

# NORTHPOINT

EAST CAMBRIDGE DESIGN GUIDELINES

October 11, 2016 - Draft



**DIVCO WEST**

OWNER AND DEVELOPER

**HYM**

DEVELOPMENT ADVISOR

**CBT ARCHITECTS**

MASTER-PLANNING AND URBAN DESIGN

**MICHAEL VAN VALKENBURGH ASSOCIATES**

LANDSCAPE ARCHITECT

**GOULSTON & STORES**

**GALLUCCIO & WATSON**

LEGAL

**GSP**

**PCA**

RETAIL

**BEALS + THOMAS**

CIVIL

**VHB**

TRAFFIC

**WALKER**

PARKING

## TABLE OF CONTENTS

PREFACE	5
PURPOSE	5
ORGANIZATION	5
<b>01</b>	
<b>URBAN STRUCTURE</b>	<b>7</b>
1.1 THE NORTHPOINT NEIGHBORHOOD	8
1.2 URBAN DESIGN GOALS	9
1.4 GREEN CONNECTIONS	10
1.5 VIEW CORRIDORS & LANDMARKS	11
1.3 MASTERPLAN EXHIBITS	12
<b>02</b>	
<b>BUILT-FORM</b>	<b>19</b>
2.1 SCALE AND MASSING	20
2.1.1 BUILD TO LINE	21
2.1.2 PUBLIC STREETS	21
2.1.3 PARK EDGES	21
2.1.4 ROOFTOPS	21
2.1.5 RESIDENTIAL MASSING AND ARTICULATION	22
2.1.6 COMMERCIAL MASSING AND ARTICULATION	23
2.1.7 STAND ALONE RETAIL BUILDING MASSING AND ARTICULATION	24
2.2 STREET-LEVEL USES AND DESIGN	25
2.2.1 RESIDENTIAL BLOCKS	26
2.2.2 MIXED-USE BLOCKS OR COMMERCIAL BLOCKS	27
2.2.3 RETAIL BLOCKS	28
2.3 ARCHITECTURAL CHARACTER	30
2.3.1 RESIDENTIAL	30
2.3.2 COMMERCIAL	31
2.3.3 LIGHTING	31
2.4 ENVIRONMENTAL GUIDELINES (LEED PRINCIPLES)	32
2.5 PARKING/SERVICE	33

<b>03</b>	
<b>PUBLIC REALM</b>	<b>37</b>
3.1 OPEN SPACES	39
3.1.1 OPEN SPACE PROGRAMMING	39
3.1.2 PARKS	41
3.1.3 PLAZAS	42
3.1.4 POCKET PARK CONNECTORS	43
3.1.5 ACTIVE POCKET PARKS	45
3.1.6 SEMI PRIVATE OPEN SPACES	46
3.2 STREETScape AND CIRCULATION	47
1.3.2A CHARACTER	47
3.2.1 FIRST STREET	48
3.2.2 DAWES STREET	50
3.2.3 NORTH POINT BOULEVARD	52
3.2.4 WEST BOULEVARD	54
3.2.5 NORTH STREET	55
3.2.6 WATER STREET	56
3.2.7 EAST STREET	57
3.2.8 CHILD STREET	58
3.2.9 SERVICE DRIVES	59

<b>04</b>	
<b>TRANSPORTATION AND PUBLIC TRANSIT NODES</b>	<b>61</b>
4.1 TRANSIT	62
4.2 PEDESTRIAN	62
4.3 BICYCLE/OTHER NON-MOTORIZED VEHICLES	62
4.4 GILMORE BRIDGE/ORANGE LINE LOCUS	62
4.5 LECHMERE SQUARE LOCUS	62
4.6 MBTA FACILITIES	62
4.7 WAYFINDING	62
4.8 MULTI-USE PATH	63

<b>05</b>	
<b>BLOCK GUIDELINES</b>	<b>65</b>
5.1 PARCEL A	66
5.2 PARCEL B	67
5.3 PARCEL C	68
5.4 PARCEL D	69
5.5 PARCEL EF	70
5.6 PARCEL G	71
5.7 PARCEL H	72
5.8 PARCEL I	73
5.9 PARCEL I RETAIL	74
5.10 PARCEL JK	75
5.11 PARCEL LM	76
5.12 PARCEL Q1	77
5.13 PARCEL Q2	78
5.14 PARCEL R	79
5.15 PARCEL U	80
5.16 PARCEL V	81
5.17 PARCEL W	82

<b>06</b>	
<b>MODEL IMAGES AND DIGITAL RENDERINGS</b>	<b>85</b>

## FIGURES APPENDIX

### 01 URBAN STRUCTURE 7

EXHIBIT: 01	NORTHPOINT NEIGHBORHOOD CONTEXT	8
EXHIBIT: 02	CONCEPTUAL RENDERINGS	9
EXHIBIT: 03	CONNECTION PLAN DIAGRAM	10
EXHIBIT: 04	EXISTING VIEW CORRIDORS TO THE SITE	11
EXHIBIT: 05	VIEW CORRIDOR SNAP SHOTS	11
EXHIBIT: 06	CONCEPTUAL LANDUSE PLAN	12
EXHIBIT: 07	CONCEPTUAL OPEN SPACE PLAN	13
EXHIBIT: 08	ZONING ENVELOPE	14
EXHIBIT: 09	LOCATION OF 220' TOWERS	15
EXHIBIT: 10	CONCEPTUAL RETAIL PLAN	16
EXHIBIT: 11	CONCEPTUAL PHASING PLAN	17

### 02 BUILT-FORM 19

EXHIBIT: 12	ILLUSTRATIVE OVERALL MASSING STRATEGY	20
EXHIBIT: 13	BUILD-TO LINE DIAGRAM	21
EXHIBIT: 14	SETBACK DIAGRAM	21
EXHIBIT: 15	TYPICAL RESIDENTIAL MASSING	22
EXHIBIT: 16	RESIDENTIAL MASSING PRECEDENT	22
EXHIBIT: 17	TYPICAL COMMERCIAL MASSING	23
EXHIBIT: 18	COMMERCIAL MASSING PRECEDENT	23
EXHIBIT: 19	SMALL RETAIL BUILDING MASSING PRECEDENT	24
EXHIBIT: 20	STREET LEVEL USE PLAN	25
EXHIBIT: 21	RESIDENTIAL GROUND FLOOR PRECEDENTS	26
EXHIBIT: 22	COMMERCIAL GROUND FLOOR PRECEDENTS	27
EXHIBIT: 23	GROUND FLOOR RETAIL PRECEDENTS	28
EXHIBIT: 24	STAND ALONE RETAIL PRECEDENTS	29
EXHIBIT: 25	RESIDENTIAL FACADES	30
EXHIBIT: 26	COMMERCIAL FACADES	31
EXHIBIT: 27	STORMWATER COLLECTION IN NORTHPOINT COMMON	32
EXHIBIT: 28	LOADING PLAN	33
EXHIBIT: 29	INTEGRATION OF ABOVE GRADE PARKING ALONG MBTA TRACKS	34
EXHIBIT: 30	PROTECTED BIKE RACKS AND BIKE STATIONS	35

### 03 PUBLIC REALM 37

EXHIBIT: 31	RENDERED SITE PLAN	38
EXHIBIT: 32	PUBLIC REALM HIERARCHY	39
EXHIBIT: 33	PROGRAMMING AND ACTIVATION	40
EXHIBIT: 34	PARKS PRECEDENTS	41
EXHIBIT: 35	PLAZA PRECEDENTS	42
EXHIBIT: 36	POCKET PARK CONNECTOR PRECEDENTS	43
EXHIBIT: 37	BALDWIN PARK ILLUSTRATIVE DRAWINGS	44
EXHIBIT: 38	ACTIVE POCKET PARKS PRECEDENTS	45
EXHIBIT: 39	SEMI PRIVATE OPEN SPACE PRECEDENTS	46
EXHIBIT: 40	FIRST STREET CONCEPTUAL AERIAL	47
EXHIBIT: 41	FIRST STREET PRECEDENTS	48
EXHIBIT: 42	FIRST STREET ILLUSTRATIVE DRAWINGS	49
EXHIBIT: 43	DAWES STREET PRECEDENTS	50
EXHIBIT: 44	DAWES STREET ILLUSTRATIVE DRAWINGS	51
EXHIBIT: 46	NORTHPOINT BLVD. PRECEDENTS	52
EXHIBIT: 45	NORTHPOINT BLVD. ILLUSTRATIVE DRAWINGS	52
EXHIBIT: 47	WEST BLVD. ILLUSTRATIVE DRAWINGS	54
EXHIBIT: 48	NORTH STREET ILLUSTRATIVE DRAWINGS	55
EXHIBIT: 49	WATER STREET ILLUSTRATIVE DRAWINGS	56
EXHIBIT: 50	EAST STREET ILLUSTRATIVE DRAWINGS	57
EXHIBIT: 51	CHILD STREET ILLUSTRATIVE DRAWINGS	58
EXHIBIT: 52	SERVICE DRIVE ILLUSTRATIVE DRAWINGS	59

### 04 TRANSPORTATION AND PUBLIC TRANSIT NODES 61

EXHIBIT: 53	MULTI-USE PATH ILLUSTRATIVE DRAWINGS	63
-------------	--------------------------------------	----

### 05 BLOCK GUIDELINES 65

EXHIBIT: 54	PARCEL A ILLUSTRATIVE DRAWINGS	66
EXHIBIT: 55	PARCEL B ILLUSTRATIVE DRAWINGS	67
EXHIBIT: 56	PARCEL C ILLUSTRATIVE DRAWINGS	68
EXHIBIT: 57	PARCEL D ILLUSTRATIVE DRAWINGS	69
EXHIBIT: 58	PARCEL EF ILLUSTRATIVE DRAWINGS	70
EXHIBIT: 59	PARCEL G ILLUSTRATIVE DRAWINGS	71
EXHIBIT: 60	PARCEL H ILLUSTRATIVE DRAWINGS	72
EXHIBIT: 61	PARCEL I ILLUSTRATIVE DRAWINGS	73
EXHIBIT: 62	PARCEL I RETAIL ILLUSTRATIVE DRAWINGS	74
EXHIBIT: 63	PARCEL JK ILLUSTRATIVE DRAWINGS	75
EXHIBIT: 64	PARCEL LM ILLUSTRATIVE DRAWINGS	76
EXHIBIT: 65	PARCEL Q1 ILLUSTRATIVE DRAWINGS	77
EXHIBIT: 66	PARCEL Q2 ILLUSTRATIVE DRAWINGS	78
EXHIBIT: 67	PARCEL R ILLUSTRATIVE DRAWINGS	79
EXHIBIT: 68	PARCEL U ILLUSTRATIVE DRAWINGS	80
EXHIBIT: 69	PARCEL V ILLUSTRATIVE DRAWINGS	81
EXHIBIT: 70	PARCEL W ILLUSTRATIVE DRAWINGS	82

### 06 MODEL IMAGES AND DIGITAL RENDERINGS 85

## PREFACE

The layout of the new NorthPoint neighbourhood is driven in large part by the desire to structure a contiguous public realm, which is well integrated into the surrounding neighbourhoods. The streets, sidewalks, central park, and green fingers are designed to hold together as a single network, while providing formal and functional variety. The city block structure sets up an urban streetscape to create a hierarchy of uses, clarity of circulation, human scale and an animated public and pedestrian realm. Buildings exhibiting a diversity of architectural expression, establish a comfortable pedestrian scale common to all building types, framing streets and enlivening the sidewalks with entrances, life, and activity.

Design principles used to create the NorthPoint Master Plan emphasize a variety of scale and form to reflect a diversity of experience throughout the 45-acre site. Each parcel is intended to relate to its immediate surroundings as well as the larger context. The larger context is defined by overall image, legibility, cohesiveness, scale, character, connections, and movement. Local context determinants include orientation, solar exposure, parking, views to the surroundings and the central park, definition of un-built open spaces, public-private hierarchy, strategic location/program/opportunity, integration of multiple uses and interface with transit. This urban design framework builds on the Eastern Cambridge Design Guidelines and sets out the basic parameters, which will shape built form.

Attached are the Eastern Cambridge Design Guidelines: NorthPoint (“NorthPoint Guidelines”). These guidelines are based on the Eastern Cambridge Design Guidelines for the entire Eastern Cambridge area developed by the City of Cambridge and the ECaPs Committee. The North Point Design Guidelines reflect the Eastern Cambridge Design Guidelines, but are specific to the North Point area and provide additional illustration of design components that may be applicable to North Point.

## PURPOSE

These Eastern Cambridge Design Guidelines: NorthPoint provide a framework for the design of a livable mixed-use community and will be provided to architects as NorthPoint buildings are designed. These guidelines will be provided to architects of each building or other public space as they are chosen to guide them in their design efforts. The guidelines represent a consensus of attitude regarding the development of the NorthPoint site as derived through several years of planning in East Cambridge by the City of Cambridge, the Eastern Cambridge Design Guidelines as well as the project specific permitting and community outreach processes for the NorthPoint site. In addition, these guidelines are consistent with the parameters of the Special Permit issued by the Cambridge Planning Board in March 2003.

It is understood that the application of these principles, including numerical guidelines, can vary with the context of specific building proposals in ways that, nevertheless, fully respect the policies’ intent. It is intended that proponents of projects and city staff, the Planning Board and the general public, where public review or approval is required, should be open to creative variations from the detailed provisions presented herein as long as the core values expressed are being served.

## ORGANIZATION

The attached guidelines consist of six components as described below. Architects and reviewers should refer to additional documents including: the Planning Board Special Permit for NorthPoint and the roadway Network Schematic Plan that will be submitted to the Planning Board for review and approval prior to the issuance of a building permit for the first building at the site. The Guidelines Text is based on the Eastern Cambridge Design Guidelines developed by the City of Cambridge. It provides the dimensional guidelines that should drive the design of buildings and other public spaces at NorthPoint. The Exhibits are graphics that illustrate the concepts described in the Guidelines Text. The Guidelines Text is the controlling component of this guideline package and where there are discrepancies between the guidelines and Exhibits or Specific Block Guidelines, the Guidelines Text will rule.

### **Part 1: Urban Structure**

This section outlines the overall layout of the masterplan and various urban design considerations that create a holistic vision for NorthPoint. The Urban Structure also highlights how the masterplan not only strengthens the connections to the surrounding neighborhoods and creates new green connections within the site.

### **Part 2: Built Form**

The Built-Form section lays out design guidelines for the character of the urban fabric of NorthPoint in terms of scale, massing, ground floor articulation and architectural character.

### **Part 2: Public Realm**

The team has developed a robust set of guidelines to decide the nature of different types of open spaces and streetscapes.

### **Part 4: Transportation and Public Transit Nodes**

This section highlights how the urban design of NorthPoint enhances the user experience from both, green and orange line, T stops into the site. Moreover, it also outlines how the open space network facilitates the East-West bicycle and pedestrian connections.

### **Part 5: Specific Block Guidelines**

The NorthPoint team has developed examples of how the guidelines are applied to each building block. These will be provided to each building architect and include approximate size, height and use of the buildings on each block, as well as recommended locations for pedestrian and vehicular entries. The Specific Block Guidelines also highlight the unique characteristics particular to each block of which architects should be aware. These may include items such as proximity to the Central Park, integration with the MBTA transit station or requirement for a connection to the Gilmore Bridge.

### **Part 6: Model Images and Renderings**

This section consists of graphics that illustrate the NorthPoint model and artist’s renderings from different viewing perspectives.

Note: All exhibits and images in the Guidelines are illustrative examples only. Designs will be subject to detailed design review and approval by the Planning Board.

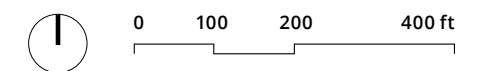




# **03 Public Realm**



EXHIBIT: 31 RENDERED SITE PLAN





### 3.1 OPEN SPACES

Public open space is a central to the identity of NorthPoint. 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.

- 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
- 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.
- A large park is required by zoning, and NorthPoint Common will provide naturalistic, multi-use open space for both recreational and cultural activities.
- The major new park required by the zoning code should be located convenient to the Lechmere T station in order to link East Cambridge and future neighborhoods at NorthPoint.
- 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.
- These spaces shall be articulated throughout NorthPoint through wayfinding and signage measures including space types, themes and program
- Open spaces shall be visible and accessible from public streets

#### 3.1.1 OPEN SPACE PROGRAMMING

**Parks:** Strolling, Sitting, Picnicking, Sunbathing, Informal Sport Activities, Frisbee, Jogging, Sledding, Outdoor movies, Yoga, Outdoor Performances, Dog Walking, Birdwatching

**Plaza:** Cafes, Retail, Markets, Public Events, Seating, Water Features, Gathering, People Watching

**Active Pocket Parks:** Basketball, Community Garden, Volleyball, Soccer, Seating, Play

**Pocket Park Connectors:** Seating, Outdoor Performances, Public Events, Outdoor Ping Pong, Gathering

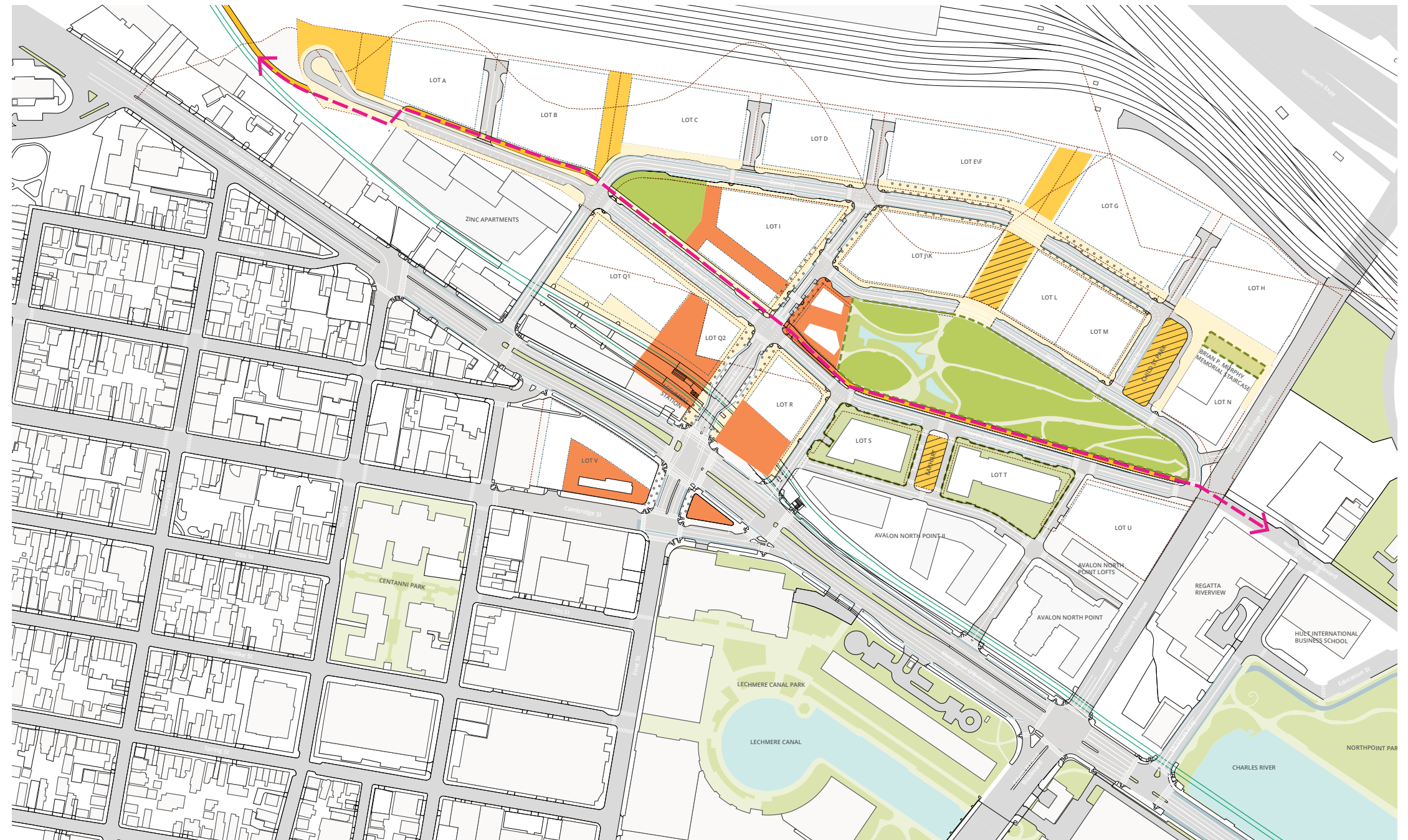


EXHIBIT: 32 PUBLIC REALM HIERARCHY

