

## GROUNDBREAKING CEREMONY HELD FOR NORTHPOINT NEW PROJECT IS THE LARGEST IN THE NORTHEAST

**CAMBRIDGE, Mass., March 21, 2005** -- Senator Edward M. Kennedy, Congressman Michael E. Capuano, Massachusetts Secretary of the Office for Commonwealth Development Douglas I. Foy, Cambridge Mayor Michael A. Sullivan, and Somerville Mayor Joseph A. Curtatone joined hosts Spaulding & Slye Colliers and Guilford Transportation Industries, Inc. at today's groundbreaking ceremony for NorthPoint. The event celebrated the start of Phase 1 construction on two residential buildings totaling 329 condominiums, and half of the 10-acre Central Park green space. NorthPoint is a new 5.2 million square foot urban community on a 45-acre parcel in Cambridge, Boston and Somerville.

Approximately 210 people were in attendance including: Massachusetts Senator Jarrett T. Barrios, Massachusetts Representative Timothy J. Toomey, Jr., other state and cities officials, leaders of the business community, neighbors, and the project team. Spaulding & Slye Colliers Principal Daniel O'Connell served as master of ceremonies for the noon event. A reception followed at Hotel Marlowe in Cambridge. Spaulding & Slye Colliers is the Development Manager, Leasing Agent, Property Manager, and Construction Manager for this emerging neighborhood representing Guilford Transportation Industries, Inc.

In his remarks delivered at the ceremony held on the NorthPoint site, Senator Kennedy said: "The NorthPoint project is an innovative and creative plan that will help meet compelling needs for more green space, additional housing, and new commercial facilities for growing industries. With its focus on access to public transportation, NorthPoint is also a model of urban smart growth that will spur economic development and investment"

"The Northpoint project will transform the land where Boston, Cambridge and Somerville meet into a vibrant urban community, complete with parks, housing, commercial space and enhanced access to public transportation. This creative development plan includes much-needed units of affordable housing and will increase the area's available recreational space. It is a worthwhile project that will add value to the area," stated Congressman Mike Capuano, whose eighth district includes the three cities.



Shown here turning the soil as part of the groundbreaking at NorthPoint are (left to right): David Fink, President of Guilford Transportation Industries, Inc.; Cambridge Mayor Michael Sullivan; Guilford Transportation CEO Timothy Mellon; Congressman Michael Capuano; Somerville Mayor Joseph Curtatone; Senator Edward Kennedy; Secretary of the Office for Commonwealth Development Douglas Foy; and Spaulding & Slye Principal Daniel O'Connell.

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The first two buildings of 113,000 square feet and 236,000 square feet with 99 and 230 units respectively will have a fresh and contemporary look featuring complimentary exteriors of glass, concrete and metal. Units are configured as two-story lofts and flats with open floor plans and floor-to-ceiling windows. Upper floor units feature views of the Central Park and adjacent courtyard, and corner penthouse units with views toward the Zakim Bridge. High level interior finishes include granite, stainless steel, and hardwood. Garden level duplexes with stoops and separate entries will activate the ground level of each building. A majority of these units will be available for sale ranging from \$350,000 to \$600,000. Units will be designated as affordable. Completion is scheduled for the late 2006.

Five acres of the park will be constructed as part of this first phase of development. This spine of open space will begin to transform the NorthPoint site, and along with a new multi-purpose trail, connect it to the Charles River park system. The park will have open lawns for informal recreational activities, wetlands and a pond. The pavilion will be a signature of the park. This shared public resource will serve as community space, and can accommodate art or museum exhibits. The pavilion is currently seeking LEED Certification through the US Green Building Council.

"It is extraordinary to realize that NorthPoint won the necessary approvals from the communities, with a great deal of public input, in only two years," said Spaulding & Slye Colliers' O'Connell. "This has been a text book example of public and private partnership. A contemporary tale of 3 cities, with varied constituencies and objectives, that have come together to create something truly special on this underutilized landscape. In doing so, we will enhance the lives of the people that use and surround it. Spaulding & Slye Colliers is pleased to be partnering with Guilford Transportation Industries, and look forward to continuing with the Commonwealth and these fine cities throughout the future of NorthPoint."

Other members of the Spaulding & Slye Colliers NorthPoint project team include: Principals Debra J. Gould, Dermot Roe, Peter A. DeLuca, and Timothy B. Fraser, Senior Vice Presidents Daniel Cordeau and John S.Sullivan, Vice President and Project Director Lisa S.Serafin. The marketing of the 2.2 million square feet of lab and office space at NorthPoint is headed by Gould and Cordeau. The residential sales agent is The Collaborative Companies.

The Master Planner for NorthPoint is Greenberg Consultants Inc. of Toronto. Boston-based Childs Bertman Tseckares Inc. (CBT) and architectsAlliance of Toronto are the architects for the first two residential buildings. CBT is also the master planning architect. The landscape designer for the park is Michael van Valkenburgh Associates. Andres Mignucci Arquitectos of San Juan, Puerto Rico is the architect for the pavilion.

The NorthPoint site is located across from the Museum of Science and the CambridgeSide Galleria on McGrath O'Brien Highway, and is adjacent to the Lechmere MBTA Station. The Master Plan includes the commercial space, retail that supports a 24/7 city life style, a residential neighborhood, a new commuter rail station, hotel, multi-use trails that run from the Charles River to Bedford, MA, and parking. Multimodal public transportation improvements including the widening of the O'Brien Highway, as well as improved pedestrian access to the MBTA Community College Orange Line Station, are key components.

The groundbreaking event included the opening of a NorthPoint movie produced by Neoscape of Boston, a performance by the Peabody School Third Grade Choir, a donation to the School by Guilford Transportation and Spaulding & Slye Colliers, and the launch of the NorthPoint web site. The address is [www.northpoint-cambridge.com](http://www.northpoint-cambridge.com).

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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