATIONAL BUSINESS SCHOOL
- NORTH POINT PARK

Key Points:
- Phase 1A
- Phase 1B
- Phase 2

Diagram Elements:
- SOMERVILLE
- BOSTON
- EAST CAMBRIDGE
- COMMUNITY COLLEGE
- LECHMER STATION
- NORTHPOINT COMMON
- EDUCAION FIRST
- ZINC APARTMENTS
- AVAION NORTH POINT
- BRIAN P. MURPHY MEMORIAL STAIRCASE
- REGATTA RIVERVIEW
- HULT INTERNATIONAL BUSINESS SCHOOL
- NORTH POINT PARK

Legend:
- Phase 1A
- Phase 1B
- Phase 2

The diagram illustrates the phased plan for development in the East Cambridge area, highlighting key points and locations.
2. Catalogue of Images

2.1.8 Renderings

Revised renderings will show green connection

Description will be added
REVISED RENDERINGS WILL SHOW GREEN CONNECTION

DESCRIPTION WILL BE ADDED
REVISED RENDERINGS WILL SHOW GREEN CONNECTION

DESCRIPTION WILL BE ADDED
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DESCRIPTION WILL BE ADDED
DESCRIPTION WILL BE ADDED
DESCRIPTION WILL BE ADDED
DESCRIPTION WILL BE ADDED
2.2 BUILT-FORM

2.2.1 RESIDENTIAL MASSING AND ARTICULATION


2.2.2 RESIDENTIAL FACADES

2.2.3 RESIDENTIAL GROUND FLOORS

2. Northpoint Twenty 20, Cambridge. Image Source: CBT Photograph
2. Station Center Family Housing, Union City. Image Source: http://www.dbarchitect.com/project_detail/148/Station%20Center.html
2.2.4 COMMERCIAL MASSING AND ARTICULATION


3. 50&60 Binney Street, Cambridge. Image Source: http://www.acks.com/50binney.shtml


2.2.6 COMMERCIAL GROUND FLOORS

2.7 SMALL RETAIL BUILDING MASSING AND ARTICULATION


3. 75 on Liberty Wharf, Boston. Image Source: http://75onlibertywharf.com/gallery/
2.2.8 RETAIL CHARACTER

2.2.11 INTEGRATION OF ABOVE GRADE PARKING

1. One Canal, Boston. Image Source: CBT Photograph
2.2.12 PARKING STRUCTURE ALONG MBTA TRACKS

IMAGE WILL BE ADDED
2.2.13 PROTECTED BIKE RACKS AND BIKE STATIONS

2. PUBLIC REALM

2.3 OPEN SPACE

[Map of the area with different sections labeled A to U, showing the public realm and open space planning.]

NORTHPOINT DESIGN GUIDELINES

DRAFT

GRAPHIC WILL BE UPDATED
2.3.1A PROGRAM AND VIEW CORRIDORS

DRAFT

IMAGE WILL BE UPDATED
2.3.1B PUBLIC PARKS PRECEDENTS

2.3.1C POCKET PARKS PRECEDENTS

3. 
4. 
5. 
6. 

DRAFT
2. Catalogue of Images

2.3.1D Plaza Precedent

2.3.1e OPEN SPACE PROGRAMMING AND ACTIVATION

2.3.1F COURTYARDS AND FRONTYARDS


2.3.2 STREETS

2.3.2A FIRST STREET

First St, Concept Section 1

First St, Plan 1

First St, Concept Section 2

First St, Plan 2

First St, Concept Section 3

First St, Plan 3

Dawes Street Plan

DRAFT
2.3.2B FIRST STREET PRECEDENTS

1. 2nd Street, Austin. Image Source: http://pagethink.com/v/project-detail/2nd-Street-District-Master-Plan/a3/
2. Catalogue of Images

- Dawson Street Concept Section 1
- Dawson Street Concept Section 2
- Dawson Street Concept Section 3
- Dawson Street Concept Plan 1
- Dawson Street Concept Plan 2
- Dawson Street Concept Plan 3
1. Canal Street, Boston. Image Source: [Image](http://www.korda.com/dt_portfolio/short-north-streetscape/)


2.3.2E NORTH POINT BOULEVARD

Northpoint Boulevard Concept Plan

2.3.2G WEST BOULEVARD

West Boulevard Concept Plan

West Blvd. Concept Plan 1

West Blvd. Concept Section 1

West Blvd. Concept Plan 2

West Blvd. Concept Section 2

SECTION 1

SECTION 2

PARCEL A

PARCEL B

ZINC

COMMUNITY PATH

DRIVE LANE

DRIVE LANE

STREET PARKING

29'

31'

West Blvd. _ Concept Plan 1

West Blvd. _ Concept Section 1

West Blvd. _ Concept Plan 2

West Blvd. _ Concept Section 2

0 50 100 200 ft

0 10 20 40 ft

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NORTHPOINT DESIGN GUIDELINES

2. CATALOGUE OF IMAGES
2.3.2H NORTH STREET

North Street Concept Plan

North Street Concept Section 1

North Street Concept Plan 2

North Street Concept Section 2

2. Catalogue of Images

BIKE LANE
DRIVE LANE
STREET PARKING

PARCEL J/K
PARCEL W

43.5'
64'
75.5'

NORTHPOINT COMMON

Parcel Boundary
Curb Line
Build to Line

SECTION 1

SECTION 2

Somerville
Cambridge

Baldwin
Park

NorthPoint Common
Baldwin
Park

First ST

New St Concept Plan 1

New St Concept Plan 2
2.3.2I WATER STREET

Water St. Concept Section 1

Water St. Concept Plan

Water St. Concept Plan

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2.3.2j EAST STREET

Parcels: Parcel R, Parcel S

Street: East Street

Dimensions:
- Parcel Boundary: 180’
- Curb Line: 39’

Sections:
- Concept Section 1
- Plan 1

Scales:
- East St Plan: 0 50 100 200 ft
- East St Plan: 0 10 20 40 ft

Legend:
- Park/Street
- Build to
- Parcel
- Curb Line
- Drive Lane
- Bike Lane

DRAFT
2.3.2K Child Street

Child Street Concept Plan

Section 1

 Parcel G
 Parcel H
 Parcel M
 Parcel N

Dawes St
 North St

NorthPoint Common

Child St Park

Child St _ Concept Plan 1

Parcel L

STREET PARKING
BIKE LANE
BIKE LANE

165'
149'
38'
72'
19.5'

5.5' 5.5' 10' 7' 10' 10'

813'
813'
149'
165'

Section 1

Child St _ Concept Section 1

Parcel G
Parcel H
Parcel M
Parcel N
2.3.2L SERVICE DRIVES


2.1. Service Drive, Concept Section 1

2.2. Service Drive, Concept Plan 1

2.3.2 Service Drives

10.5' 15' 15' 10' 9.5'

Parcel C

Parcel D

Parcel I

Section 1

Service Drive Concept Plan

Service Street Concept Plan

0 10 20 40 ft

0 50 150 200 ft
2.3.2M BALDWIN PARK

**Plan 1**

- **Baldwin Park Plan**
- **Baldwin Park Concept Section 1**

**Section 1**

- **Build to Line**
- **Circulation Zone**
- **Activity Zone**
- **Parcel J/K**
- **Parcel L**

**Parcel J/K**

- **Parcel L**

**NorthPoint Common**

- **Baldwin Park**

**Dimensions**

- 100' 50' 200 ft

**Notations**

- baldwin park
- NorthPoint Common
- Baldwim Park Plan
- Baldwin Park _ Concept Section 1
- Baldwim Park Plan 1

**Scale**

- 0 10 20 40 ft