

NORTHPOINT

Cambridge, Massachusetts

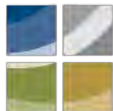
Application for Design Review – Parcel W



Prepared for:
DW NP Property, LLC
c/o DivcoWest
One Kendall Square, Ste. B3201
Cambridge, MA 02139



In collaboration with:
The HYM Investment Group, LLC
One Congress Street
10th Floor, Suite 101
Boston, MA 02114



BEALS + THOMAS

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

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

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

April 21, 2017



BEALS + THOMAS

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April 21, 2017

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

Via: Hand Delivery

Reference: North Point Parcel W Design Review
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 Parcel W (the Site), which is part of the larger NorthPoint development. The proposed development is the construction of two small commercial/retail buildings and Publicly Beneficial Open Space. Parcel W is located entirely within Cambridge and is adjacent to North Point Common.

As shown on the master plan included as part of this Application, the Site is bounded by North Street to the north, North First Street to the west, North Point Boulevard to the south, and North Point Common to the east. The attached application is submitted in accordance with Special Permit #179 (through Major Amendment #6), Condition 10, and the City of Cambridge filing requirements for Large Project Review, pursuant to Section 19.43 of the City of Cambridge Zoning Ordinance (the Ordinance).

The Site is currently undeveloped vacant land adjacent to the existing North Point Common. It is one of twenty (20) building parcels in the NorthPoint 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 in NorthPoint. In addition, Parcel JK has gone through Design Review in Cambridge and Somerville, and building permit applications are pending in both cities. The surrounding roadway network was approved by the Planning Board on September 2, 2016, as part of Major Amendment #6, and is currently undergoing construction preparation. Parcel W is proposed to be delivered at the same time as Parcel JK and will be built without first signing a lease with a tenant, i.e., "On Spec".

The Parcel W buildings contain approximately 6,203 square feet gross floor area (GFA) and approximately 9,236 square feet of GFA, respectively. Each building has two stories and approximately 35 feet in height. The site will contain a total of approximately 11,046 square feet of Open Space, including \pm 3,049 square feet of sheltered plaza area between the buildings. No

Mr. H. Theodore Cohen, Chair
Cambridge Planning Board
April 21, 2017
Page 2

on-site parking is proposed for Parcel W. A short-term curbside delivery area is provided on North Street adjacent to the north building in conformance with the NorthPoint Design Guidelines. The proposed development of Parcel W will not reduce the size of the existing North Point Common.

As part of the attached application, we have submitted 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;
- Cross-sections of Floor Plans;
- Architectural Elevations;
- A Zoning Compliance Summary;
- LEED/Green Building Compliance Summary;
- Shadow Study;
- Wind Study;
- Acoustical Report and Noise Mitigation Narrative;
- Preliminary Signage Plan;
- Compliance Checklist – Zoning Ordinance and NorthPoint Design Guidelines;
- Materials showing cross-sections of abutting streets; and
- Subdivision Plan, previously approved by the Cambridge Planning Board.

There are no changes proposed to the approved uses or massing 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 NorthPoint team is excited to meet with the Planning Board to review and discuss the proposed project. Thank you for your consideration of this application.

Very truly yours,

BEALS AND THOMAS, INC.



John P. Gelcich, AICP
Senior Planner

JPG/ars/208402LT077

NORTHPOINT
SUMMARY OF BUILDING TO DATE
AS OF APRIL 2017

To date, the following building parcels in NorthPoint have been constructed and are occupied: S, T and N. All are residential buildings; Parcel N (also known as Twenty|20) has some retail space on the ground floor. S and T are condominium buildings, while N is a rental building. All are in Phase 1A of the Project. The chart below sets forth more specific details for each completed building.

<u>Parcel</u>	<u>Use</u>	<u>Gross Square Footage</u>	<u>Unit Count</u>	<u>Bedroom Count</u>	<u># of Inclusionary Units</u>
N	Rental Residential	386,000	Total – 355 Studio/Loft – 74 1 BR – 180 2 BR – 85 3 BR - 5	474	41
N	Retail	8,000	N/A	N/A	N/A
S	Condominium	112,398	Total – 99 1 BR – 94 2 BR - 5	208	12
T	Condominium	242,194	Total – 230 Studio – 40 1 BR – 138 2 BR – 5 3 BR - 1	278	32

There are no other buildings in the Project under construction or for which building permits have been issued.

A building permit application has been filed for Parcel JK.

A design review application for North Point Common has been submitted simultaneously with this application for Parcel W.



 **DIVCOWEST**[™]
Real Estate Investments

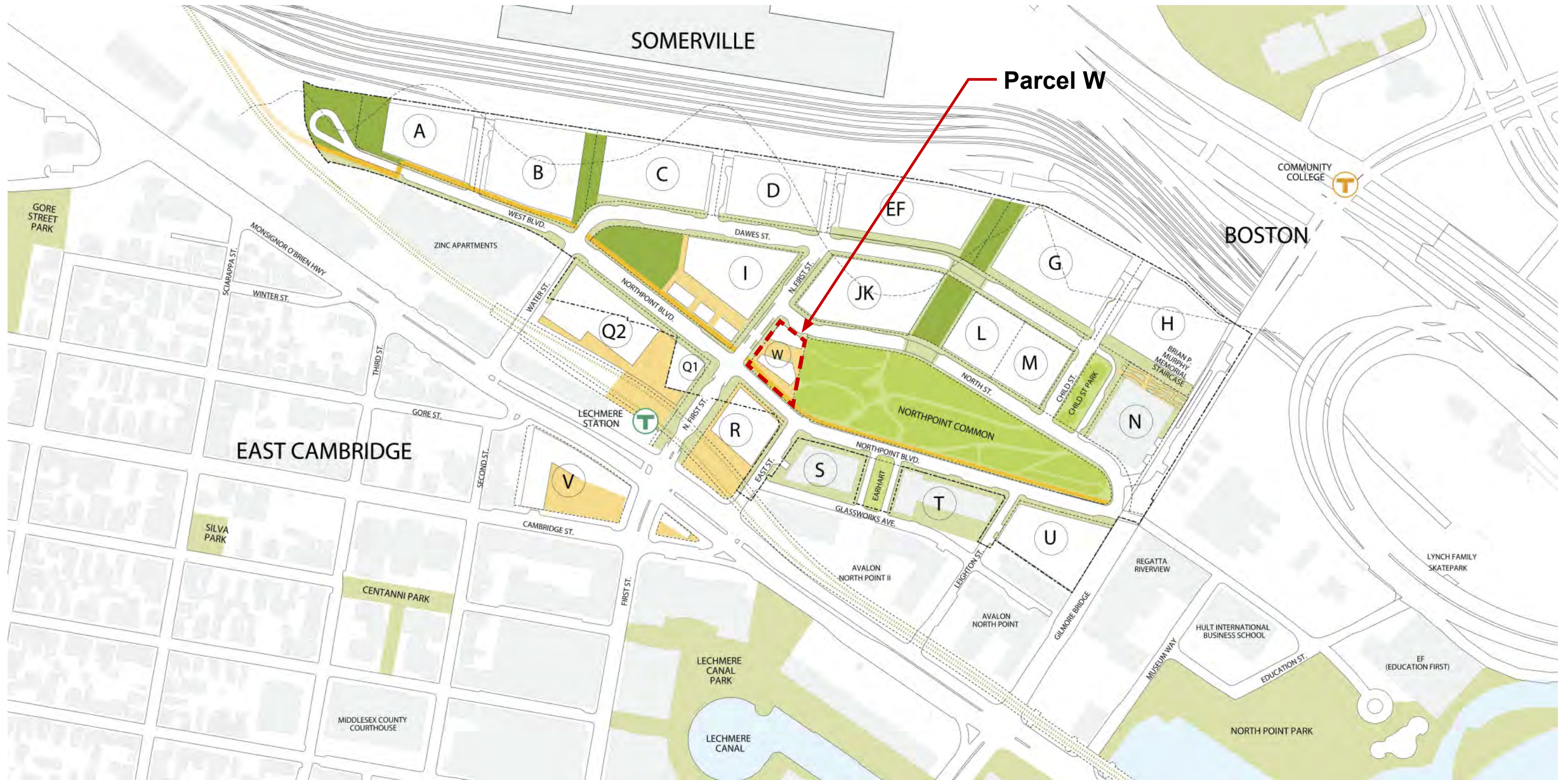
PCA
PRELLWITZ CHILINSKI ASSOCIATES
Architecture Planning Interiors

**MICHAEL
VAN
VALKENBURGH
ASSOCIATES
INC**

NORTHPOINT - Parcel W

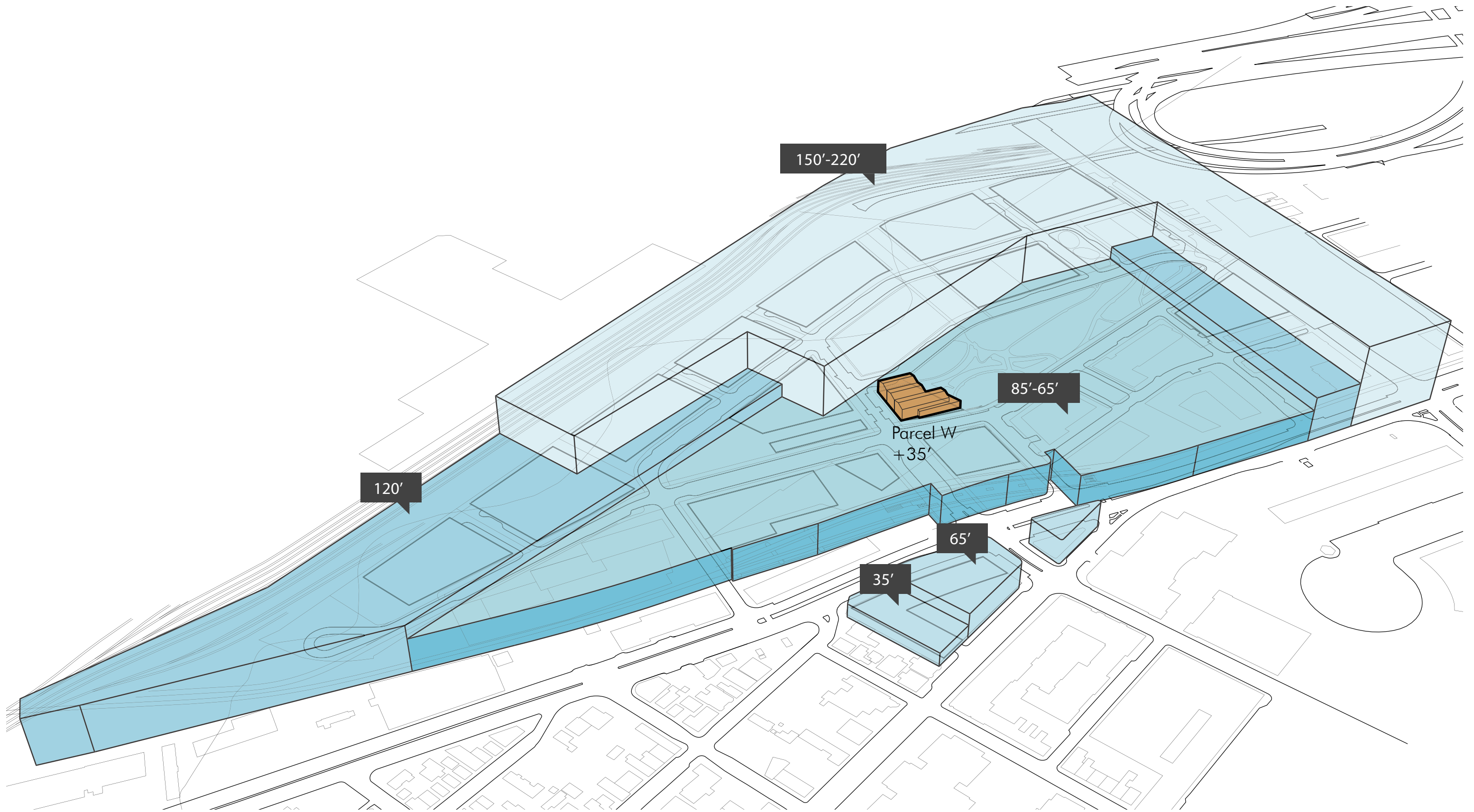
Cambridge, MA

041917





Depiction of NorthPoint Common is shown for reference only.





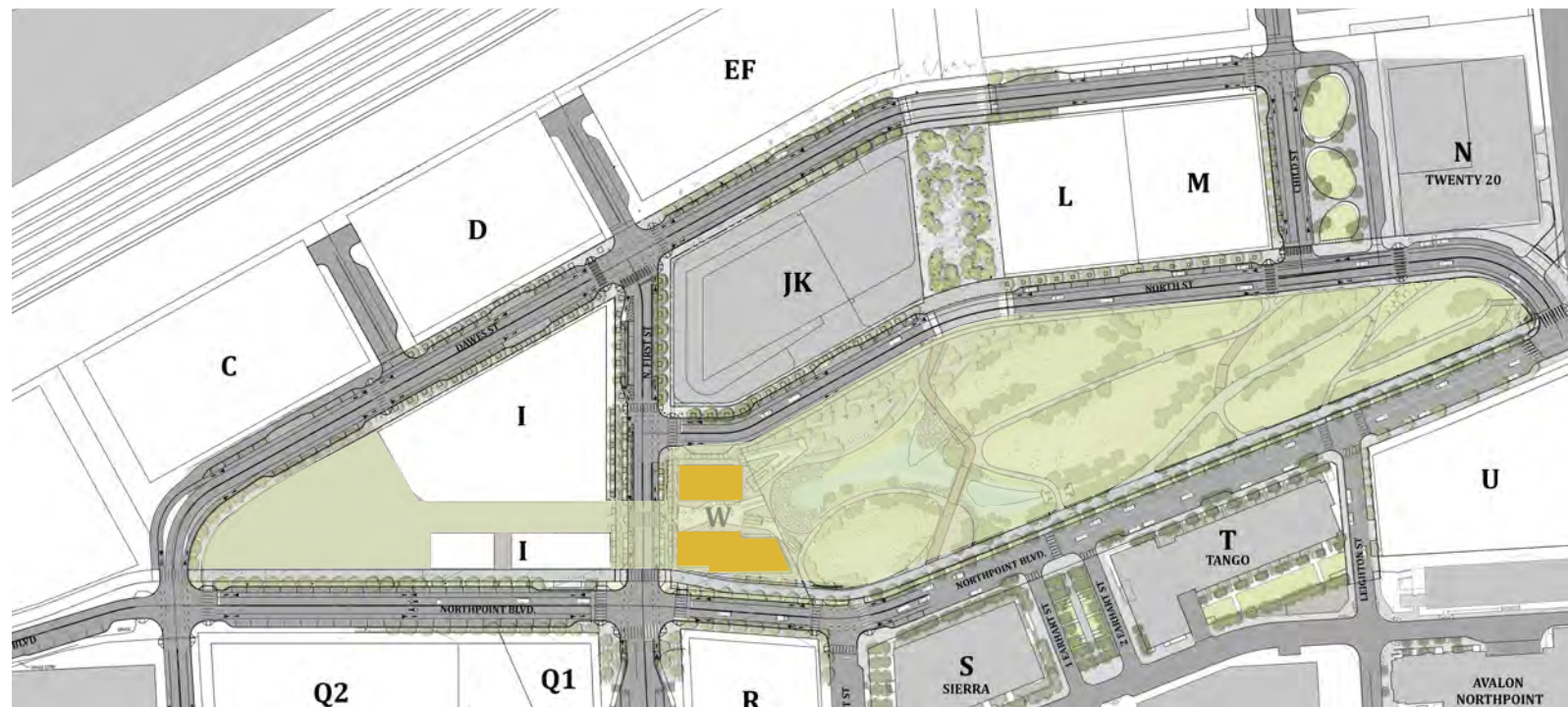
Pavilion in a Park: Madison Park, New York



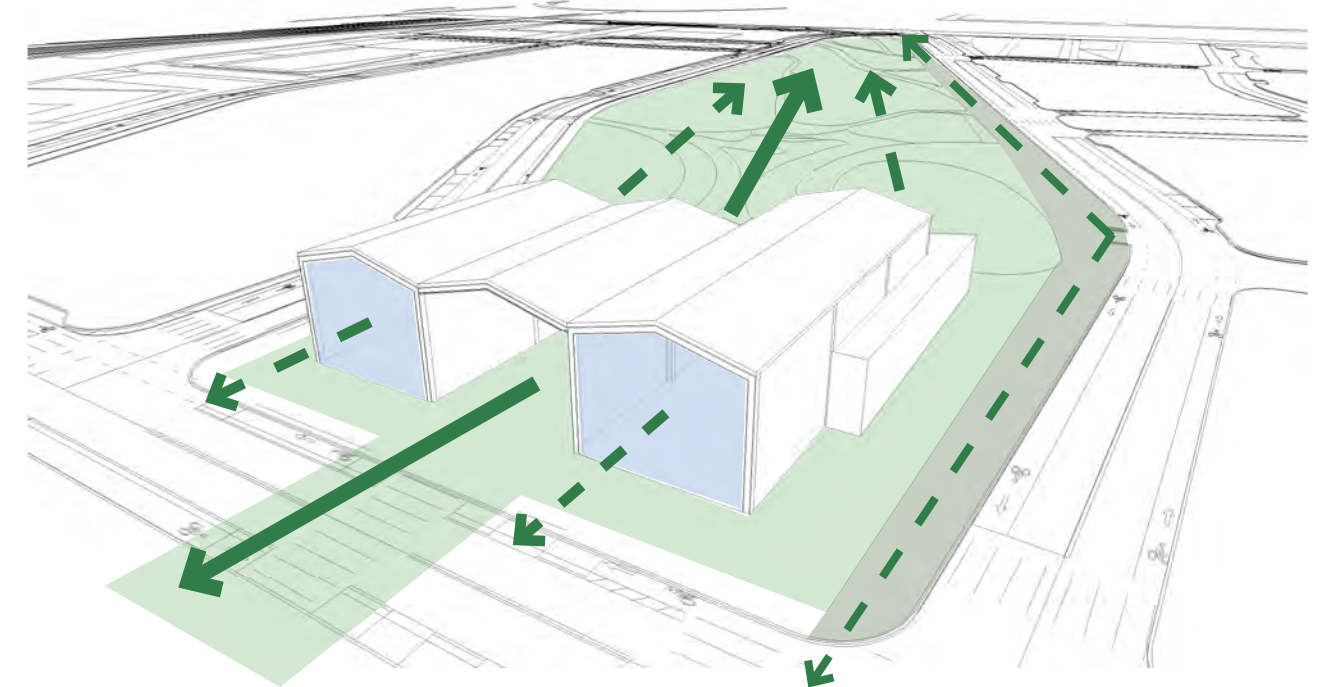
Pavilions in a Park: Hurbanové, Slovakia



Pavilions in a park and plaza: Boston Harbor Islands Pavilion



Building orientation and landscaping create an extension of the park areas across the site



Transparent East / West axis creates visual and physical connection to existing Northpoint Common and proposed Parcel I Park



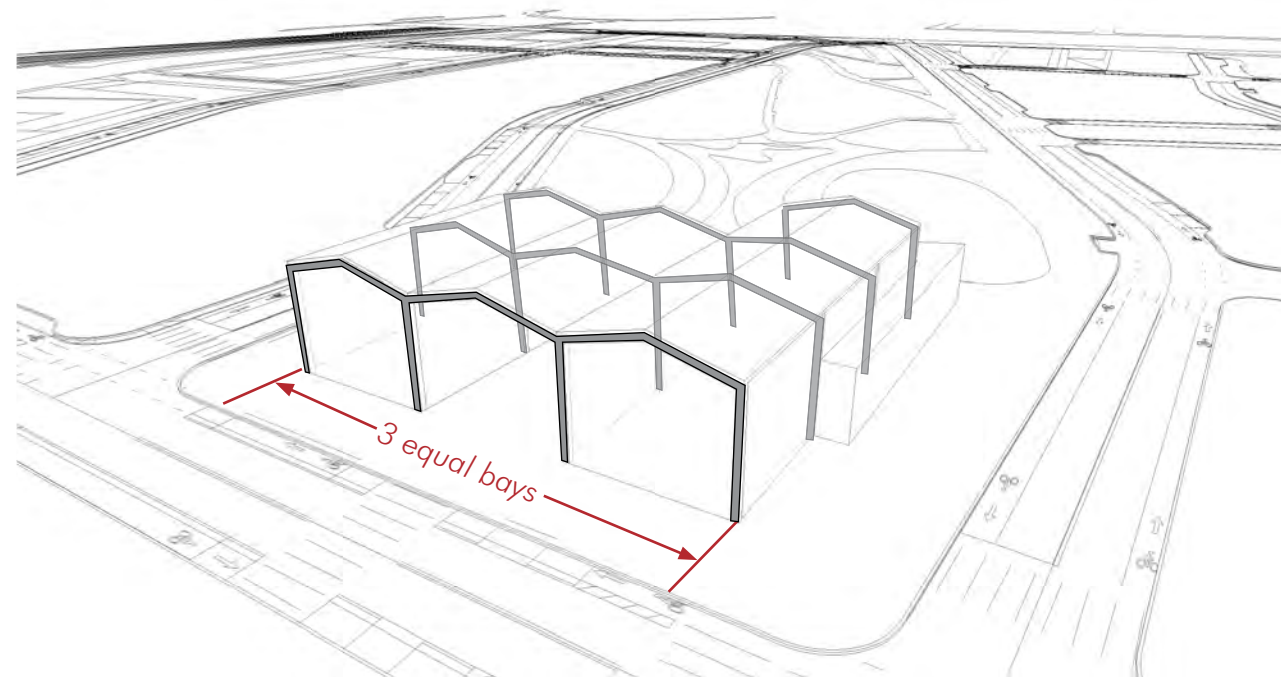
*Train Shed Precedent ties to history of Northpoint
Site: Gare de Lyon*



Sheltered Park Activities: Brooklyn Bridge Park



*Simple industrial structure repurposed for Retail
and Community Use: The Shed, Healdsburg CA*



*Industrial frame imitates repetition of train shed bays and evokes
the history of the Northpoint site*



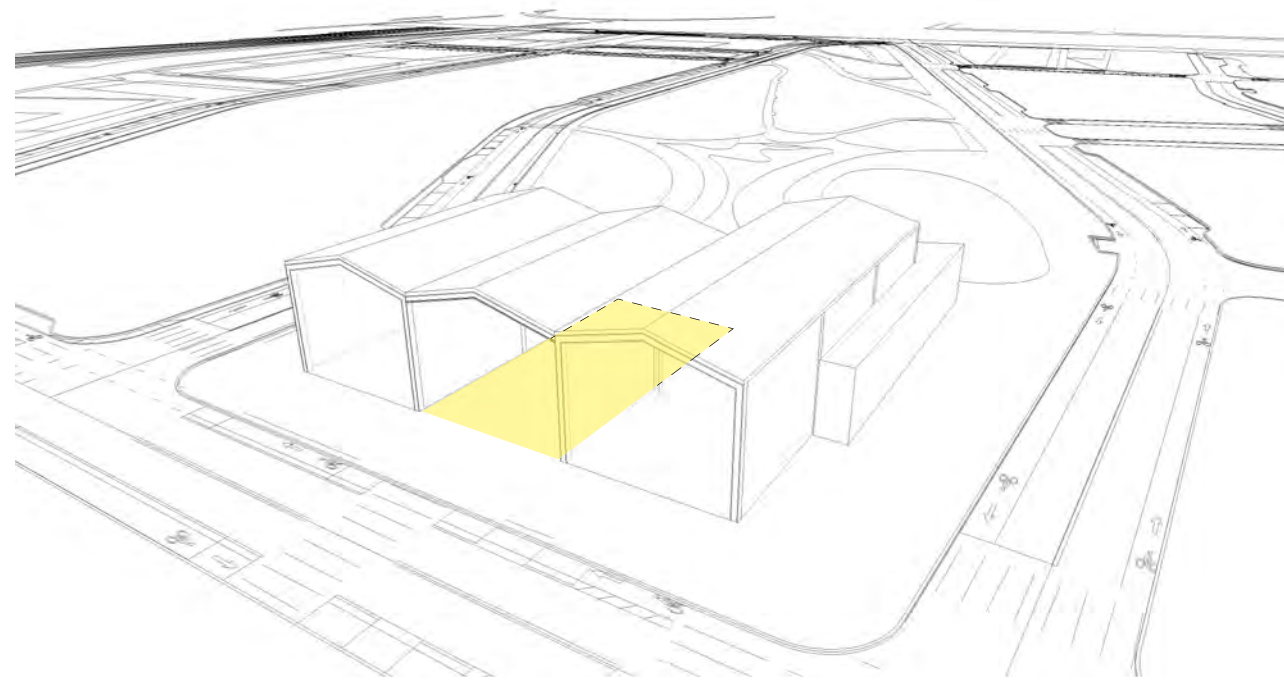
Flexible Event Space: Argyle Winery, Dundee, OR



Recreation + Restaurant: The Yard, Tempe AZ



Flexible Space with Mezzanine: Pllek, Amsterdam



Covered central open space allows for flexible active space



--- Northpoint Property Line ● Site



1 - View from Northpoint Boulevard looking east



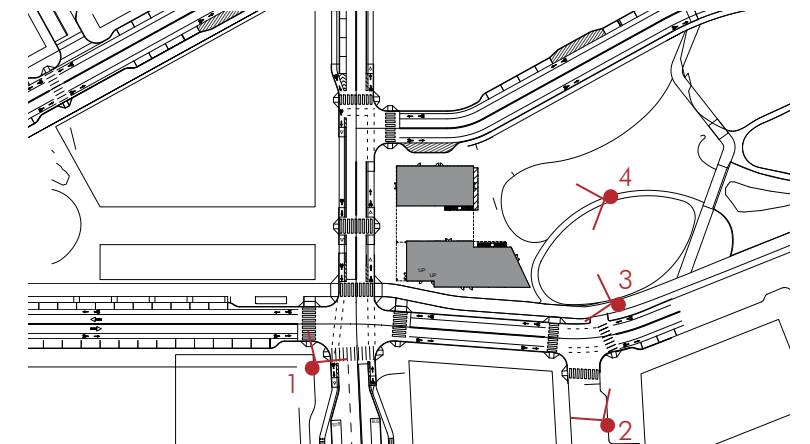
2 - View from East Street looking north



3 - View from Northpoint Boulevard looking west



4 - View from Northpoint Common looking west





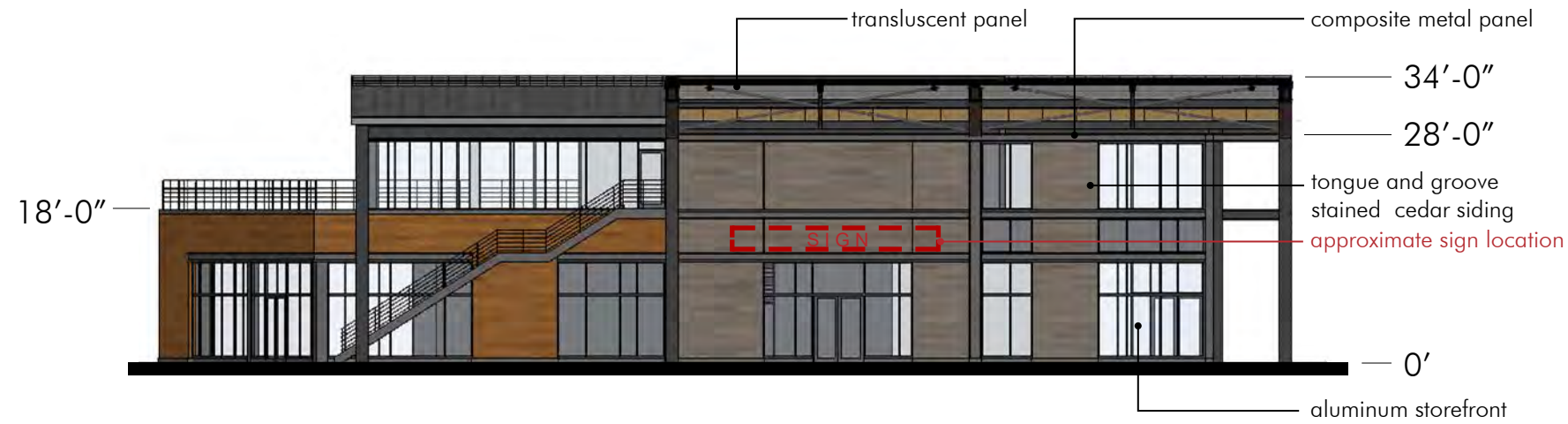
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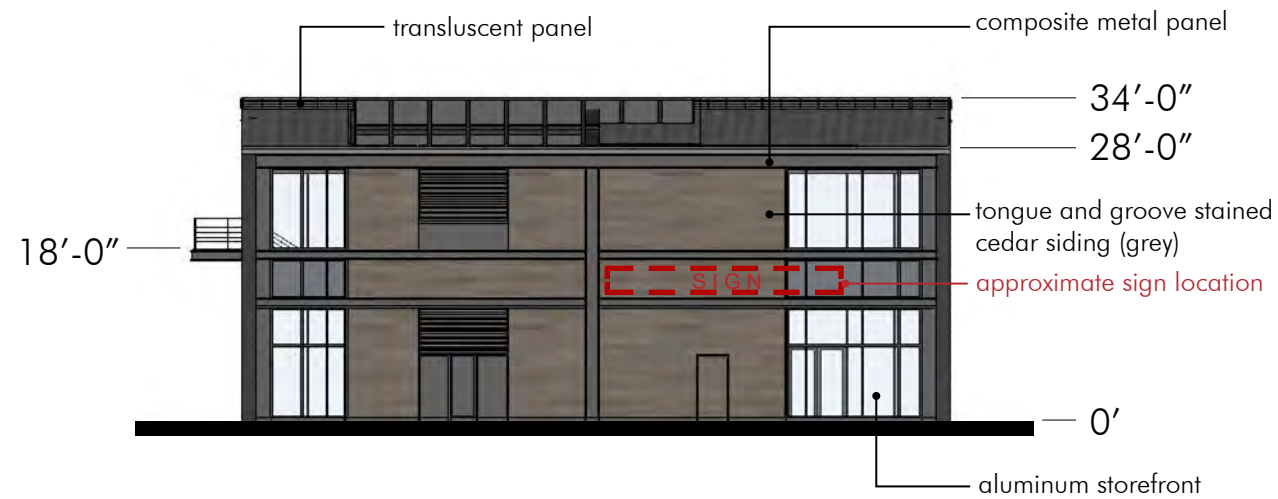
Rendered image is intended for building design review. Landscaping and entourage in this view are for illustrative purposes only.



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North Plaza Elevation



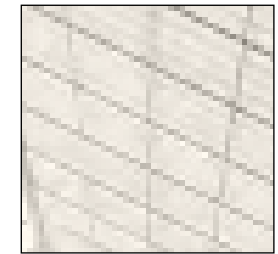
North Elevation



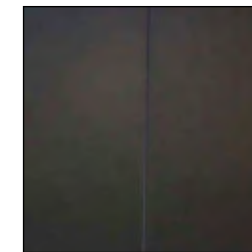
tongue & groove stained cedar siding



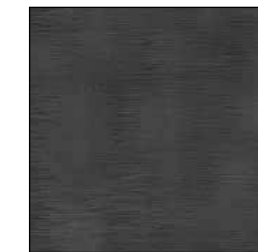
tongue & groove stained cedar siding (grey)



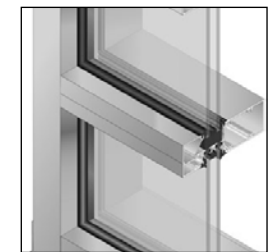
translucent panel



composite metal panel

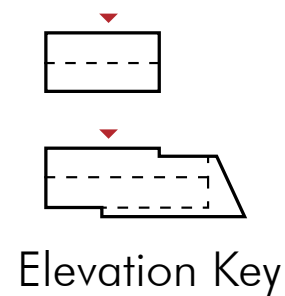
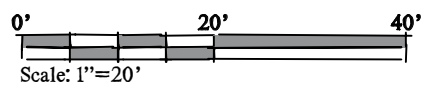


galvanized steel

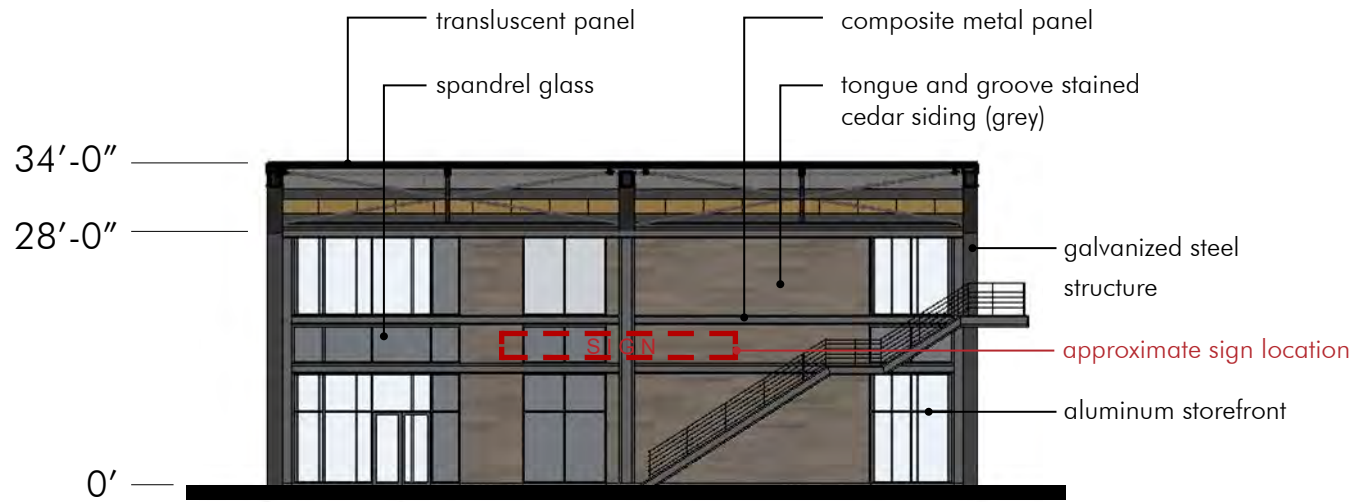


aluminum storefront system

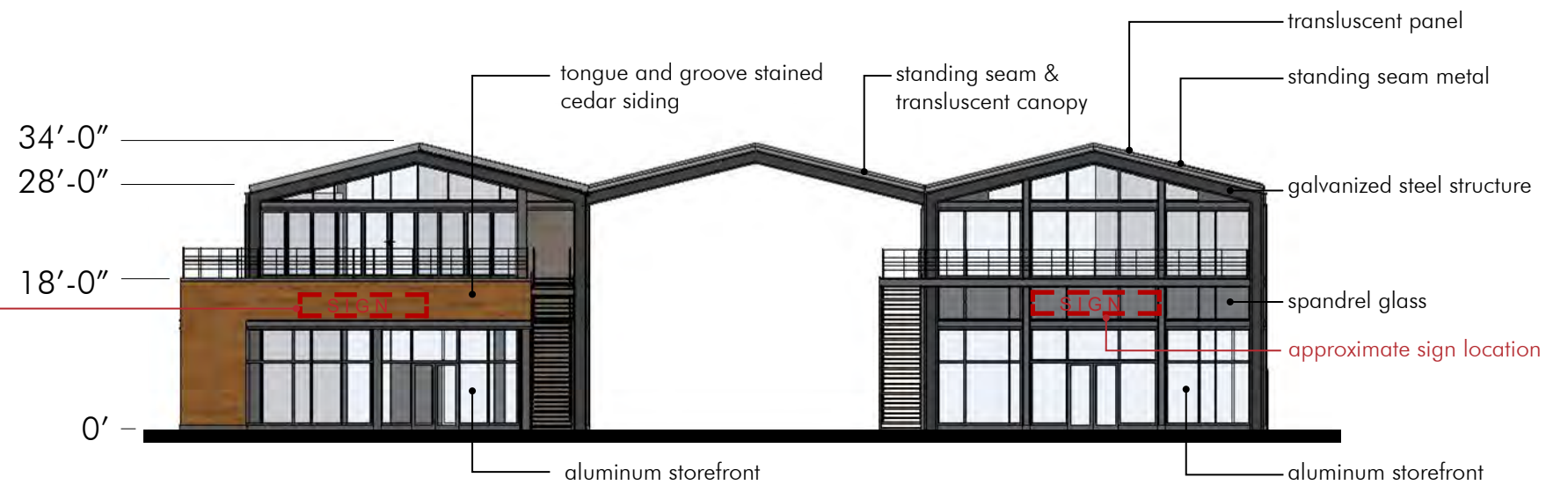
SIGNAGE - Article 7.16.22: Total of all signs shall not exceed 1sf per linear foot of sign frontage. (Building W North = 228 sf max, Building W South = 304 sf max)
 Projecting Signs: 13 sf max, 1 per establishment
 Wall Sign: 60sf max or 1sf per foot of frontage



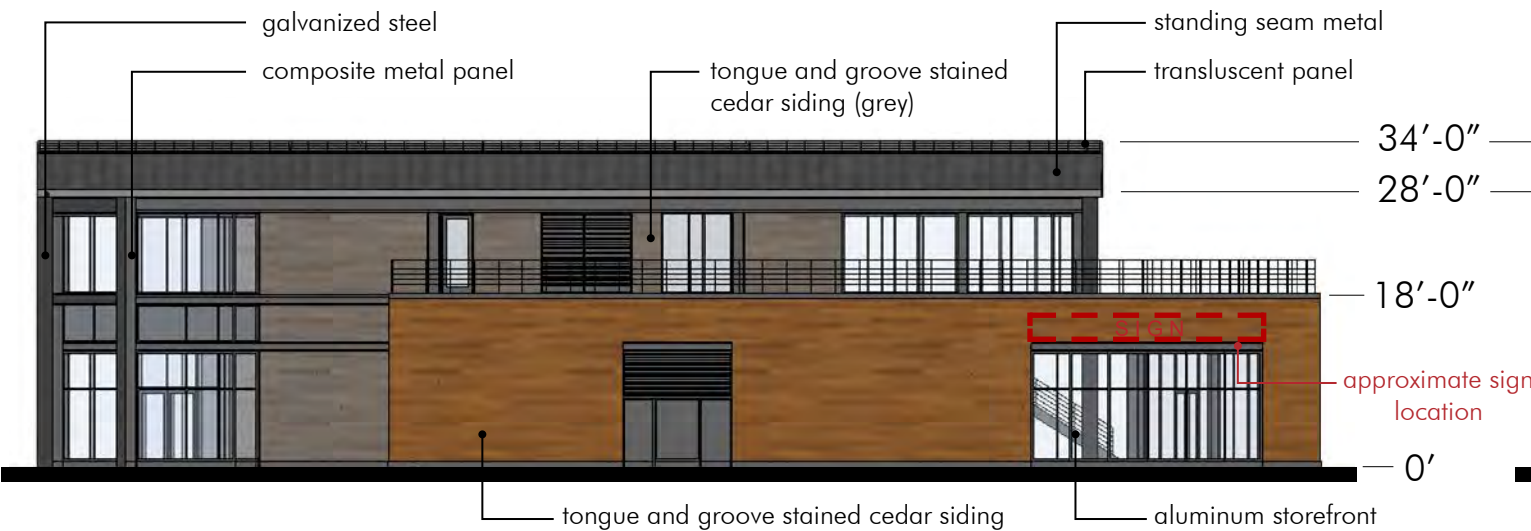
Elevation Key



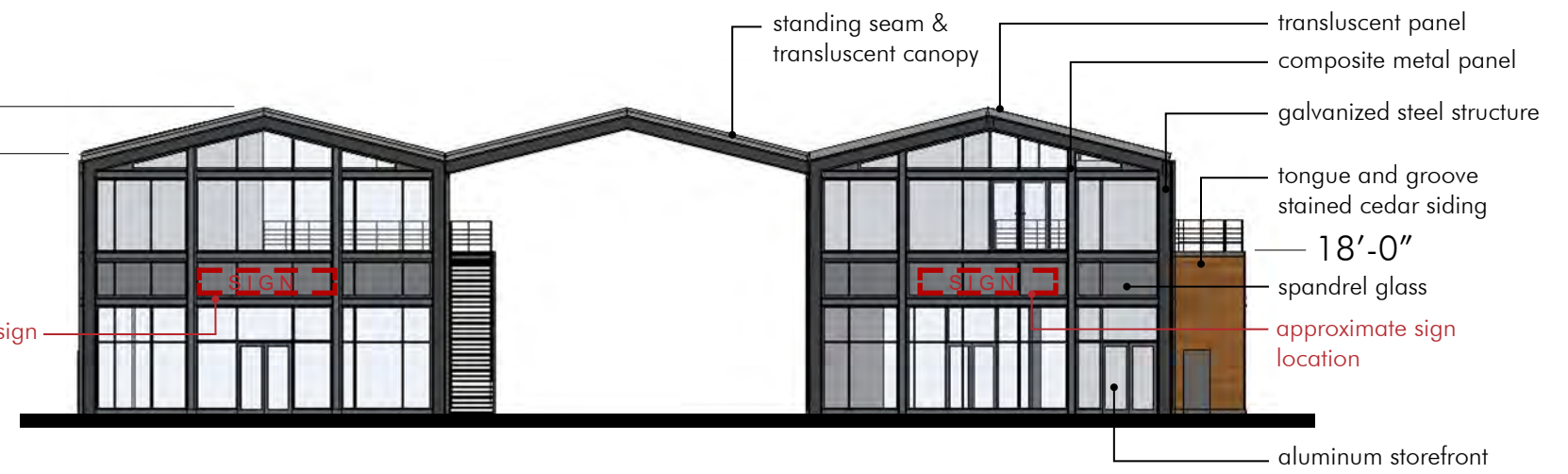
South Plaza Elevation



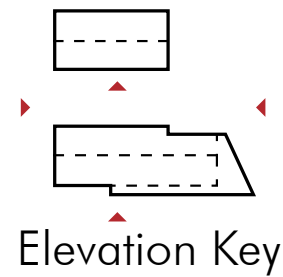
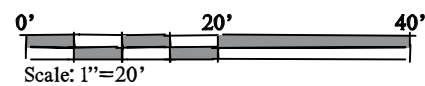
East Elevation



South Elevation



West Elevation



Elevation Key

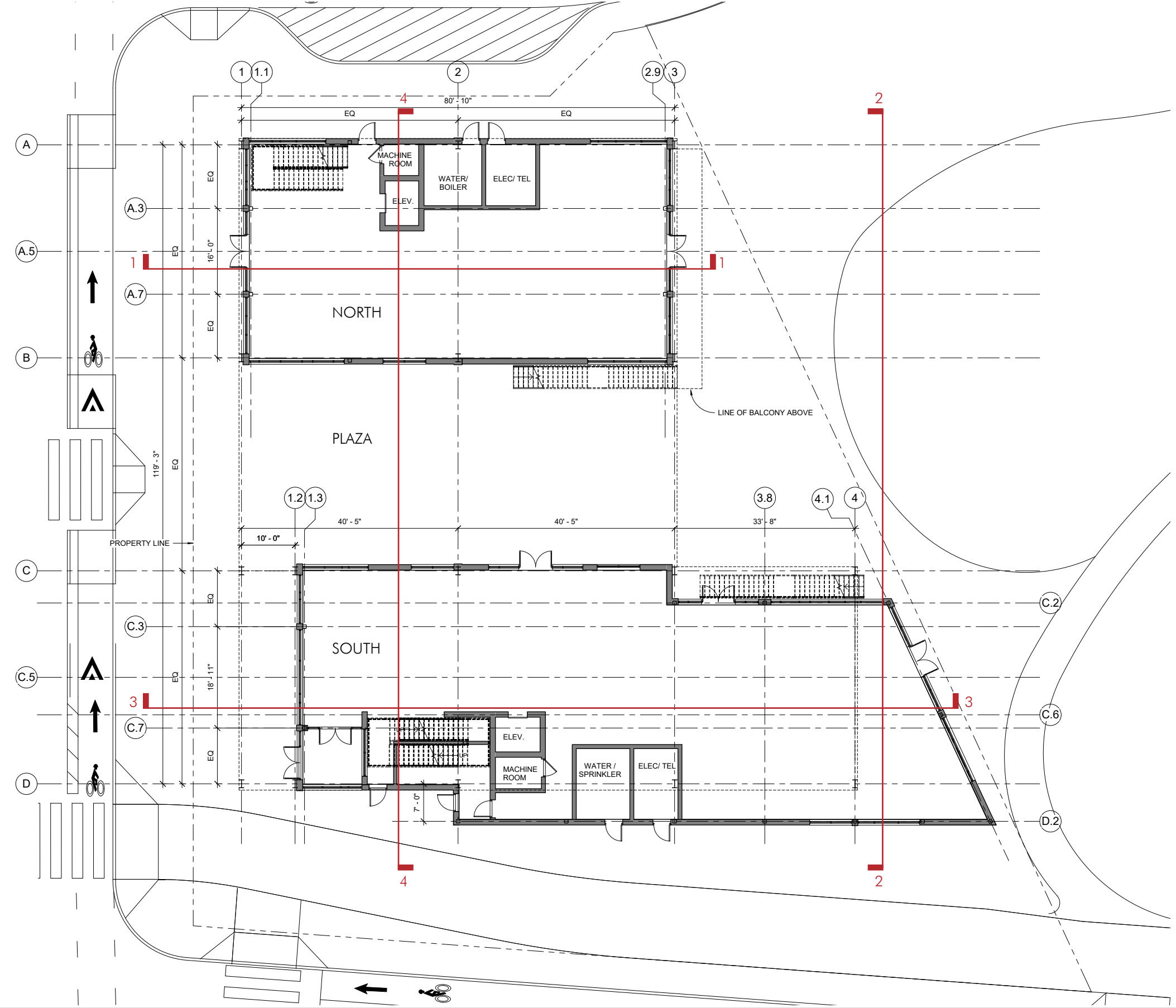
AREA CALCULATIONS

NORTH
 GROUND FLOOR GFA: 3,541 SF
 SECOND FLOOR GFA: 2,662 SF
 TOTAL NORTH GFA: 6,203 SF

SOUTH
 GROUND FLOOR GFA: 5,928 SF
 SECOND FLOOR GFA: 3,308 SF
 NON COVERED ROOF DECK (NOT INCLUDED IN GFA): 1,117 SF
 TOTAL SOUTH GFA: 9,236 SF

PARCEL W TOTAL
 TOTAL GFA: 15,439 SF
 TOTAL PARCEL: 20,743 +/- SF

OPEN SPACE
 CENTRAL PLAZA: 3,049 SF
 TOTAL OPEN SPACE: 11,046 SF



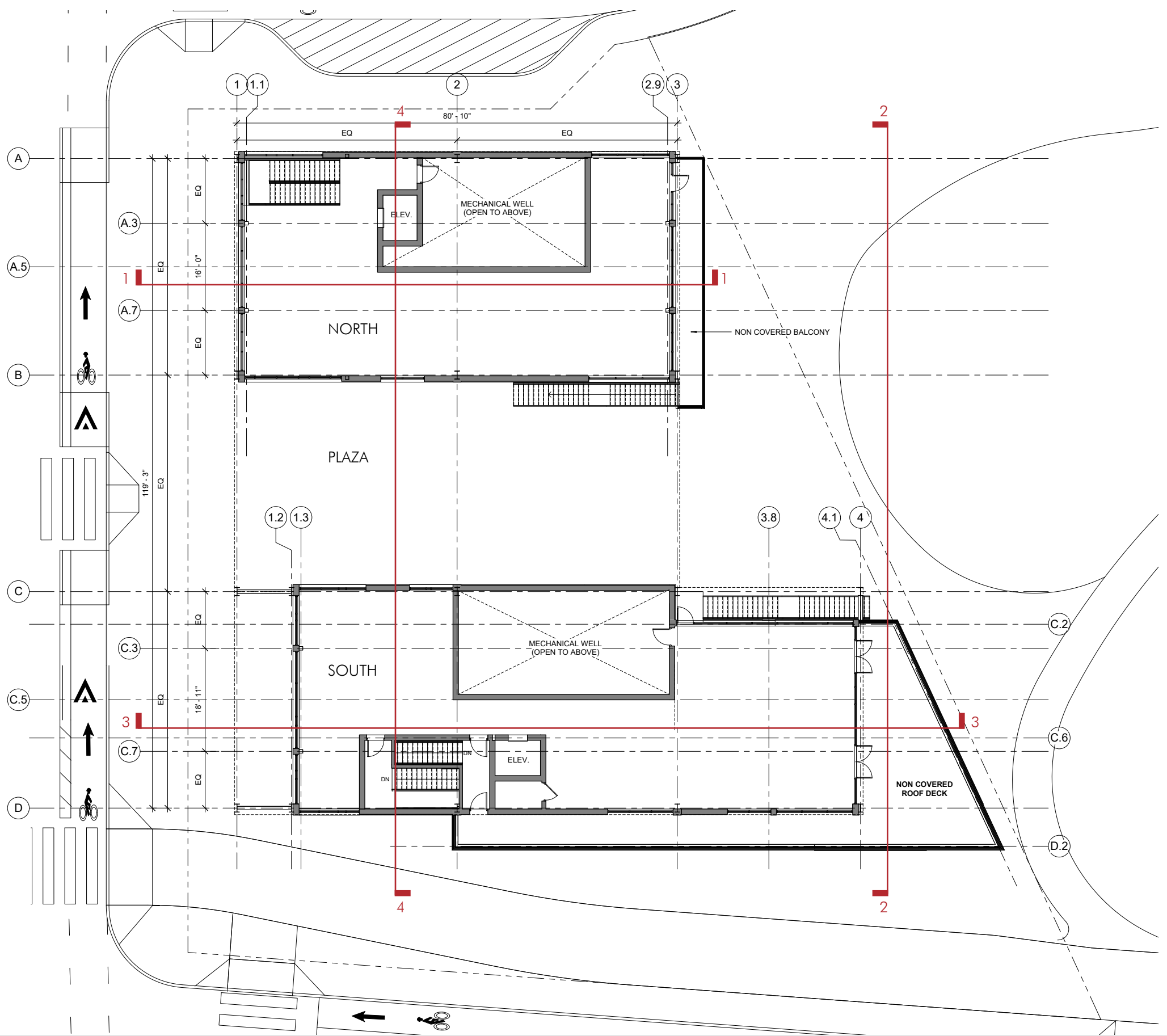
AREA CALCULATIONS

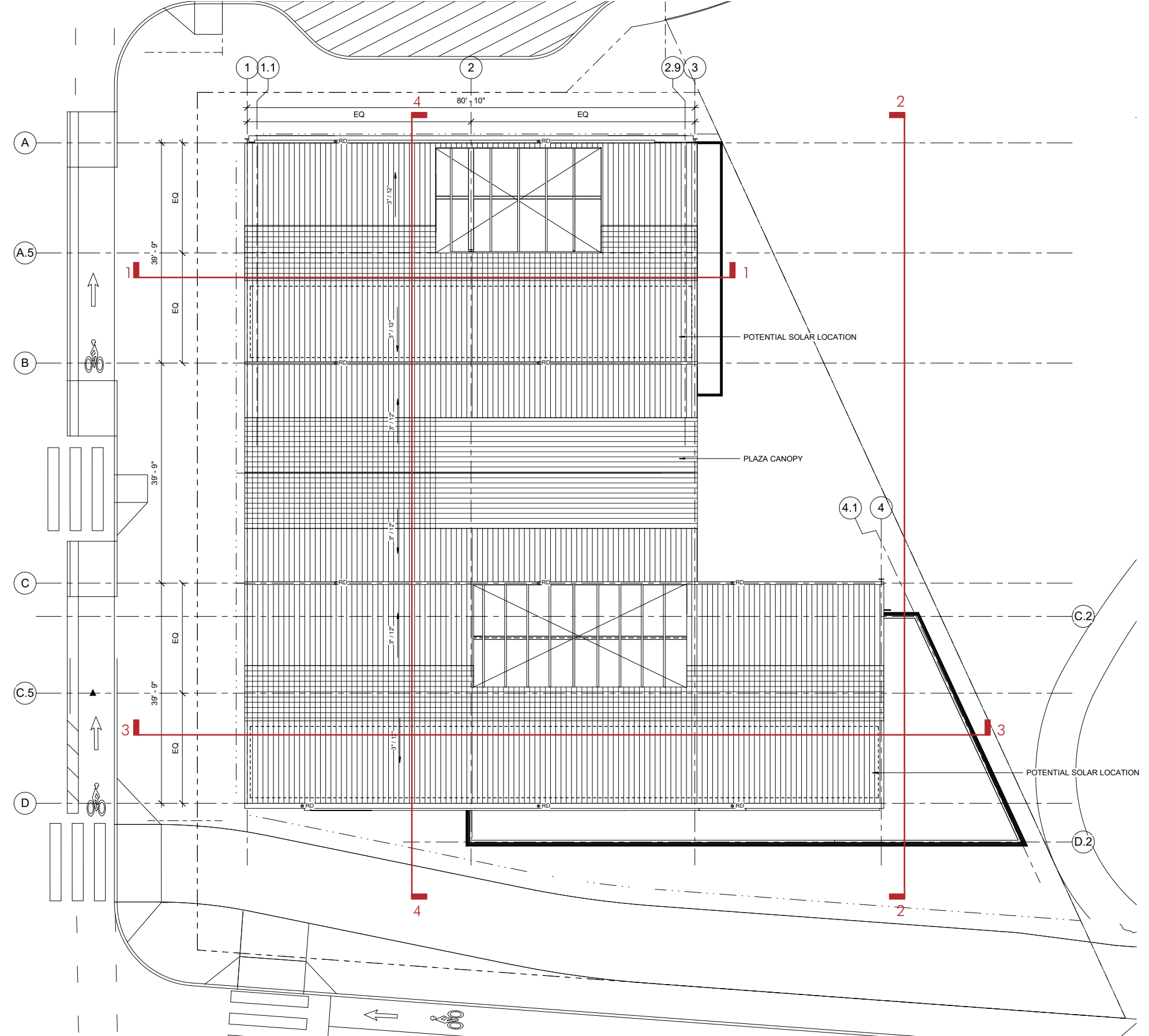
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PARCEL W TOTAL
 TOTAL GFA: 15,439 SF
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OPEN SPACE
 CENTRAL PLAZA: 3,049 SF
 TOTAL OPEN SPACE: 11,046 SF





All site lighting for Parcel W is being designed to minimize light pollution and light trespass.
 Exterior building lighting is mainly focused on the plaza area, with the primary concern of pedestrian safety.

Building Mounted Exterior Lighting

D1 - Surface mounted LED downlights with dimming will be mounted above retail plaza, exterior stair, and south building entry

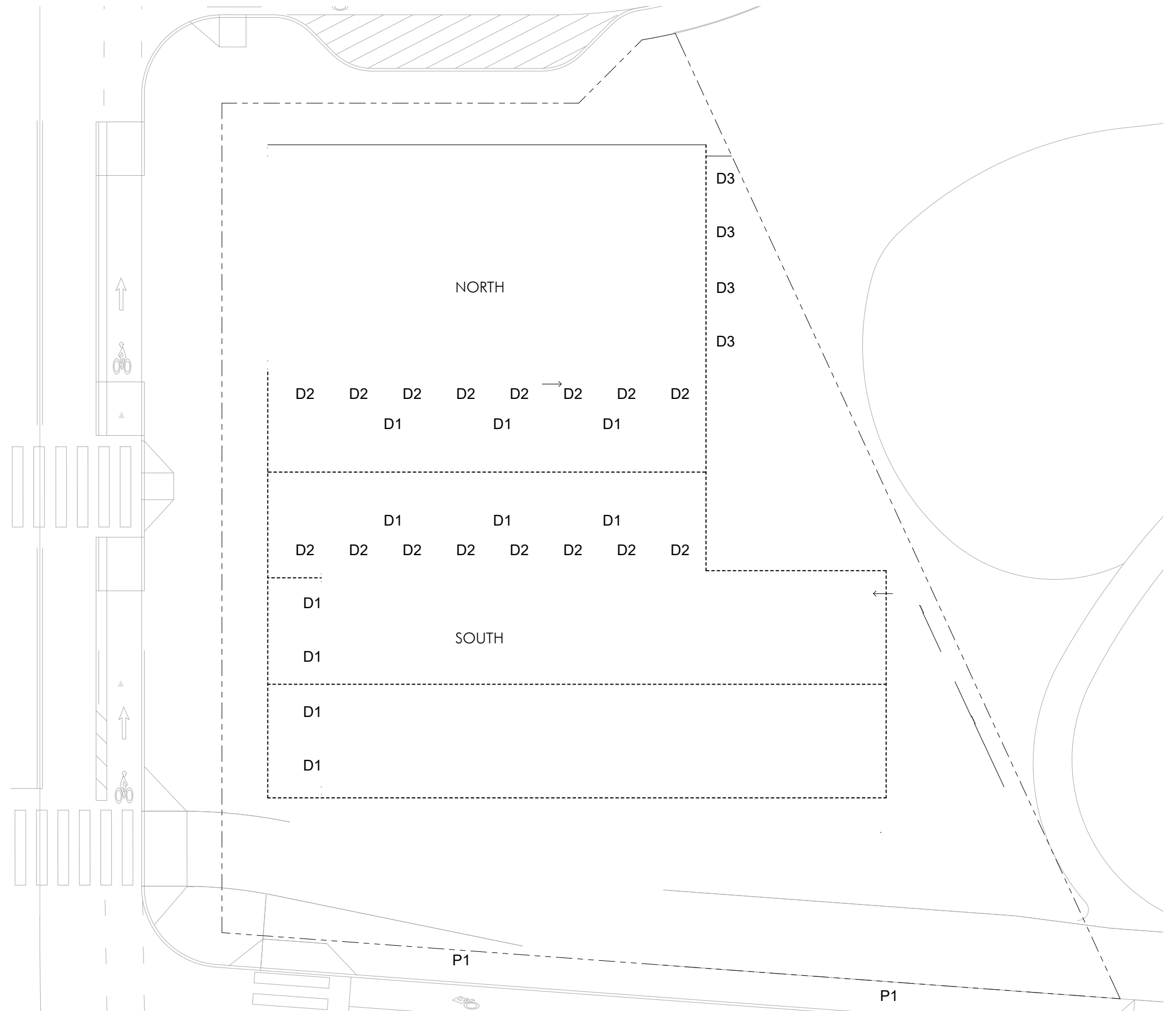
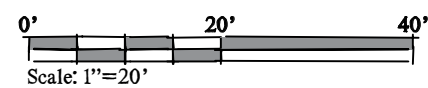
D2 - Directional fixture (dimmable) with medium beam distribution to be mounted above plaza.

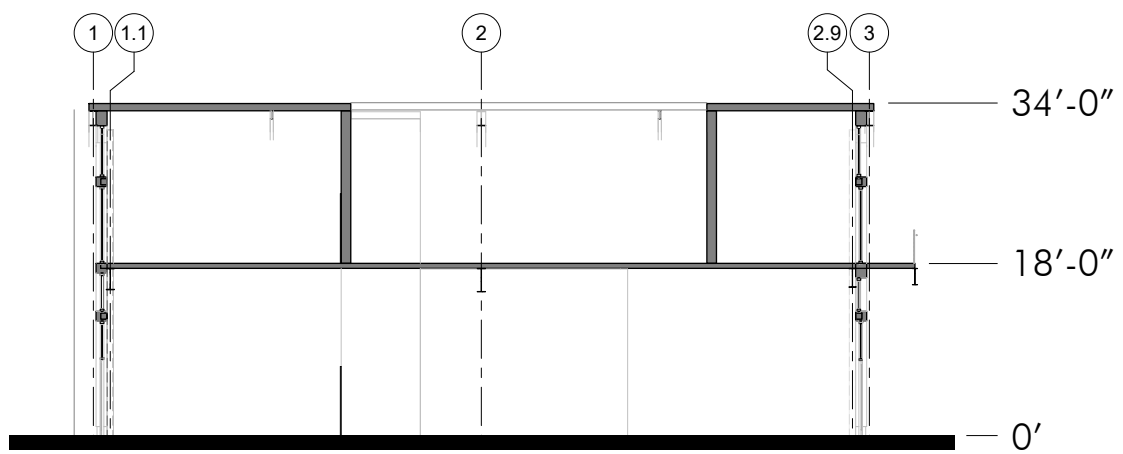
D3 - Recessed LED downlights (dimmable) with medium beam distribution on underside of balcony

P1 - Pedestrian post top fixture with full-cutoff, downlight distribution, Mounted on 14' pole, with Hi/Low control.

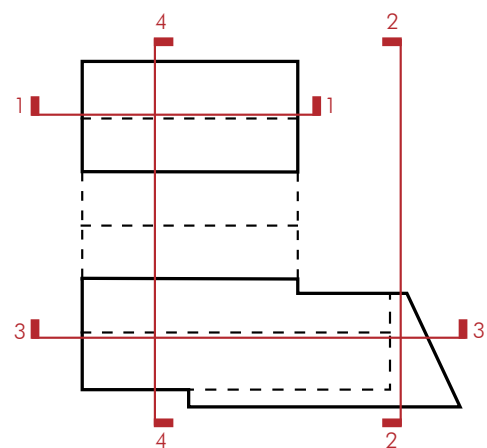
EXTERIOR LIGHTING FIXTURE KEY

D = DOWNLIGHT
 P = POLE LIGHT

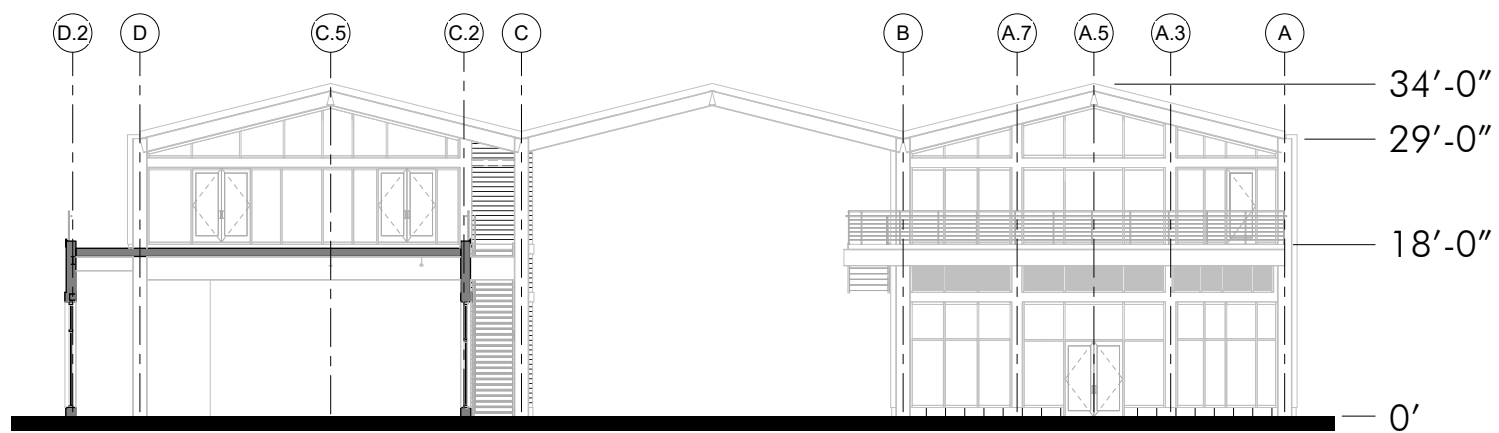
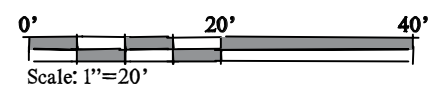




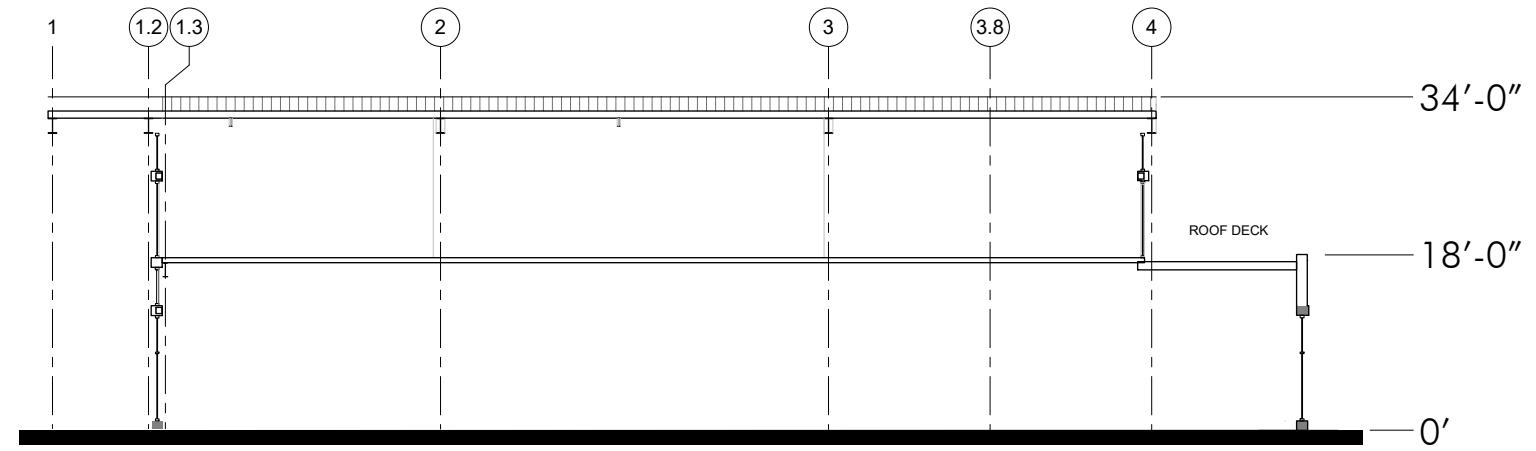
Section 1



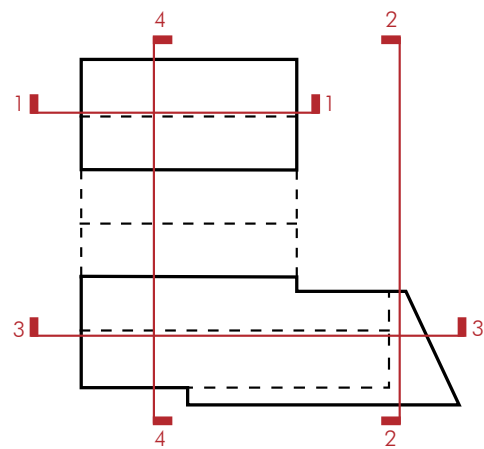
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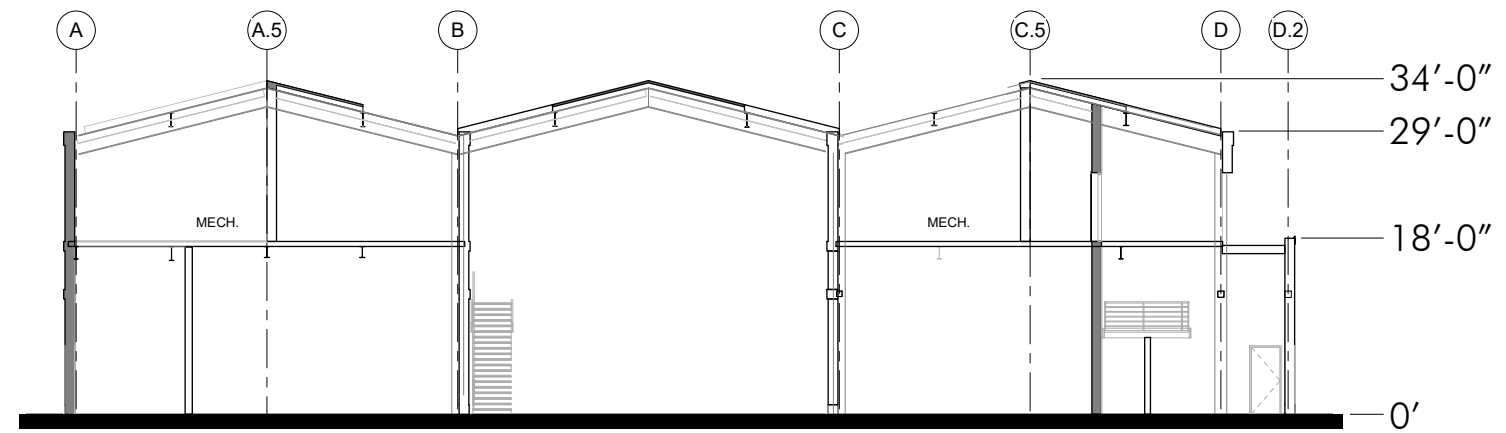
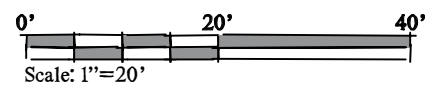
Section 2



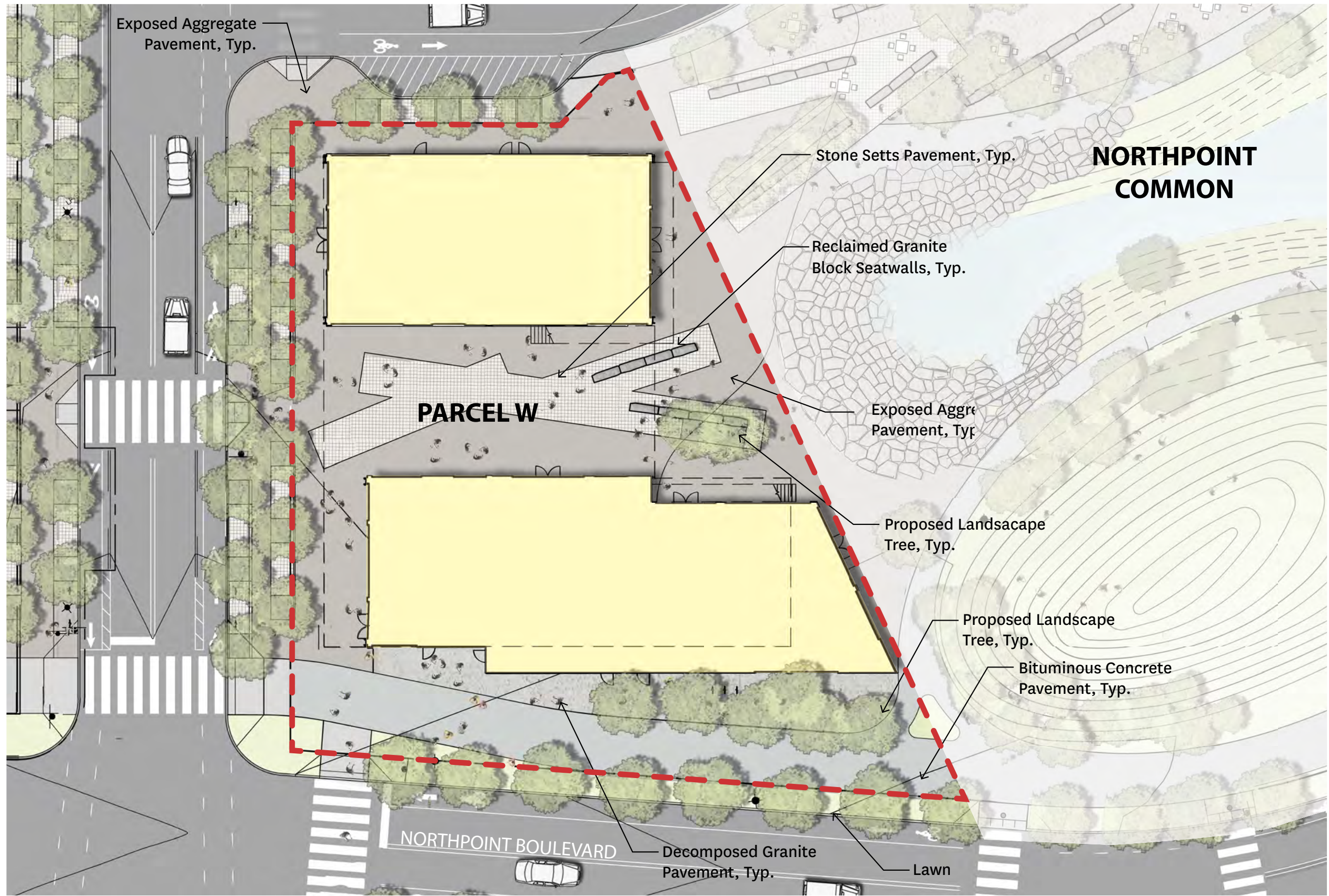
Section 3



Section Key



Section 4





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.



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.



Stone Setts Pavement



Exposed Aggregate Concrete Pavement



Reclaimed Granite Block Seatwalls



Bituminous Concrete Pavement



Concrete Pavement



Decomposed Granite Pavement



Platanus x acerifolia
London Plane Tree



Sophora japonica
Japanese Pagoda Tree



Gymnocladus dioica
Kentucky Coffee Tree



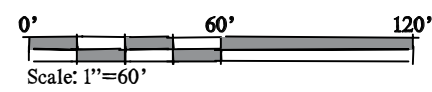
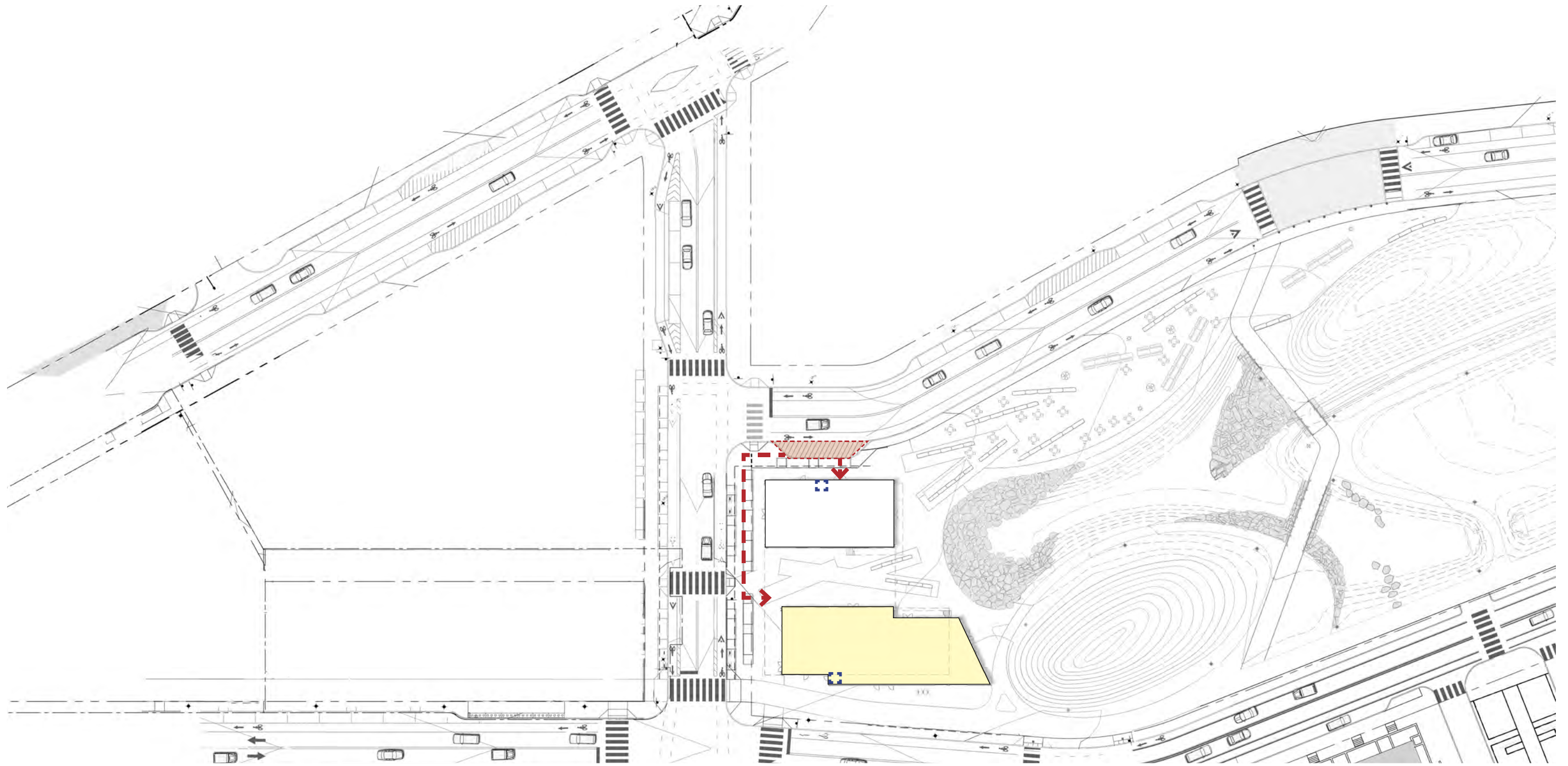
Gleditsia triacanthos var. inermis
Honey Locust



Gleditsia triacanthos var. inermis
Honey Locust

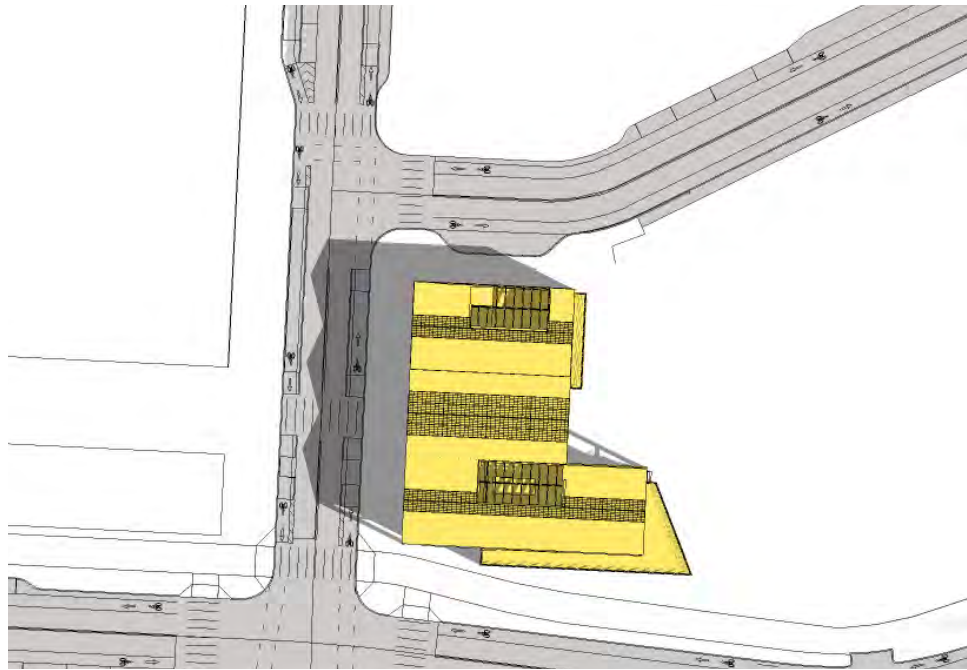


Sophora japonica
Japanese Pagoda Tree

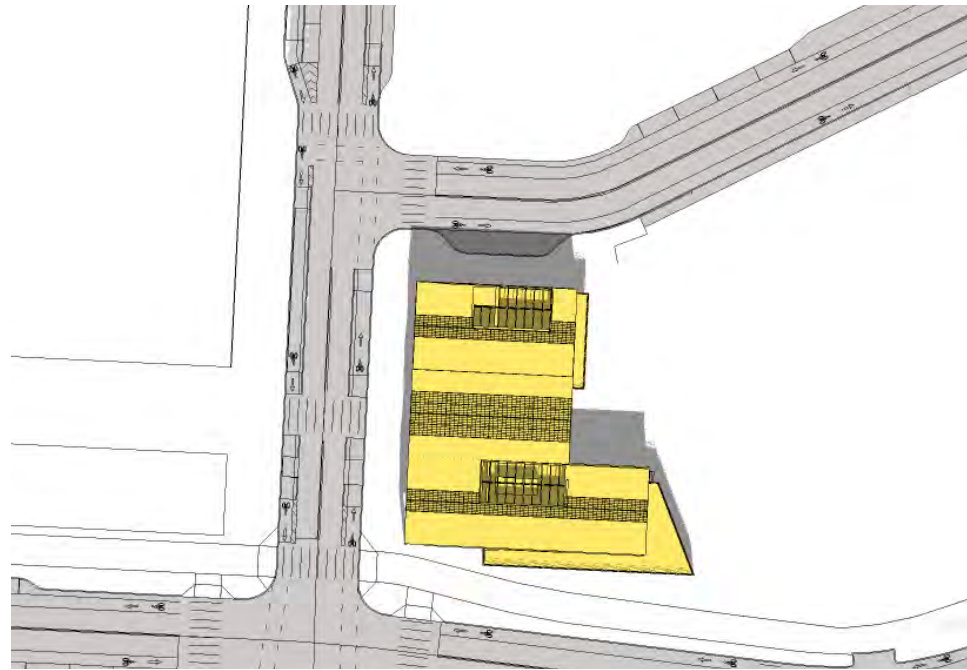


On site trash management
by Tenant

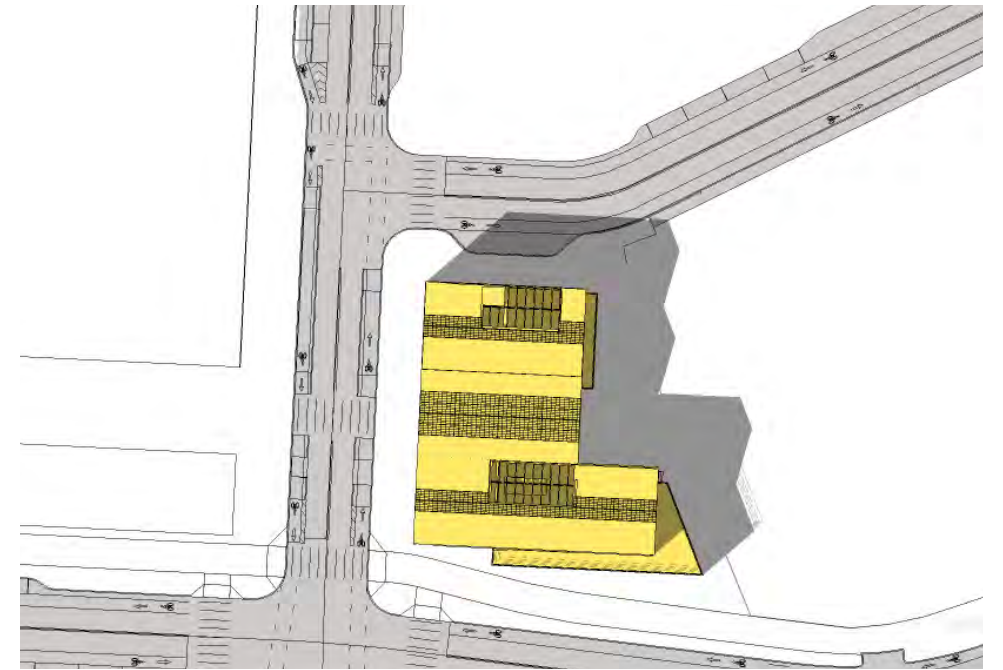
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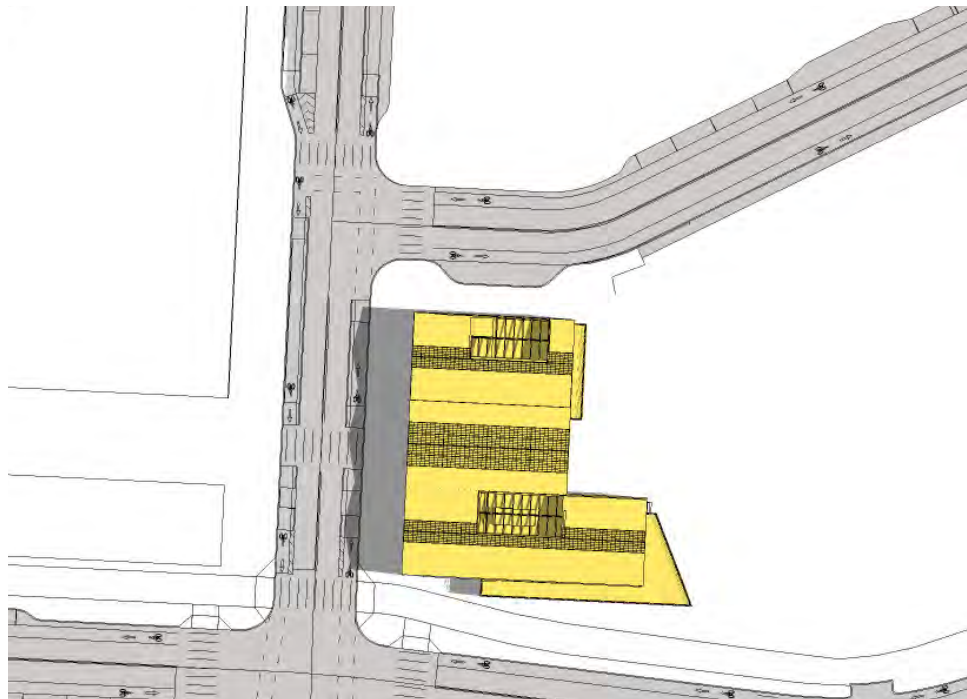
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SHADOW STUDY: MARCH 21ST



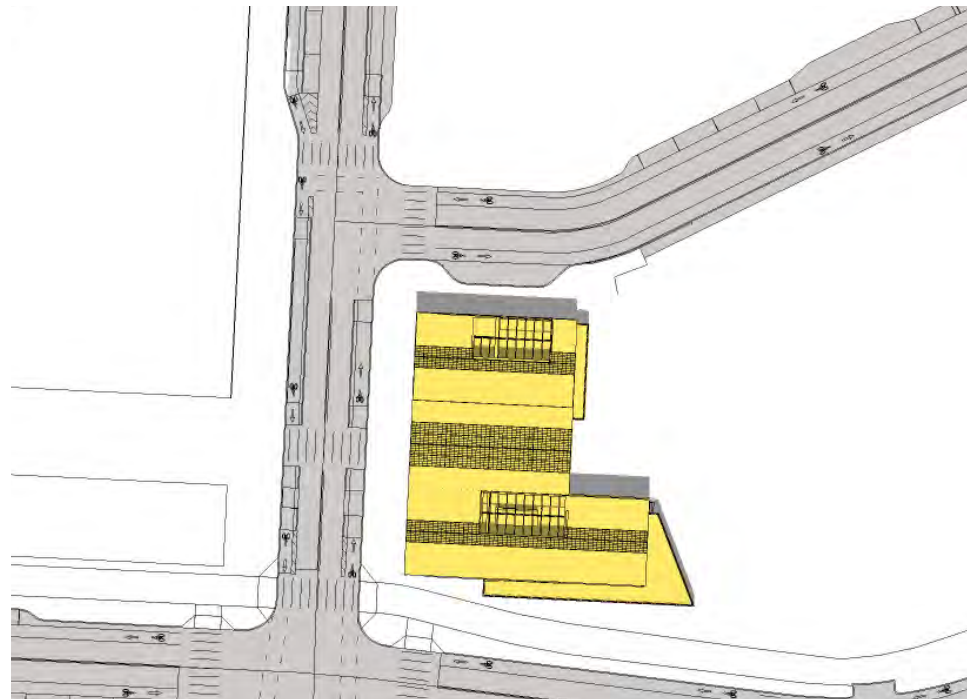
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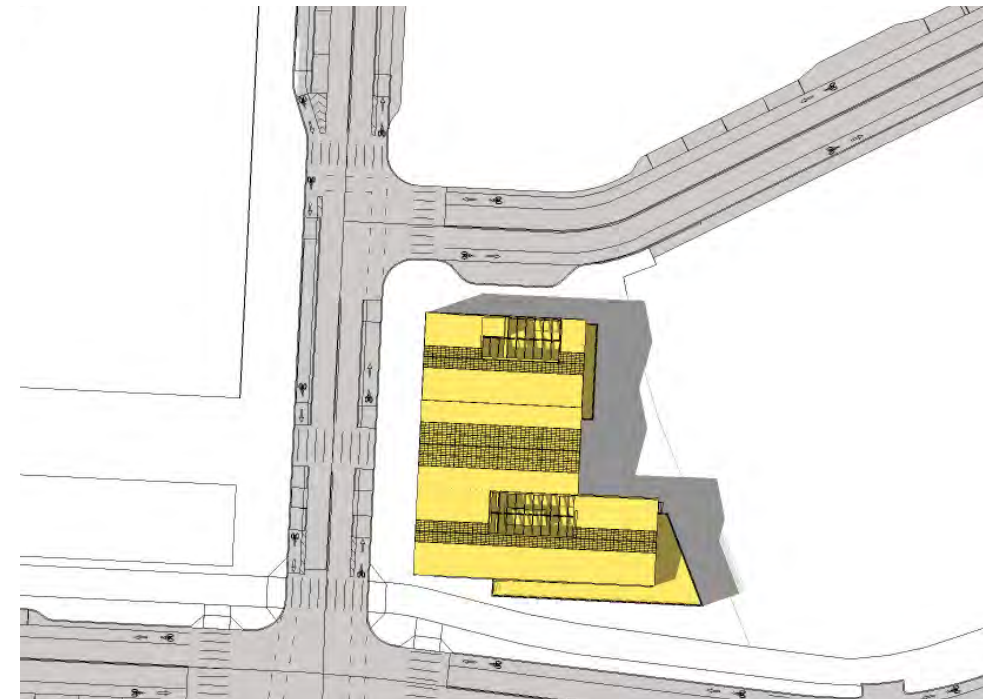
3:00 PM



9:00 AM
SHADOW STUDY: JUNE 21ST

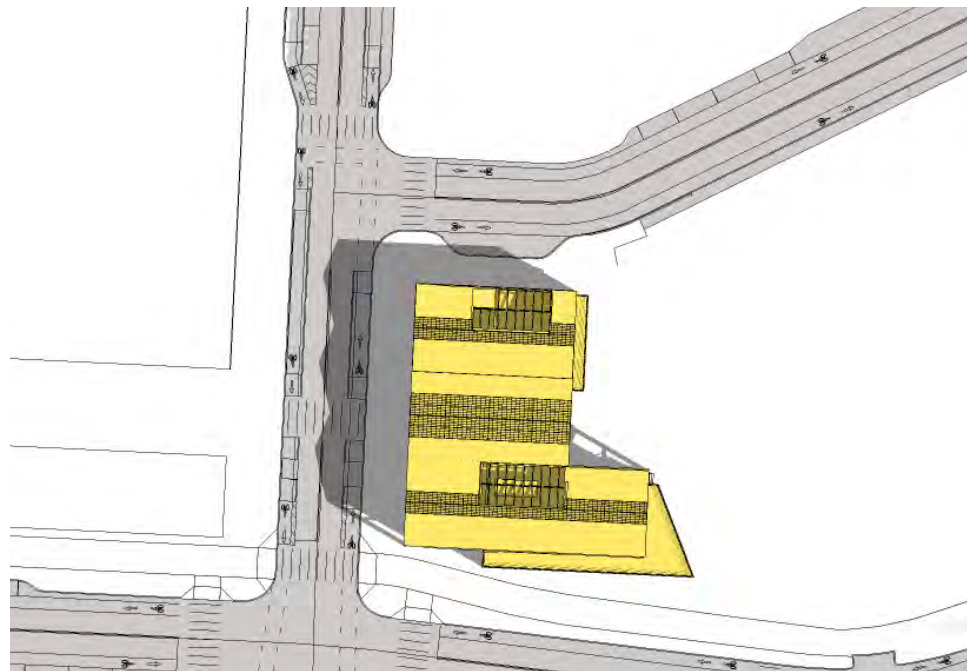


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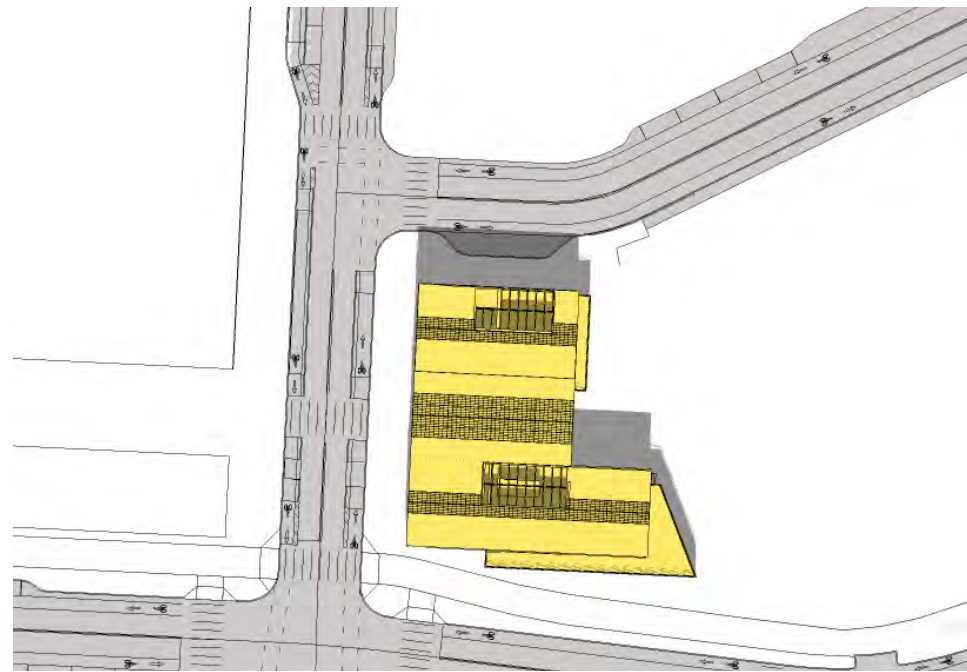


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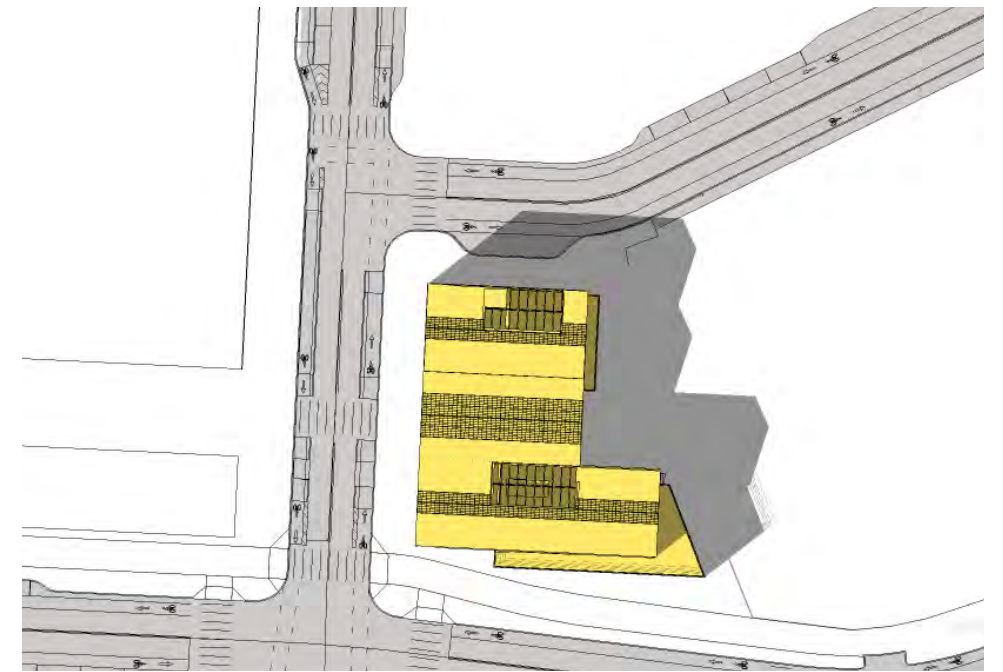




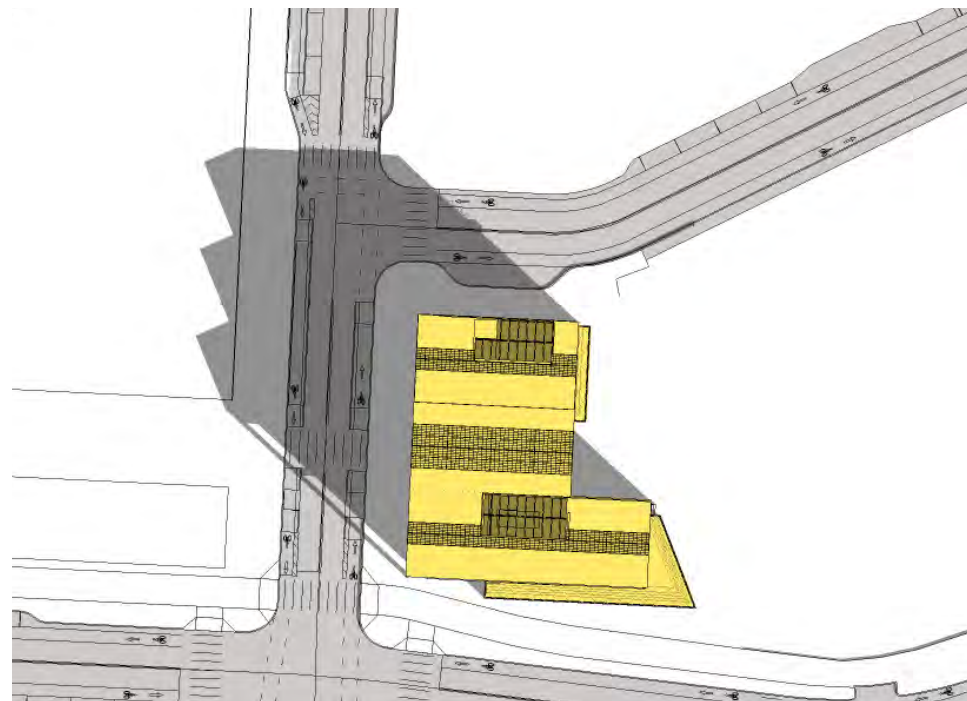
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SHADOW STUDY: SEPTEMBER 21ST



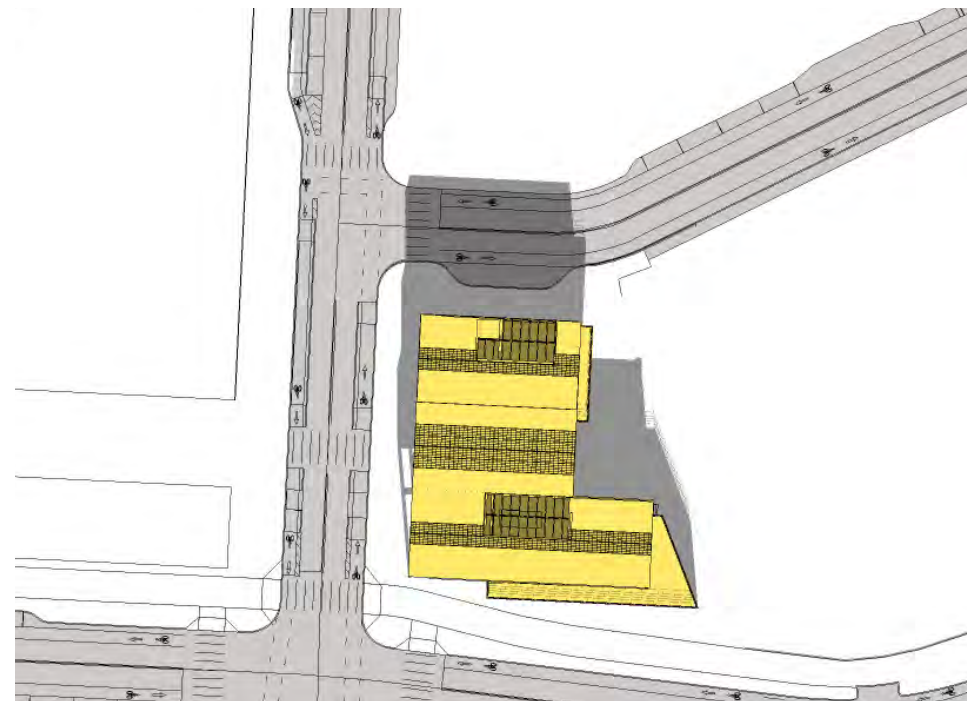
12:00 PM



3:00 PM



9:00 AM
SHADOW STUDY: DECEMBER 21ST



12:00 PM



3:00 PM



5. DESIGN CRITERIA

The RWDI pedestrian wind criterion was used in the current study. These criteria have been developed by RWDI through research and consulting practice since 1974 (References 1 through 6). They have also been widely accepted by municipal authorities as well as by the building design and city planning community.

RWDI Pedestrian Wind Criteria

Comfort Category	GEM Speed (mph)	Description
Sitting	≤ 6	Calm or light breezes desired for outdoor restaurants and seating areas where one can read a paper without having it blown away
Standing	≤ 8	Gentle breezes suitable for main building entrances and bus stops
Strolling	≤ 10	Moderate winds that would be appropriate for window shopping and strolling along a downtown street, plaza or park
Walking	≤ 12	Relatively high speeds that can be tolerated if one's objective is to walk, run or cycle without lingering
Uncomfortable	> 12	Strong winds of this magnitude are considered a nuisance for most activities, and wind mitigation is typically recommended

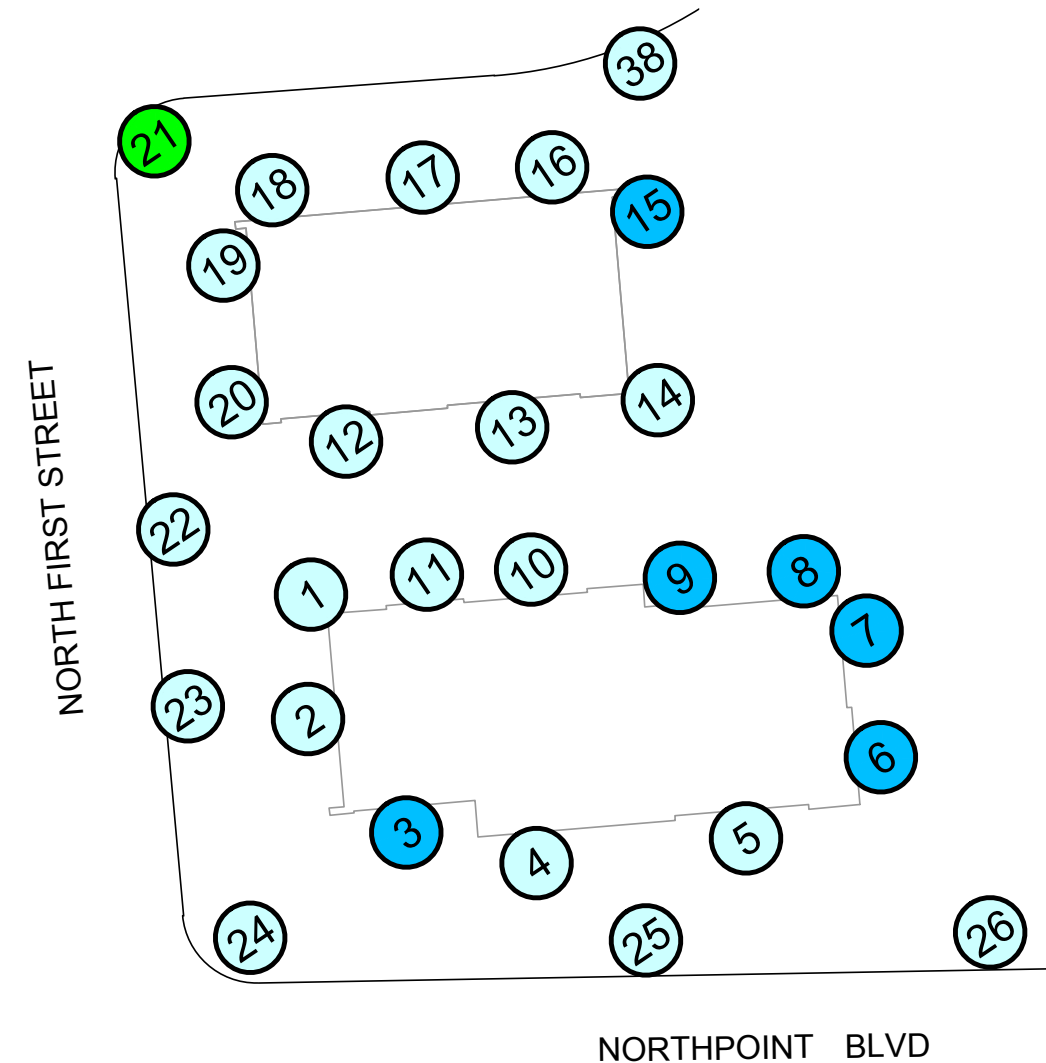
Notes: (1) Gust Equivalent Mean (GEM) speed = $\max(\text{mean speed}, \text{gust speed}/1.85)$; and
 (2) GEM speeds listed above are based on a seasonal exceedance of 20% of the time between 6:00 and 23:00.

Safety Criterion	Gust Speed (mph)	Description
Exceeded	> 56	Excessive gust speeds that can adversely affect a pedestrian's balance and footing. Wind mitigation is typically required.

Note: Based on an annual exceedance of 9 hours or 0.1% of the time for 24 hours a day.

LEGEND:	
COMFORT CATEGORIES:	SENSOR LOCATION:
Sitting ———— ■	○ Grade Level
Standing ———— ■	□ Level 3
Strolling ———— ■	◇ Penthouse
Walking ———— ■	
Uncomfortable ———— ■	

Pedestrian Wind Comfort Conditions
 Summer (May to October, 6:00 to 23:00)



Appendix G, 17

Acoustic, AIA, LEED AP
 331 Hampshire Street
 Cambridge, MA 02141

Subject: & 'thp' i (t Pa'ceŪ) *etaiŪ+ #iŪi(, &' ise C' mpŪa(ce -' + . #td' ' + echa(icaŪ

Dear a*k,
 /his Ūette* p*ese(ts' #' *eŪe1 ' - (' ise emissi' (s -' m the p' p' sed *etaiŪb#iŪi(at &' *thp' i (t pa'ceŪ) , Ūcated 1 ithi(the &' *thp' i (t deŪeŪpme(t i(Camb'id e2

/he Pa'ceŪ) *etaiŪb#iŪi(1 iŪbe ŷ st' *ies2 &' ise -' m' #td' ' + mecha(icaŪe3#ipme(t m#st c' mpŪ 1 ith the Cit4' - Camb'id e a(d assDEP (' ise *e #Ūati' (s' #tŪ ed beŪ 1 2 /his mecha(icaŪe3#ipme(t is (' t i(cŪded i(the base b#iŪi(desi (packa e, b#t 1 iŪbe p' Ūided as pa't ' - te(a(t -it#p2 /he deŪeŪpe* 5DI6C. 7i(te(ds t' make s#*e that te(a(t mecha(icaŪs4stems a'e c' mpŪa(t 1 ith the (' ise *e #Ūati' (s2

MassDEP Noise Regulation

. #* (' ise m' (it' *i(at the site -' # (d that the Ū1 est ' Ūe* (i ht s' # (d ŪeŪ 1 e'e k! d+A2 +ased ' (this, the aŪ 1 abŪ Ūmit # (de* the DEP (' ise *e #Ūati' (1' #Ū be 8! d+A2 /he Camb'id e (' ise *e #Ūati' (is m' *e st'i(e(t, s' a (' ise desi (that meets the Camb'id e Ūimits -' * a *eside(tiaŪŪ (e 1 iŪ aŪ meet the assDEP *e #Ūati' (s2

Cambridge Noise Control Ordinance

/abŪ : 2182 8 E' - the . *di(a(ce Ūep* d#ced beŪ 1 7sh' 1 s A 1 ei ht a(d' ctaŪe ba(d Ūimits -' * di--e*e(t 9' (i(cate ' *ies i(Camb'id e2 /he A 1 ei ht Ūimits a'e hi hŪ hted i(4eŪ 1 2 /he *e #Ūati' (appŪes t' a(4 p' i(t' (the p' pe*t4, b#t is (' maŪŪ eŪaŪated at the p' pe*t4 Ū e2

Table of Zoning District Noise Standards (maximum octave band sound pressure levels).

Octave Band center Frequency Measurement (Hz)	Residential Area		Residential in Industrial		Commercial Area	Industry Area
	Daytime	Other	Daytime	Other	Anytime	Anytime
31.5	76	68	79	72	79	83
63	75	67	78	71	78	82
125	69	61	73	65	73	77
250	62	52	68	57	68	73
500	56	46	62	51	62	67
1,000	50	40	56	45	56	61
2,000	45	33	51	39	51	57
4,000	40	28	47	34	47	53
8,000	38	26	44	32	44	50
Single Number Equivalent (dB(A))	60 dBA	50 dBA	65 dBA	55 dBA	65 dBA	70 dBA

Acoustic, AIA
 &' *thp' i (t Pa'ceŪ)
 &' ise St#d4

Noise at Nearby Receptors

+eca#se the*e is (' ' #td' ' + mecha(icaŪe3#ipme(t i(the base b#iŪi(desi (packa e, the*e 1 iŪbe (' additi' (aŪ (' ise at a(4 Ūcati' (s 1 ithi(&' *thp' i (t ' + be4' (d2 /he deŪeŪpe* i(te(ds t' make s#*e ' #td' ' + mecha(icaŪs4stems -' + te(a(t -it#ps c' mpŪ 1 ith the appŪcabŪ (' ise *e #Ūati' (s2 It is i(the deŪeŪpe*;s i(te*est t' aŪ id c*eat i(a(' #td' ' + (' ise (#isa(ce' (thei' ' 1 (camp#s, a(d this aŪb#t ass#*es the*e 1 iŪbe (' si (i-ica(t (' ise t' p' pe*ties be4' (d the &' *thp' i (t b' # (da*ies2

Si(ce*eŪ,

CA6ANA<=H / . CCI ASS. CIA/ES

Timothy J. Faulkes
 /im' th4 >?' #Ūes



LEED v4 for BD+C: Core and Shell
Project Checklist

Y	?	N			
1			Credit	Integrative Process	1

14	2	4	Location and Transportation		20
X	X	X	Credit	LEED for Neighborhood Development Location	20
2			Credit	Sensitive Land Protection	2
3			Credit	High Priority Site	3
2	2	2	Credit	Surrounding Density and Diverse Uses	6
6			Credit	Access to Quality Transit	6
1			Credit	Bicycle Facilities	1
		1	Credit	Reduced Parking Footprint	1
		1	Credit	Green Vehicles	1

4	4	3	Sustainable Sites		11
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
		2	Credit	Site Development - Protect or Restore Habitat	2
	1		Credit	Open Space	1
	2	1	Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
	1		Credit	Light Pollution Reduction	1
1			Credit	Tenant Design and Construction Guidelines	1

4	0	7	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1		1	Credit	Outdoor Water Use Reduction	2
2		4	Credit	Indoor Water Use Reduction	6
		2	Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

10	4	19	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
5		1	Credit	Enhanced Commissioning	6
2	3	13	Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
	1	2	Credit	Renewable Energy Production	3
		1	Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets	2

Project Name: NorthPoint Parce W
Date: April 13, 2017

7	0	7	Materials and Resources		14
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
3		3	Credit	Building Life-Cycle Impact Reduction	6
1		1	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
		2	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1		1	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

5	0	5	Indoor Environmental Quality		10
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
1		2	Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
		3	Credit	Daylight	3
1			Credit	Quality Views	1

4	2	0	Innovation		6
3	2		Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

2	1	1	Regional Priority		4
1			Credit	Regional Priority: High Priority Site	1
	1		Credit	Regional Priority: Rainwater management (2 pt threshold)	1
		1	Credit	Regional Priority: Optimize Energy (8 pt threshold)	1
1			Credit	Regional Priority: Building Life Cycle Impact Reduction	1

51	13	46	TOTALS		Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110					

	Section	Requirements	Compliance	Check
	13.73 Use Regulations	Any use permitted in Article 16 but subject only to the requirements and limitations of this section 13.70.	Potential Uses: Retail, Eating and Drinking Establishments with and without Liquor, Consumer Service Establishments	✓
	13.73.1 Special Provisions Related to Permitted Retail Uses	Individual cannot exceed 10,000 gross square feet; no off street parking, Planning Board may approve 1 space per 2,000 sf gross floor area	No Proposed Uses over 10,000sf	✓
	13.74.1 Allowed FAR	Allowed FAR = 2.4, up to 3.0	Proposed GSF = 15,439; Proposed FAR = W: 0.75	✓
	13.74.4 Other Dimensional Requirements	No specified minimum lot size, width, or yards	N/A	
	13.74.31 Portions of Buildings Limited to Sixty-five Feet	Buildings within 50 feet of public open space, max height = 65 feet	Proposed Building Height = W = 34'-0"	✓
	13.76 Parking and Loading, see Article 6.83 Loading Facility Category C	First Bay Required at 10,000 gsf	N/A	✓
	13.76 Parking and Loading	Bike Parking: Retail - Long Term .1 per 1,000sf, Short Term 1 per 1,000sf / Restaurant - Long Term .2 per 1,000sf, Short Term 1 per 1,000sf	Proposed Bike Parking: Short Term = 13, Long Term = 3	✓
	13.76 Parking and Loading	No accessory parking required	Proposed Parking = none	✓

Zoning Map: NP/PUD6 according to Northpoint Business, Office, and Residential District. See Article 13 for PUD-6 Regulations

Page	Section	Guideline Description	Compliance	Check
Úk	3.17 Parcel W	Activate NorthPoint Common	Retail and restaurant uses and transparent facades activate the Common. A covered plaza will be a place for outdoor activities to spill between retail and the Common.	✓
Úk	3.17 Parcel W	Establish human scale	Horizontal breaks in the facades, and active ground floor retail establish human scale	✓
Úk	3.17 Parcel W	Enhance East-West connectivity between NorthPoint Common and Parcel I	A covered plaza in the center of the site enhances East-West Connectivity	✓
Úk	3.17 Parcel W	Maintain visual connections to NorthPoint Common from First Street and Retail Square	The south building is set back from First Street, maintaining visual connections from First Street into the central open space and NorthPoint Common. The central open space maintains visual connections from NorthPoint Common to the Retail Plaza.	✓
Úk	3.17 Parcel W	Have visual presence from First Street and the Train Station	The simple, repetitive, unique building forms have a visual presence from First Street and Lechmere Station.	✓
Úk	3.17 Parcel W	Explore shading devices that create an important visual identity as an important component of NorthPoint's public realm	The central plaza is covered by a partially translucent-canopy that creates an important visual identity.	✓
Úk	3.17 Parcel W	Create transparency to enable views through retail buildings	Glass facades, and the open center plaza, create transparency in the East-West direction and on corners that enable views through buildings.	✓
Úk	3.17 Parcel W	Engage the park and retail plaza with as much ground floor retail frontage as possible	Retail frontage on all sides engages NorthPoint Common and the central plaza space.	✓
Úk	3.17 Parcel W	Create restaurant seating at second floor terraces	The south building has a large second floor terrace for restaurant seating overlooking NorthPoint Common.	✓

Page	Section	Guideline Description	Compliance	Check
Úk	Úg Ope spaces	All ope spaces will be ope to the publi+ and desig ed to e +ourage publi+ use. Ope spaces i +ludi g NorthPoi t Commo will be desig ed to support, e han+e, and balan+e the +ommer+ial and reside tial developme t at NorthPoi t.	he Plaza desig and the NorthPoi t Commo desig revisio s are +orrespo di g to the +ommer+ial and reside tial developme t at NorthPoi t and ide ti"# activities "or a variet# o" users.	✓
Úk	Úg Ope spaces	he provisio o" ope spaces o" diverse size and use is e +ouraged to e han+e the publi+ e viro me t at NorthPoi t. All ope spaces at NorthPoi t shall be desig ed to be publi+ i ature, +reati g an ope e viro me t that the publi+ +an easil# ide ti"# that is wel+omi g "or ever#o e\$ use.	he Plaza is the e%e sio o" NorthPoi t Commo , the ope space spi e o" NorthPoi t. & is highl# visible, with a u i' ue +haracter e han+ed b# the planti g and other site eleme ts su+h as paveme t and site "ur iture.	✓
Úk	Úg Ope spaces	he provisio o" an i ter+o e+ted series o" ope spaces is e +ouraged to provide +o e+tio s both to eighborhoods and withi NorthPoi t so as to promote pedestrian moveme t.	hrough its lo+atio and the thought"ul desig , the Plaza is dire+tl# +o e+ted to NorthPoi t Commo , a "uture ope space o Par+el & the Commu it# Path.	✓
Úk	Úg Ope spaces	Ope spaces shall be visible and ac+essible "rom publi+ streets.	(ire+t sightli es and multiple poi ts o" ac+ess are provided "rom)irst *treet, North *treet and NorthPoi t +oulevard.	✓
Úk	Úg.8 Ope space programmi g	Plaza: Cafes, Retail, Markets, Publi+ /ve ts, *eati g, O ater)eatures, 1 atheri g, People O at+hi g.	he Plaza and the NorthPoi t Commo will ac+ommodate retail spaces, sitti g and gatheri g areas "or larger "ormal and i "ormal eve ts "or a variet# o" users.	✓
23	Úg.Ú Plazas	he Retail *' uare will be the heart o" NorthPoi t, and should be desig ed to be+ome a vibrant publi+ gatheri g place, where ope space, retail activities, and publi+ eve ts +ome together. he Retail *' uare is the poi t at whi+h the)irst *treet +orridor and the east4west ope space spi e and Commu it# Path +ross each other, and +lear pedestrian +o e+tio s and li es o" sight should be e +ouraged to "acilitate pedestrian moveme t betwee the two. he retail Pavilio s should be +o "igured to promote activatio o" the publi+ plaza and park spaces through restaurant and +afe terraces, and activit# areas. ree and built shade stru+ures are e +ouraged to +reate a stro g gree +o e+tio , and a +om"ortable mi+ro4 +imate duri g the summer mo ths. 1 reat +are should be take i the desig o" plazas and paths to mi imize the pote tial "or u safe +o "li+ts betwee vehi+les, pedestrians and +#"lists.	he Plaza is a vibrant gatheri g place, easil# ac+essible through the NorthPoi t Commo , the +ommu it# path and)irst *treet. he desig and placeme t o" the retail s' uare allows "ree pedestrian "low "rom the streets to the park while street trees +reate stro g +o e+tio s with the NorthPoi t Commo and the)irst *treet gree +orridor. o promote the activatio o" the retail plaza with larger eve ts o "i%ed "ur itures are placed below the +anop# stru+ure, allowi g "le%bil#i the seati g layout.	✓

SIGNAGE CRITERIA

See building elevations for extent of allowable signage.

GUIDING PRINCIPLES

These criteria provide guidelines for the design of tenant signage to ensure high standards of design quality that enhances the Northpoint neighborhood and conveys the Tenant's identity. Tenants are encouraged to use high quality materials and lighting in creative ways that enliven the streetscape. Individual brand identity, colors, and logos are encouraged. All tenant designs must be submitted for review by DivcoWest, their retail master plan architect, and the base building architect, in conformance with applicable requirements.

CITY OF CAMBRIDGE SIGNAGE REGULATIONS

All signage must conform to the current City of Cambridge Zoning Ordinance Article 7

PREFERRED SIGNAGE TYPES AND AREAS



Wall Signs: 1 sf per linear foot of tenant frontage, 60 sf maximum. 20 feet maximum height above grade, provided it is below the sill line of the second floor windows or the lowest point of the roof, whichever is less.



Awning Signs: Graphics are encouraged on tenant installed canopies.



Projecting Signs: 6 sf maximum area per side; 1 sign allowed per ground floor establishment; 1 sign allowed at a public building entrance not serving a ground floor establishment.



Window Graphics are considered Wall Signs per Cambridge Zoning Ordinance.

SIGNAGE ILLUMINATION

Preferred:



Preferred: Exterior gooseneck-type lighting of individual lettering. Continuous strip lighting is not allowed.

SIGNAGE ILLUMINATION

Preferred:



Preferred: Internally illuminated individual translucent letters with opaque sides. Lighting to be mounted inside each individual letter. See Zoning Article 7 for additional requirements.



Preferred: Halo-illumination: individual reverse channel letters with lighting concealed inside the letter, casting light behind the letter against an opaque sign panel of wall surface.



Preferred: Internally illuminated sign cabinet with individual dimensional push-through or cut-out letters. Only lettering and graphics are illuminated. See Zoning Article 7 for additional requirements.

INTRODUCTION

Tenant design guidelines are intended to encourage a high level of design and placemaking for the neighborhood and maximize visibility and identity for tenants. All tenant designs must be submitted for review by DivcoWest, their retail master plan architect, and the base building architect, in conformance with applicable requirements.

STOREFRONT AND SURROUND

Tenants are encouraged to design and construct a creative storefront and surround in accordance with their individual brand identity. The specific limits of design work will be indicated in each tenant's Lease.

AWNINGS

Awnings and canopies are strongly encouraged by all tenants to provide character and variety to the streetscape, increase identity of retailers, and cover pedestrians from inclement weather.

DISPLAY ZONE

The first six feet of a retail tenant's space shall be a display zone with creative displays that showcase their brand identity. Merchandising racks and fixtures are not permitted within the display zone. Lighting that highlights the displays shall be provided within the zone. Lighting shall be on a timeclock and must be illuminated during hours determined by the landlord.



Storefront and surround materials should be high quality, low maintenance, and durable. Storefronts should maximize the amount of clear glazing and display space. Storefront glazing should have a minimum 6" high durable/impact resistant base. Recessed entries are encouraged.

Awnings should not extend below 9'-0" above the sidewalk and should project a minimum of 3'-0" and a maximum of 5'-0" from the building face. Tenant identity color and graphics are encouraged. Awning material may be fabric, metal or glass. Awnings should not have vertical sides.



Well-designed and detailed storefronts and surrounds are encouraged.

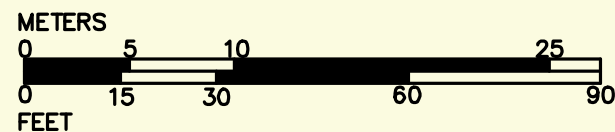
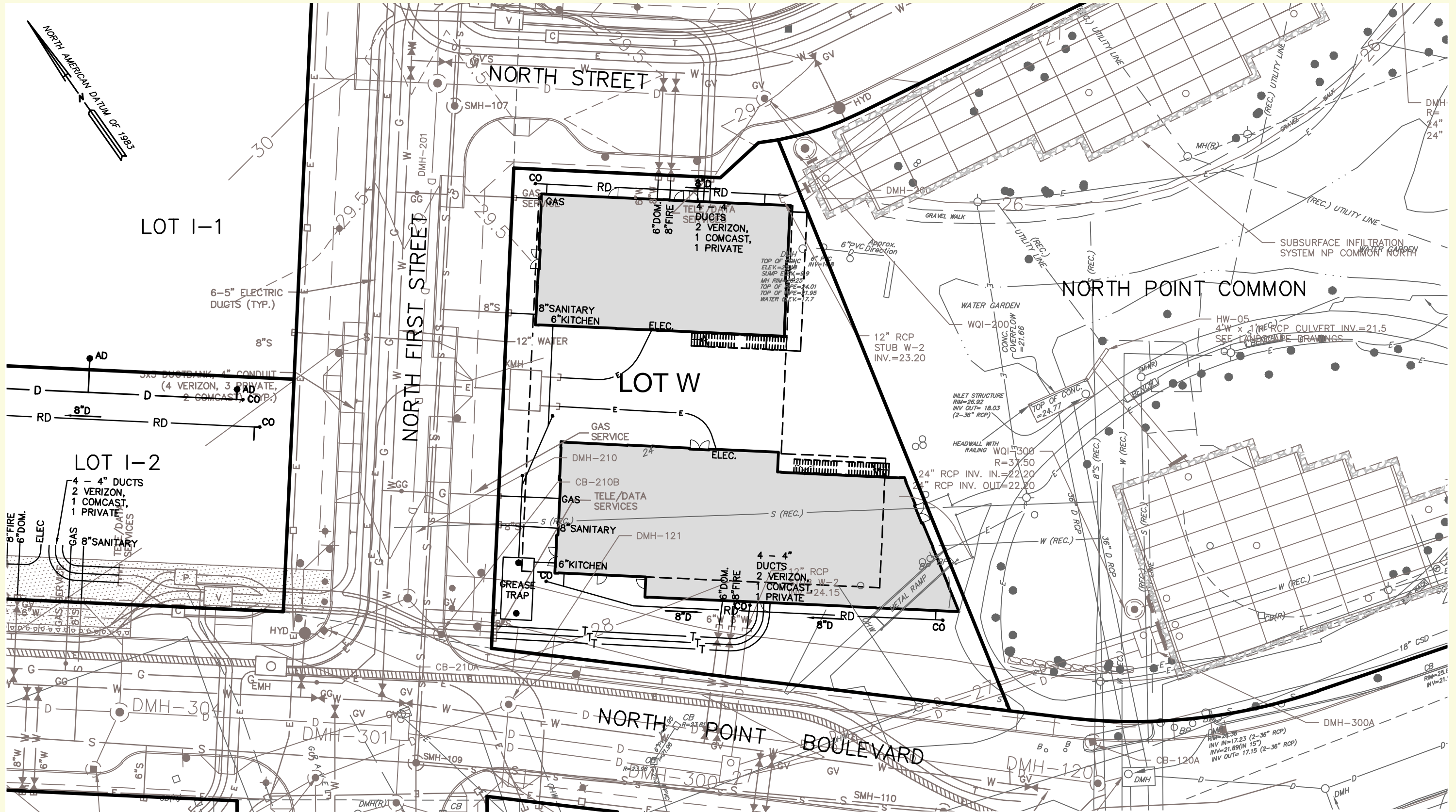
Tenants in multi-story buildings must incorporate ventilation louvers into their storefront design.

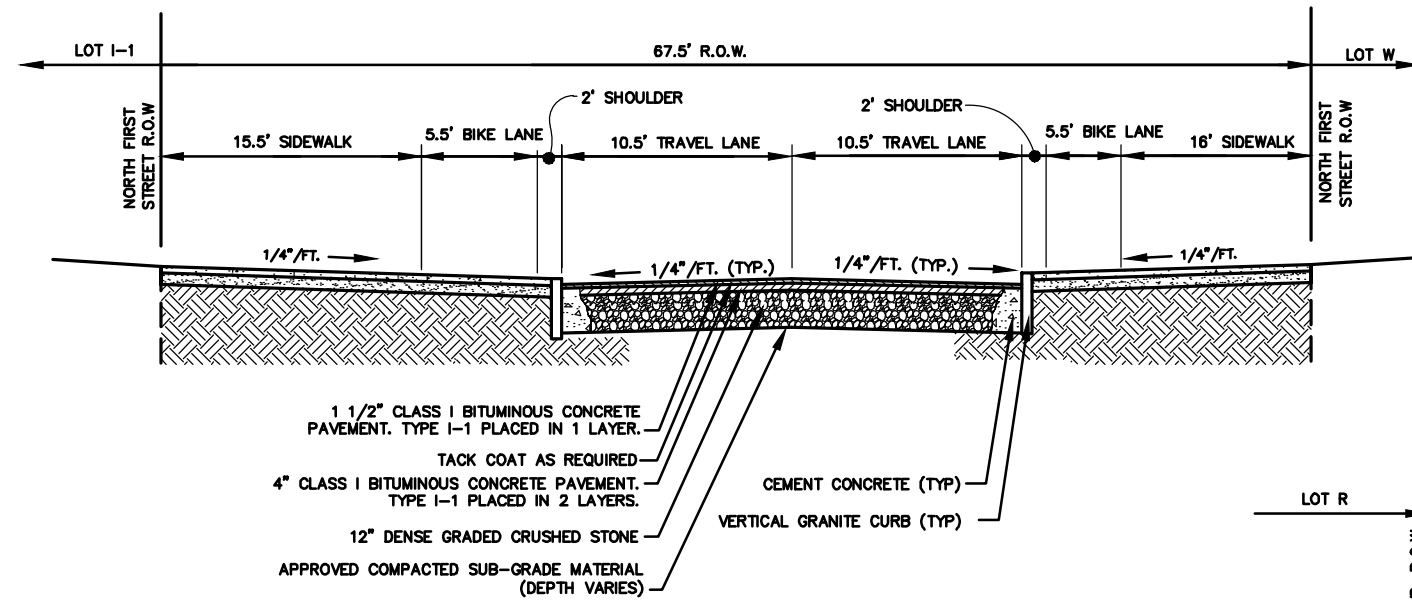
Awnings and canopies add to tenant identity and create protection for pedestrians and diners.

A display zone showcases tenant's identity and enlivens the streetscape.

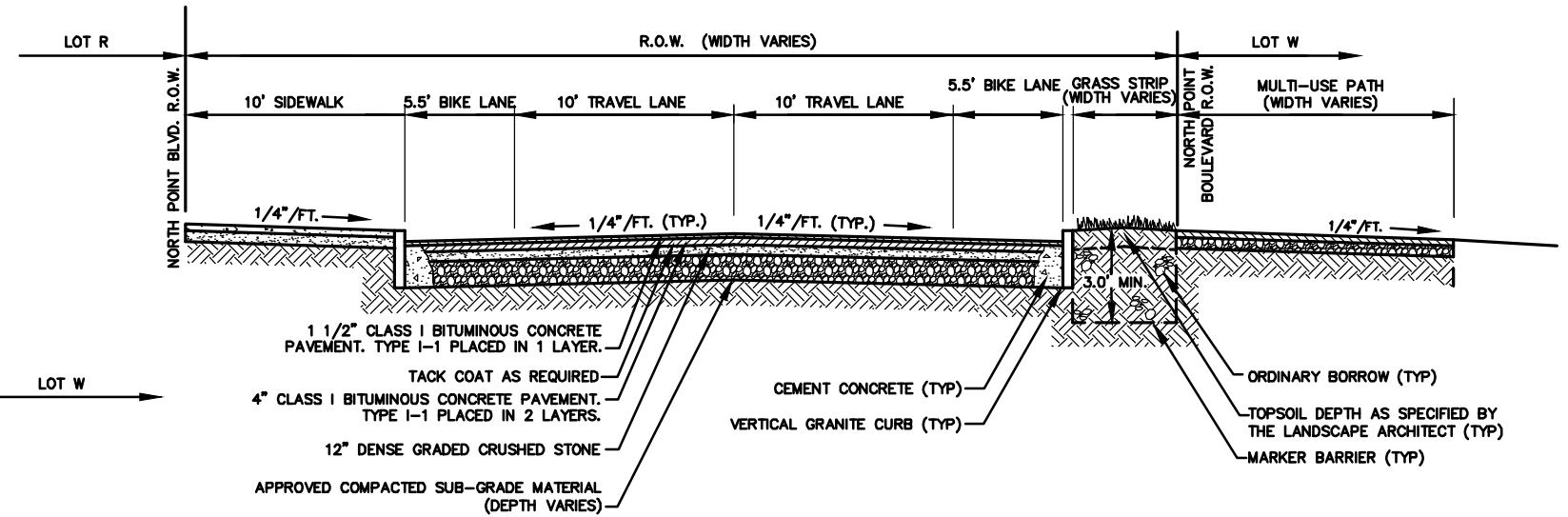
NorthPoint

Cambridge, Massachusetts

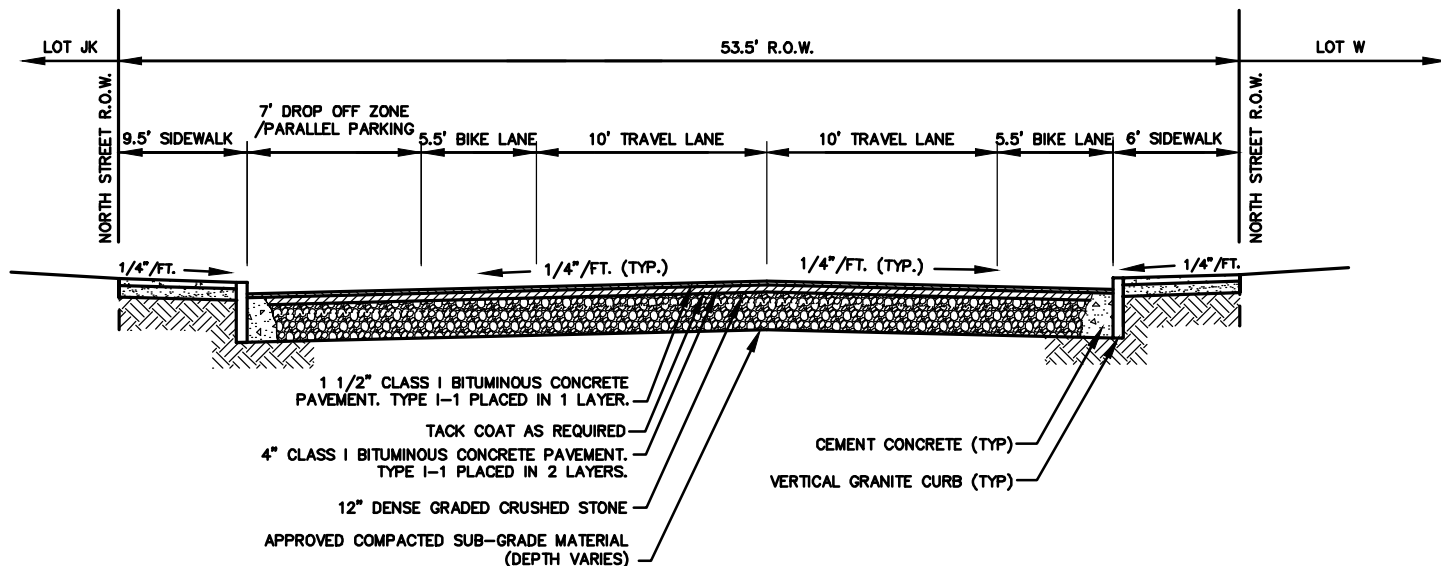




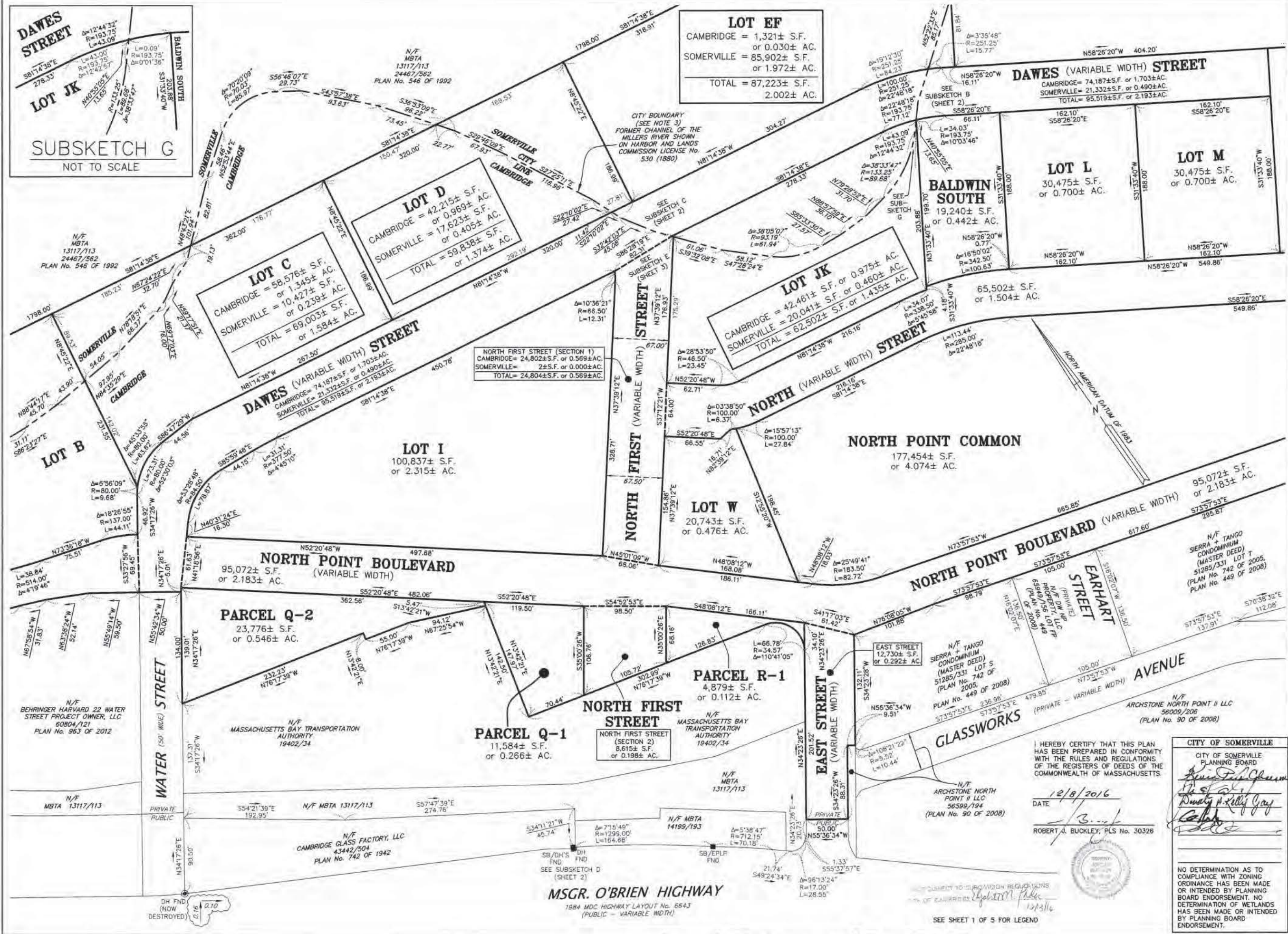
NORTH FIRST STREET CROSS SECTION
NOT TO SCALE



NORTH POINT BOULEVARD CROSS SECTION
NOT TO SCALE



NORTH STREET CROSS SECTION
NOT TO SCALE



LOT EF
 CAMBRIDGE = 1,321± S.F.
 or 0.030± AC.
 SOMERVILLE = 85,902± S.F.
 or 1.972± AC.
 TOTAL = 87,223± S.F.
 2.002± AC.

LOT D
 CAMBRIDGE = 42,215± S.F.
 or 0.969± AC.
 SOMERVILLE = 17,623± S.F.
 or 0.405± AC.
 TOTAL = 59,838± S.F.
 or 1.374± AC.

LOT C
 CAMBRIDGE = 58,576± S.F.
 or 1.345± AC.
 SOMERVILLE = 10,427± S.F.
 or 0.239± AC.
 TOTAL = 69,003± S.F.
 or 1.584± AC.

LOT JK
 CAMBRIDGE = 42,461± S.F. or 0.975± AC.
 SOMERVILLE = 20,041± S.F. or 0.450± AC.
 TOTAL = 62,502± S.F. or 1.435± AC.

LOT L
 30,475± S.F.
 or 0.700± AC.

LOT M
 30,475± S.F.
 or 0.700± AC.

LOT I
 100,837± S.F.
 or 2.315± AC.

LOT W
 20,743± S.F.
 or 0.476± AC.

NORTH POINT COMMON
 177,454± S.F.
 or 4.074± AC.

PARCEL Q-2
 23,776± S.F.
 or 0.546± AC.

PARCEL R-1
 4,879± S.F.
 or 0.112± AC.

PARCEL Q-1
 11,584± S.F.
 or 0.266± AC.

NORTH FIRST STREET
 (SECTION 2)
 8,615± S.F.
 or 0.198± AC.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: 12/8/2016
 ROBERT J. BUCKLEY, PLS No. 30326

CITY OF SOMERVILLE
 CITY OF SOMERVILLE PLANNING BOARD
 [Signatures]

NO DETERMINATION AS TO COMPLIANCE WITH ZONING ORDINANCE HAS BEEN MADE OR INTENDED BY PLANNING BOARD ENDORSEMENT. NO DETERMINATION OF WETLANDS HAS BEEN MADE OR INTENDED BY PLANNING BOARD ENDORSEMENT.

PREPARED FOR:
DW NP PROPERTY, LLC
 c/o DIVCO WEST REAL ESTATE SERVICES, LLC
 575 MARKET STREET
 35th FLOOR
 SAN FRANCISCO, CA 94105

RECORD OWNERS:
DW NP PROPERTY, LLC
 65949/156 PARCEL 2
 "CENTRAL PARK" PARCEL (PLAN NO. 597 OF 2010) (MIDDLESEX COUNTY)
 54949/293 PARCEL 2
 (PLAN BOOK 2010 PAGES 270, 271) (SUFFOLK COUNTY)

5	
4	
3	
2	
1	
0	12/08/2016 INITIAL ISSUE
	ISSUE DATE DESCRIPTION
ATL	MEB MEB RJB
FLD	CALC DWN CHK'D

Middlesex Registry of Deeds,
 Southern District
 Cambridge, Massachusetts
 Plan No. 151 4/5 of 2016
 rec'd 12-13 2016
 at H M M
 Attest
 [Signature]
 Register

PLAN OF LAND
NORTHPOINT IN CAMBRIDGE AND SOMERVILLE, MA
 (MIDDLESEX COUNTY) AND BOSTON, MA (SUFFOLK COUNTY)

PREPARED BY:
BEALS+THOMAS
 Civil Engineers + Landscape Architects + Land Surveyors + Planners + Environmental Specialists
 BEALS AND THOMAS, INC.
 Reservior Corporate Center
 144 Turnpike Road
 Southborough, Massachusetts 01772-2104
 T 508.366.0560 | www.bealsandthomas.com
 DATE: DECEMBER 8, 2016 METERS 40
 SCALE: 1"=50' FEET
 BTI JOB NO. 2084.02
 BTI PLAN NO. 208402P244B-004
PL-4
 SHEET 4 OF 5

1151 of 2016 4/5