

THREE ARCHITECTURAL TEAMS SELECTED FOR NORTH POINT

CAMBRIDGE, Mass., September 17, 2003 – Spaulding & Slye Colliers announces that 3 architects have won the International Design Competition for North Point. North Point is a proposed mixed-use project on a 45-acre parcel primarily located in the City of Cambridge, with smaller portions in Boston and Somerville, Mass. The site is located across from the Museum of Science and CambridgeSide Galleria, and is adjacent to the Lechmere MBTA Station. Spaulding & Slye Colliers will develop the proposed project, with the firm acting as development manager.

The following three teams were chosen: Behnisch, Behnisch & Partner Inc. of Stuttgart, Germany and Venice, Calif., in partnership with Next Phase Studios of Boston; architectsAlliance of Toronto; and Steven Ehrlich Architects of Culver City, Calif., in partnership with Symmes Maini & McKee Associates of Cambridge, Mass.

The three winning architectural teams have each been awarded the design assignment of one of nineteen parcels proposed for North Point based on the conceptual design. Approximately 100 national and international architectural firms submitted statements of qualifications in June of this year. Eight finalists were invited to present their design work on the three competition parcels that included commercial, residential, and mixed-uses, to the jury on September 9 and 10, 2003. Construction is scheduled to start in late 2004.

The jury was headed by Kenneth Greenberg, Master Planner for North Point and the Principal of Greenberg Consultants Inc. based in Toronto. According to Greenberg, the North Point development team was extremely gratified with the exceptional designs of the winners, who demonstrated a clear understanding of the Master Plan's design goals. "Each of the eight competitors made a significant contribution to the understanding of the site's potential. The three winners showed outstanding creativity in responding to the design challenges of the individual parcels." Working with Greenberg to develop the Master Plan has been CBT/Childs Bertman Tseckares Inc.



Illustration by Behnisch, Behnisch & Partner Inc.

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The other finalists were: Rafael Vinoly Architects, in partnership with Chan Krieger & Associates of Cambridge, Mass.; Murphy/Jahn of Chicago; Valerio Dewalt Train Associates of Chicago; Graham Gund Associates of Cambridge, Mass.; and Office dA of Boston, in partnership with Pugh + Scarpa of Santa Monica, Calif.

"The North Point development is the area's premier 'smart growth' transit-oriented project, and will provide a place in the region to live and work," said Ralph F. Cox, Senior Vice President of Spaulding & Slye Colliers and the Project Manager for North Point. "This competition has progressed us toward the look and feel we are looking for, and has helped us address some of the tougher initial design issues."

The jury was comprised of professionals from both the public and private design communities: Tim Mellon, CEO of Guilford Transportation Industries, Inc.; Hugh Russell, representative of the Cambridge Planning Board; Ray Gastil, Director of Van Alen Institute; Linda Haar, Urban Planner and Consultant to the Boston Redevelopment Authority; and John Czarnecki, Architecture and Design Editor for publisher John Wiley & Sons.

The Boston Redevelopment Authority recently approved its portion of North Point. The project presents an exciting opportunity to reincorporate an underutilized industrial site into the urban neighborhoods that surround it. The Master Plan includes a transit-oriented residential neighborhood consisting of office, research and development, and retail space, a hotel, parking, and over 10 acres of green space. Multimodal public transportation improvements and connections, including a new MBTA Lechmere Green Line Station, as well as improved pedestrian access to the MBTA Community College Orange Line Station, are key components.

Formed in 1981, Guilford Transportation Industries, Inc. is headquartered in Portsmouth, New Hampshire. It is the owner of New England's largest privately-held group of freight railroad companies, the 1,500 mile Guilford Rail System, as well as other transportation-related businesses, including intermodal facilities, warehouses and lumber products manufacturing.

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