

# NORTHPOINT

Boston, Massachusetts

## *Boston Civic Design Commission – Parcels G and H*



*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**

*Presented by:*

**Beals and Thomas, Inc.**  
Reservoir Corporate Center  
144 Turnpike Road  
Southborough, MA 01772

*In collaboration with:*

**NBBJ**  
**Perkins + Will**  
**Galluccio & Watson, LLP**  
**Goulston & Storrs, PC**  
**Michael Van Valkenburgh Associates, Inc.**

*Submitted Pursuant to Article 80 of the City of Boston Zoning Code*

**August 29, 2017**



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Regional Office: Plymouth, MA

August 29, 2017

Mr. David Carlson, Executive Director  
Boston Civic Design Commission  
One City Hall Square  
Boston, MA 02201

Via: Hand Delivery

Reference: NorthPoint BCDC Submission  
Parcels G and H  
Boston, Massachusetts  
B+T Project No. 2084.02

Dear Mr. Carlson and Members of the Commission:

On behalf of DW NP Property, LLC c/o DivcoWest Real Estate Investments, Beals and Thomas, Inc. respectfully submits this application to the Boston Civic Design Commission for Parcels G and H, which are part of the larger NorthPoint development.

The NorthPoint project consists of a 5,245,854 square feet gross floor area mixed-use campus (3,060,792 sf residential; 2,185,062 sf commercial). The Site consists of approximately 45 acres, predominantly in Cambridge, with portions in Somerville and Boston. The Project, which is comprised of twenty (20) building sites, is uniquely well served by transit, specifically, the MBTA's Orange Line Community College Station and Green Line Lechmere Station. The portion of NorthPoint located in Boston (the "Site") is comprised of two (2) separate parcels (portions of Parcels G and H) measuring approximately 1.5 acres, which are currently undeveloped vacant land.

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, Parcels JK, which is located in Cambridge and Somerville, and W, which is located in Cambridge, have moved forward through the development process with construction having commenced on Parcel JK earlier this year.

The NorthPoint team is excited to meet with the BCDC to review and discuss the two (2) buildings proposed for the Site. Thank you for your consideration of this application.

Very truly yours,

BEALS AND THOMAS, INC.

A handwritten signature in blue ink that reads "John P. Gelcich".

John P. Gelcich, AICP  
Senior Planner

## NORTHPOINT

### PROJECT SUMMARY

<b>Project Location:</b>	The project is located in Cambridge (38.77 acres), Somerville (5.38 acres) and Boston (1.29 acres), for a total of 45.37 acres. The Boston portion of the project consists of two (2) parcels measuring approximately 1.29 acres (or 3% of the overall project site), and is bounded by MBTA rail facilities to the north and the Gilmore Bridge to the east.
<b>Project Proponent:</b>	DW NP Property, LLC, an affiliate of DivcoWest Real Estate Investments
<b>Design Team:</b>	CBT Architects (Master planners) Perkins+Will (Building G architects) NBBJ (Building H architects) VHB/Vanasse Hangen Brustlin, Inc. (Civil Engineer)
<b>Notice of Project Change Submission Date:</b>	August 29, 2017

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#### Proposed Project:

The Project Proponent is the successor-in-interest to CJUF III Northpoint, LLC.

The Boston portion of the project site is subject to Large Project Review by the Boston Planning and Development Agency (the “**BPDA**”) (formerly the BRA) under Article 80B of the Boston Zoning Code (the “**Code**”). A Project Notification Form was submitted to the BPDA on May 23, 2002, to initiate the public review process of the Boston portion of the project site. A scoping session was held on June 4, 2002, with the BPDA and other public agencies. The BPDA issued a Scoping Determination on July 29, 2002, requiring a Draft Project Impact Report (“**DPIR**”). The DPIR was filed on November 6, 2002, and a Response to Comments was filed in June 2003. On September 29, 2003, the BPDA issued a Preliminary Adequacy Determination waiving further review. The Preliminary Adequacy Determination approved the development of approximately 325,000 square feet of office and/or lab space on the portions of Parcels G and H situated in the City of Boston. On June 3, 2003, the Boston Civic Design Commission (“**BCDC**”) recommended approval of the master development plan with the proviso that refined site and project designs for the Boston portion of the project site return to the BCDC for further review and approval.

On December 18, 2003, the Boston portion of the project site was designated as an Urban Renewal Overlay District, which allowed for the terms of the Charlestown Urban Renewal Plan (“**URP**”) and a Development Regulatory Agreement to control development of the Boston portion of the project site, superseding certain provisions of the Code. On July 31, 2003, the BPDA adopted a Minor Modification to the URP to create Parcel C11, permit commercial use on Parcel C11 and establish specific land use controls for the Boston portion of the project site, with the final design of the Boston portion of the project site to remain subject to ongoing BPDA design review.

The BPDA and the Project Proponent entered into a Development Regulatory Agreement dated July 29, 2014 (the “**DRA**”). It provides for the development of two buildings (Buildings G and H), both partially located in Boston, for office and research uses, collectively comprising approximately 325,000 square feet of Gross Floor Area within the City of Boston (including up to 25,000 square feet of retail use) and

approximately 430 total parking spaces. Pursuant to the DRA, both buildings comprising the Boston portion of the project site are subject to a maximum height of 15 stories/150 feet and a maximum combined floor area ratio of 5.41.

The Project Proponent is now seeking BPDA approval only for an increase in height of the portion of the lab building planned for Parcel G in Boston from 150' to approximately 248' and of the office/lab building on Parcel H from 150' to approximately 175', in both cases measured to the top of the mechanical penthouse, which may comprise more than a third of the roof area and therefore be included in zoning height. (The height to the top of the highest occupied floor will be approximately 186' for Parcel G and approximately 150' for Parcel H.) While the number of floors in the Parcel G building and Parcel H building have not changed, the required floor-to-floor dimension and enclosed rooftop mechanical spaces of contemporary lab buildings have increased in the intervening 15 years, resulting in the need for additional building height. In all other respects, the proposed development in Boston is within the parameters defined in the approvals previously granted by the BPDA. Development on the Boston portion of the project site is expected to total approximately 279,476 square feet and will be primarily office and research and development space.

The Project Proponent has updated the prior transportation and other studies to analyze any potential impacts as a result of the project refinements. These updated studies, which will be included in a Notice of Project Change to be filed shortly, indicate that the project refinements will have no materially greater impacts than the previously approved project in Boston and in some areas, the studies show a reduction in the overall impact.

**Summary of Project Dimensions:**

	<b>Overall North Point Project (2002)</b>	<b>Overall North Point Project (2017)</b>	<b>Boston Project Site (2002 DPIR)</b>	<b>Boston Project Site (2017 NPC)</b>
Site Area	Approximately 45 acres	No Change	1.29 acres	No Change
Development (Total)	5.3 million SF	No Change	325,000 SF	279,476 SF
Residential	3,000,000 SF (2,300-2,700 units)	No Change	N/A	No Change
Office/Lab	2,025,000 SF	No Change	325,000 SF* *less any retail uses	237,122 SF on G 42,354 SF on H
Retail	75,000 SF	No Change	<25,000 SF	0 SF
Floor Area Ratio	2.66	No Change	5.76	4.96
Open Space	11 acres	No Change	0 SF	0 SF
Lot Line Setbacks (Boston)	0'	20'-40'	0'	20'-40'
Number of Stories	3 to 20 stories	1 to 18 stories	15 stories	14 stories on G 15 stories on H
Building Height	60' – 220'	30' to 245'	150'	248' on G* 175' on H* *includes mechanical floors
Number of Buildings	20	No Change	Portions of 2	No Change
# of Parking Spaces (Total)	4,900 spaces	3,807 spaces	430 spaces	339 spaces
Commercial Parking Ratio	0.95/1000 SF	0.85-0.90/1,000 SF	1.32/1,000 SF	1.21/1,000 SF

## **Urban Design:**

The Boston portion of the overall NorthPoint site comprises about 3% of the land area and 5% of the building area. The overall master development plan aims to create buildings, streets and open spaces that comprise a newly developing neighborhood accessed from and oriented toward the City of Cambridge, and have little to no impact on Somerville or Boston. The Boston portion of the overall NorthPoint site is approximately 1,000 feet away from the closest residential uses in Charlestown.

The layout of the NorthPoint neighborhood is driven by the desire to structure a rich public realm that is also well integrated into the surrounding Cambridge neighborhood. The streets, sidewalks, NorthPoint Common, and open space are designed to hold together as a single network, while providing formal and programmatic variety. The block structure sets up an urban streetscape to create a hierarchy of mixed-uses, clarity of circulation, human scale and an animated public and pedestrian realm. Buildings exhibit a diversity of architectural expression and establish a comfortable pedestrian scale common to all building types, framing streets and enlivening the sidewalks with entrances, life and activity.

Building heights have been strategically positioned to frame open space and squares and to contribute to an interesting and varied skyline. A variety of housing types will be offered including lofts, townhouses, and apartments, and open space will take on different characteristics throughout the site to accommodate both active and passive recreational uses. The overarching design goal of the project is to take advantage of its unique location and unparalleled access to transit in order to create a place that is inviting to residents, workers, and visitors to the site.

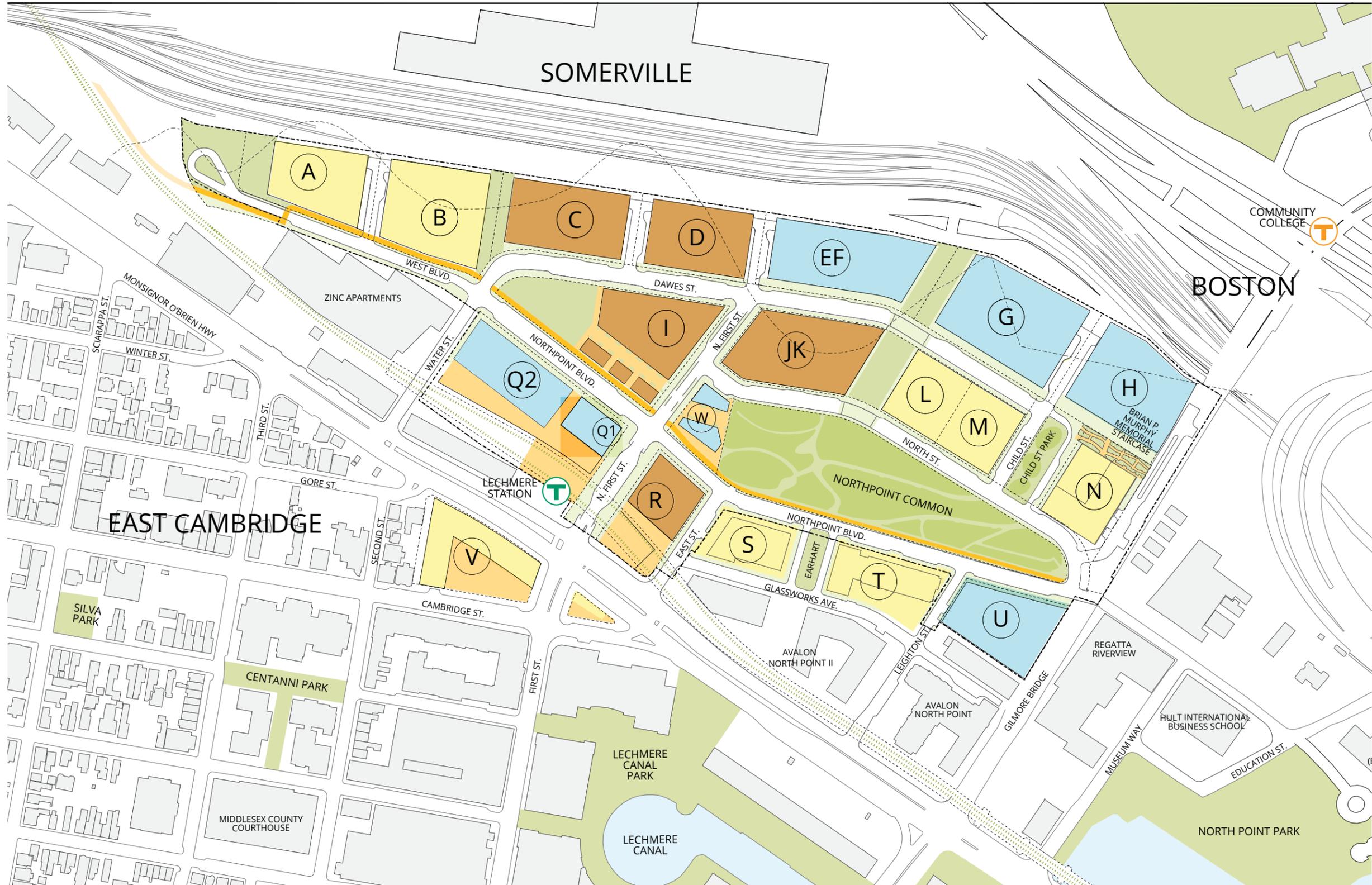
The unifying elements of the overall project, as with most projects, are the public spaces—the streets, sidewalks, open space, and trails—which all woven together make up the public realm. Of the 45 acres included in the overall project site, over twenty percent (20%) of the land area is devoted to open space. By placing such importance on the public realm, the overall project begins to encourage both current and future residents of Cambridge, Somerville, and Boston to experience all that North Point will offer.

The design of the parcels associated with City of Boston (Parcels G and H) has carefully considered their relationships to the Gilmore Bridge and the Brian P. Murphy Memorial Staircase that link NorthPoint to the Community College Orange Line Station and Charlestown. The design of the Parcel H building is intended to engage the Bridge and the Stairway with appropriate sidewalk treatment and ground floor animation. Only the very top of Building G will be visible from Charlestown above the I-93 deck.

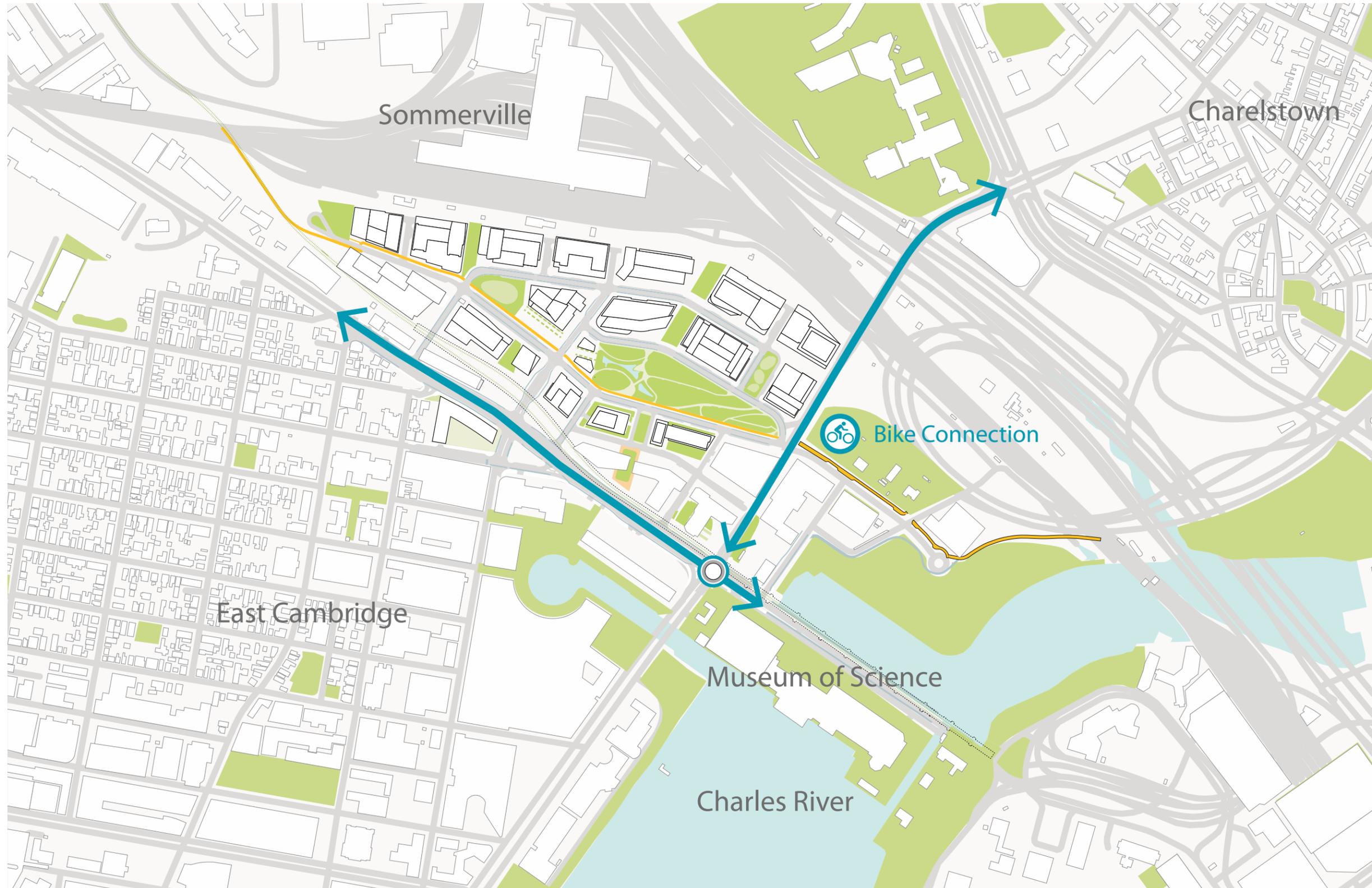
## **Project Benefits:**

The overall project will provide a number of public benefits to the City of Boston, more particularly described in the Notice of Project Change.

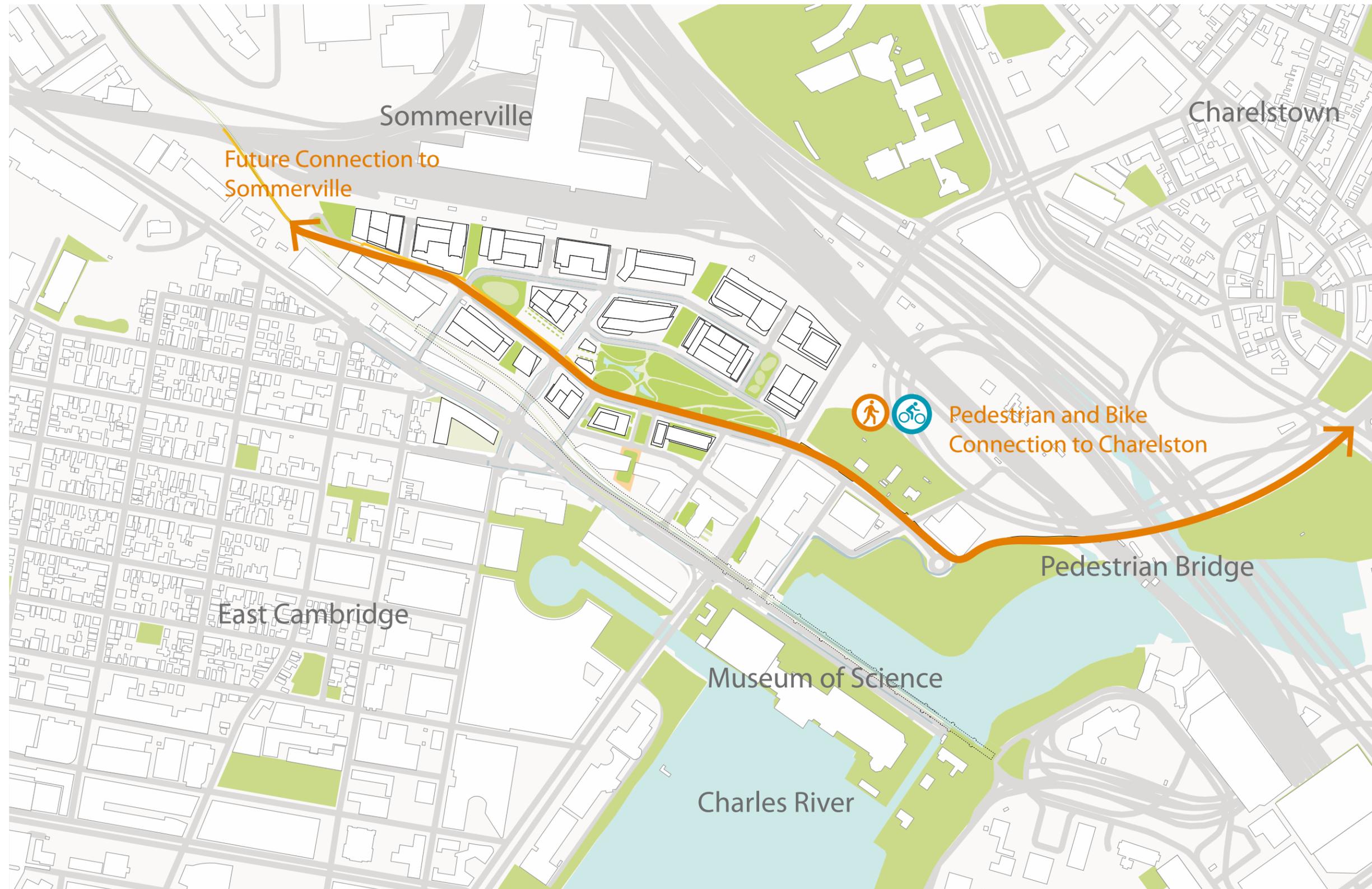
# NORTHPOINT



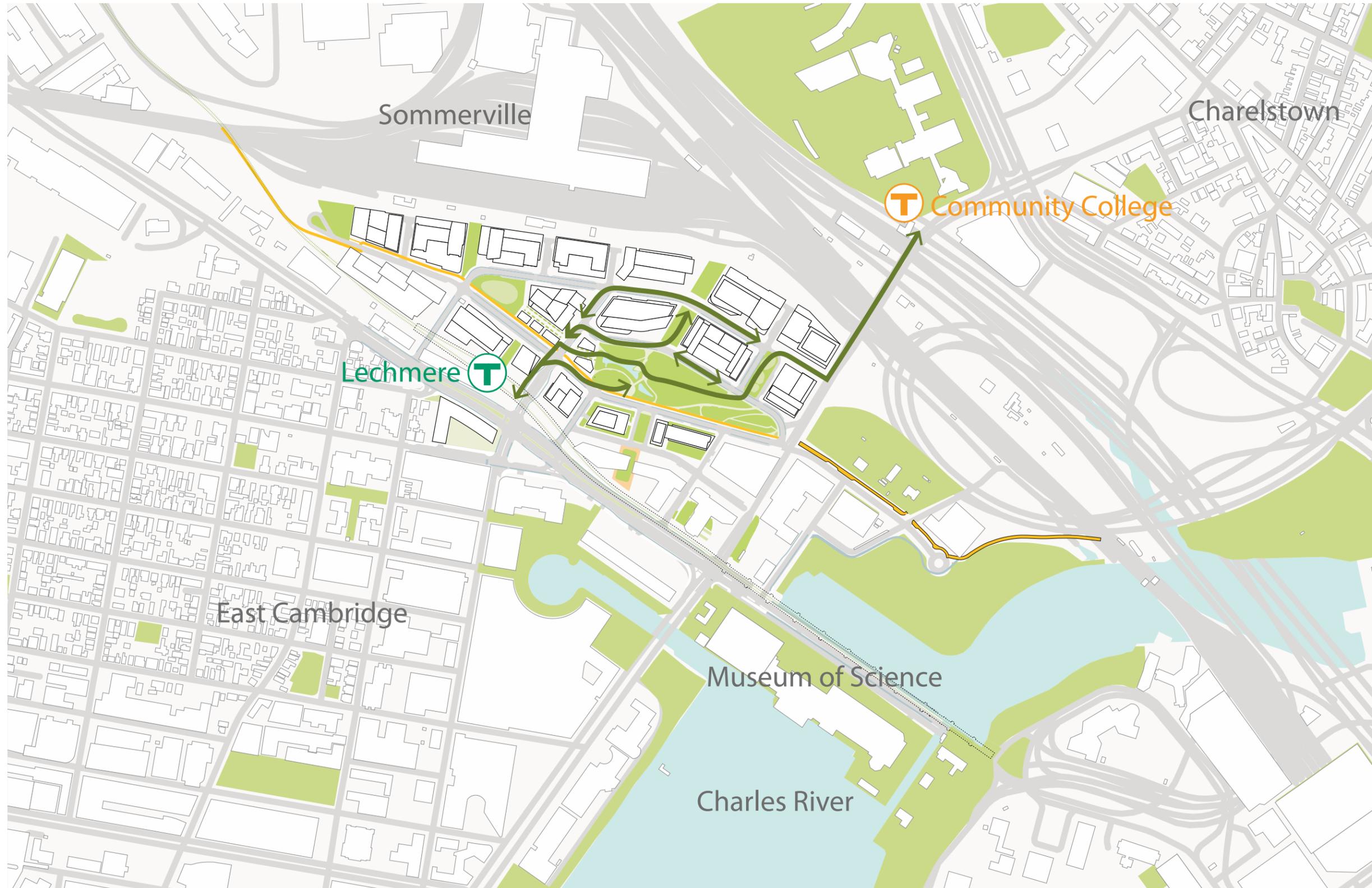
# NORTHPOINT



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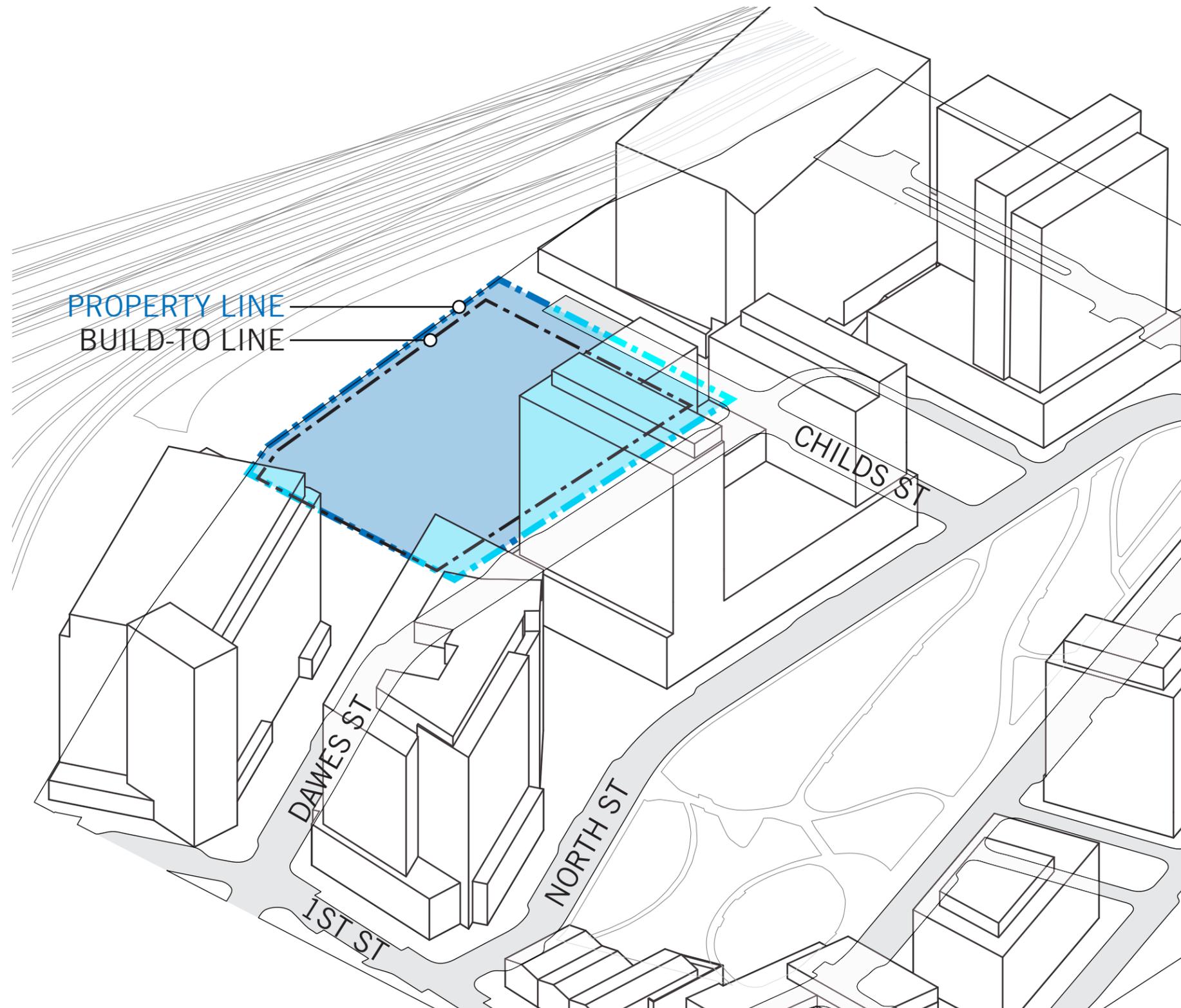


# NORTHPOINT



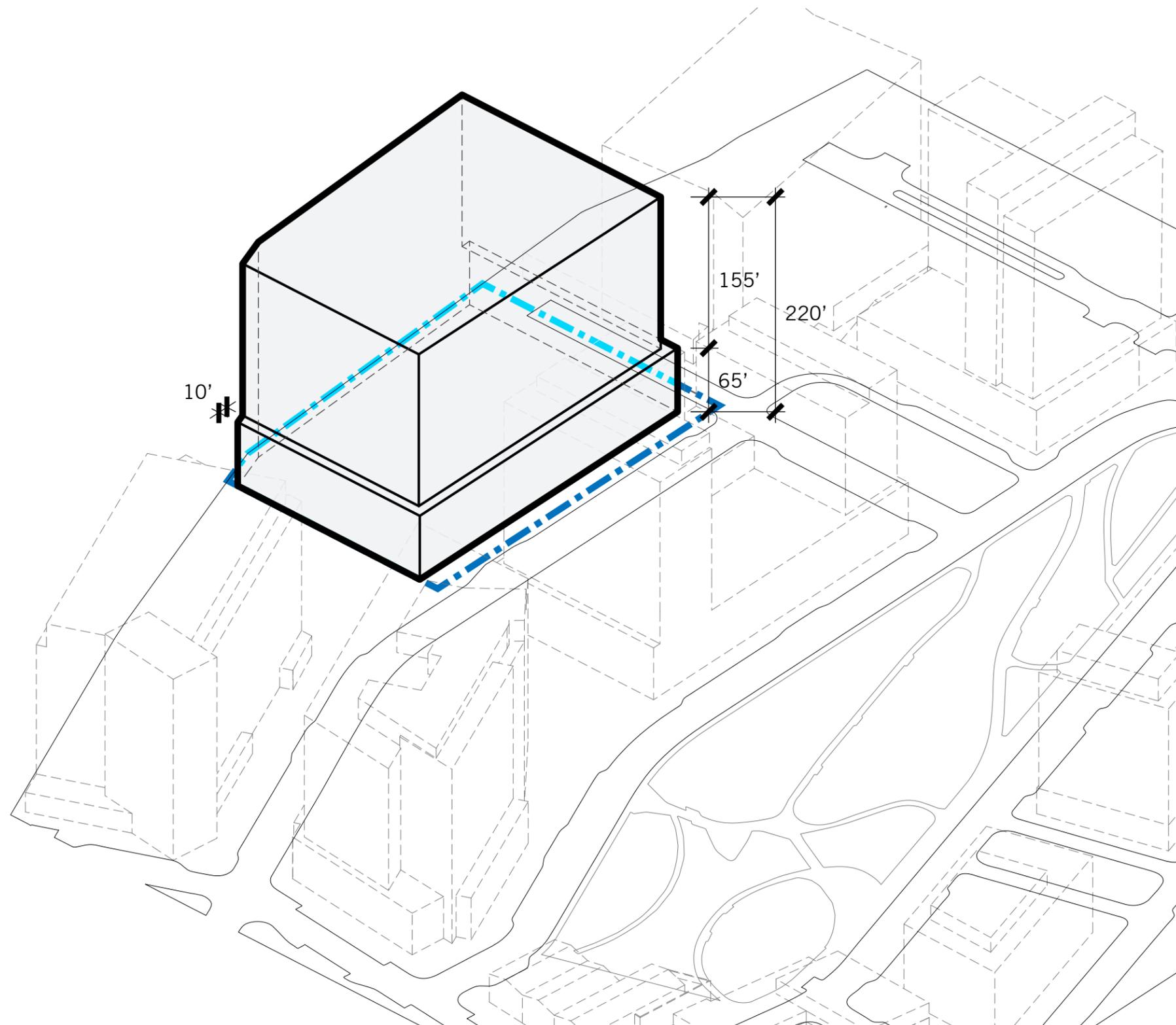
# MASSING DIAGRAMS

## SITE BOUNDARIES

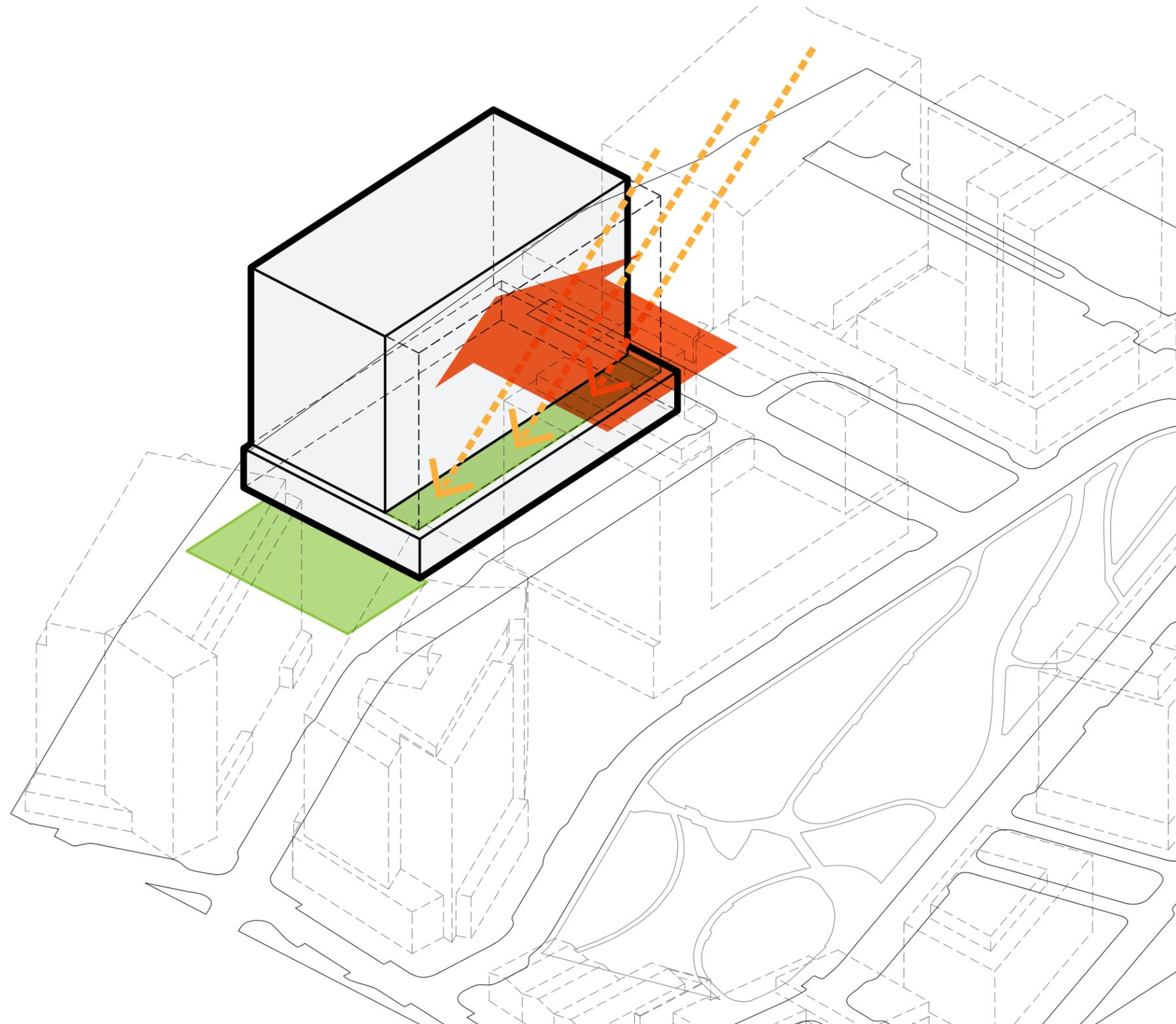


# MASSING DIAGRAMS

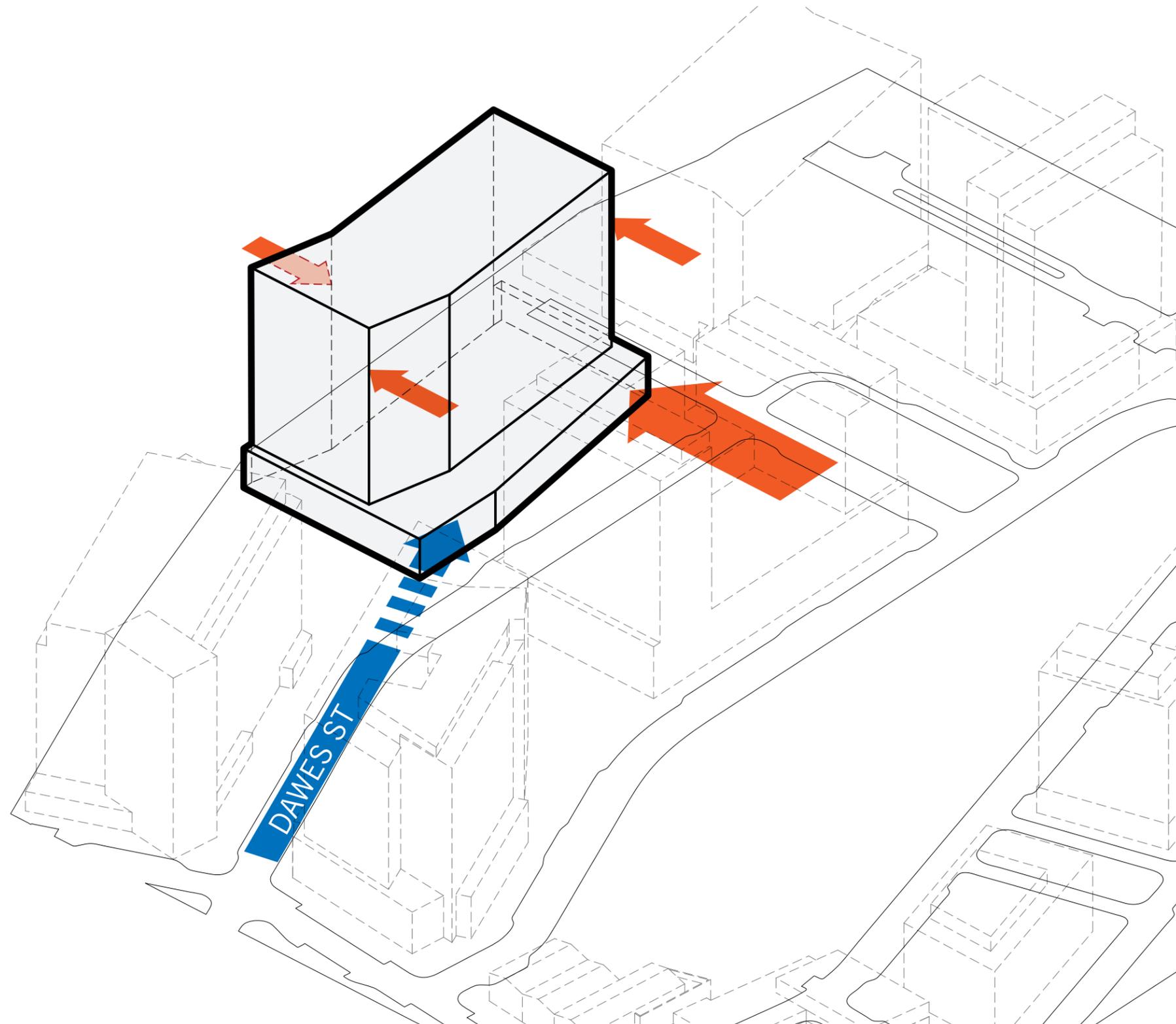
## ZONING ENVELOPE



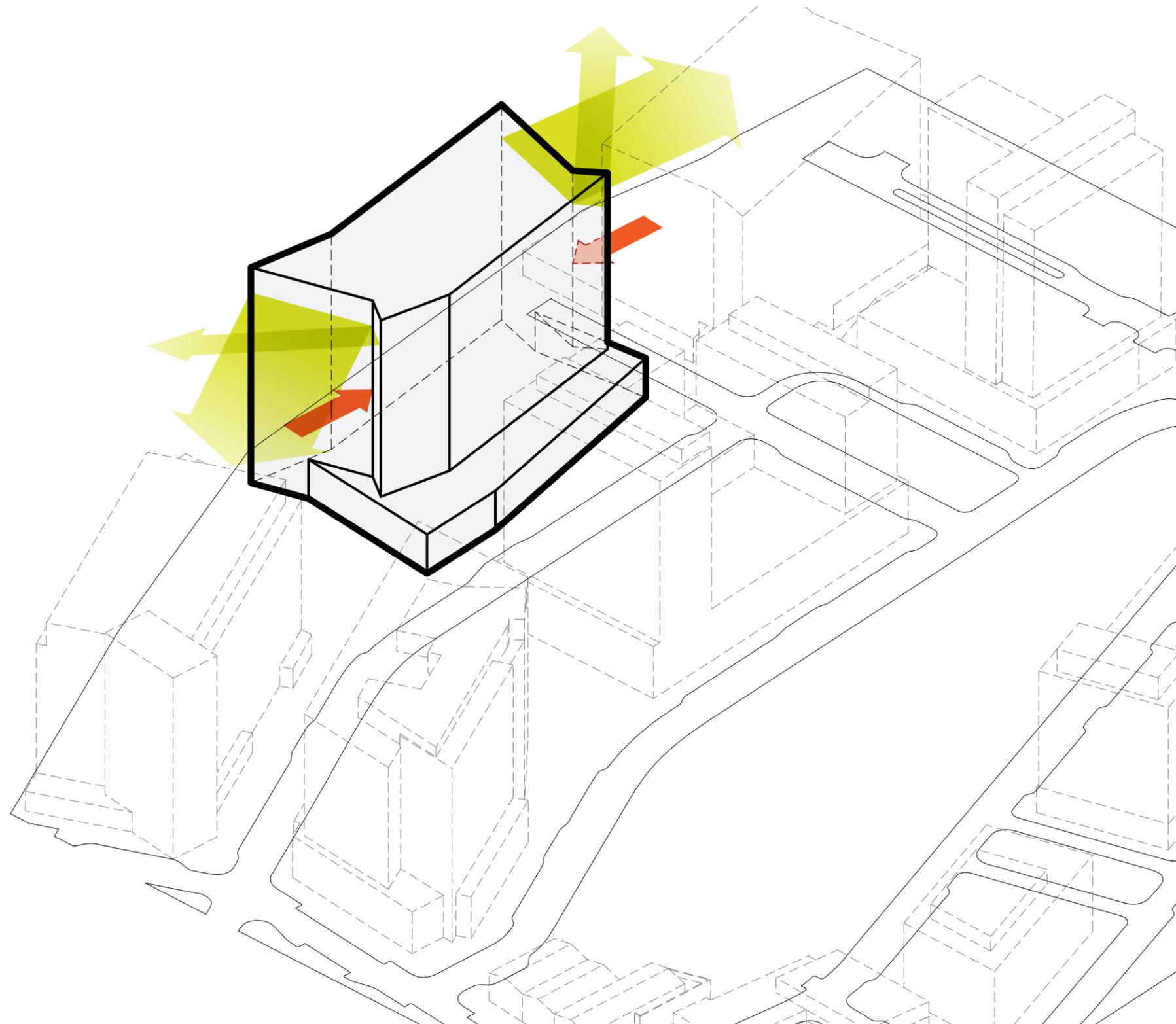
# MASSING DIAGRAMS MINIMIZING URBAN CANYON



# MASSING DIAGRAMS RESPONDING TO SITE AXES

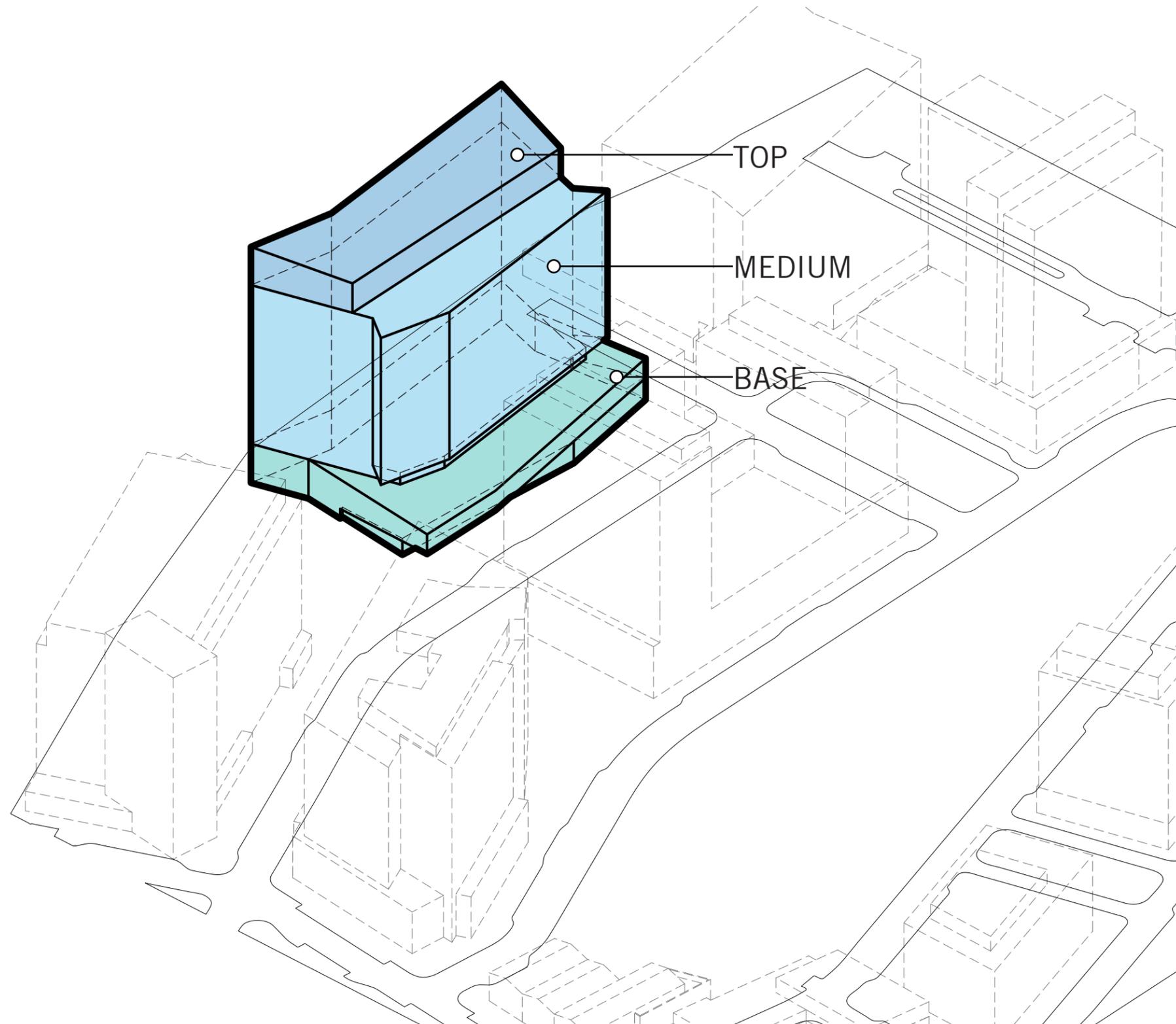


# MASSING DIAGRAMS ALLOWING OBLIQUE VIEWS

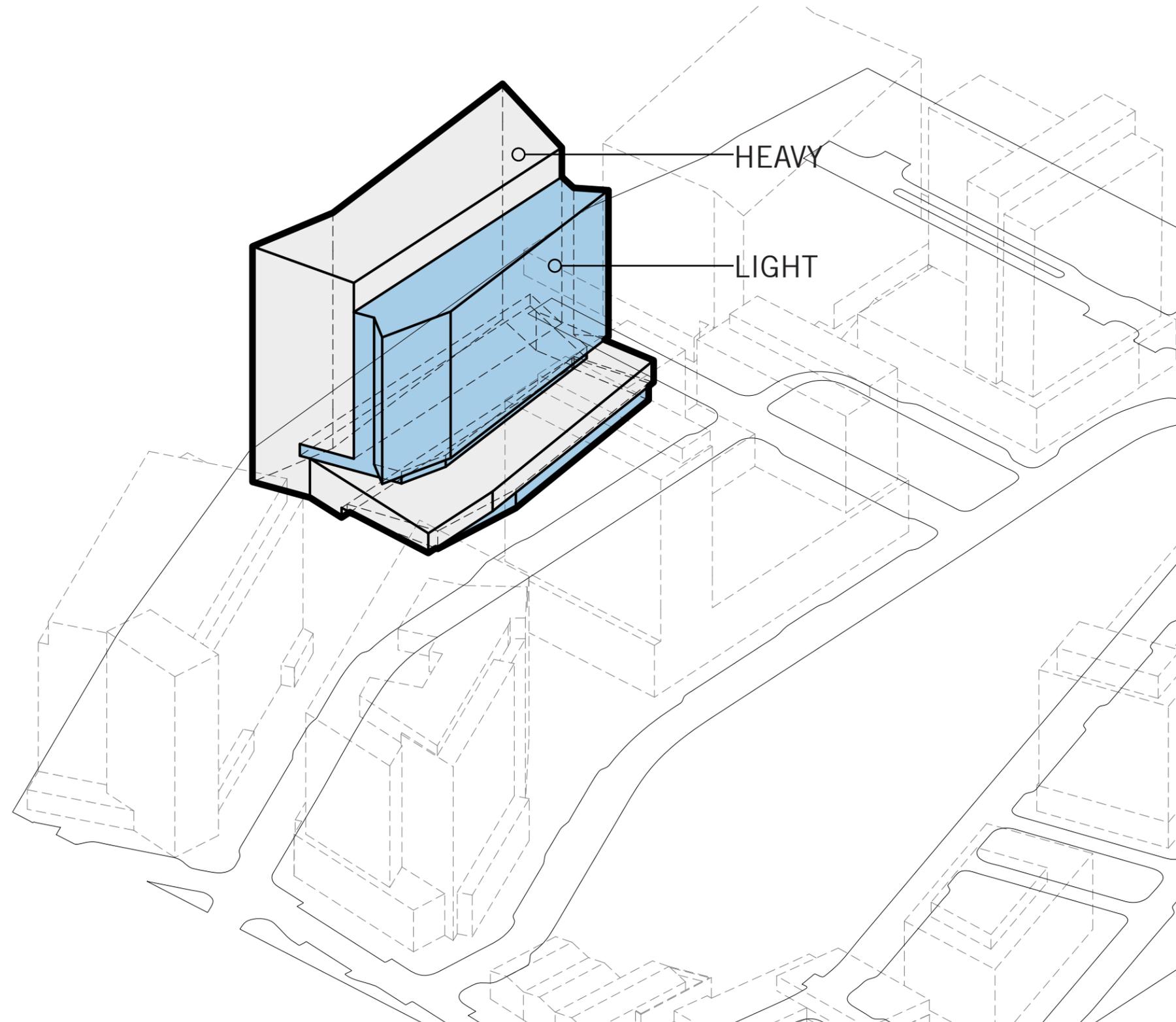


# MASSING DIAGRAMS

## IDENTIFYING BASE-MEDIUM-TOP



# MASSING DIAGRAMS CREATING CONTRAST IN MATERIALITY



# PERSPECTIVES

## VIEW FROM 93 OFF RAMP TO NORTH STATION



# PERSPECTIVES

## VIEW FROM 93 NORTH



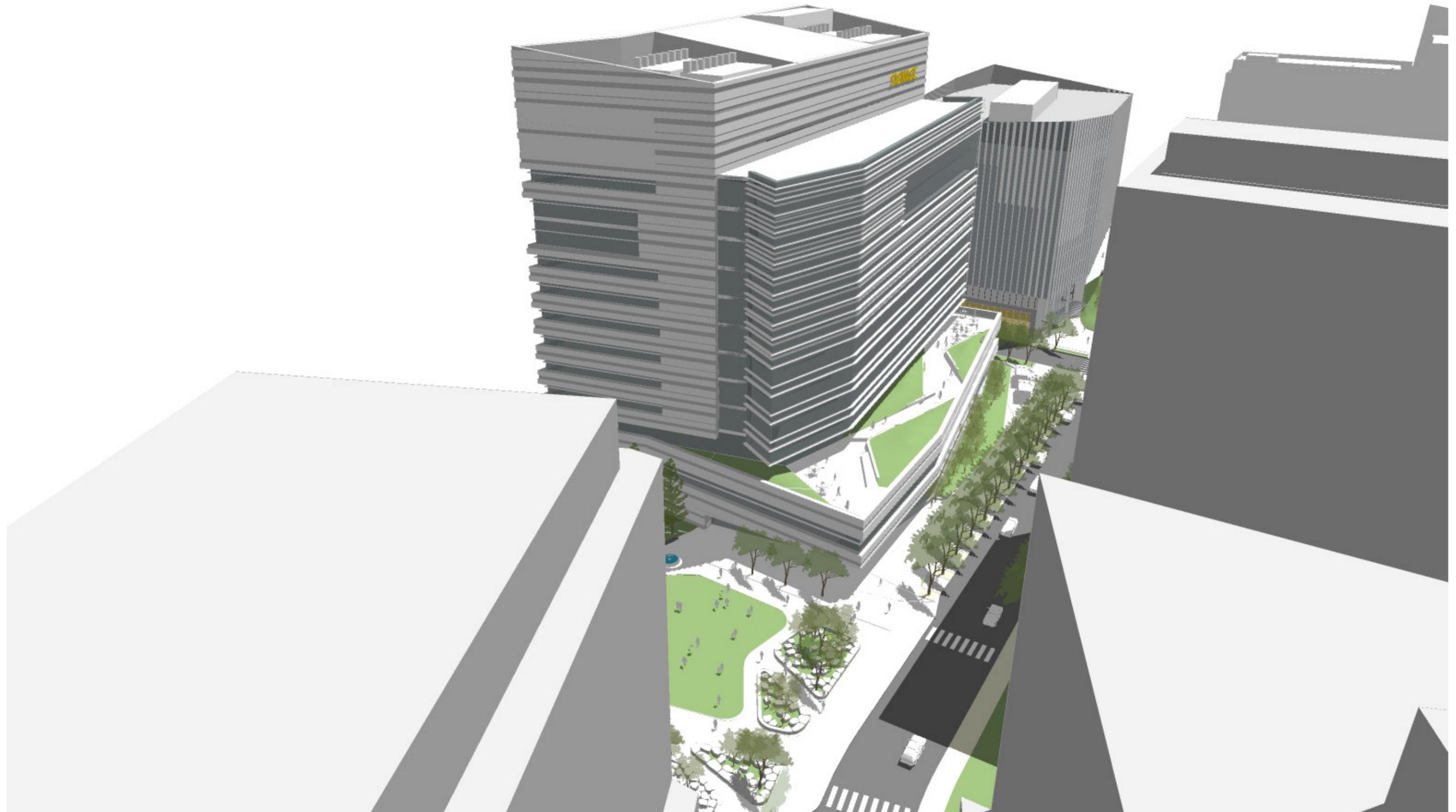
# PERSPECTIVES

## AERIAL VIEW FROM SOUTHEAST

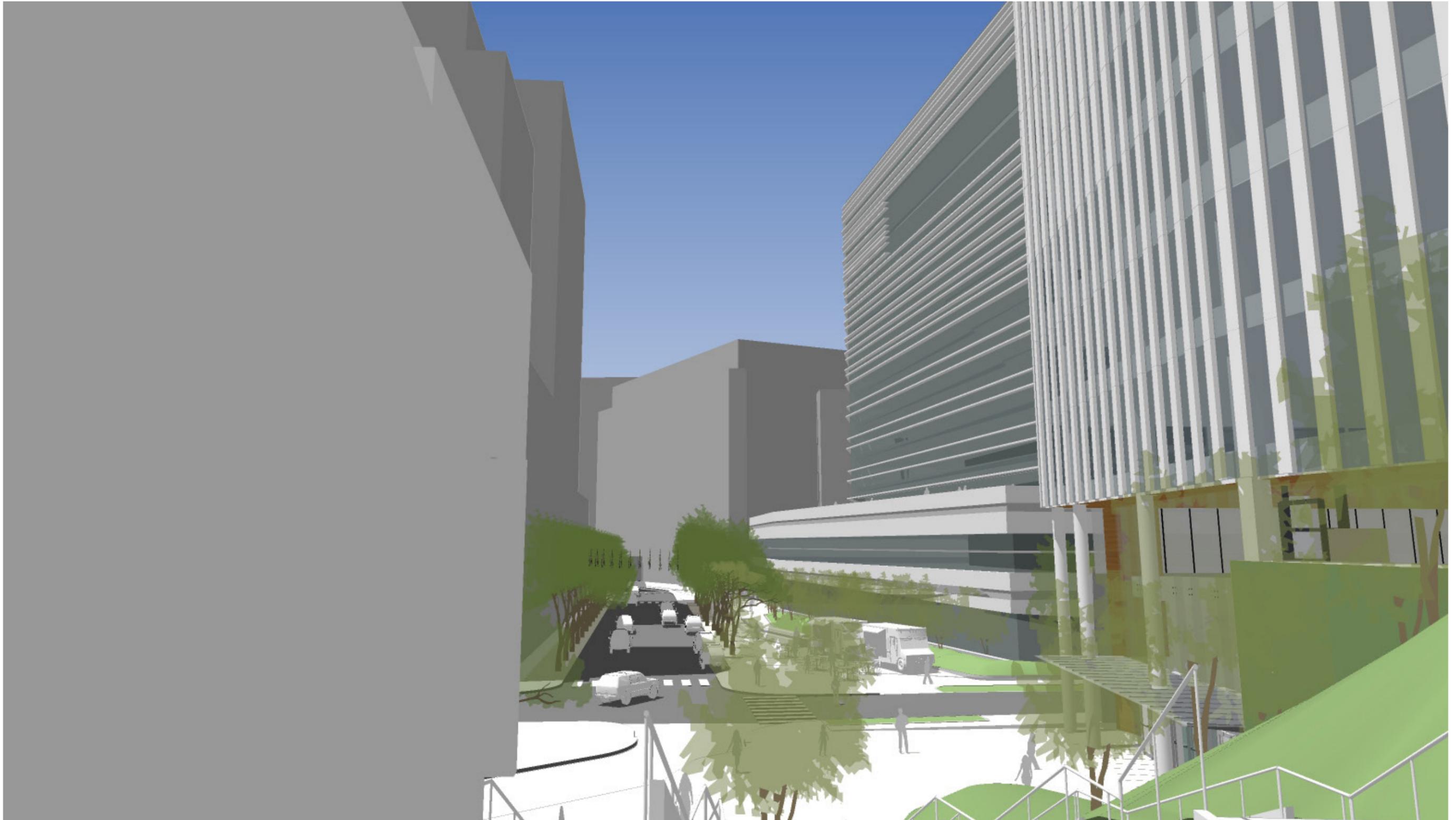


# PERSPECTIVES

## AERIAL VIEW FROM SOUTHWEST



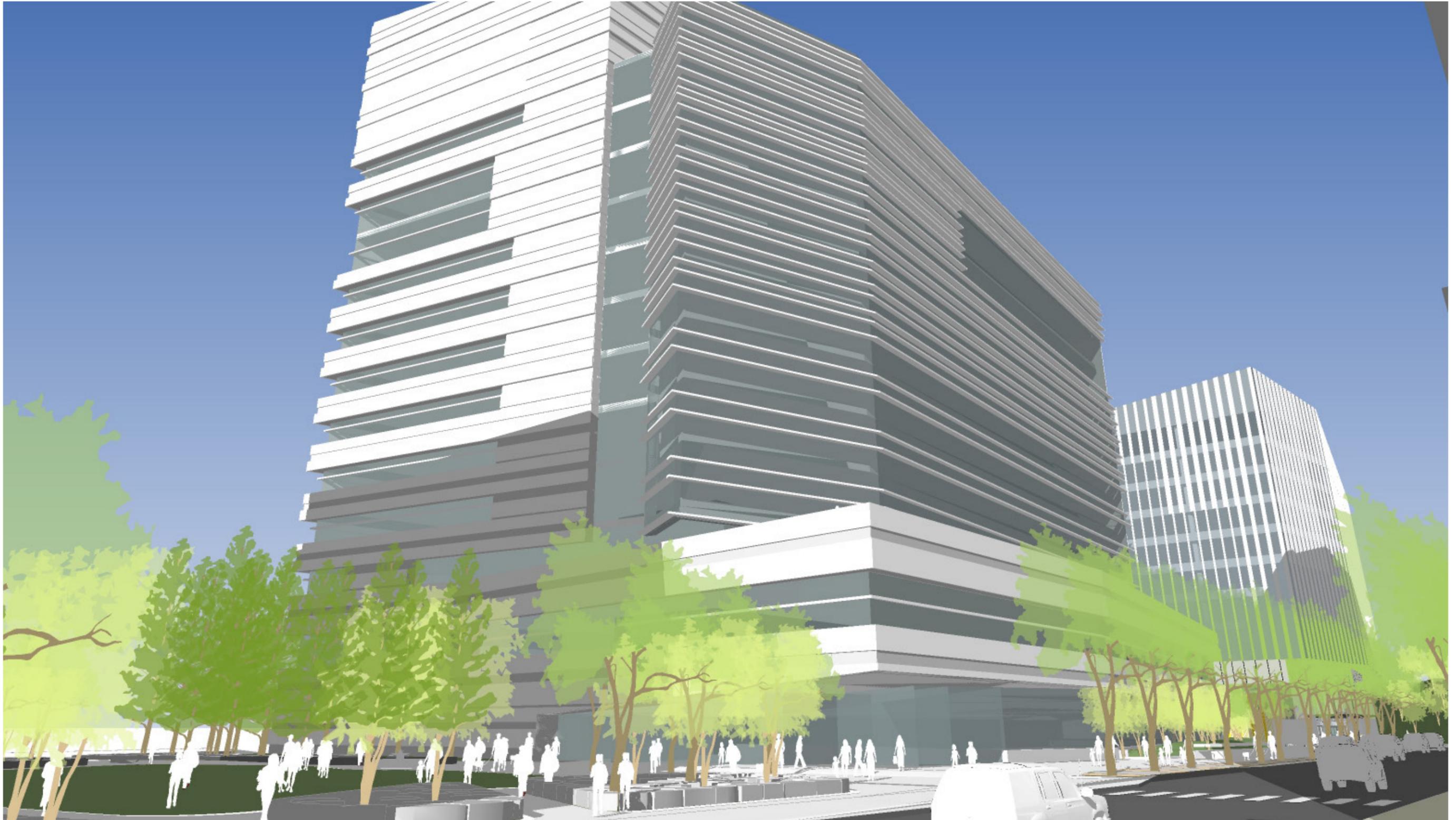
# PERSPECTIVES VIEW FROM MURPHY MEMORIAL STAIRCASE



# PERSPECTIVES VIEW FROM DAWES ST WEST



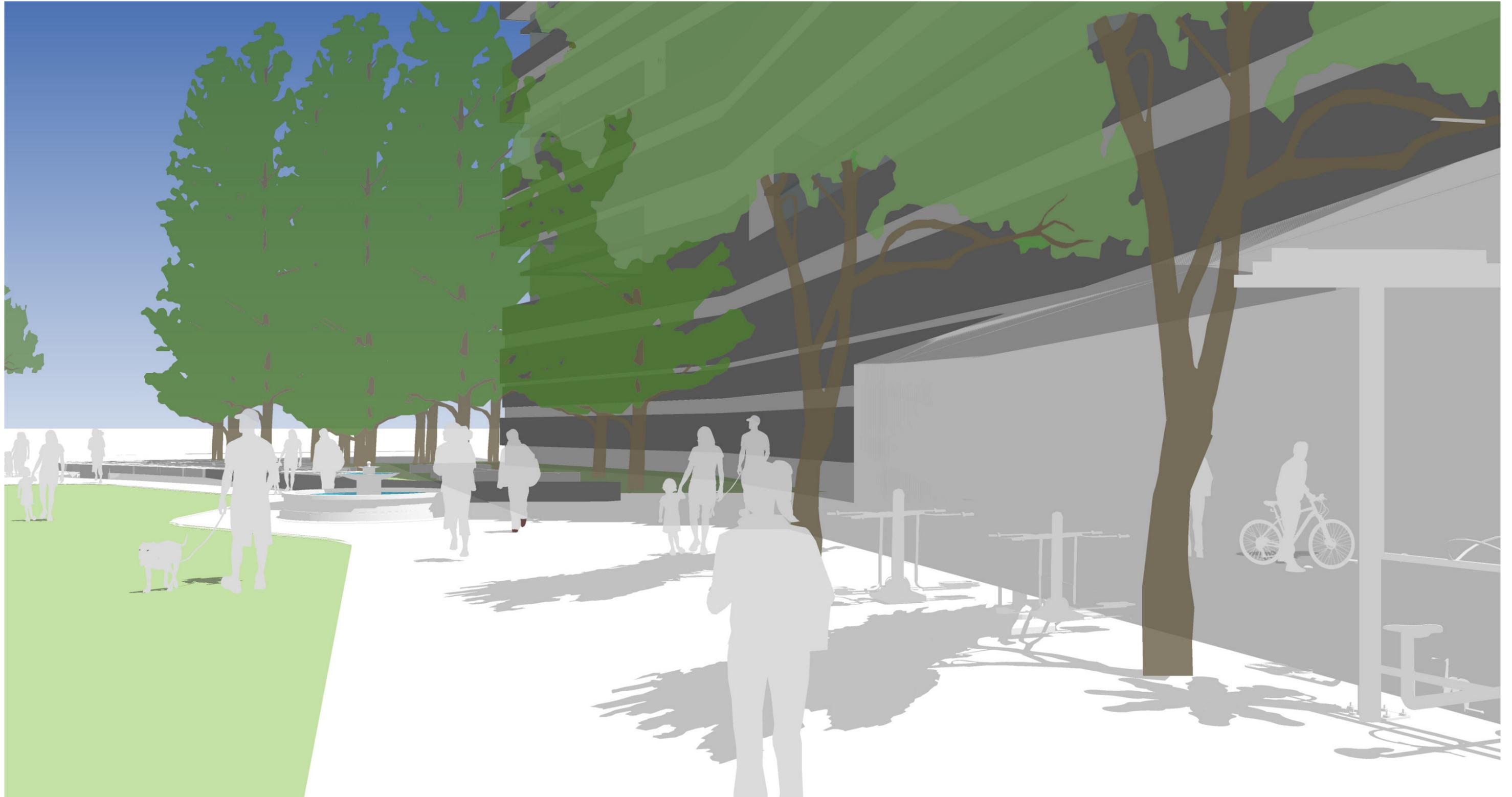
# PERSPECTIVES VIEW OF ENTRANCE



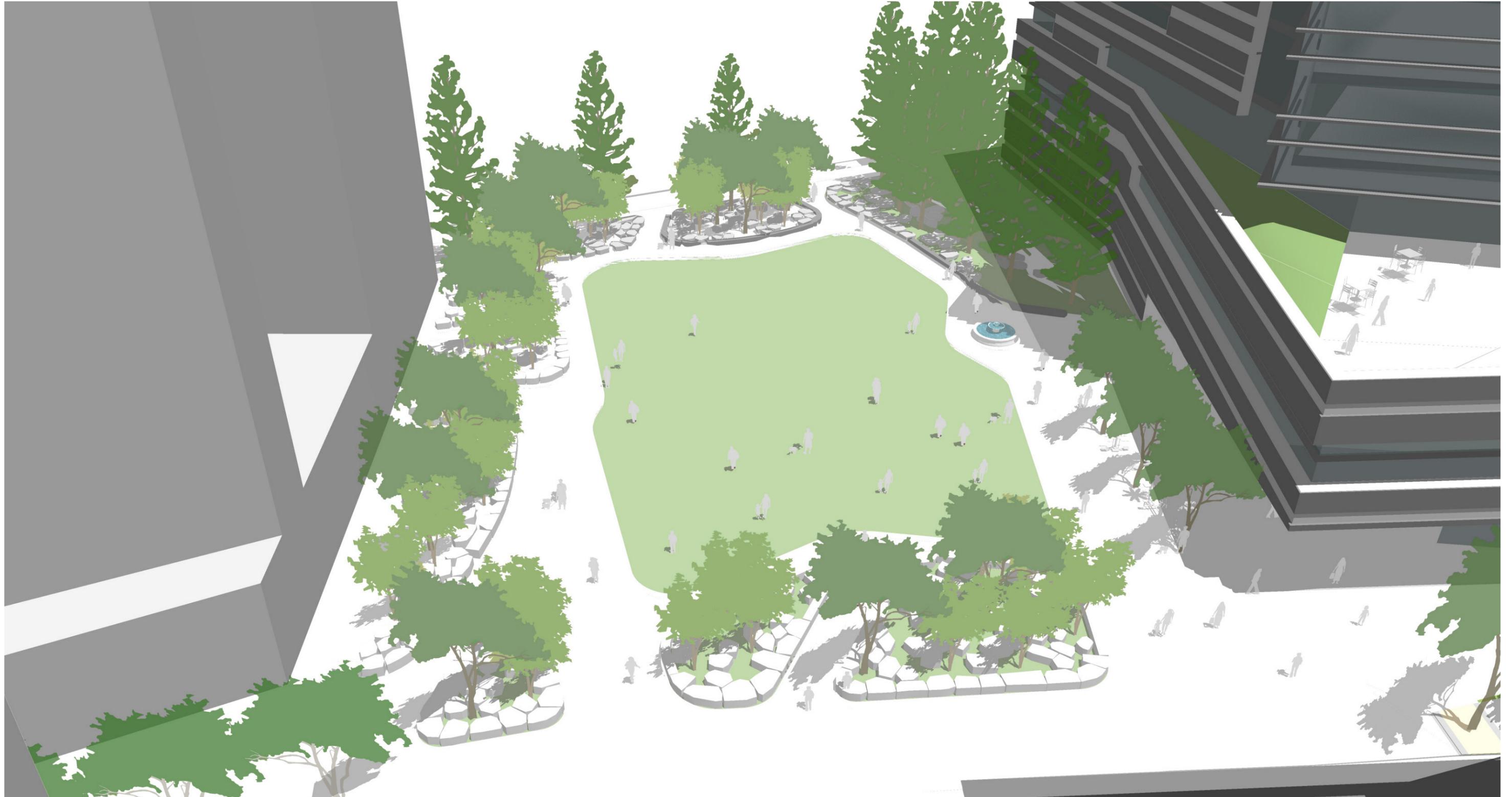
# PERSPECTIVES VIEW OF TERRACE



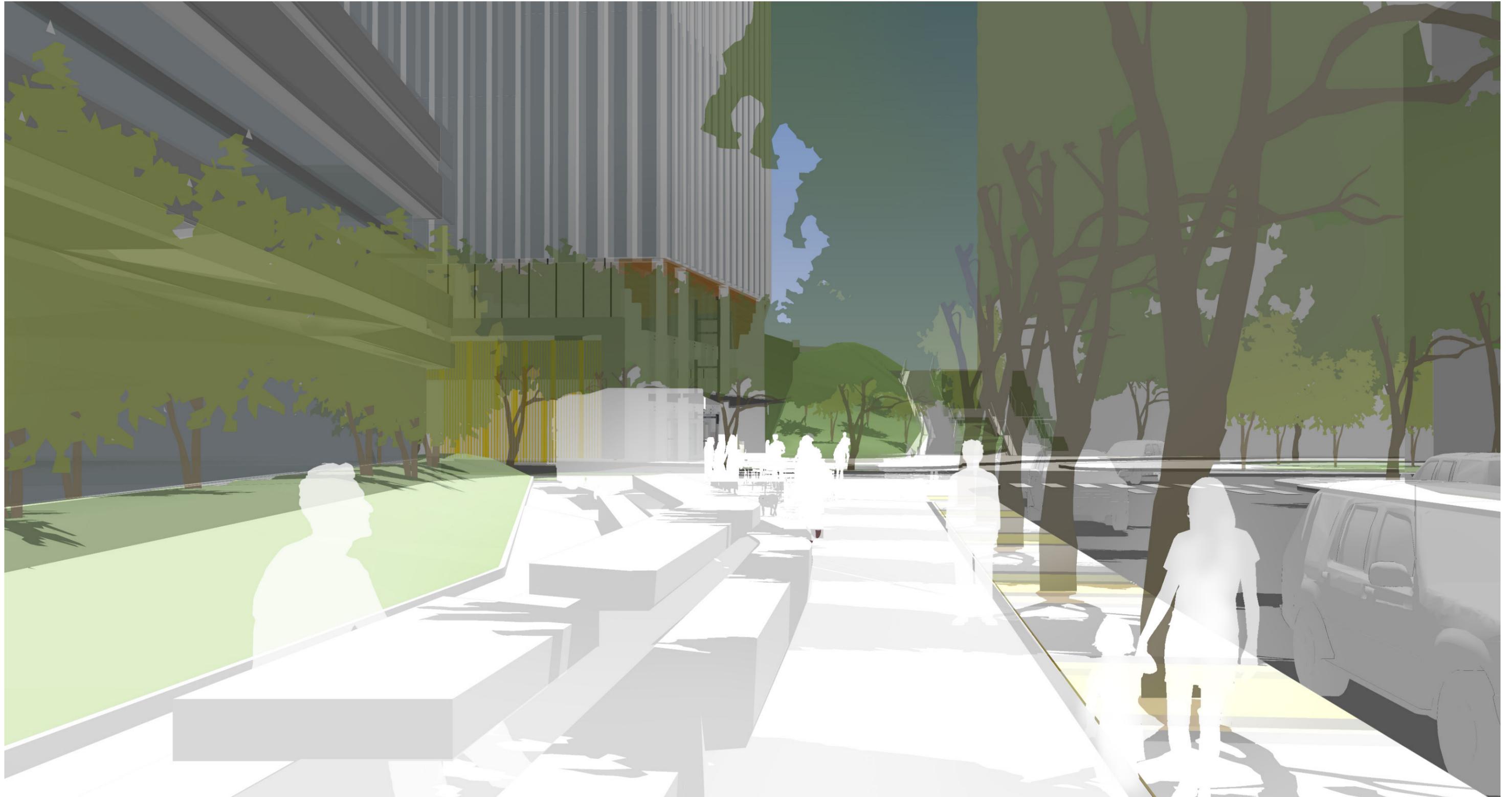
# PERSPECTIVES BALDWIN PARK NORTH



# PERSPECTIVES BALDWIN PARK NORTH

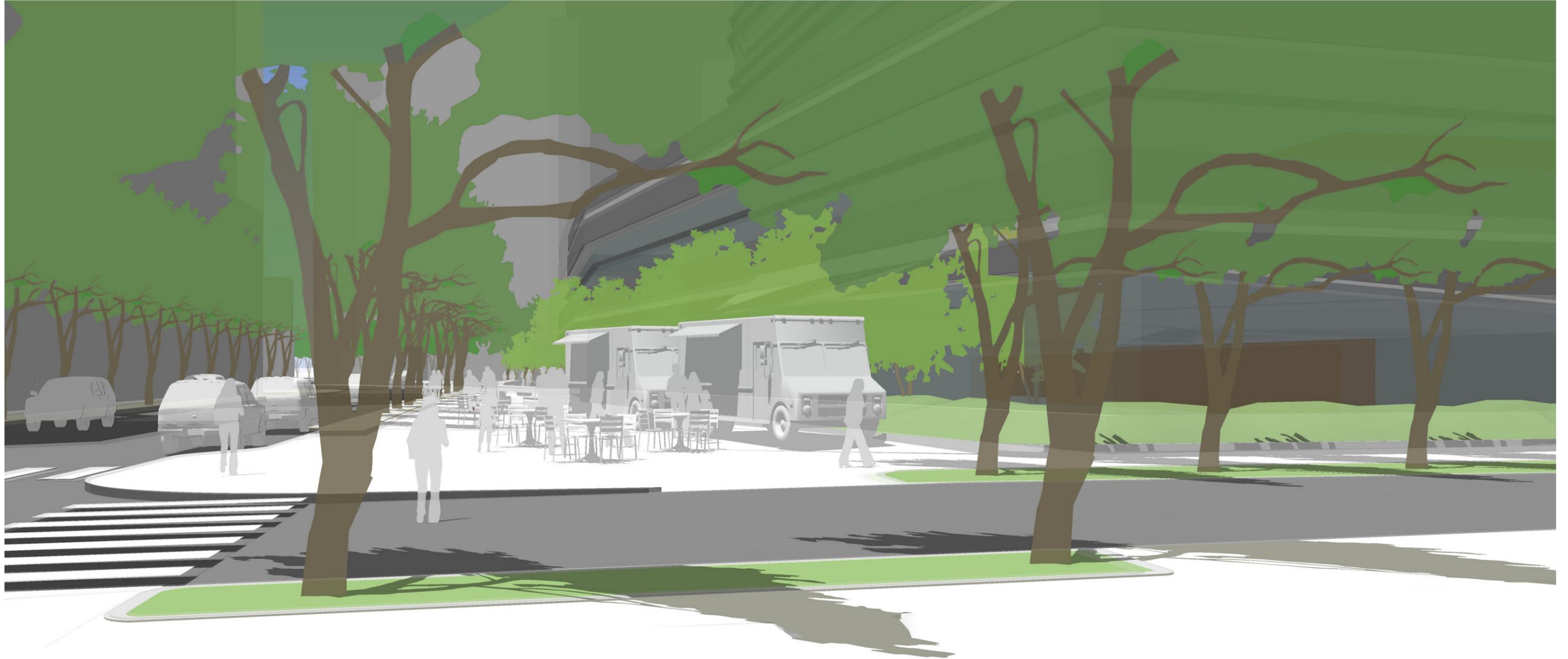


# PERSPECTIVES LOOKING TOWARDS PARCEL H



# PERSPECTIVES

## VIEW FROM BUILDING H LOBBY



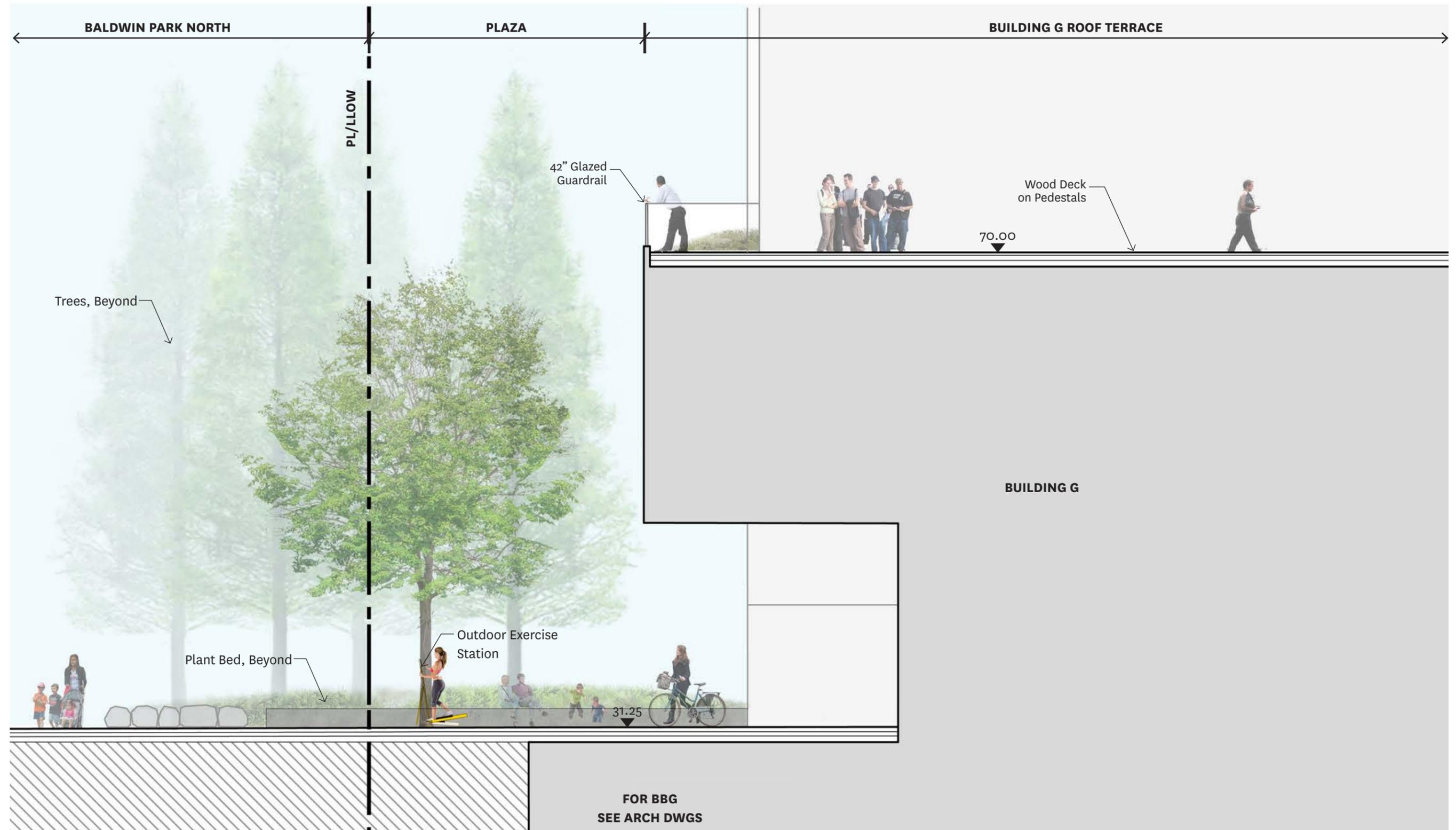
# LANDSCAPE SITE PLAN - GROUND LEVEL



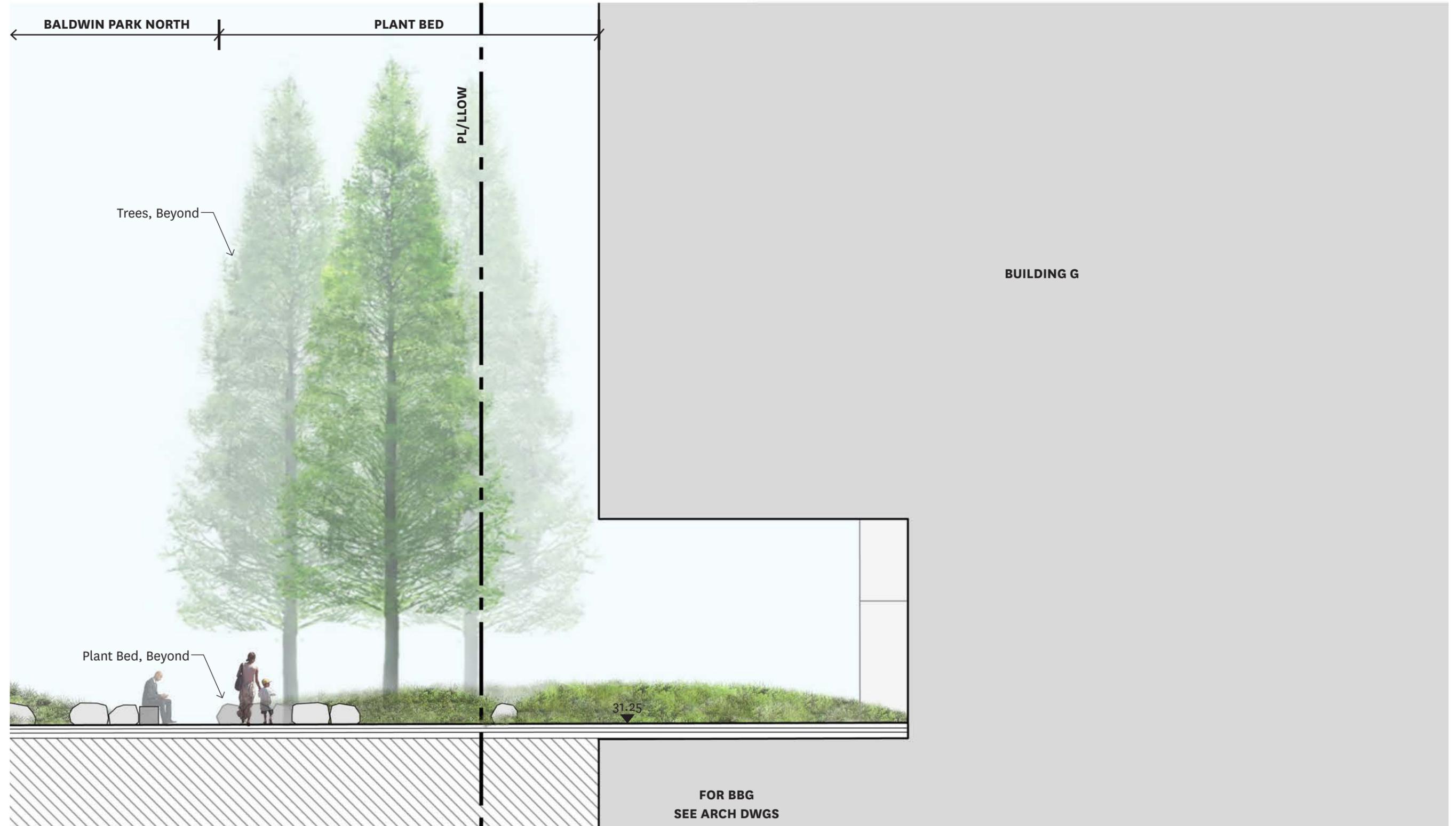
# LANDSCAPE SITE PLAN - TERRACE LEVEL



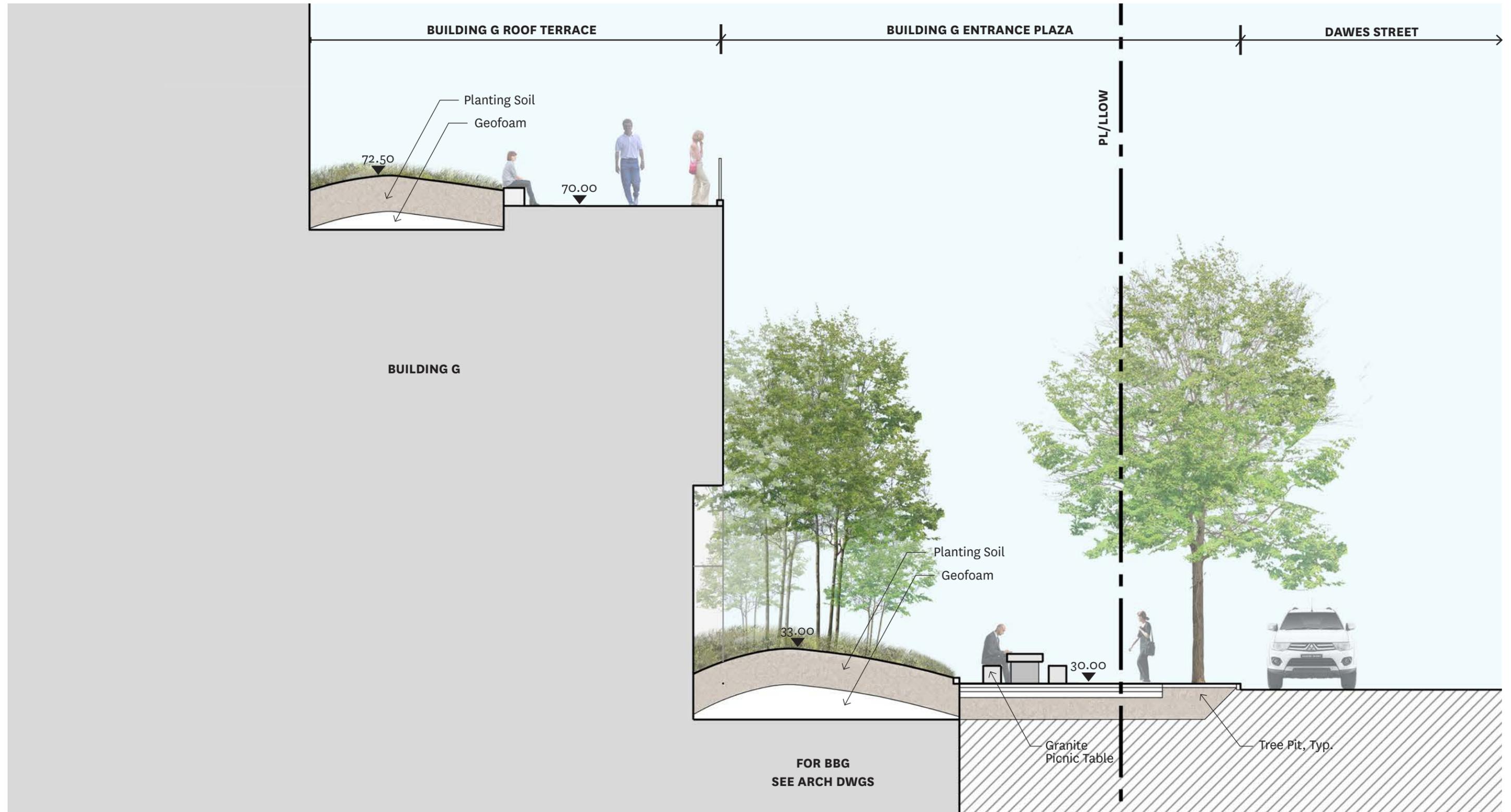
# LANDSCAPE SECTION A-A



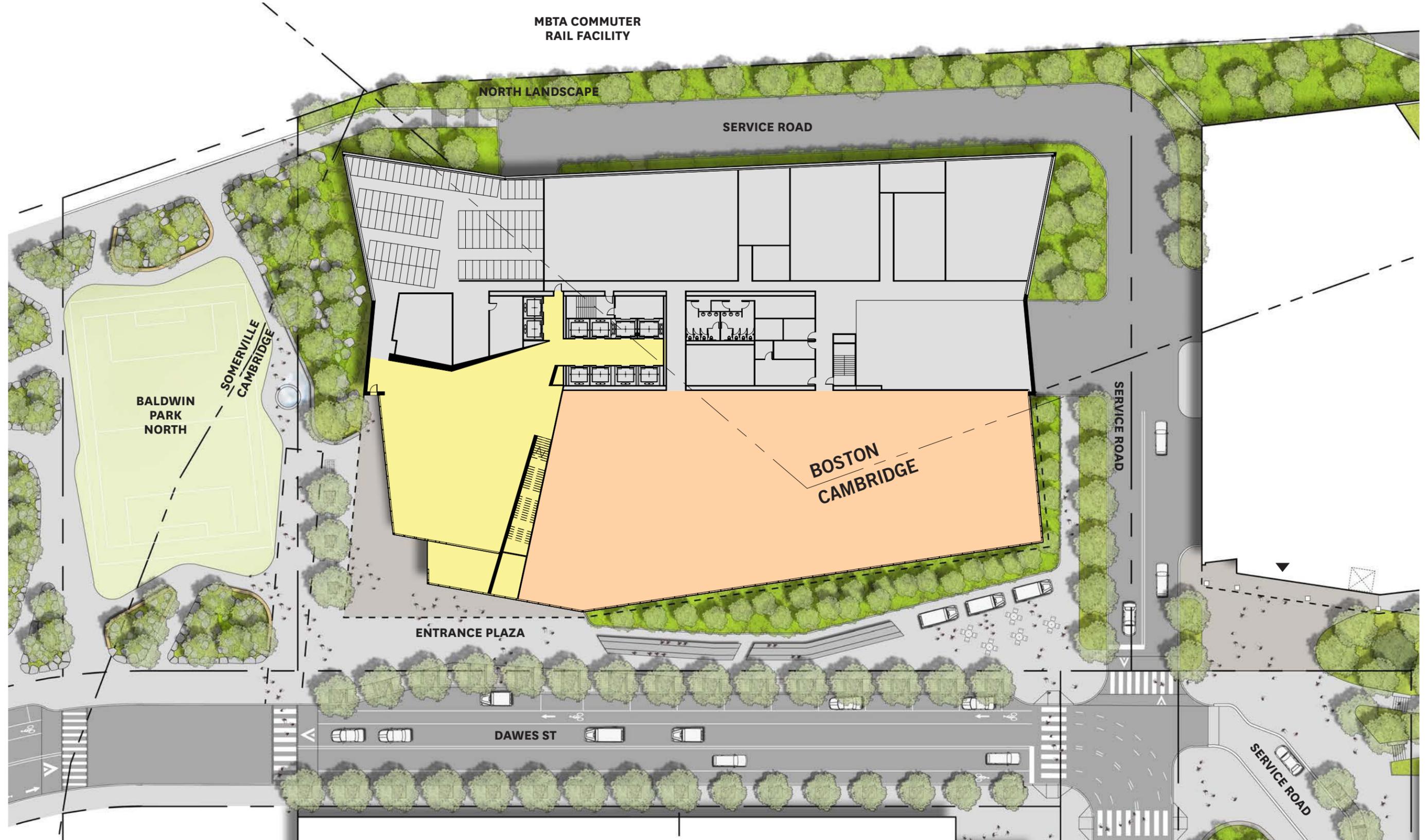
# LANDSCAPE SECTION B-B



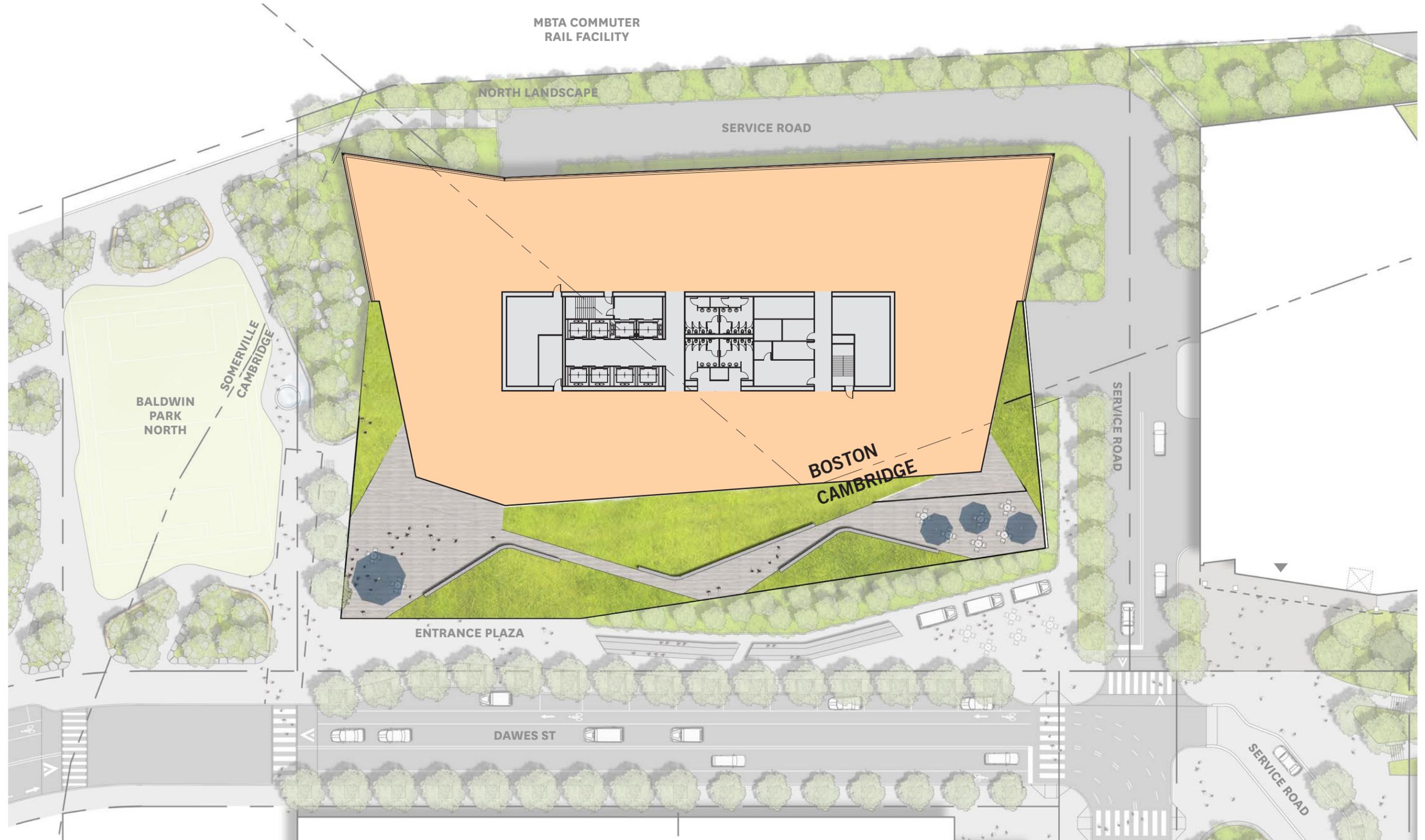
# LANDSCAPE SECTION C-C



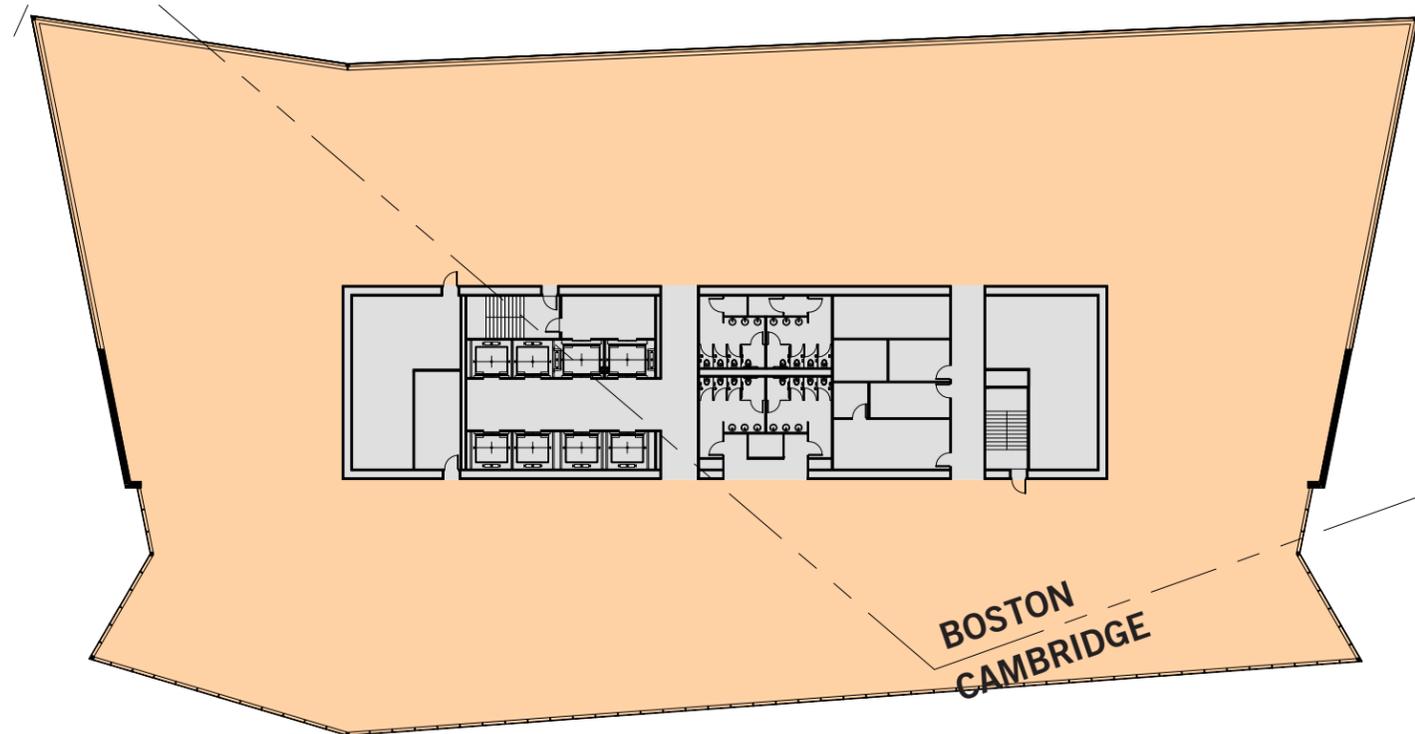
# PLAN LEVEL 01



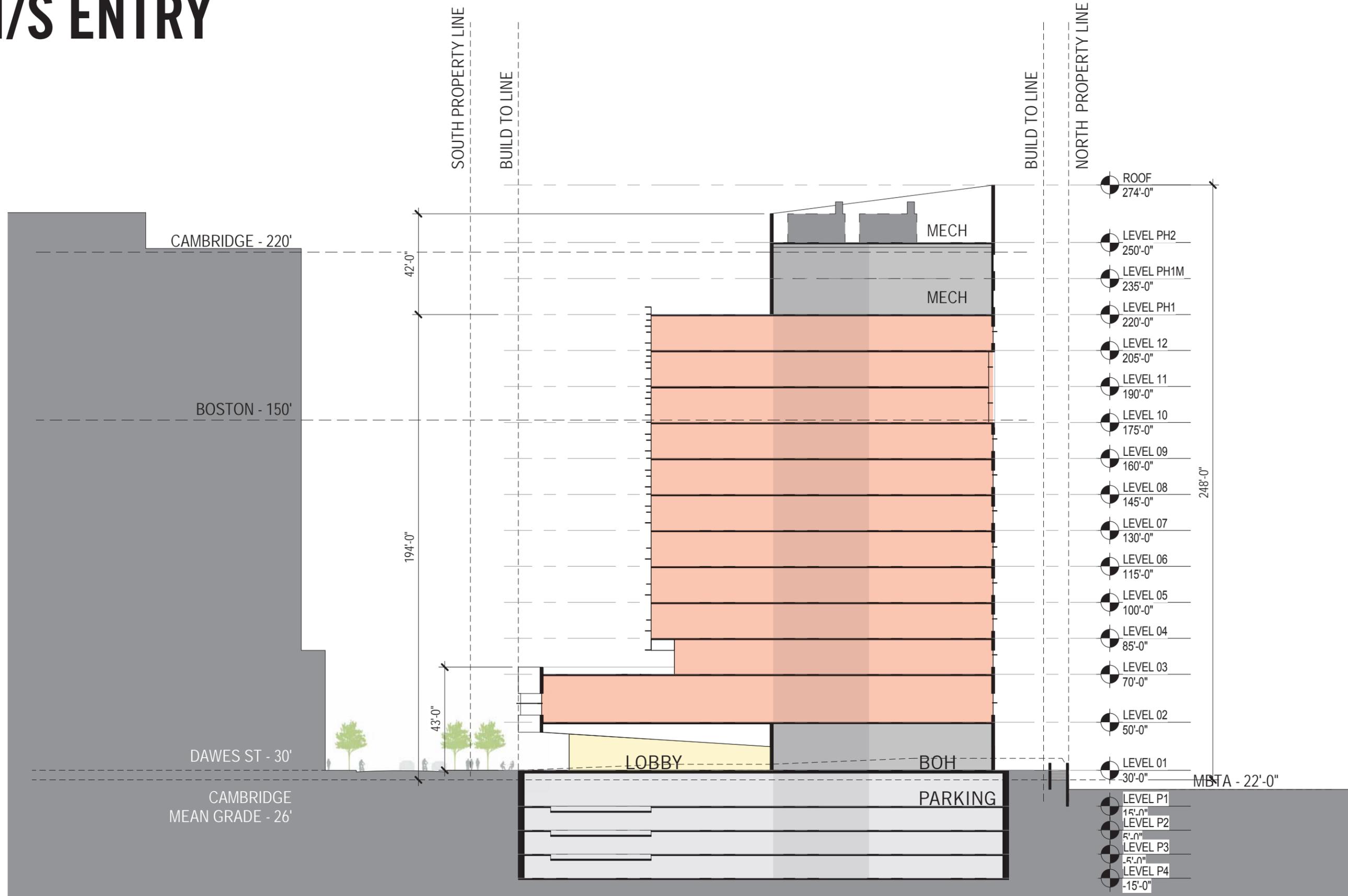
# PLAN LEVEL 03



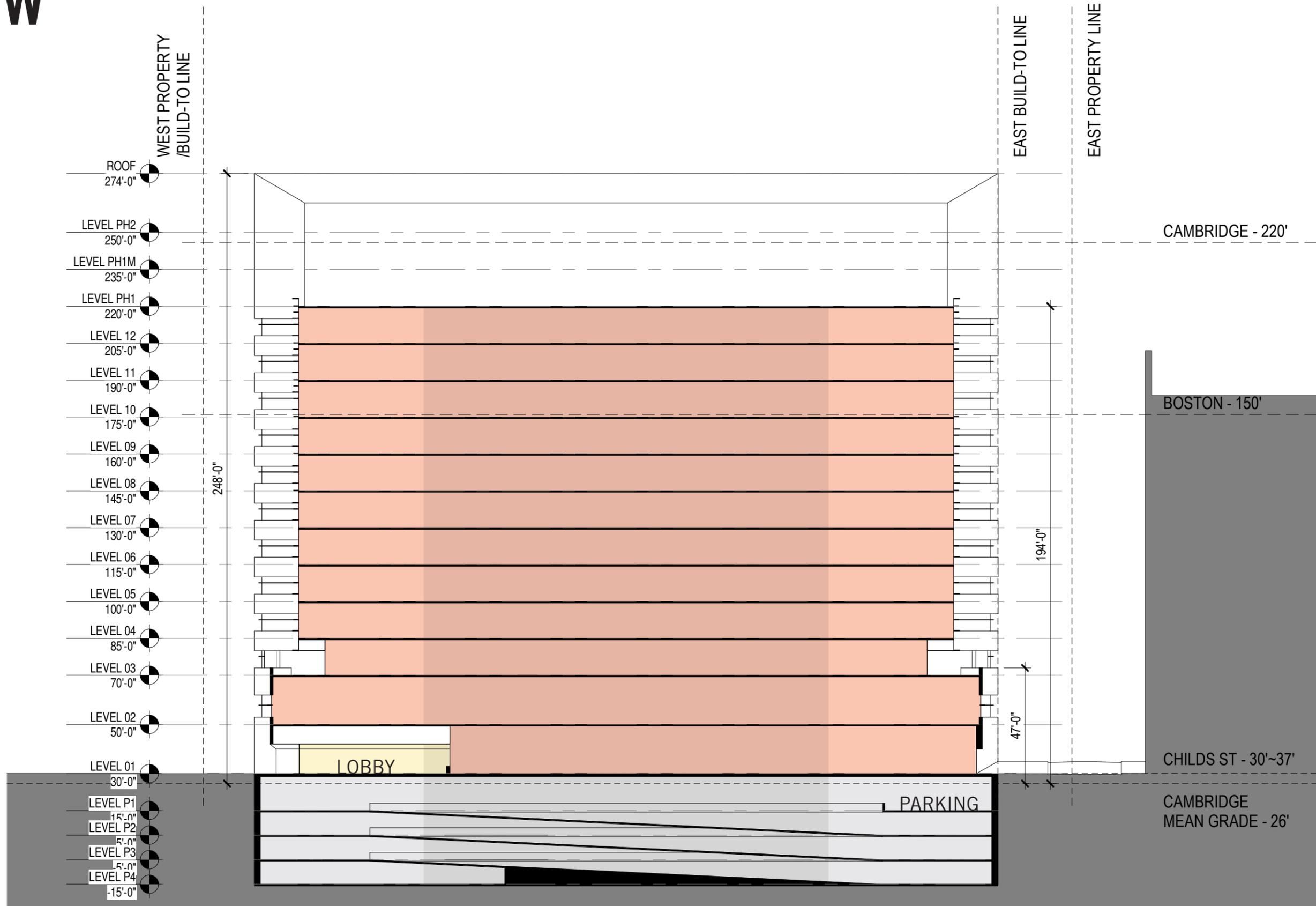
# PLAN LEVEL 04 (TYPICAL)



# SECTION N/S ENTRY



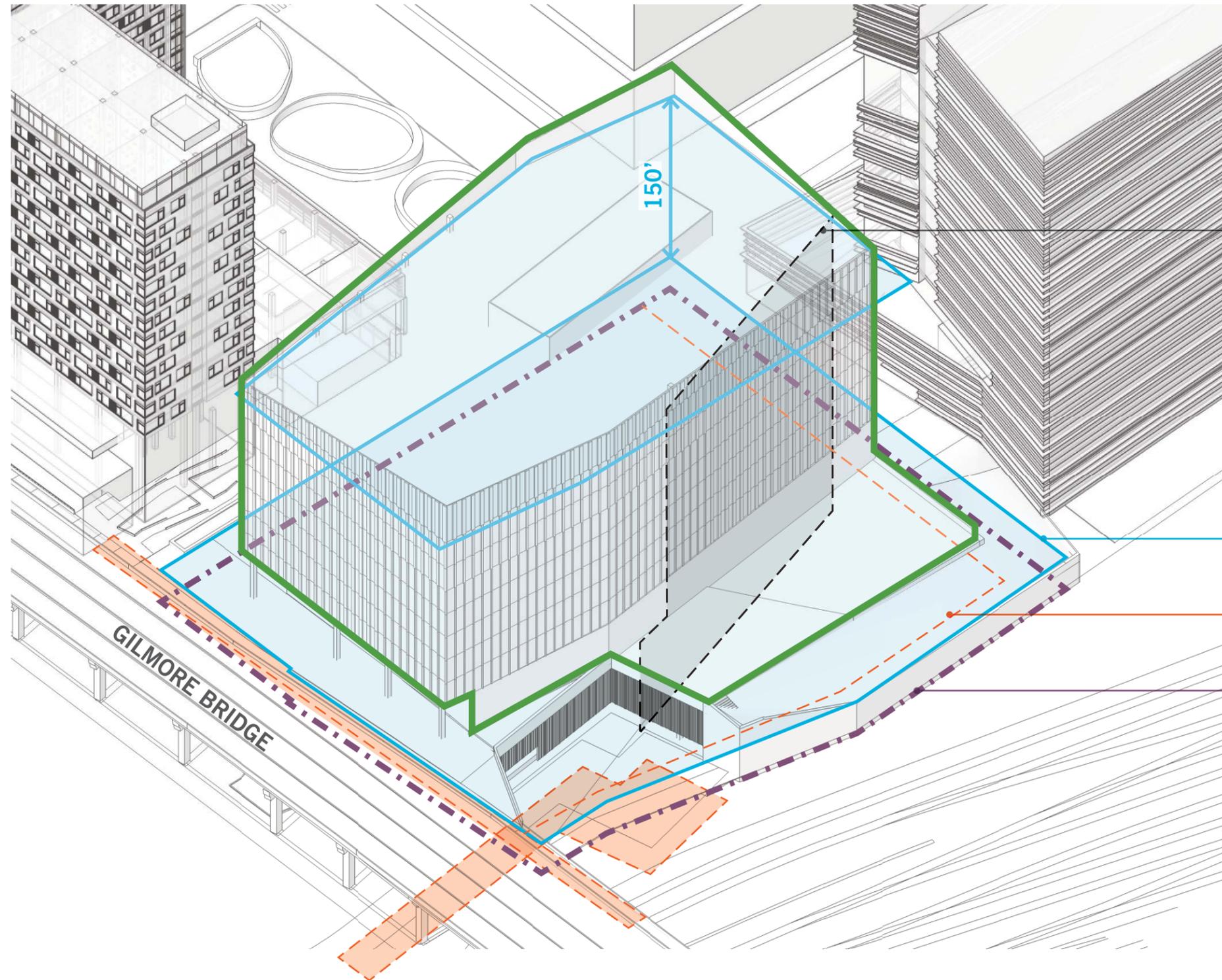
# SECTION E/W





## NORTHPOINT - PARCEL H PRESENTATION

# ZONING OUTLINE PARCEL H



TOTAL GSF: 645,803  
TOTAL GFA: 346,400  
TOTAL PARKING: 471  
BOSTON PARKING: 107  
CAMBRIDGE PARKING: 364

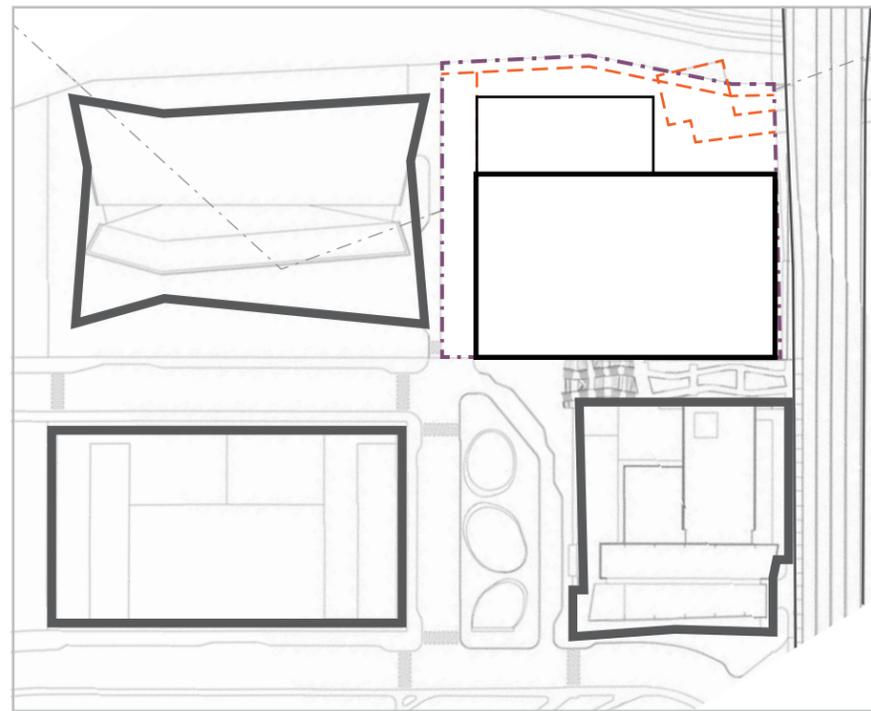
BOSTON/CAMBRIDGE CITY LINE

MEDIAN GRADE / MAXIMUM ALLOWABLE HEIGHT  
 $39'-1" + 150' = 189'-1"$  ABOVE SEA LEVEL

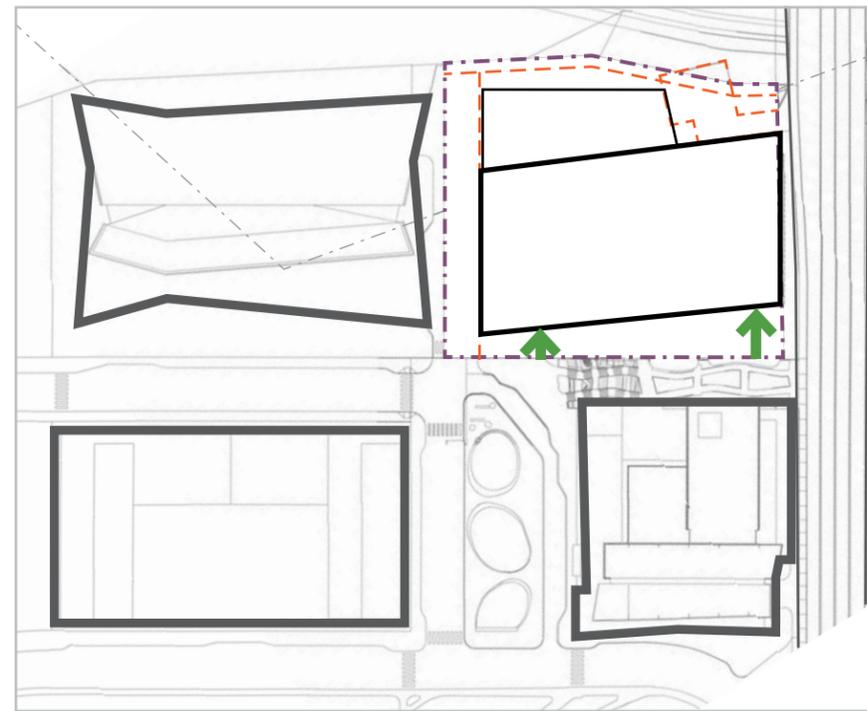
EASEMENTS and SETBACKS

PROPERTY LINE  
MAX COVERAGE | 75%  
CURRENT COVERAGE | 65%

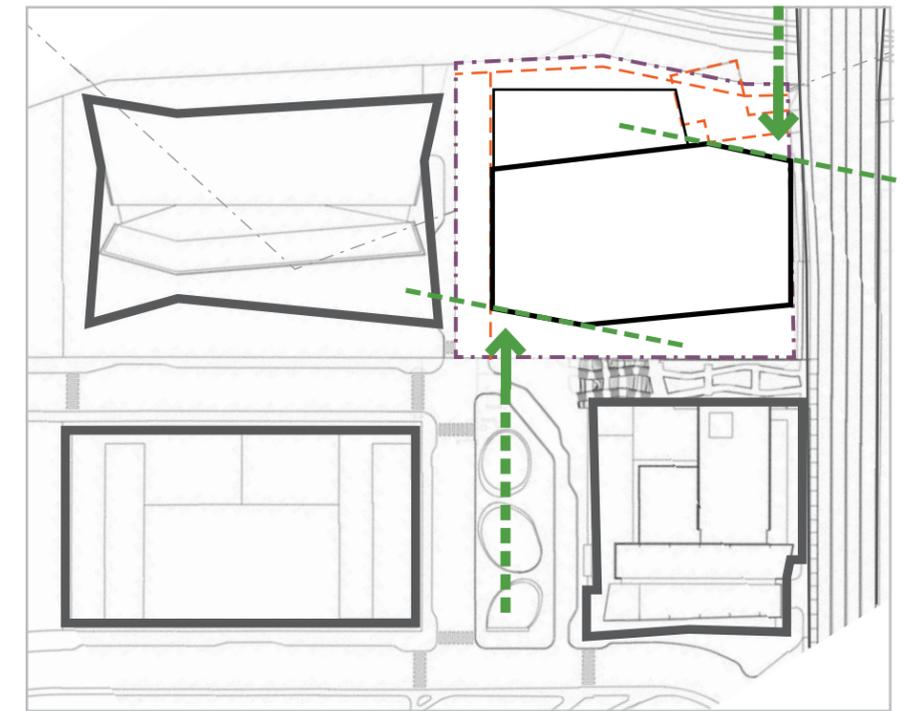
# CONCEPT DIAGRAMS PARCEL H



MASTERPLAN MASSING

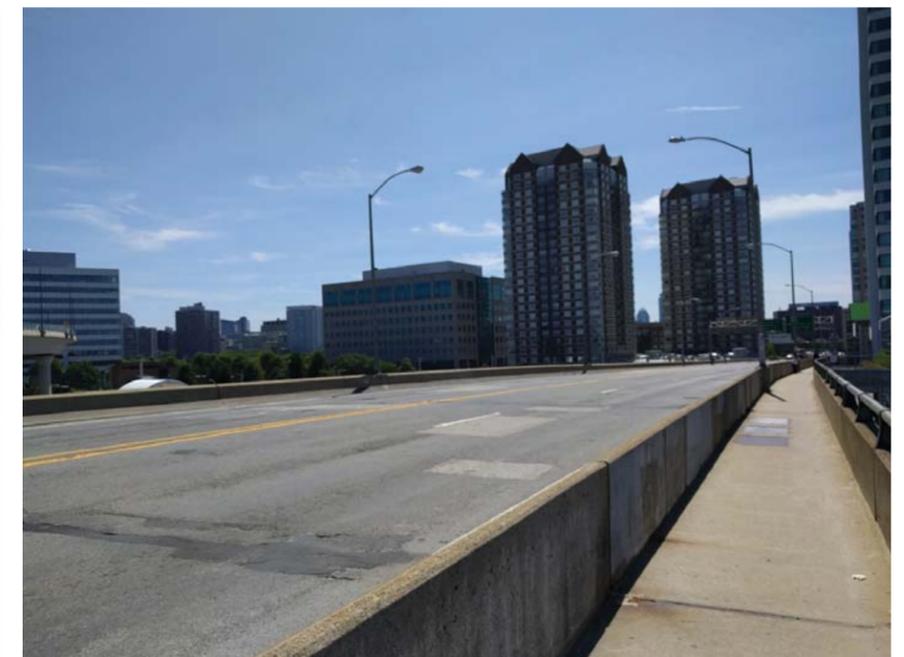
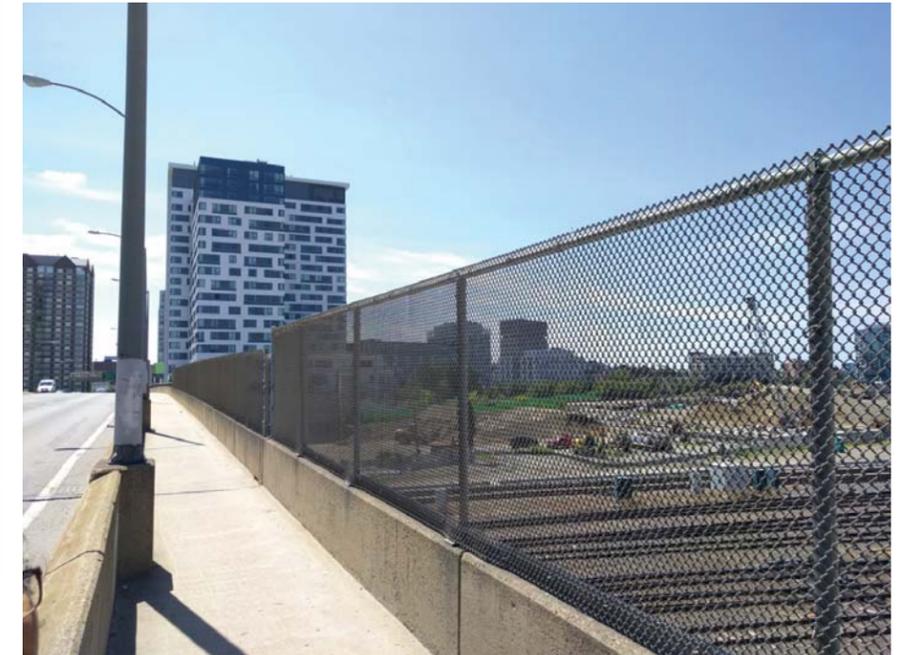


PUSH MASSING NORTH and "SKEW" AWAY  
from TWENTY/20



CHAMFER CORNERS TO ADDRESS URBAN  
APPROACHES from CHILD STREET PARK  
and THE GILMORE BRIDGE

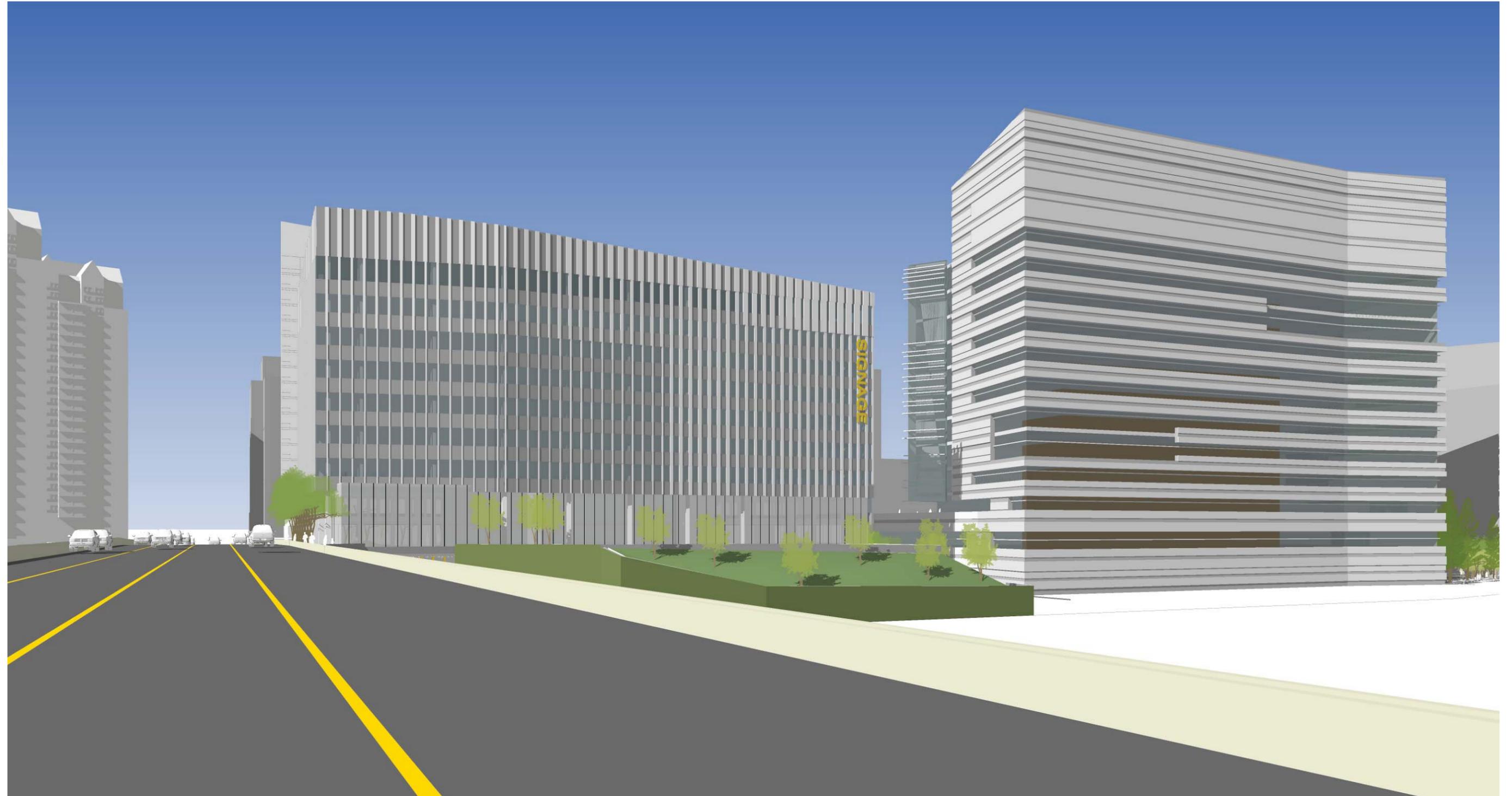
# PERSPECTIVES EXISTING VIEWS FROM GILMORE BRIDGE



# PERSPECTIVES EXISTING VIEW FROM GILMORE BRIDGE



# PERSPECTIVES PROPOSED VIEW FROM GILMORE BRIDGE



# PERSPECTIVES VIEW FROM BRIDGE



# PERSPECTIVES

## AERIAL VIEW DOWN PUBLIC TERRACE



# PERSPECTIVES EXISTING VIEWS WEST AT MURPHY STAIRS



# PERSPECTIVES EXISTING VIEW WEST AT MURPHY STAIRS



# PERSPECTIVES PROPOSED VIEW WEST DOWN PUBLIC TERRACE



# PERSPECTIVES VIEW FROM CHILD STREET PARK



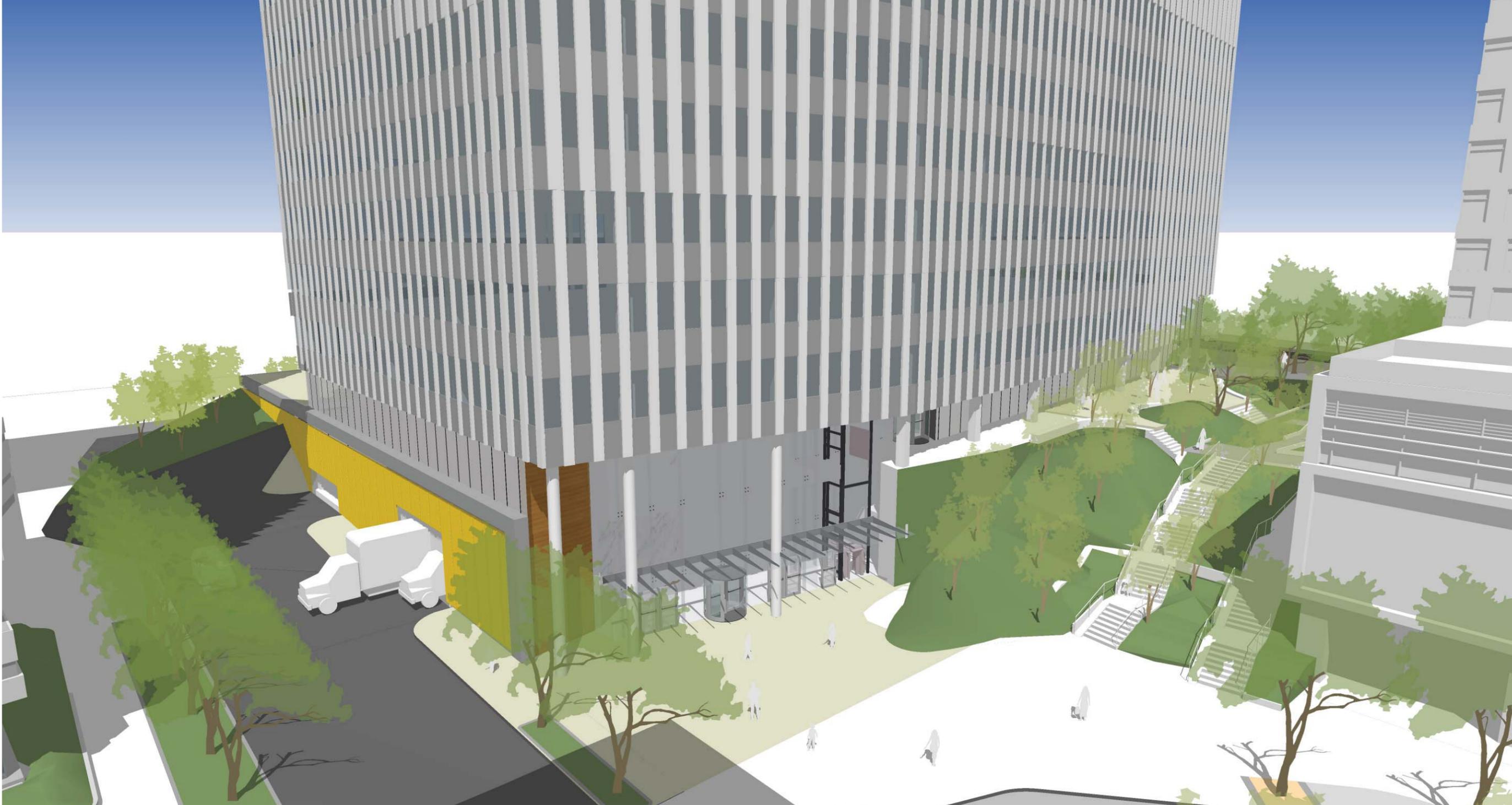
# PERSPECTIVES

## AERIAL VIEW FROM CHILD STREET PARK



# PERSPECTIVES

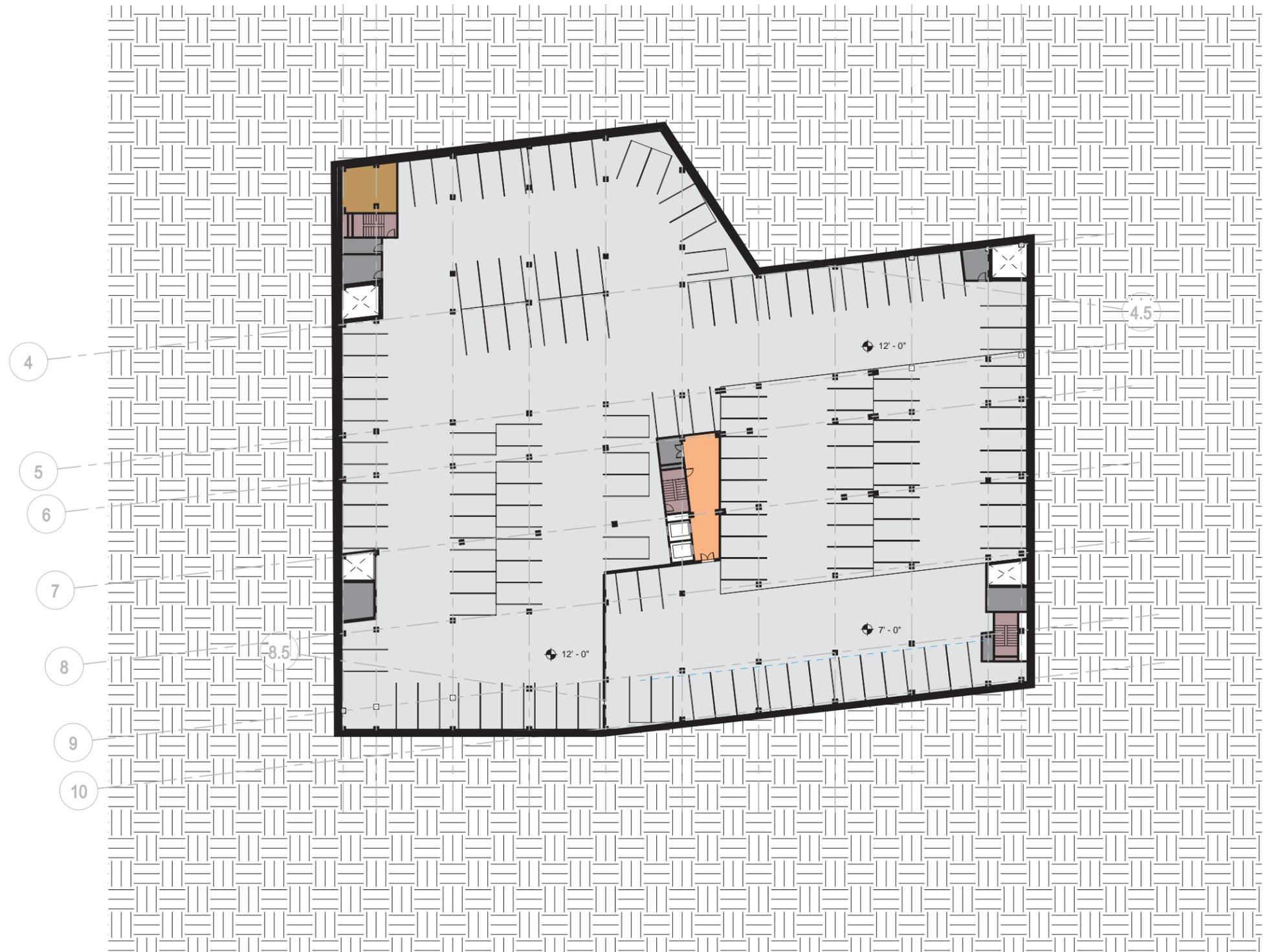
## AERIAL VIEW DOWN DAWES STREET



# PLANS

## P4/P5 FLOOR - PARKING

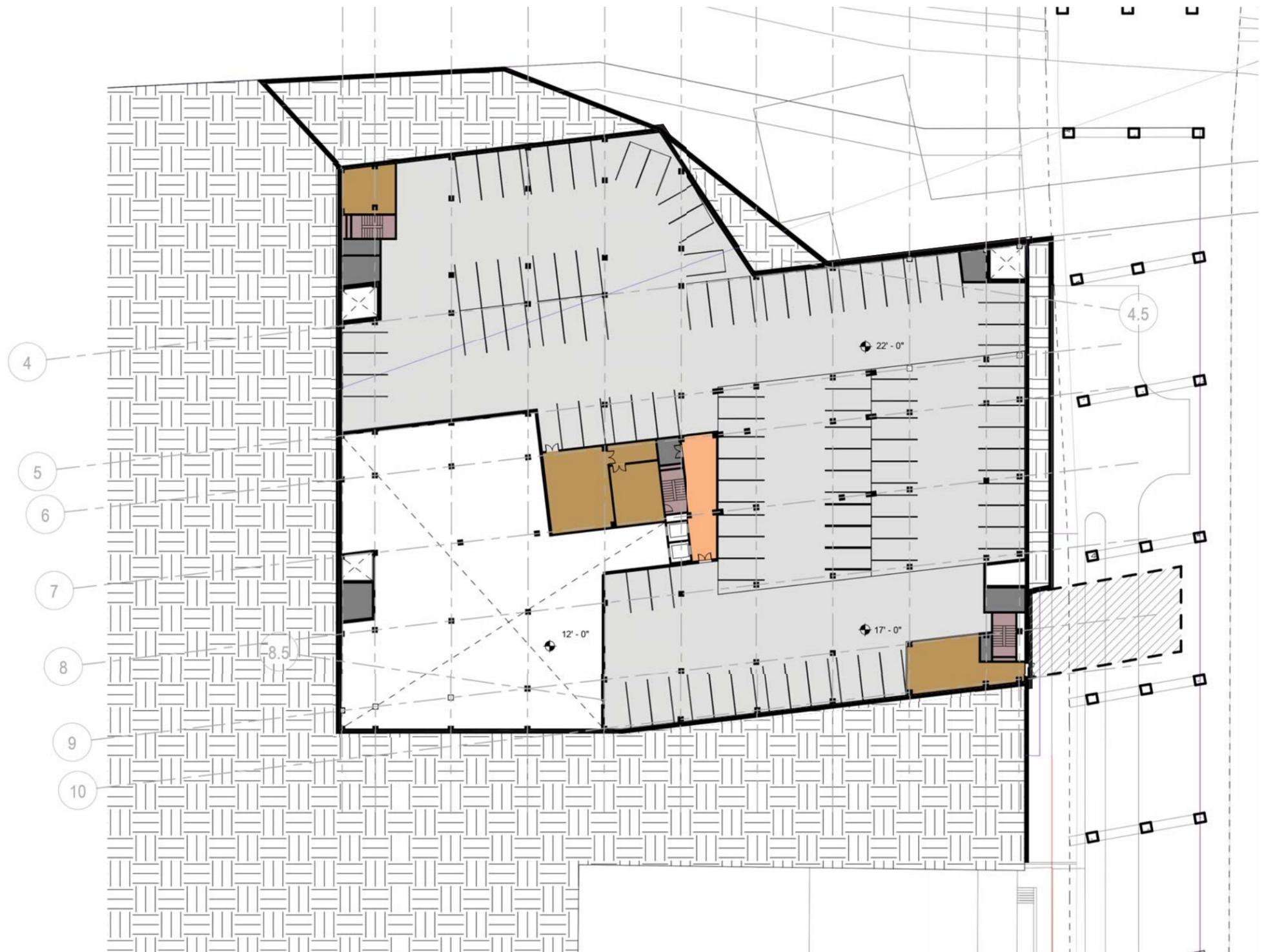
- PARKING
- MECHANICAL / CORE
- BICYCLE STORAGE
- OFFICE
- EGRESS STAIR
- PENTHOUSE MECHANICAL ROOMS
- PUBLIC ELEVATOR
- SHAFT / ELEVATOR
- SERVICE / BACK of HOUSE
- MAIN BUILDING LOBBY
- GARAGE LOBBY
- FASE LOBBY
- TOILET ROOMS
- PUBLIC SPACE



# PLANS

## P3 FLOOR - PARKING

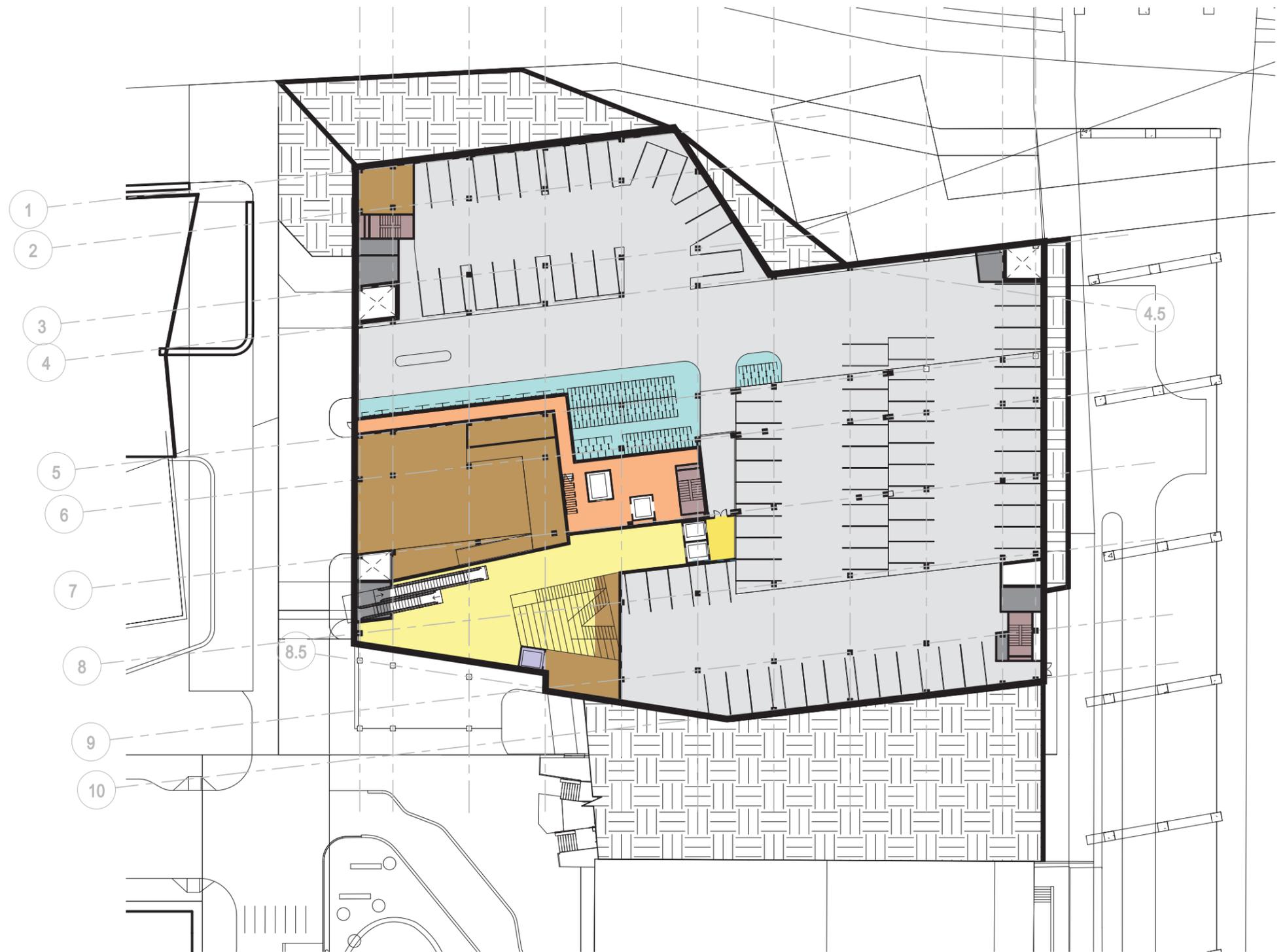
- PARKING
- MECHANICAL / CORE
- BICYCLE STORAGE
- OFFICE
- EGRESS STAIR
- PENTHOUSE MECHANICAL ROOMS
- PUBLIC ELEVATOR
- SHAFT / ELEVATOR
- SERVICE / BACK of HOUSE
- MAIN BUILDING LOBBY
- GARAGE LOBBY
- FASE LOBBY
- TOILET ROOMS
- PUBLIC SPACE



# PLANS

## P2 FLOOR - STREET LEVEL

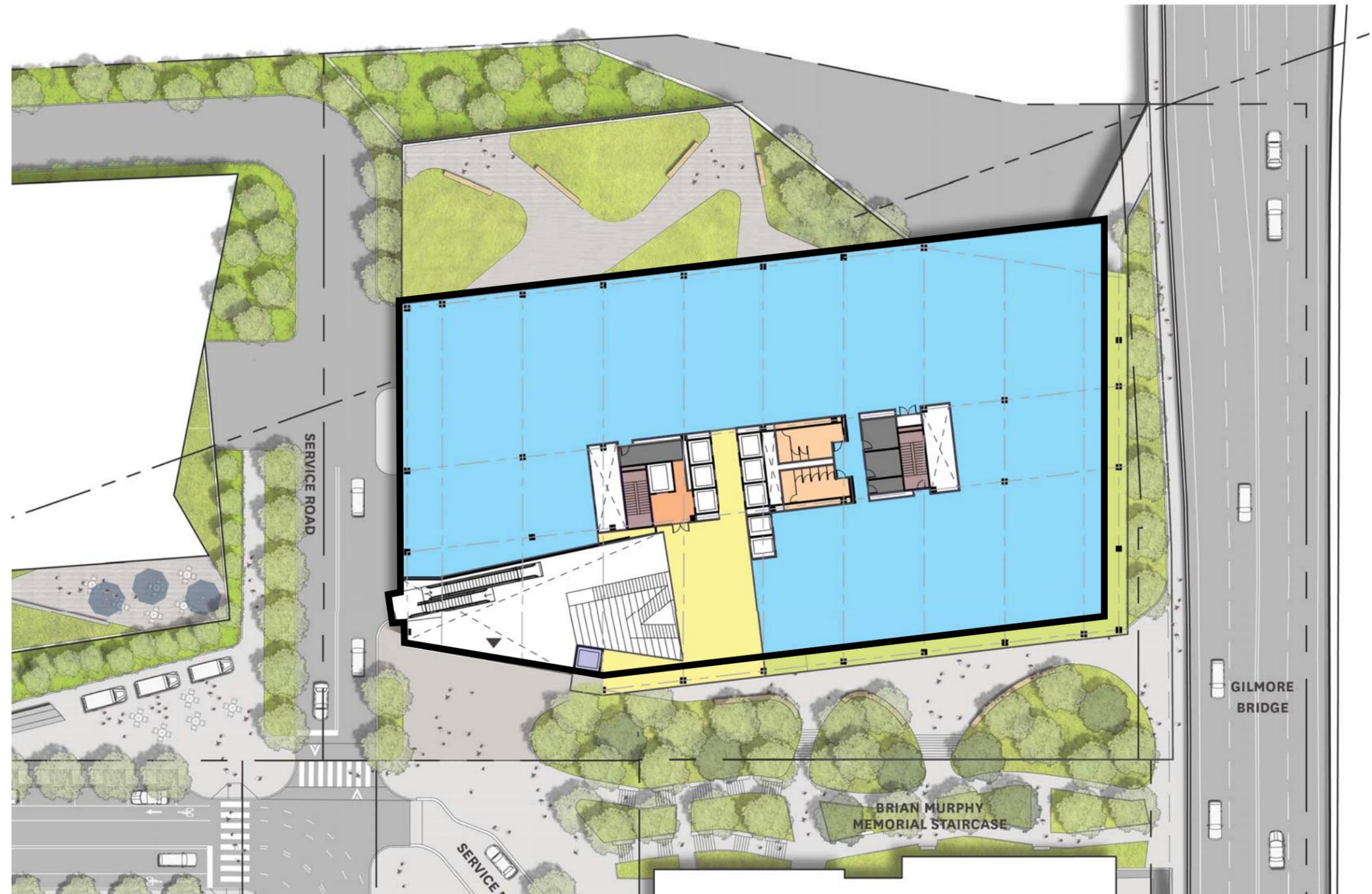
- PARKING
- MECHANICAL / CORE
- BICYCLE STORAGE
- OFFICE
- EGRESS STAIR
- PENTHOUSE MECHANICAL ROOMS
- PUBLIC ELEVATOR
- SHAFT / ELEVATOR
- SERVICE / BACK of HOUSE
- MAIN BUILDING LOBBY
- GARAGE LOBBY
- FASE LOBBY
- TOILET ROOMS
- PUBLIC SPACE



# PLANS

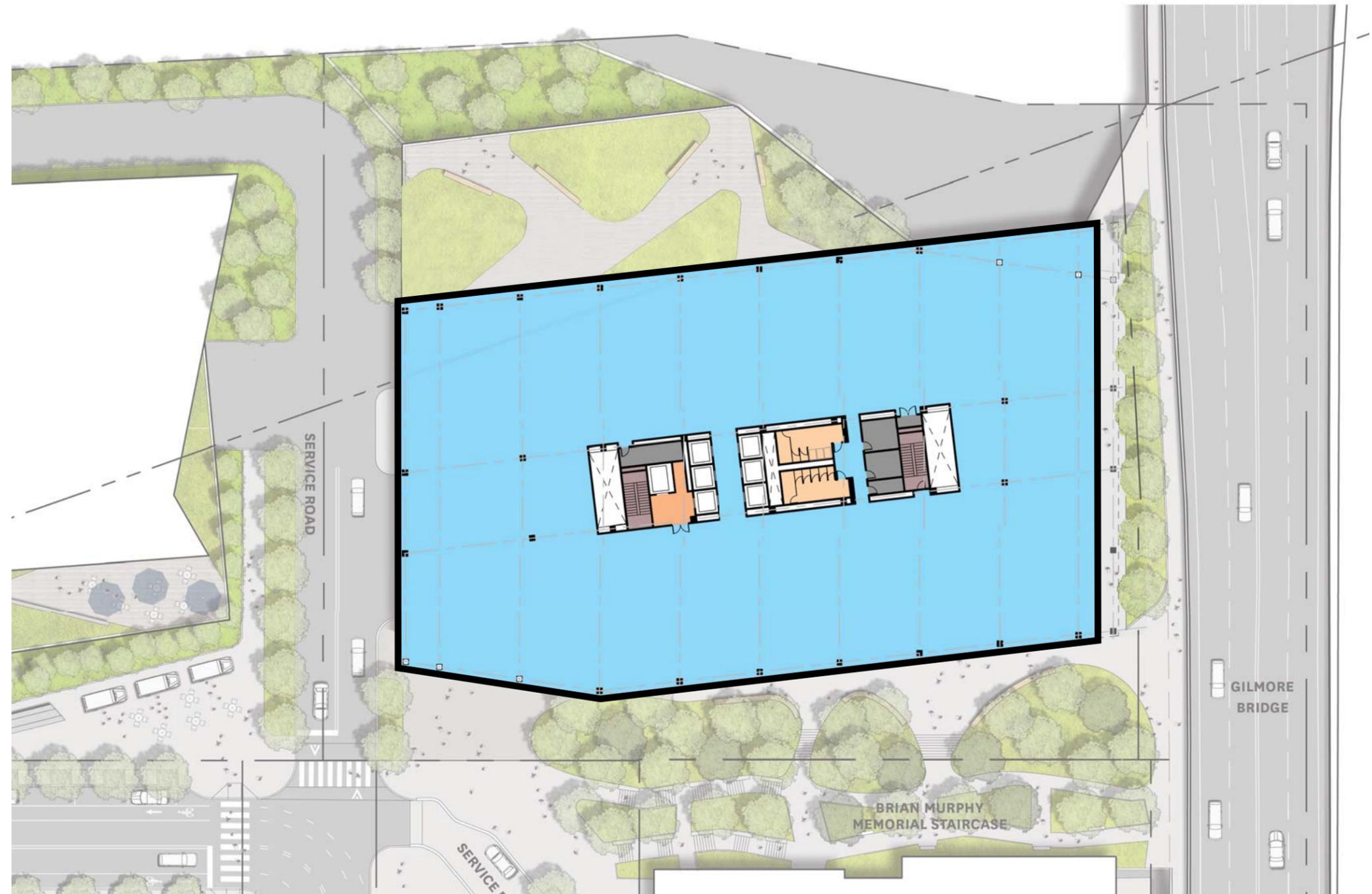
## 2ND FLOOR - BRIDGE LEVEL

- PARKING
- MECHANICAL / CORE
- BICYCLE STORAGE
- OFFICE
- EGRESS STAIR
- PENTHOUSE MECHANICAL ROOMS
- PUBLIC ELEVATOR
- SHAFT / ELEVATOR
- SERVICE / BACK of HOUSE
- MAIN BUILDING LOBBY
- GARAGE LOBBY
- FASE LOBBY
- TOILET ROOMS
- PUBLIC SPACE



# PLANS 3RD FLOOR

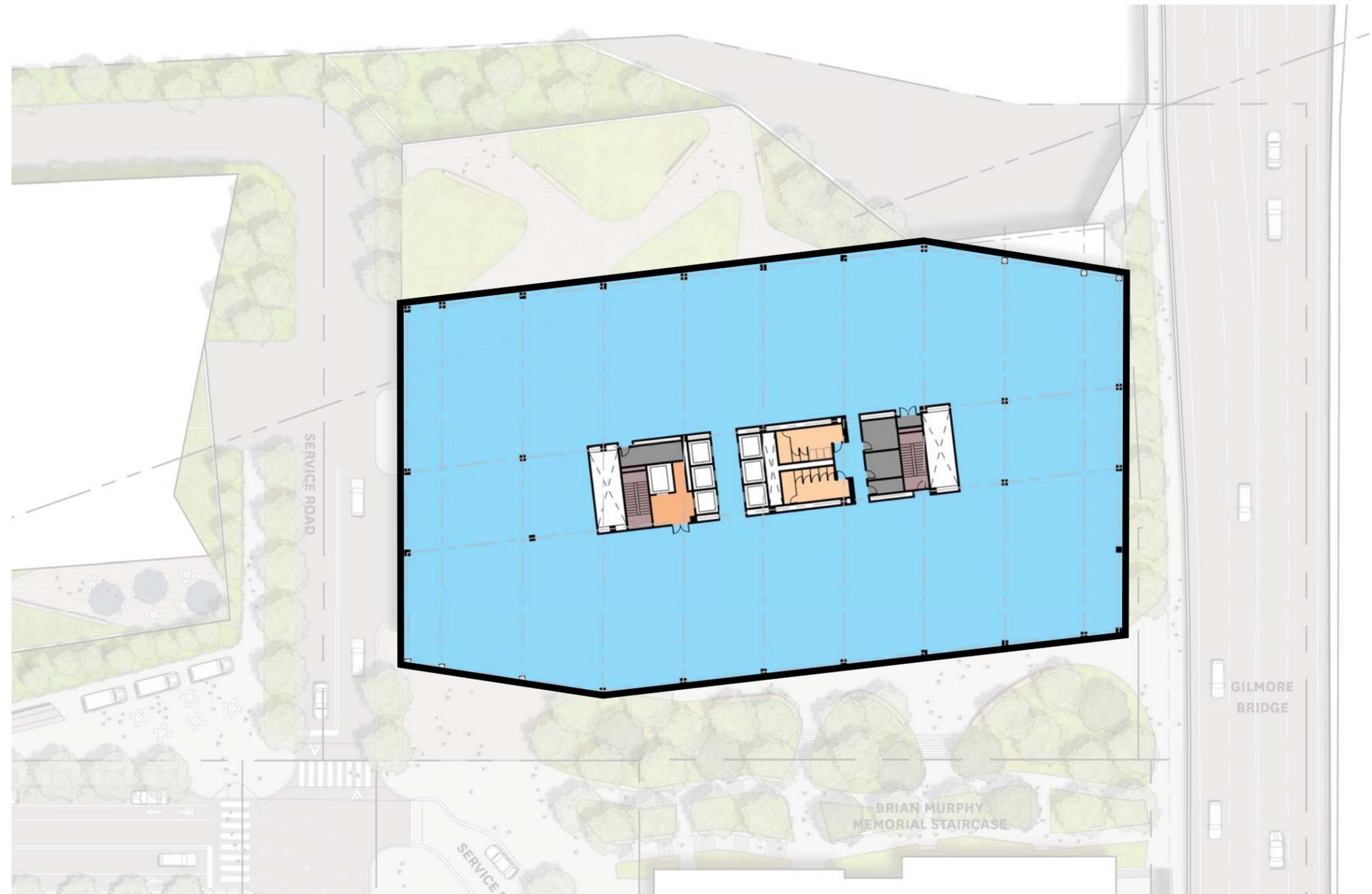
- PARKING
- MECHANICAL / CORE
- BICYCLE STORAGE
- OFFICE
- EGRESS STAIR
- PENTHOUSE MECHANICAL ROOMS
- PUBLIC ELEVATOR
- SHAFT / ELEVATOR
- SERVICE / BACK of HOUSE
- MAIN BUILDING LOBBY
- GARAGE LOBBY
- FASE LOBBY
- TOILET ROOMS
- PUBLIC SPACE



# PLANS

## TYPICAL FLOOR PLAN

- PARKING
- MECHANICAL / CORE
- BICYCLE STORAGE
- OFFICE
- EGRESS STAIR
- PENTHOUSE MECHANICAL ROOMS
- PUBLIC ELEVATOR
- SHAFT / ELEVATOR
- SERVICE / BACK of HOUSE
- MAIN BUILDING LOBBY
- GARAGE LOBBY
- FASE LOBBY
- TOILET ROOMS
- PUBLIC SPACE



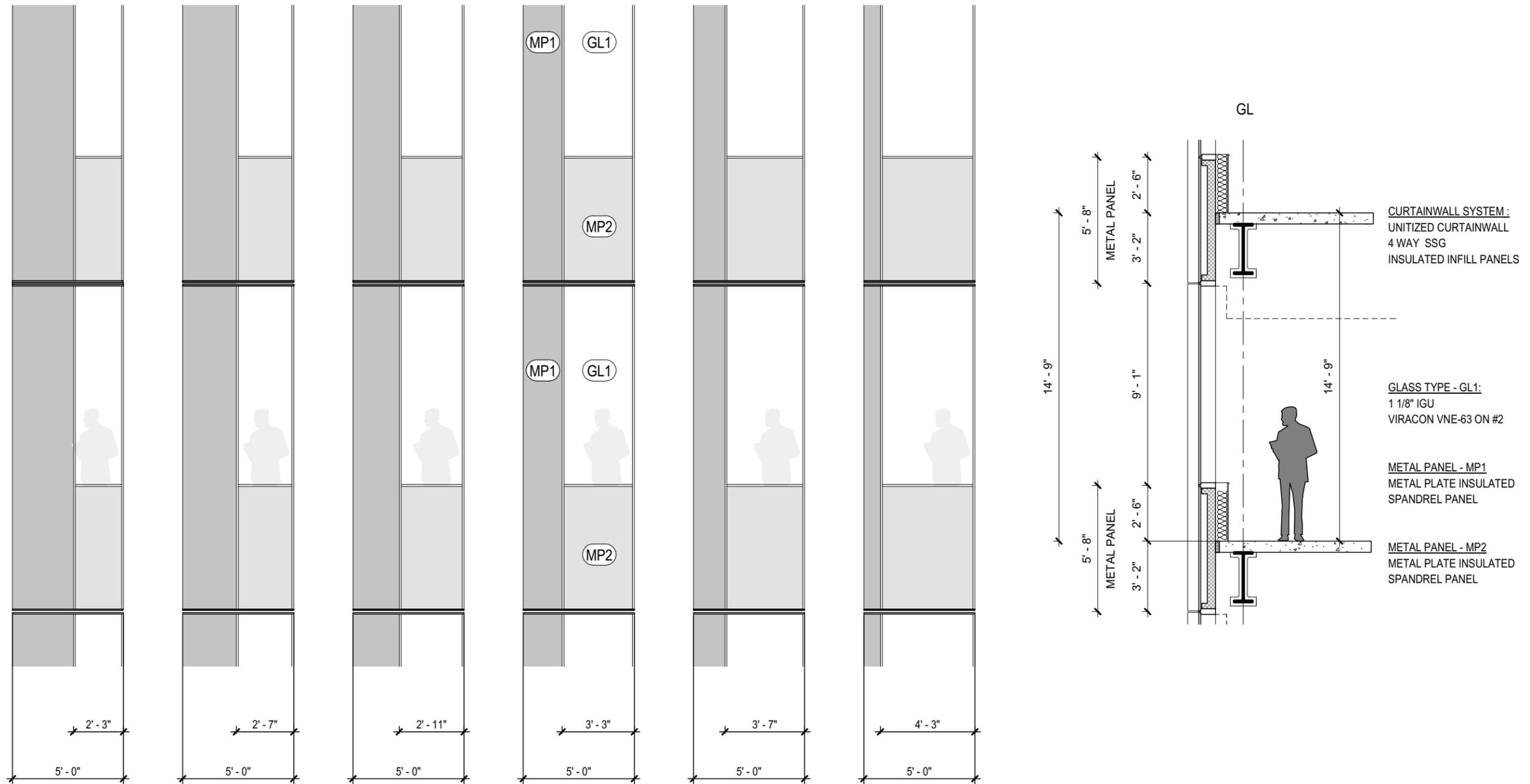
# SECTIONS EAST/WEST

- PARKING
- MECHANICAL / CORE
- BICYCLE STORAGE
- OFFICE
- EGRESS STAIR
- PENTHOUSE MECHANICAL
- PUBLIC ELEVATOR
- SHAFT / ELEVATOR
- SERVICE / BACK OF HOUSE
- MAIN BUILDING LOBBY
- GARAGE LOBBY
- FASE LOBBY
- TOILET ROOMS
- PUBLIC SPACE



# DETAILS WALL SYSTEM

## WALL SYSTEM -WALL SYSTEM - UNITIZED CURTAIN WALL WITH METAL PANEL AT SPANDREL - 2'-6" A.F.F



# PERSPECTIVES EXISTING VIEW FROM I-93



# PERSPECTIVES PROPOSED VIEW FROM I-93

