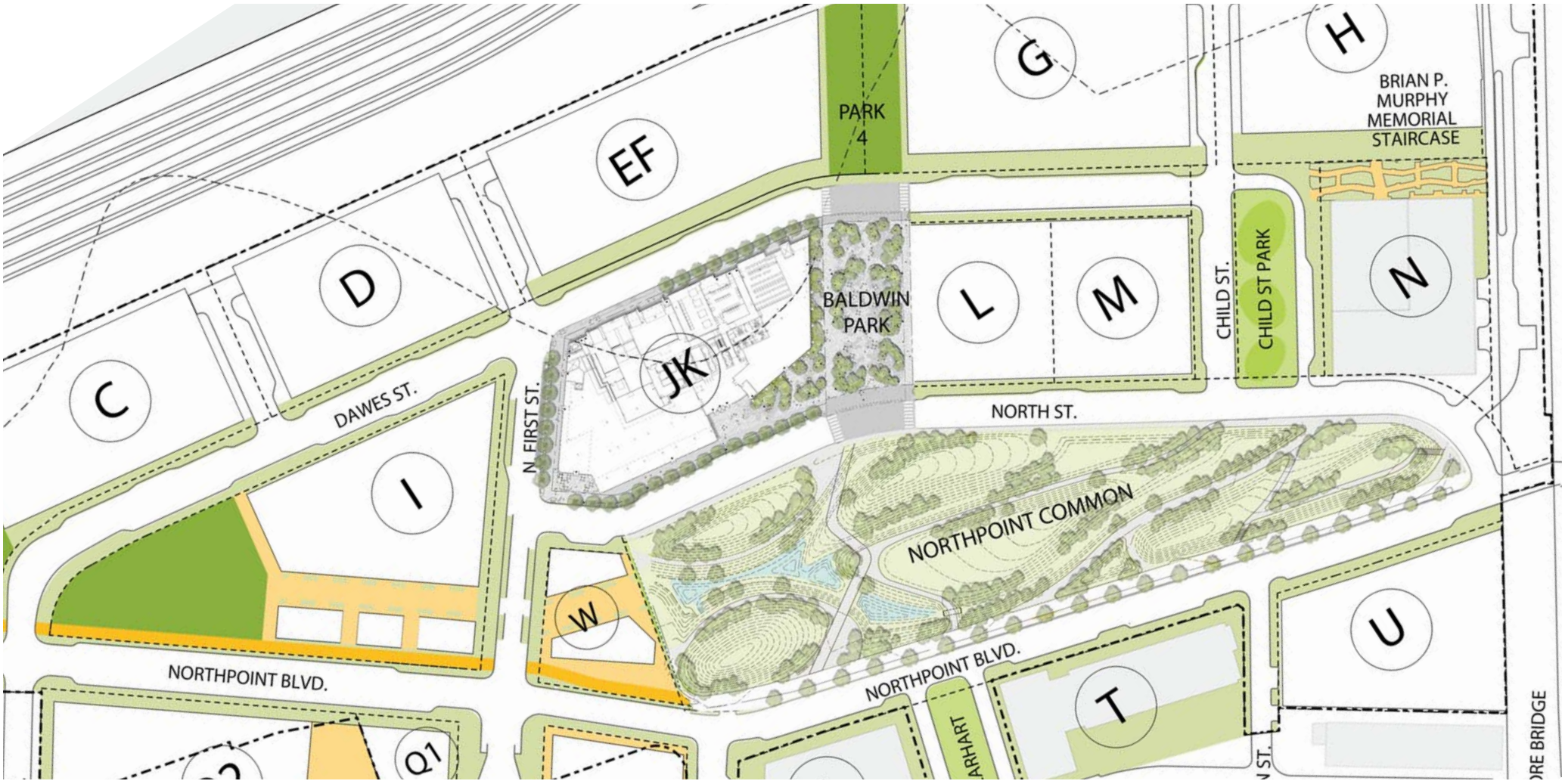


Baldwin Park

**Cambridge Planning Board Design Review
11/21/2016**



Masterplan



Open Space Plan



Plan



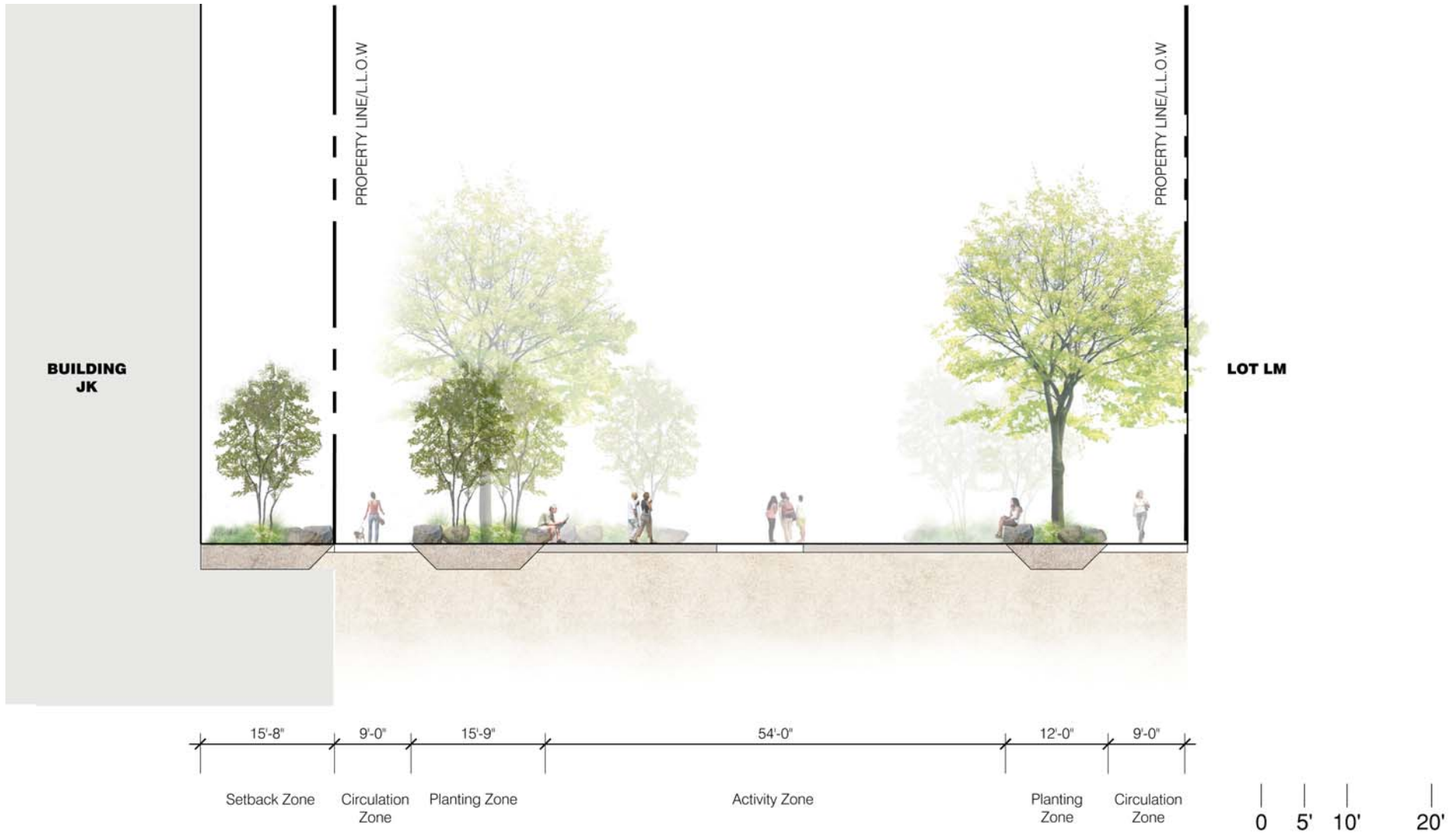
Enlargement Plan



Proposed View Towards Building JK Entrance



Proposed View Towards Baldwin Park



East/West Section - Baldwin Park



Stone Setts Pavement



Exposed Aggregate Concrete Pavement



Concrete Pavement



Stone Pavement



Decomposed Granite Pavement



Reclaimed Granite Block Seatwalls

Material Types



Gleditsia triacanthos "Skyline"
Skyline Honeylocust



Catalpa speciosa
Catalpa



Cladastris kentukea
Kentucky Yellowwood



Gymnocladus dioica
Kentucky Coffee Tree

Plant Types - Trees



Amelanchier arborea
Shadbush



Aesculus parviflora
Bottlebrush Buckeye



Comptonia peregrina
Sweet fern



Hamamelis x intermedia 'Arnold Promise'
Witch Hazel



Hydrangea quercifolia
Oakleaf Hydrangea



Ilex glabra
Inkberry



Ilex verticillata
Winterberry Holly



Itea virginica
Virginia Sweetspire



Kalmia latifolia
Mountain Laurel



Lindera benzoin
Common Spicebush

Plant Types - Understory and Shrubs



Carex pensylvanica
Pennsylvania sedge



Dennstaedtia punctilobula
Hay-Scented Fern



Dryopteris erythrosora
Autumn Fern



Dryopteris marginalis
Leatherwood Fern



Hemerocallis fulva
Tiger Daylily



Hosta plantaginifolia
Plantain Lily



Hosta 'Royal Standard'
Royal Standard Plantain Lily



Vaccinium angustifolium
Lowbush Blueberry



Polygonatum biflorum
Solomon's Seal

Plant Types - Low Shrubs and Herbaceous Shrubs

Text From NorthPoint Design Guidelines

Page	Section	Guideline Description	Compliance	Check
39	3.1 Open spaces	All open spaces will be open to the public and designed to encourage public use. Open spaces including NorthPoint Common will be designed to support, enhance, and balance the commercial and residential development at NorthPoint.	Baldwin Park's thoughtful design provides a range of spaces that support numerous uses that correspond to the commercial and residential development at NorthPoint and for a variety of users.	✓
39	3.1 Open spaces	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.	At around 20,000 SF, Baldwin Park is an open space uniquely positioned and scaled within the neighborhood block structure. Its highly visible, central location with frontage on North Street and Dawes Street allow it to become a vibrant plaza for the neighborhood.	✓
39	3.1 Open spaces	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.	Direct connections to NorthPoint Common and Baldwin Park North are provided by raised pedestrian crosswalks. Generous pedestrian paths along both sides of the park connect North St and Dawes St.	✓
39	3.1 Open spaces	Open spaces shall be visible and accessible from public streets.	Direct sightlines and multiple points of access are provided from North Street and Dawes Street.	✓
39	3.1.1 Open space programming	Parks: Strolling, Sitting, Picnicking, Informal sport activities, Outdoor movies, Outdoor performances.	Baldwin Park will accommodate informal sitting and gathering with larger events in the central plaza space. The large event space has the capacity to carry a number of events, ranging from movie projections to outdoor performances.	✓
41	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.	Baldwin Park does not include any fencing. A raised pedestrian crosswalk on North Street and Dawes Steet the full width of the park allows free pedestrian flow from the streets to the park. There are no street trees at the entrances for better visibility and movement into the park. To promote public circulation even further, nine foot wide pedestrian paths define both edges of the park as well as a series of meandering pathways through the center.	✓
41	3.1.2 Parks	Individual spaces within the large parks are encouraged to have clear identities and themes, so that the public can inderstand the potential use, including areas for gathering, and community events.	Lush plant beds with granite seatwall edges and stone pavement give the park a strong visual identity using material reclaimed from the NorthPoint site. The plant beds are shaped to create a variety of spaces for intimate or more communal sitting and gathering. The center of the park is an open paved space of approximately 3,800 SF for larger gatherings and community events.	✓

Design Guideline