



CITY OF CAMBRIDGE
Community Development Department

BRIAN P. MURPHY
*Assistant City Manager for
Community Development*

SUSAN GLAZER
*Deputy Director for
Community Development*

To: Robert W. Healy, City Manager

From: Brian P. Murphy, Assistant City Manager for Community Development *BPM*

Date: June 13, 2011

Subject: Council Order # 11 dated June 6, 2011 regarding North Point special permit

The order requests review of the special permit issued by the Planning Board for the North Point master plan in the North Point Residence District PUD—this is Planning Board Special Permit #179, issued on March 11, 2003. Although the submittal by the petitioner in 2003 envisioned the relocation of Lechmere Station to the northern side of Msgr. O'Brien Highway, that was not a requirement of the special permit.

Since the new station, as currently planned, will not be incorporated into one of the buildings in the North Point master plan as had been anticipated in the original submittal, that element of the plan does need to be updated by the petitioner and reviewed by the Planning Board. As is normal practice for PUDs that are, by their nature, likely to be modified over the many years required for implementation, an amendment may be approved by the Board for such changes.

The new ownership and implementation team is aware of the need to provide an update and is in the process of assembling materials to explain changes to the Lechmere Station project and any other revisions to the plan that they now envision. As the City has not yet received the update, it is too early to say what other changes may be proposed, but the petitioner expects to make a submittal in the near future that should clarify the relationship between the master plan and the new station, and describe any additional changes under consideration.