

NORTHPOINT

EAST CAMBRIDGE DESIGN GUIDELINES

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NOTE:

THIS DOCUMENT IS A MARK UP TO HIGHLIGHT THE NEW AND EDITED TEXT IN 2016 NORTHPOINT DESIGN GUIDELINES WITH COMPARISON TO THE 2003 EASTERN CAMBRIDGE DESIGN GUIDELINES: NORTHPOINT.

YELLOW HIGHLIGHT: TEXT/SECTIONS MODIFIED FROM 2003 VERSION

ORANGE HIGHLIGHT: NEW TEXT/ SECTIONS ADDED

NO HIGHLIGHT: TEXT SAME AS 2003 VERSION

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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 **tight** 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. **Short blocks along with** 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.

ORIGINAL TEXT

The attached guidelines consist of four 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.

Part 1: Guidelines Text

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 Guidelines Text is the controlling component of this guideline package and where there are discrepancies between the guidelines and Catalog of Images or Specific Block Guidelines, the Guidelines Text will rule.

Part 2: Catalog of Images

The Catalog of Images consists of graphics that illustrate the concepts described in the Guidelines Text. They are referenced throughout the Guidelines Text as Exhibits 1 -19.

Part 3: 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.

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.

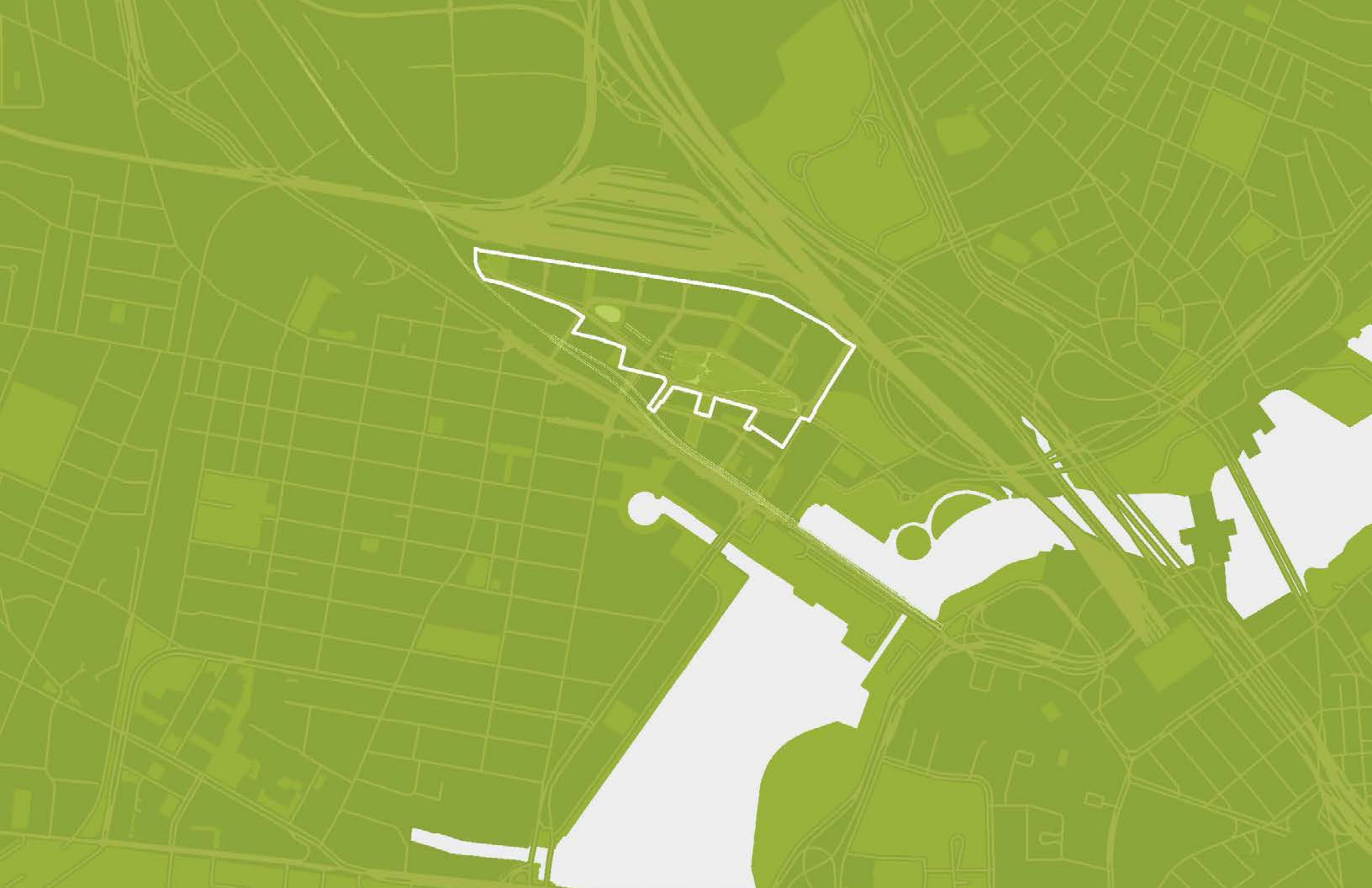
Part 5: Specific Block Guidelines

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

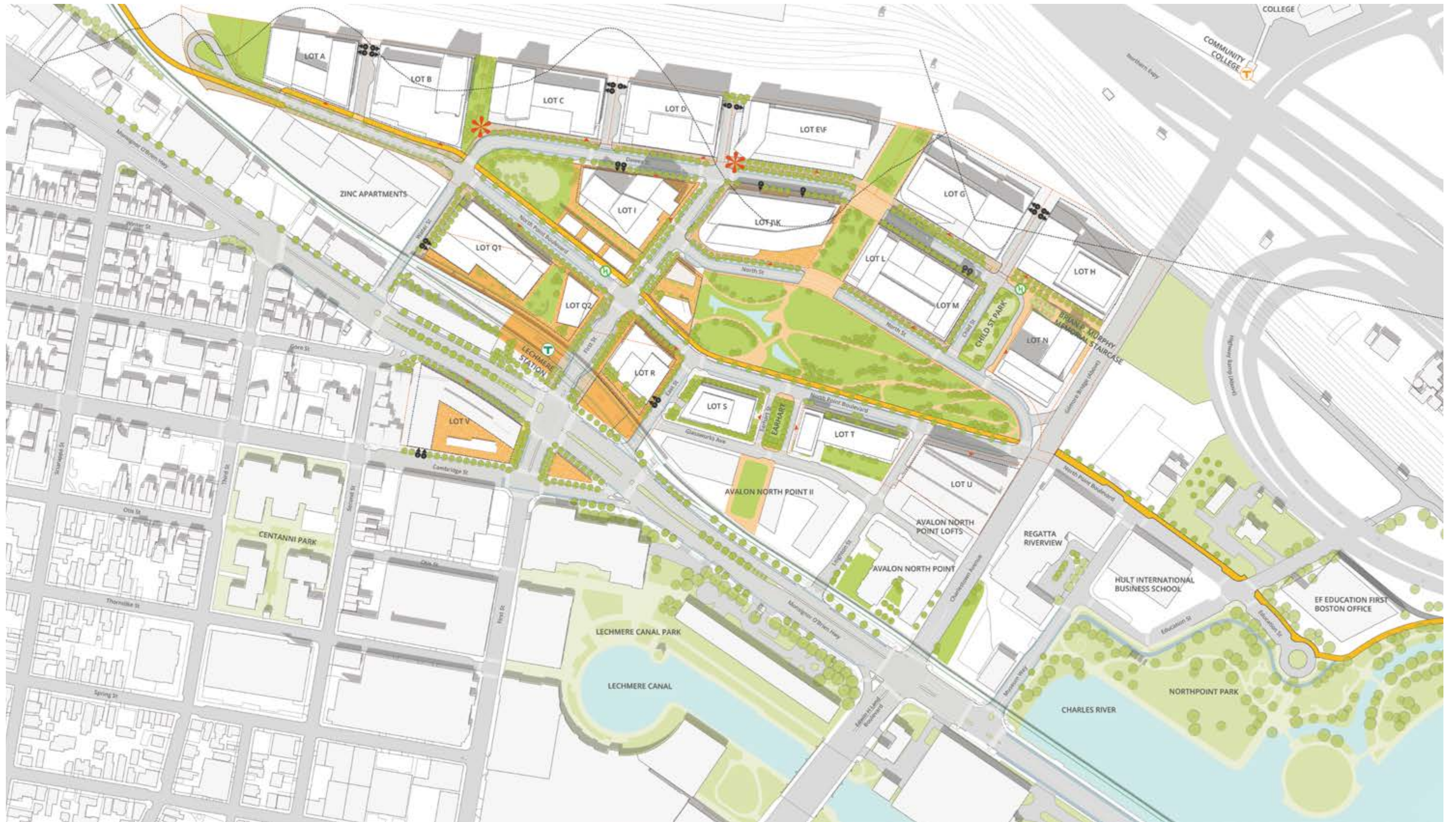
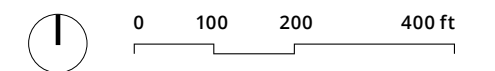


EXHIBIT: 31 RENDERED SITE PLAN



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

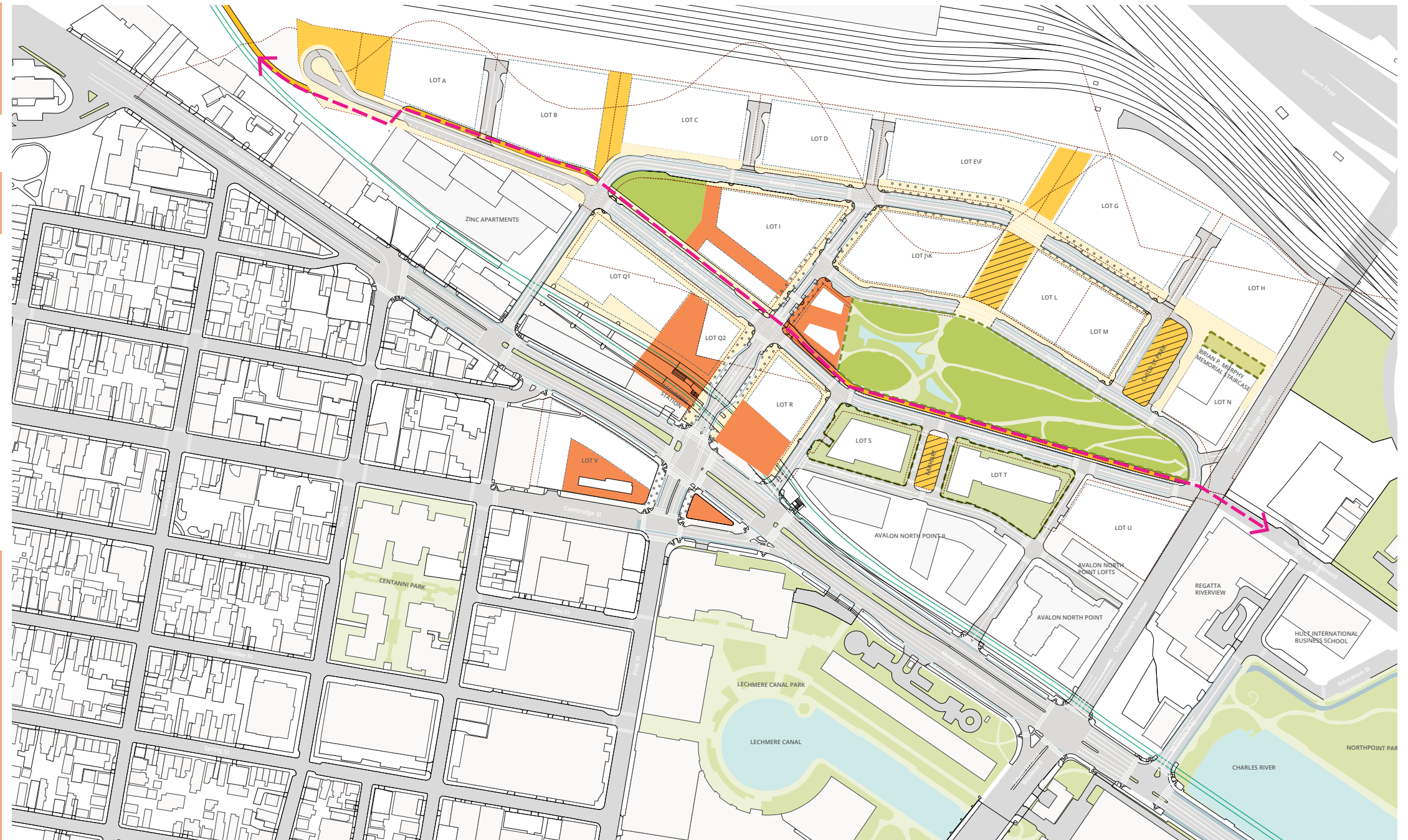
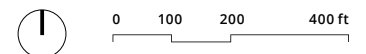
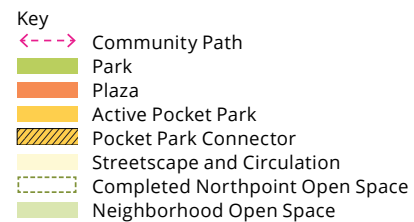


EXHIBIT: 32 PUBLIC REALM HIERARCHY



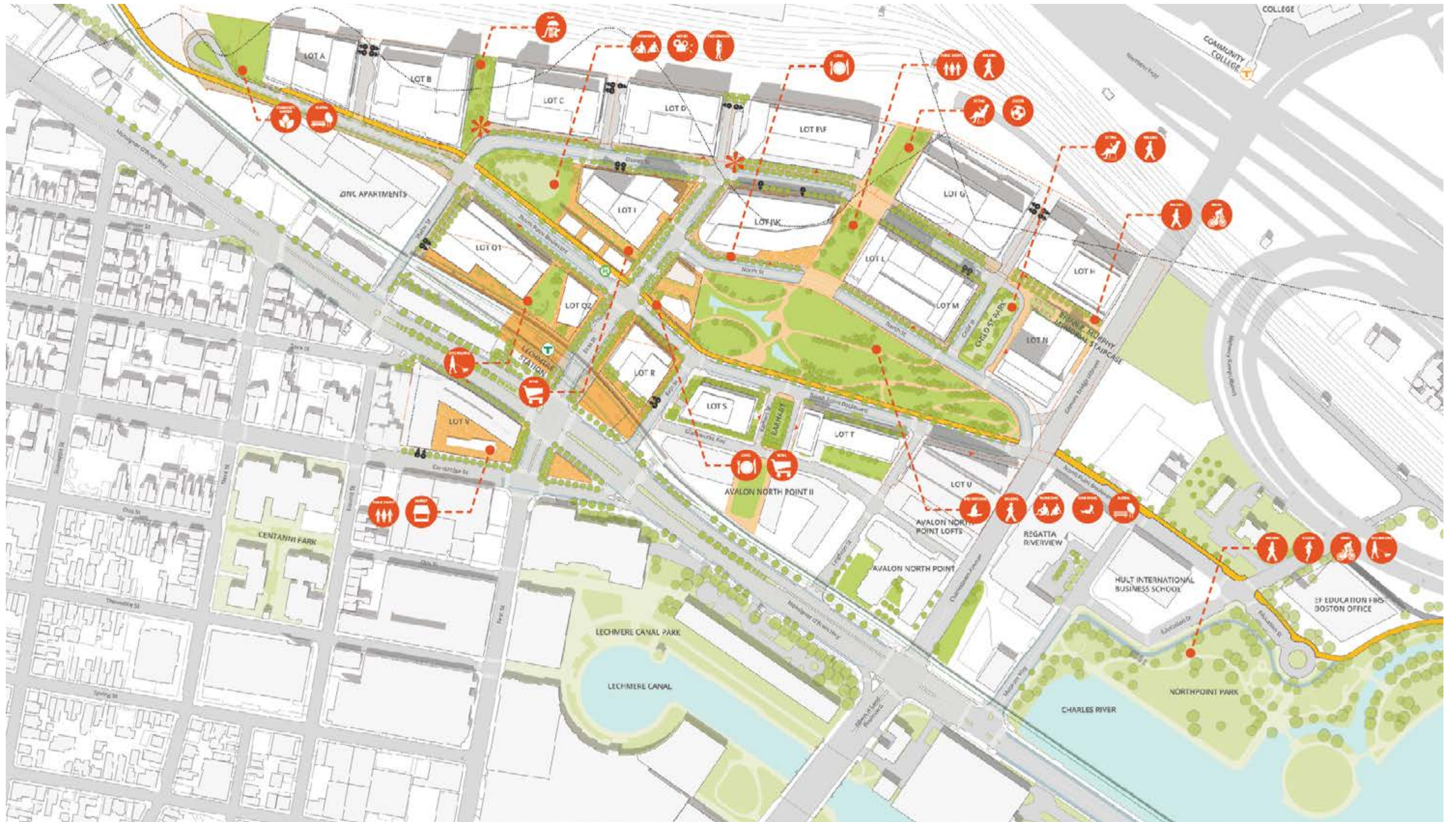
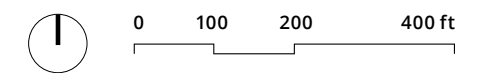


EXHIBIT: 33 PROGRAMMING AND ACTIVATION



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.
- Individual spaces within the large parks are encouraged to have clear identities and themes, so that the public can understand the potential use, including areas for gathering, and community events.
- Loading and service shall not interfere with the core function of the park spaces.
- It is encouraged that the major entry point to NorthPoint at Lechmere Station shall have a central mapping sign that will direct users to the parks and open spaces within NorthPoint.
- The Pocket Parks at NorthPoint shall be designed to be public in nature, creating an open environment that the public can easily identify as welcoming and for everyone's use. The entrance to the park from streets and sidewalks should be designed to be open and inviting to the public.
- Pocket Park Connectors are the three open spaces that connect between streets, including Child Street and Baldwin Parks connecting North Street with Dawes, and Earhart Park connecting Glassworks Avenue with Northpoint Boulevard. These parks are framed by clear straight circulation paths either for vehicles (Child Street and Earhart Parks) or for pedestrians (Baldwin Park.) The circulation paths for walking, cycling and non-motorized use are to encourage connections, and to ensure the parks will feel truly public and not part of the adjacent private buildings. Encourage active or transparent edges at ground floors
- Active Pocket Parks are the three open spaces to the north of West Boulevard and Dawes Street. They are encouraged to have active recreational program including sports and gardening and be designed to be used by the whole community.

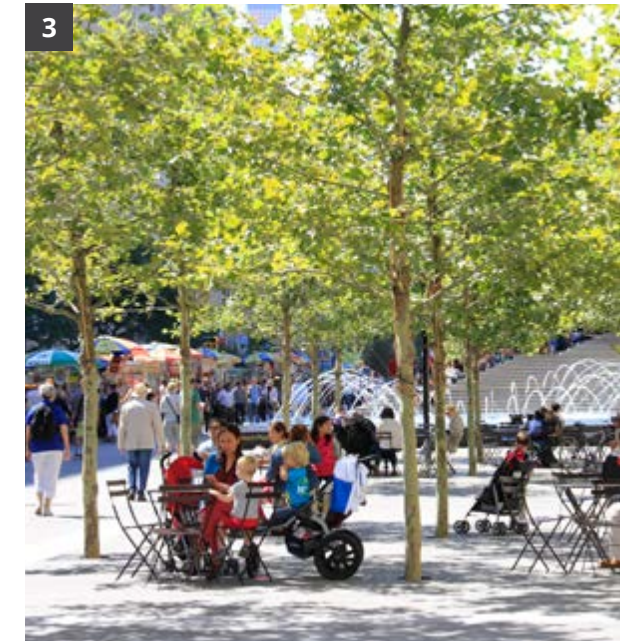


EXHIBIT: 34 PARKS PRECEDENTS

1. NorthPoint Nights at The Northpoint Common, Cambridge. Image Source: Divcowest
2. Chelsea Waterside Dog Run, New York. Image Source: <http://www.nydailynews.com/new-york/best-new-york-bay-park-dog-run-queens-tops-list-dog-parks-article-1.110327>
3. Metropolitan Museum's New David H. Koch Plaza, New York. Image Source: <http://www.theolinstudio.com/blog/metropolitan-museums-new-david-h-koch-plaza-is-now-open-to-the-public/>
4. Hudson River Park, New York. Image Source: Michael Van Valkenburgh Associates, Inc
5. Boston Children's Museum, Boston. Image Source: Michael Van Valkenburgh Associates, Inc
6. Tear Drop Park, New York. Image Source: Michael Van Valkenburgh Associates, Inc
7. Brooklyn Bridge Park, Brooklyn. Image Source: <http://www.mvvainc.com/project.php?id=92&c=parks>

3.1.3 PLAZAS

The Retail Square will be the heart of NorthPoint, and should be designed to become a vibrant public gathering place, where open space, retail activities, and public events come together. The Retail Square is the point at which the First Street corridor and the east-west open space spine and Community Path cross each other, and clear pedestrian connections and lines of sight should be encouraged to facilitate pedestrian movement between the two. The retail pavilions should be configured to promote activation of the public plaza and park spaces through restaurant and café terraces, and activity areas. Tree and built shade structures are encouraged to create a strong green connection, and a comfortable micro-climate during the summer months. Great care should be taken in the design of plazas and paths to minimize the potential for unsafe conflicts between vehicles, pedestrians and cyclists.



EXHIBIT: 35 PLAZA PRECEDENTS

1. Union Square, New York. Image Source: Michael Van Valkenburgh Associates, Inc
2. Faneuil Hall Marketplace, Boston. Image Source: http://archive.boston.com/yourtown/news/downtown/2013/08/faneuil_hall_marketplace_announces_boston_blinks_photo_conte.html
3. The Street, Chestnut Hill. Image Source: <http://www.prellwitzchilinski.com/projects/the-street/>
4. Trump Cadde, Istanbul. Image Source: <http://www.archdaily.com/494695/trump-cadde-gad>
5. Upstairs at Bethesda Row, Bethesda. Image Source: <https://www.clarkconstruction.com/our-work/projects/upstairs-bethesda-row>

3.1.4 POCKET PARK CONNECTORS

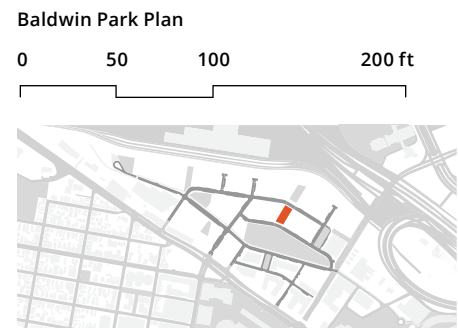
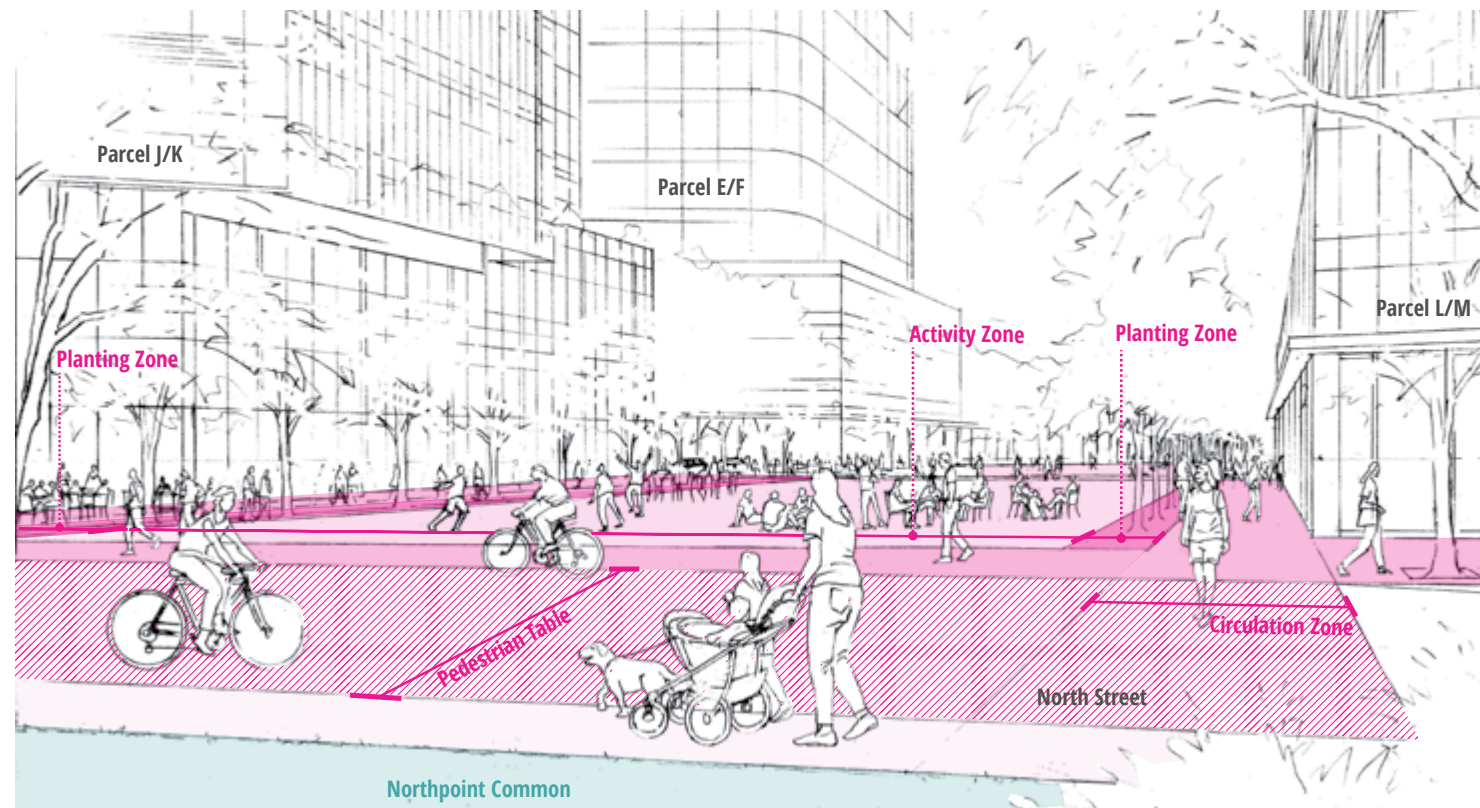
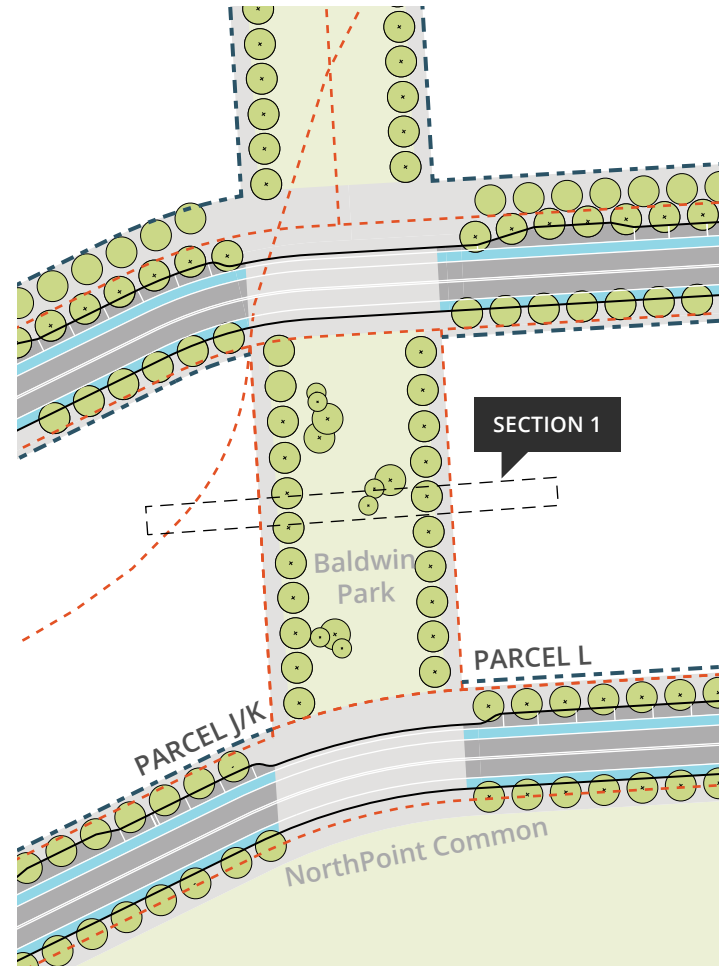
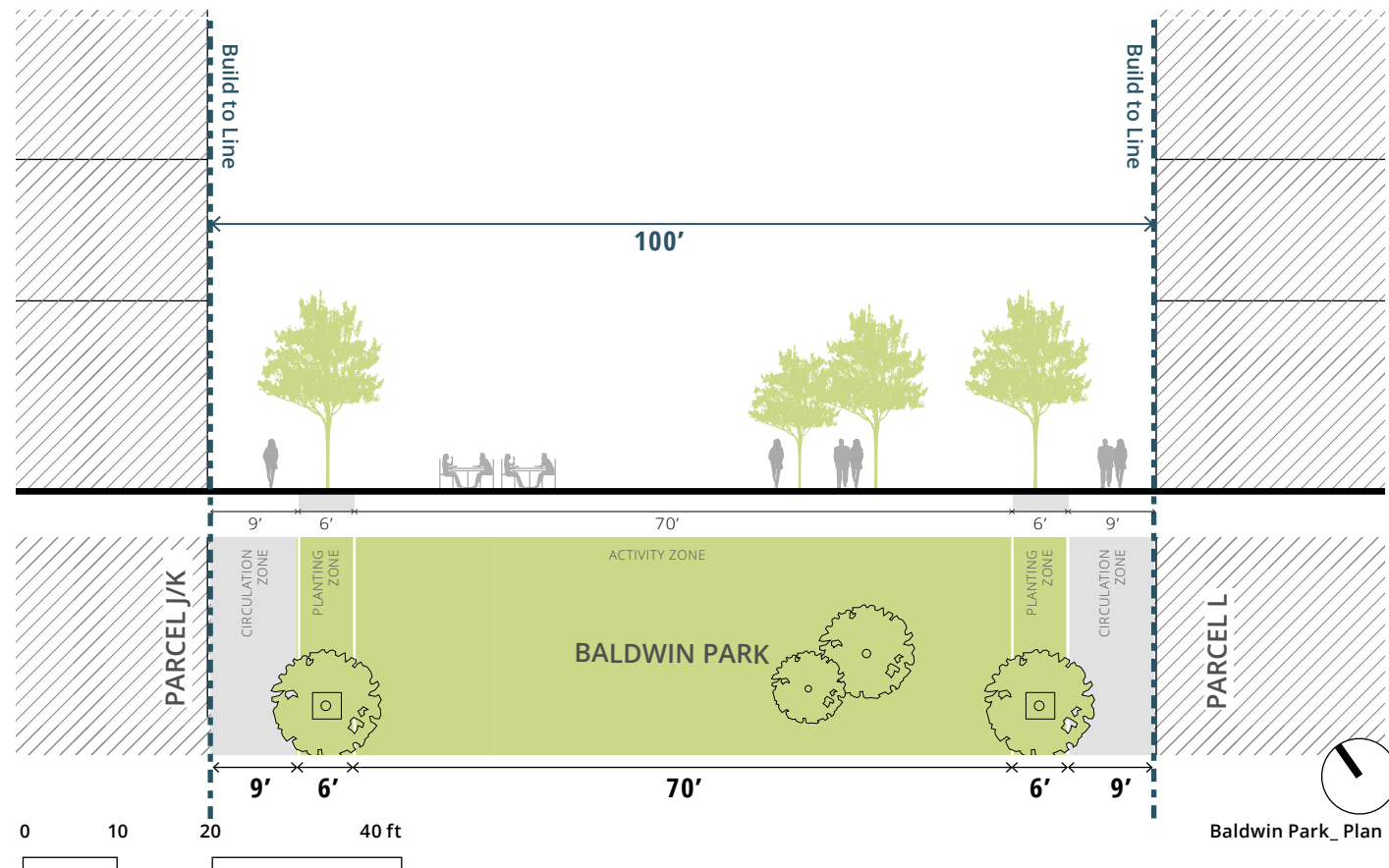
The Pocket Park Connectors serve to connect Northpoint Commons to the urban blocks to the north and south, encouraging pedestrian and bicycle movement and providing visual continuity. Two of the Connectors, Earhart Park and Childs Park have been constructed, and the final Connector, Baldwin Park, which connects the Commons to Dawes Street, will be constructed along with Building J/K. The Pocket Park Connectors are urbane in character, framed either by roads or sidewalks to ensure their clearly public character independent from the flanking buildings. Baldwin Park will be a richly planted plaza, encouraging free pedestrian movement, with layers of canopy trees and smaller flowering trees over shrubs and ground cover. The shade created by the trees will provide comfortable seating areas around a central paved open space, which will host community events.



EXHIBIT: 36 POCKET PARK CONNECTOR PRECEDENTS

1. Darling Quarter Playground, Sydney, Australia. Image Source: <http://www.darlingquarter.com/>
2. Pocket Park, New York. Image Source: Unknown
3. Earhart Park, NorthPoint, Cambridge. Image Source: MVVA photo
4. Channel Center Park, Boston. Image Source: www.landezine.com
5. The Plaza, Harvard University, Cambridge. Image Source: www.stoss.net
6. Child Street Park, NorthPoint, Cambridge. Image Source: CBT Architects photo

Baldwin Park_ Concept Section 1



3.1.5 ACTIVE POCKET PARKS

The Active Pocket Parks will serve particular programmatic functions at Northpoint, complementing the uses of other open spaces in the neighborhood. Active functions may include small sports courts, for example volleyball, basketball, and five-a-side soccer. Other activities, such as community gardening, play, small public events and performances will also be accommodated by these parks. Their location on the northern side of the neighborhood make each of the parks self-contained in the urban block structure. They should be designed to be open and welcoming from the south side, and have a character that is clearly public, independent from the flanking buildings.



EXHIBIT: 38 ACTIVE POCKET PARKS PRECEDENTS

1. Brooklyn Bridge Park, New York. Image Source: <http://www.mvva.com/project.php?id=3&c=parks>
2. Basketball Court. Image Source: <https://parks.arlingtonva.us/rentals/basketball-courts/>
3. Central Park Volleyball Court. Image Source: <http://www.shutterstock.com/video/clip-4326050-stock-footage-saint-petersburg-russia-may-people-walk-around-the-field-of-mars-during-victory-day.html>
4. Soccer Field. Image Source: <http://www.brantlakesportsacademy.com/overview-and-philosophy/sports-facilities>
5. Victory Garden. Image Source: <http://victorygardens.green/?p=284>

3.1.6 SEMI PRIVATE OPEN SPACES

- For residential development, create semi-private open spaces (e.g. front and rear yards, porches, stoops, and patios) that create a transition from public sidewalks and courts to private interior spaces.
- Design residential courtyards to be visually accessible from streets to enhance safety and activity along the street.
- Courtyards should be designed to encourage use by the residents for active and passive recreation, and to allow for clear public pedestrian connections where needed to enhance pedestrian connectivity through the neighborhood.

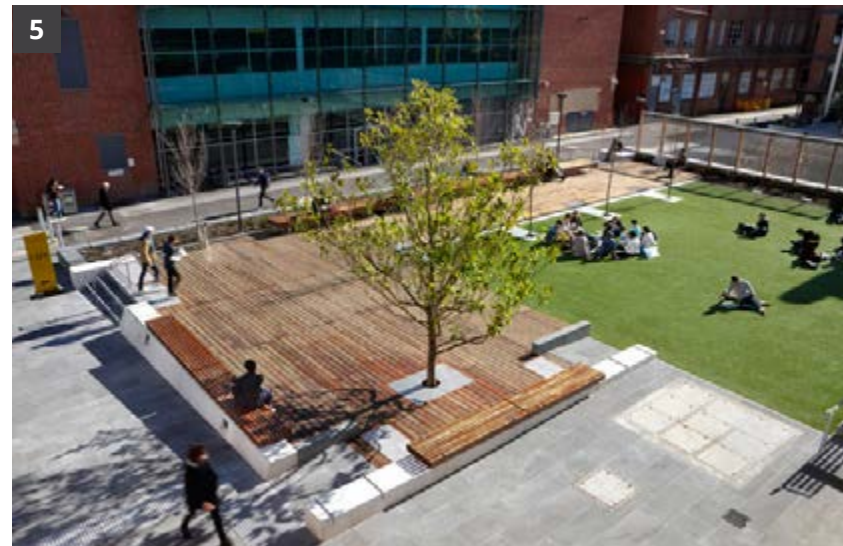


EXHIBIT: 39 SEMI PRIVATE OPEN SPACE PRECEDENTS

1. Brooklyn Navy Yard Center, Brooklyn. Image Source: <http://www.architectmagazine.com/project-gallery/brooklyn-navy-yard-center>
2. Slackline. Image Source: <http://slackline.hivefly.com/>
3. Ladder Golf. Image Source: <https://beerandlounging.wordpress.com/games/>
4. Bonnaroo's BonnaROOTS Community Dinner 2016. Image Source: <http://vinylmag.org/2016/06/17/bonnaroos-bonnaroots-community-dinner-2016/>
5. RMIT University Lawn Precinct, Australia. Image Source: <http://peterelliott.com.au/projects/urban-design/RMIT-University-Lawn-Precinct>
6. Urban Picnic at Parque Forestal, Santiago, Chile. Image Source: <https://www.veoverde.com/2010/09/fundacion-mi-parque-organiza-la-cuarta-version-de-su-picnic-urbano/>