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CITY OF CAMBRIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT

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Community Development

To: Planning Board  
From: Suzannah Bigolin, Urban Design Planner  
Date: October 12, 2016  
Re: **PB #179, North Point Design Guidelines**

The Planning Board first reviewed the updated North Point Design Guidelines at its July 27, 2016 hearing when the Major Amendment for the North Point PUD was approved. At that time, the draft was of a preliminary nature and required additional review and refinement. Since then, staff has been working with the Applicant to refine the guidelines. The final draft *North Point East Cambridge Design Guidelines, 2016* document is attached for the Planning Board's review.

The original set of *North Point Design Guidelines* was prepared for the PUD area in 2003. The guidelines aimed to create a contiguous internal public realm, which is well integrated into the neighborhoods, and provide a framework for the design of a livable mixed-use community.

The purpose, overall urban design goals and key design principles adopted in the 2003 version are still considered relevant today, and have not changed in the current document. The revised guidelines include minor revisions to the existing language, as well as new language that reflects the recent major amendment and the City's current planning practices, e.g., the small scale retail buildings, expansion of the environmental guidelines section, and greater recognition of open space programming and public realm design. New images, conceptual renderings, plans and diagrams have also been incorporated, which help to portray a contemporary urban design vision for North Point.

The organizational structure of the document has also been revised to more logically describe the various components of the guidelines, and to integrate images and diagrams into the text.

The design guidelines are referenced in the Special Permit and are to be considered by the Planning Board in the review and approval of individual building and site designs. Staff feel that the guidelines are much improved, and we welcome the Board's feedback on the final draft.