

1
2 PLANNING BOARD FOR THE CITY OF CAMBRIDGE

3 GENERAL HEARING

4 Tuesday, March 13, 2013

5 7:10 p.m.

6 in

7 Second Floor Meeting Room, 344 Broadway

8 City Hall Annex -- McCusker Building

9 Cambridge, Massachusetts

10 Hugh Russell, Chair

11 H. Theodore Cohen, Vice Chair

12 Thomas Anninger, Member

13 Pamela Winters, Member

14 Steven Winter, Member

15 Ahmed Nur, Associate Member

16 Brian Murphy, Assistant City Manager for
17 Community Development

18 **Community Development Staff:**

19 Susan Glazer

Liza Paden

Roger Boothe

Stuart Dash

Jeff Roberts

Iram Farooq

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P R O C E E D I N G S

(Seated Members: Hugh Russell, H. Theodore Cohen, Thomas Anninger, Pamela Winters, Steven Winter.)

HUGH RUSSELL: Good evening. This is a meeting of the Cambridge Planning Board. And Liza is going to direct us to the first part of our agenda.

LIZA PADEN: So the first item on the agenda is a review of the BZA cases. And the case that I wanted to bring to your attention is the Lesley University signage on Mass Ave. And George is here from Lesley University to talk about the signage application and how the proposal fits with the overall scheme at Lesley University.

GEORGE SMITH: Thank you. My name is George Smith. I'm Director of Operations and Campus Planning with Lesley University.

1 We have applied for a Variance for the
2 addition of a sign to the front facing the
3 Mass Ave. the front facing facade of 1663
4 Mass. Avenue which is our new dorm that was
5 built in 2009. This particular sign is in
6 keeping with the overall sign package that we
7 had submitted. It's been about two or three
8 years ago and it was approved for, for the
9 way -- it's in keeping with the sign
10 initiative that we put up. We have another
11 building that's on the corner of Oxford
12 Street and Everett Street which is our White
13 Hall, and I've included a picture in the
14 package of that particular sign which is
15 letters that are installed on the side of the
16 building. And these letters are very similar
17 to the letters that we're requesting to
18 install in the front of the Mass. Avenue
19 facing front of the new dorm that's at 1663

1 Mass. Avenue.

2 So it's actually used as a gateway
3 marker. It's not meant to be a sign to show
4 the direct entrance to the dorm which is
5 actually, it's on the Wendell Street side of
6 the building. So we're requesting that we be
7 allowed to add that sign to the side of the
8 building and request your approval.

9 HUGH RUSSELL: As I recollect as
10 last we saw this from last week, I guess it
11 was. You're just proposing Lesley University
12 without the Doble Campus?

13 GEORGE SMITH: Yes. And the reason
14 for that is this particular sign that's on
15 White Hall is right on the corner and it's
16 right -- that building is facing -- faces
17 directly on to the quad. And all of the
18 buildings that are right there in the
19 immediate area of that building are the Doble

1 Campus. We felt that the Lesley University
2 on the front of the new dorm facing Mass.
3 Avenue, since the buildings that are right
4 directly behind that are not Lesley
5 buildings, it made more sense to do it this
6 way.

7 H. THEODORE COHEN: I have a
8 question.

9 HUGH RUSSELL: Sure.

10 H. THEODORE COHEN: So is my
11 understanding correct that the ZBA turned
12 down your prior request for a Variance to put
13 up a banner that said Lesley University.

14 GEORGE SMITH: They did, yes.

15 H. THEODORE COHEN: And do you know,
16 what was the rationale?

17 GEORGE SMITH: Well, at the time
18 when we -- there was, there were several
19 Variances that were required to construct the

1 dorm the way it was, and at the time the BZA
2 wanted us to have that, the request for that
3 banner in the package with the rest of the
4 Variances that we had. And for one reason or
5 another it was missed. And so we went back
6 later after we had put the banner brackets on
7 the side of the building and requested the
8 banner, and we were turned down at the time
9 because they thought it was inappropriate.
10 It's a large banner. It's the same size as
11 the banners that are on the front of the
12 University Hall. And it said Lesley
13 University, and they requested we take it
14 down and denied the application.

15 These letters we feel that they're more
16 conservative. They're not extremely large,
17 and, you know, they look nice on the side of
18 the building, and we think it's an
19 appropriate way to announce that that's

1 Lesley University building.

2 HUGH RUSSELL: Do you have the BZA
3 application here still?

4 LIZA PADEN: Yes, for this case.
5 Yes, I do.

6 (Ahmed Nur Seated.)

7 STEVEN WINTER: Mr. Chair, either I
8 missed it or I was not aware of the fact that
9 the banners had been banned. Was that part
10 of our discussion? Do you recall that?

11 HUGH RUSSELL: Well, this was a -- I
12 don't remember when -- if they -- I don't
13 remember any discussion of this building when
14 they came for relief. I think the relief was
15 very minor.

16 So, I don't have any recollection of
17 weighing in on the banner or not or whether
18 we were asked about it. You know, a week ago
19 we questioned whether we did the banner and

1 now we heard the answer.

2 STEVEN WINTER: I think George just
3 explained to us that the banner was
4 inadvertently left out, but the posts were
5 placed --

6 GEORGE SMITH: They were.

7 STEVEN WINTER: -- in preparation
8 for the banner, and the BZA said no banner
9 leaving the posts only and no name.

10 GEORGE SMITH: That's correct.

11 THOMAS ANNINGER: I assume the posts
12 are down now?

13 GEORGE SMITH: No. They're still
14 there.

15 STEVEN WINTER: They're built right
16 in.

17 GEORGE SMITH: They're tied into the
18 structural field.

19 THOMAS ANNINGER: Just like the

1 columns on the Sackler Museum which never
2 went across the street.

3 PAMELA WINTERS: Did they give a
4 reason why they didn't like the banner?

5 GEORGE SMITH: I think it was too
6 many. It was too high. It was too large.
7 It's, you know, those banners are -- they're
8 15 feet tall, about two and a half feet wide.

9 PAMELA WINTERS: Okay.

10 GEORGE SMITH: And, you know, while
11 it would have been nice to have that banner
12 on the front of the building, they thought it
13 was inappropriate. And it was -- so they
14 didn't give us the authorization to put it
15 up.

16 PAMELA WINTERS: Okay.

17 THOMAS ANNINGER: Hugh, the issue
18 here is the height, is that what it is?

19 HUGH RUSSELL: That's the only part

1 that requires relief is the height.

2 GEORGE SMITH: In terms of size and
3 the additional signs, the Bank of America and
4 the High Rise Bakery that we have on the
5 building, as you can see from the
6 application, there's plenty of linear feet of
7 sign. And the sign is a little over two feet
8 tall and about five feet long. So it's a
9 conservative-sized sign.

10 STEVEN WINTER: And, George, when we
11 say sign, we're talking about the letters on
12 the brick.

13 GEORGE SMITH: Yes.

14 STEVEN WINTER: Not a shingle.

15 GEORGE SMITH: We're talking about
16 letters mounted directly to the brick.

17 STEVEN WINTER: And, Mr. Chair, if I
18 may continue just a moment. Also, so I think
19 that one of the things that puzzled us was

1 that the -- or me, that the sign is not a
2 wayfinding sign, and it's not an address
3 sign. So my question was what does it do?

4 GEORGE SMITH: Well, it's a -- it's
5 kind of gateway. It has a function as a
6 gateway to the campus. And as I mentioned,
7 you know, the buildings that are directly
8 behind the dorm are not Lesley University
9 buildings. So, therefore, we didn't feel it
10 was appropriate to put Doble Campus on there
11 as it is on the side of White Hall. But as
12 far as --

13 HUGH RUSSELL: You have to update
14 half of the frontage on Wendell Street is
15 Lesley so that you can, you know, they don't
16 have the old motel that Harvard Law School
17 owns. But if you look at this map, most of
18 that block is Lesley. Most of the frontage
19 is Lesley.

1 STEVEN WINTER: I'm not sure where
2 you're going with that.

3 HUGH RUSSELL: Well, I think it's
4 logical to say if you're trying to mark like
5 the corners of this part of this campus, I
6 don't -- I forget the terminology. Are there
7 three campuses; is that the way it works?

8 GEORGE SMITH: Yes.

9 HUGH RUSSELL: If you're sort of
10 trying to mark the corners of the Doble, then
11 this is sort of the logical place to do it.

12 I guess I can see the understanding. I
13 can see that it's part of an overall plan.
14 It's actually relatively innocuous. And so
15 although I was initially, I'm somewhat asking
16 these questions like why? I think there are
17 some answers.

18 STEVEN WINTER: I have to say I'm
19 much more sympathetic with the historical

1 perspective that the BZA denied the banner.
2 I think banners actually can add to vibrant
3 colors and feelings and flavors on an urban
4 landscape. So that doesn't make sense to me.
5 Knowing that, I'm much more sympathetic to
6 the branding as it were.

7 HUGH RUSSELL: Yes. I can see how
8 sort of the banner's out of scale with this
9 particular building because the banner's
10 trying to relate to a larger area. And also
11 is trying to match up with the banners which
12 are quite modest to the scale of the
13 University Hall. There's a science of signs
14 and then there's an art. So that's how, this
15 is an artistic endeavor if you will. The
16 great sign would be the art institute.

17 THOMAS ANNINGER: I think the word
18 branding is a little strong for what I see as
19 a relatively modest, as you called it,

1 conservative effort that's only halfway up
2 the building. When I think of branding, I
3 think of what Microsoft did or what some of
4 the other buildings have done in East
5 Cambridge, and this is not that. I think
6 this is befitting of a university that wants
7 to keep its dignity, and I think it achieves
8 that very well. So perhaps it's branding but
9 of a humble and kind that suits both this
10 building, and I think the purpose. So I like
11 to see us support this.

12 STEVEN WINTER: I concur, and
13 perhaps we can move forward.

14 AHMED NUR: Yes, I do too support.

15 H. THEODORE COHEN: Yes, I'm fine
16 with it now. Although I would prefer the
17 banner.

18 PAMELA WINTERS: I would prefer the
19 banner, too.

1 LIZA PADEN: I don't think that's --

2 H. THEODORE COHEN: Yes, I

3 understand.

4 THOMAS ANNINGER: I think that's

5 just rubbing it in.

6 HUGH RUSSELL: Well, I think, you

7 know, our colleagues on the Zoning Board have

8 considered this --

9 PAMELA WINTERS: Right.

10 HUGH RUSSELL: -- and they made a

11 decision with more facts at their disposal,

12 so be it. So should we take a vote to

13 support it then?

14 All those in favor of voting.

15 (Raising hands).

16 HUGH RUSSELL: You're voting against

17 it?

18 AHMED NUR: I'm supporting.

19 HUGH RUSSELL: Okay, good.

1 (Unanimous Vote in Favor.)

2 HUGH RUSSELL: All right, thank you
3 for coming down to explain it to us.

4 Now we can move to the extension
5 request. No point in having you sit here for
6 an hour.

7 GEORGE SMITH: Okay, so on April
8 13th of 2011, we were issued the Special
9 Permit for the artist to the Boston -- our
10 new construction for the art center building.
11 And since that time up until February 25th,
12 we had some ongoing litigation with regard to
13 the building. And as of February 25th, which
14 was the final date for any kind of appeal
15 that went by, and there were no appeals, and
16 so from this, as on February 25th all of the
17 litigation that's associated with the project
18 is finished. And so as of that date, we
19 started moving forward with permitting

1 process. And it looks like we may be able to
2 have it permitted with the City before the
3 13th of April this year, but we're not
4 necessarily -- we're not certain that we can
5 and so, therefore, we'd like to get the
6 Special Permit extended just to allow us a
7 little extra time to work on the permit and
8 get it in to the city.

9 HUGH RUSSELL: What's the length of
10 the extension that you'd like?

11 GEORGE SMITH: Six months.

12 HUGH RUSSELL: Sure.

13 THOMAS ANNINGER: So moved.

14 PAMELA WINTERS: Seconded.

15 HUGH RUSSELL: All those in favor?

16 (Raising hands).

17 GEORGE SMITH: Thank you very much.

18 (Unanimous Vote in Favor.)

19 STEVEN WINTER: George, while you're

1 here can I ask you to talk to the Board about
2 -- there's a wonderful way you're
3 decommissioning the church or it's a
4 ceremony. Could you tell us a little bit
5 about it? I think it's terrific by the way.

6 GEORGE SMITH: Decommissioning?

7 HUGH RUSSELL: Deconsecrating?

8 STEVEN WINTER: Well, no. There's
9 some public gathering with Lesley folks and
10 the community to acknowledge the fact that
11 we're going to move the church, and I wonder
12 if you could tell us a little bit about that.
13 I think it's great.

14 GEORGE SMITH: Well, I think we're
15 going to have an activity like that. I don't
16 know exactly what is specifically set up at
17 the moment. But it's a great occasion. That
18 that church has been on the site where it's
19 at since 1867. And we, you know, this is

1 really nice that we've had the opportunity to
2 repurpose it and bring it back to some of its
3 future glory, and put a new steeple on the
4 top of it. It was the one that was on it for
5 most of its life. So at any rate, the --
6 we're kind of thinking the groundbreaking is
7 going to be sometime in the April time frame.
8 The actual church itself is going to be
9 moving in, and if we stay on the schedule
10 that we've got established, it's going to be
11 moving in August. And so at that point in
12 time we're moving it from one side of the
13 site to the other. So, I think that's sort
14 of an opportunity to gather and, you know, in
15 that capacity.

16 STEVEN WINTER: If you could keep us
17 informed, we would appreciate it.

18 GEORGE SMITH: I will, absolutely.

19 HUGH RUSSELL: Okay, the next item

1 on our agenda is Planning Board case 280, a
2 public hearing. 19-21 Wendell Street.

3 THOMAS ANNINGER: Brian Murphy
4 maybe?

5 HUGH RUSSELL: Oh, Brian.

6 H. THEODORE COHEN: And the
7 transcripts.

8 PAMELA WINTERS: And the
9 transcripts.

10 BRIAN MURPHY: I will be brief with
11 the update and Liza can say there aren't any
12 transcripts.

13 The next hearing will be next week, the
14 19th. A public hearing on the Bike Parking
15 Zoning Petition. Again, this is the Board's
16 petition that was forwarded to the City
17 Council and just procedurally has to come
18 back again, as well as a K2-C2 update.

19 And, Liza, am I correct that April 2nd

1 will be K2-C2?

2 LIZA PADEN: Yes.

3 BRIAN MURPHY: And then April 9th
4 will be 30 Cottage Park Avenue and 130
5 CambridgePark Drive.

6 April 16th will be at the Central
7 Square Senior Center, and that will be MLK
8 School Special Permit as well as Town Gown
9 comments. And, again, expect to be back in
10 the beginning of May for more K2-C2.

11 And then just to give you a little bit
12 of an update in terms of the Council process
13 with the MIT petition. The Council kept the
14 -- the Ordinance Committee kept the subject
15 matter in committee but forwarded the
16 Petition to the full City Council where it
17 will be on the Council agenda for the 18th.
18 They're having a series of smaller meetings
19 coming up, and they're going to have a round

1 table ordinance hearing on the 22nd of March
2 where there will be sort of a more, more of a
3 working session and formal discussion. There
4 may be some additional sessions after that.
5 But at this point they're still continuing to
6 move forward with the petition.

7 HUGH RUSSELL: Okay, thank you.

8 And do you have transcripts?

9 LIZA PADEN: We have the transcript
10 for February 5th, and it's been certified
11 complete. It looks good to me.

12 HUGH RUSSELL: Okay, motion to
13 accept that transcript.

14 STEVEN WINTER: So moved.

15 HUGH RUSSELL: Discussion?

16 All those in favor?

17 (Raising hands).

18 HUGH RUSSELL: All members voting in
19 favor.

1 Okay, so now we will go to the public
2 hearing on 19-21 Wendell Street. And I would
3 like to ask the Petitioner a question which
4 is you have the right to be heard by a
5 seven-member Board and there are six of us
6 here tonight, and one of our members is
7 actually retiring at the end of tonight's
8 meeting so there might only be five if the
9 discussion gets carried to a later date. Are
10 you willing to proceed?

11 MATTHEW ZUKER: We'd like to
12 proceed.

13 HUGH RUSSELL: Okay.

14 MATTHEW ZUKER: And Tom at his last
15 meeting. It would be a good case for him to
16 hear on the last day.

17 HUGH RUSSELL: Okay.

18 MATTHEW ZUKER: Matthew Zuker,
19 Z-u-k-e-r. Chestnut Hill Realty.

1 It's been a little while since I've
2 been here. It's good to see everybody again.
3 I'll give you a quick little review. After a
4 very collaborative effort between Chestnut
5 Hill Realty, the Cambridge City Council, the
6 Law Department, the CDD staff, and the
7 Engineering Department, the City Council
8 approved the Basement Apartment Overlay
9 District in December 2011. I have a copy of
10 it somewhere here.

11 As you know the idea came from the
12 existence of large areas of underutilized
13 spaces in older buildings that had high
14 ceilings and larger windows. Today we're
15 here before you for four proposed units at
16 19-21 Wendell Street under this Basement
17 Apartment Overlay District. The by-law
18 allows these units by Special Permit upon
19 meeting certain criteria and conditions. In

1 deference to, and with the help of the
2 Engineering Department, the overlay district
3 was created in an area with the risk of
4 overlying flooding was minimal.

5 The by-law states, quote: The
6 application for a Special Permit shall
7 include a report on historical occurrences,
8 and the future likelihood of basement
9 flooding in the area of the proposed
10 conversion with a functional scope determined
11 by the City Engineer to be appropriate to the
12 location of the project, and the report shall
13 assess the likelihood of flooding in the
14 basement units by way of sewer system backups
15 or overlying flooding, and identify proposed
16 mitigations to prevent any such flooding.

17 The applicant shall obtain approval of
18 the report and proposed mitigation from the
19 City Engineer prior to submitting a Special

1 Permit application.

2 We've spent extensive time working with
3 Owen O'Riordan and the engineering staff to
4 determine the functional scope of the report
5 and in identifying proposed mitigation
6 measures. We had four meetings and a site
7 visit with Owen to develop a report and
8 determine mitigations.

9 The report itself went through three
10 major changes to incorporate recommendations
11 from Owen and his staff. The report
12 indicates 19-21 Wendell Street is located in
13 an area with a low risk of overlay and
14 flooding. In fact, the building has no
15 history of flooding or sewer backups.

16 Proposed mitigation measures will
17 ensure these basement units will provide
18 quality habitable living.

19 Furthermore, our engineer has certified

1 that by incorporating proposed mitigation
2 measures, the likelihood of any sewer backups
3 and/or overlaying flooding in the basement
4 units is minimal to the point of
5 insignificant.

6 The final report was submitted to the
7 Engineering Department on January 7th of this
8 year and was approved by Owen on January
9 15th.

10 The by-law states, also, quote: The
11 Planning Board may reduce or waive the number
12 of accessory off-street motored vehicle
13 spaces upon making a finding that such
14 reduction will not result in substantial
15 adverse impact to on-street parking based on
16 information provided by the Applicant
17 regarding the availability of alternate
18 transportation options or other factors that
19 would result in a reduced demand for parking.

1 We met with CDD staff and the
2 Transportation, Parking, and Traffic
3 Department to review on-street parking
4 demands and factors that would reduce such
5 demands.

6 We conducted a survey of our Cambridge
7 residents regarding transportation. The
8 result of the survey is that less than 50
9 percent of our residents own a car, and those
10 that do, many do not rely on them as a
11 primary means of transportation. In fact,
12 two out of three of our residents use other
13 means of transportation rather than cars.

14 Separately, at the request of TPT, we
15 surveyed the residents of the existing nine
16 basement apartments at our properties, and
17 the results were that none of these residents
18 -- basement residents owned a car.

19 Also at the request of TPT, we

1 conducted on-street parking study on a
2 weekday night on Wendell Street between
3 Oxford Street and Mass. Ave, which indicated
4 availability of spaces that could be used in
5 unlikely event that these residents of the
6 new units rely on cars.

7 In addition, we're providing four new
8 bicycle spaces that meet TPT guidelines and
9 upgrading the existing bicycle spaces based
10 on TPT recommendations.

11 Other factors that reduce the demand
12 for parking is that CHR has a Cambridge
13 transportation advisor, and that we currently
14 lease two parking spaces to Zip Car and our
15 centrally located Langdon Street parking lot
16 on the corner of Mass. Ave. which is one
17 block away. These factors further mitigate
18 the need for owning a car.

19 All of the above items are mentioned in

1 more detail in CHR's traffic and
2 transportation report that was submitted to
3 TPT and was -- received approval from TPT
4 recently.

5 We received an abutter list from CDD,
6 and on February 15th we sent out notices for
7 a meeting that we had on February -- an
8 abutter meeting that we held on February 28th
9 in the basement of Wendell Street. No
10 abutters showed up at this meeting.

11 We spent a lot of time and thought into
12 the design of these units to be as nice,
13 habitable, and safe as possible which
14 includes lots of natural light and direct
15 access to an exterior patio truly making
16 these garden style units.

17 Safety features include safety glass
18 and special locks on non-egress windows and
19 doors.

1 Furthermore, we've added a fitness
2 center for all the residents.

3 CHR meets all the conditions and
4 criteria required for a Special Permit to be
5 issued. The City Engineer has approved the
6 report.

7 Each new unit will comply with all
8 building health and accessibility codes.

9 The building will be upgraded to
10 provide for code compliant full separation
11 between storm water and sanitary sewer lines.

12 Backflow prevention devices are
13 proposed that comply with all Building Code
14 and other requirements.

15 One unit or 25 percent of the four
16 proposed units will be an inclusionary
17 affordable unit versus the 10 percent
18 requirement for new buildings not
19 withstanding there's also a ten-unit

1 threshold.

2 Four new code compliant bicycle spaces
3 were added. We received support from TPT
4 that a reduction in the number of parking
5 spaces will not have a substantial adverse
6 impact.

7 And for now that is my presentation.
8 I'll open it up to questions and comments and
9 thank you for your time.

10 HUGH RUSSELL: Okay, thank you very
11 much, Matthew and Liza. I think you're
12 committed and more follow through than anyone
13 who appears before us. And appears that you
14 have done a lot of homework.

15 STEVEN WINTER: Mr. Chair, I'd like
16 to echo that. I'd like to say that the memo
17 from Sue Clippinger indicates that her
18 department supports the application. The
19 memo from Owen indicates that the applicant

1 has agreed to, but has not actually completed
2 the work that is required, and that all of
3 the, all of the sewer overflow, backflow has
4 been mitigated. So it looks to me like all
5 of these conditions have been mitigated that
6 we're standing in the way and I'm ready to go
7 ahead.

8 HUGH RUSSELL: Tom.

9 THOMAS ANNINGER: I think we have a
10 public hearing.

11 STEVEN WINTER: Oh, I'm sorry.

12 HUGH RUSSELL: So are there any
13 questions for Mr. Zuker about the proposal
14 that time?

15 PAMELA WINTERS: I have one
16 question. Ahmed?

17 AHMED NUR: Go ahead.

18 HUGH RUSSELL: Pam.

19 PAMELA WINTERS: When you initially

1 came before us, you had more basement
2 apartments that you wanted to have special;
3 is that true? Am I remembering that
4 correctly?

5 MATTHEW ZUKER: This is one of three
6 buildings that we have.

7 PAMELA WINTERS: That's correct.

8 MATTHEW ZUKER: Since this is the
9 first time through and working with Owen, I
10 mean we spent a lot of time working with Owen
11 on this specific building --

12 PAMELA WINTERS: Okay.

13 MATTHEW ZUKER: -- so to do them all
14 at the same time would have been a much
15 larger amount of work on his end.

16 PAMELA WINTERS: Right, okay.

17 MATTHEW ZUKER: So we figured we'd
18 go through, one get a process down.

19 PAMELA WINTERS: Right.

1 MATTHEW ZUKER: Go through the
2 report and go with TPT. And each one is kind
3 of unique so you can't really do them
4 altogether.

5 PAMELA WINTER: Okay.

6 MATTHEW ZUKER: But we started with
7 this one.

8 PAMELA WINTERS: Okay, I thought you
9 had. Thank you, sir.

10 MATTHEW ZUKER: Thank you.

11 HUGH RUSSELL: Ahmed.

12 AHMED NUR: I might have missed it,
13 and you might have mentioned it. Was there
14 air quality measures, and tests such as
15 moisture content in the air of the basement.

16 MATTHEW ZUKER: No, I don't believe
17 we've done a test. But speaking from
18 experience of going in lots of basements in
19 my life, the way these basements are set up

1 is actually -- they're not fully below grade.
2 That's why we have the high ceilings and the
3 large windows. So we've never had a problem
4 there. In fact, when we're down there, we
5 have existing units there, there never have
6 been any smell or anything that would suggest
7 that you are in the basement.

8 HUGH RUSSELL: All right. And then
9 let's proceed on to the public hearing.

10 So if you would sit down. The only
11 name on the sign-up sheet is Heather Hoffman.

12 HEATHER HOFFMAN: My name is Heather
13 Hoffman. I live at 213 Hurley Street. I was
14 originally going to speak in opposition and
15 now I'm going to speak in ambiguity. And at
16 the very bottom I think that this is, this
17 idea is still a pretty bad idea. However, I
18 was pleasantly surprised to hear that there
19 would actually be an inclusionary unit. When

1 this was proposed as a Zoning Amendment, I
2 advocated, along with others, that since
3 these units were not going to be cheap and
4 they were pretty much going to be gifts to
5 the owners of the buildings, that we should
6 use this opportunity to catch up on the
7 Inclusionary Zoning that would have been
8 required had these buildings been built after
9 the inclusionary housing provisions were
10 added to the Zoning Ordinance. So I'm happy
11 to hear that. And the only other thing I
12 would note is that as far as use or not use
13 of cars is concerned, many or most of you may
14 have seen a story in The Globe recently they
15 did a study in Portland, Oregon, and
16 discovered that people who live in buildings
17 where they're forbidden to park have just as
18 many cars as the others. So, thank you.

19 HUGH RUSSELL: Thank you.

1 Does anyone else wish to speak?

2 (No Response.)

3 HUGH RUSSELL: Adam, we have your
4 report and it seems to speak for itself.

5 AHMED NUR: I have another comment.

6 HUGH RUSSELL: Okay.

7 AHMED NUR: I'm curious on -- Adam,
8 if this is an average for three days after it
9 snowed at eleven o'clock that there were 19
10 additional spaces that were not -- snow was
11 not removed. I live on Turcotte Street and
12 that's usually the parking spaces are
13 available that the city comes and plows, is
14 that a normal thing that happens in that
15 area?

16 ADAM SHULMAN: I mean, I don't have
17 any other data than what they did here. I
18 mean, anecdotally we see probably whatever
19 you see after it snows. Sometimes cars get

1 snowed in and they don't move for weeks which
2 questions how much people are even using
3 their cars. In terms of if all of the spaces
4 are not shoveled out, you know, where the
5 cars, you know, we don't -- all we know for
6 this one particular area is this -- it's
7 unfortunate that it snowed a couple of days
8 before the study, but you know, we thought it
9 was important to see if we could get some
10 information in a timely manner. And I think
11 just the fact that there were so many spaces
12 that were not shoveled out, sort of indicates
13 that if there -- even three days after the
14 storm there were people really, looking for
15 the parking space, they could have shoveled
16 out, there could have been more spaces
17 shoveled out.

18 AHMED NUR: There's a demand for it.

19 ADAM SHULMAN: I don't have enough

1 data to say it's typical for that street or
2 that area.

3 AHMED NUR: I think you answered my
4 question. That's fine. That's exactly what
5 I was saying. Even if the city doesn't
6 shovel and the snow is as high as three feet
7 deep and people park their cars, if there was
8 a demand for parking spaces. So 19 spaces
9 tells me it's not a very residential off the
10 street parking.

11 HUGH RUSSELL: So I would say of the
12 total supply about 30 percent weren't
13 shoveled out, I can tell you on Antrim Street
14 that ratio would not apply because of the
15 demand parking on Antrim Street. So I think
16 we can actually count that as a piece of
17 evidence.

18 AHMED NUR: That's where I'm going
19 with it.

1 HUGH RUSSELL: And that the storm
2 was the 23-inch snowfall I think?

3 ADAM SHULMAN: No, I actually think
4 it was a week after that. I think it was
5 another snow about a week after the big
6 storm.

7 HUGH RUSSELL: Okay.

8 I mean, isn't it striking that one week
9 ago we had 10 inches of snow. It's all gone.
10 Except for the pieces that were left over.

11 I think the Ordinance that the Council
12 enacted, you know, addressed the important
13 issues. They ended up as criteria. And, you
14 know, the potential for flooding, a report
15 that was clearly treated very seriously by
16 the City Engineer. The potential impact on
17 residential parking which, you know, resulted
18 in the report and a review by the Traffic
19 Department -- Transportation Department.

1 Other issues such as providing for
2 bicycles has been addressed.

3 So if you go into the application, each
4 of the criteria that apply under the
5 particular Special Permit being requested
6 seems to have been addressed, and it seems to
7 me in a case like that, the way the law
8 works, says that if they meet the criteria,
9 we should grant the permit.

10 H. THEODORE COHEN: I concur. I've
11 been in favor of the basement units I think
12 since this proposal was -- came around the
13 second time. And I think, you know, that
14 Chestnut Hill Realty and the proponent all
15 along have, you know, followed the procedure.
16 You know, dotted all the I's, crossed all the
17 T's, and have done -- gone every step of the
18 way. And I think with the report from DPW
19 and from Traffic and Parking, it seems

1 they've complied with the Ordinance and which
2 does have an affordability component written
3 into it, and they've complied with that, and
4 I can't see any reason for not granting the
5 Special Permit.

6 HUGH RUSSELL: Other comments?

7 PAMELA WINTERS: I guess I have one,
8 just one. I sort of disagree with you, Ted.
9 I'm generally not in favor of basement
10 apartments, but this particular one I think
11 that I do agree with what you had just said
12 and what Hugh said, and I would be willing to
13 vote for it.

14 HUGH RUSSELL: Anyone else wish to
15 comment or should we proceed to vote?

16 THOMAS ANNINGER: Is this one of the
17 ones that we visited.

18 MARK LEVIN: Mark Levin, Chestnut
19 Hill Realty. I was on that tour. I believe

1 it was the first tour that we started.

2 AHMED NUR: Come up to the mic and
3 make sure the green light is on so everyone
4 can hear you.

5 MARK LEVIN: Hello? On that tour we
6 started at Wendell Street and then we moved
7 down to Chauncy.

8 THOMAS ANNINGER: I remember it
9 well. It was an awful lot of space
10 downstairs.

11 MARK LEVIN: It was very dry. Just,
12 it was a very dry basement.

13 THOMAS ANNINGER: Right.

14 Seems perfectly appropriate to me.

15 HUGH RUSSELL: Then let's go into
16 the finding. I am -- let's make sure we make
17 the proper findings.

18 So I think to the floor area ratio the
19 space that's being converted has already been

1 counted because of its height and it wasn't
2 being used as mechanical space. So no new
3 first floor areas being created by this.

4 While clearly the setbacks of this
5 building don't conform to the history of
6 setbacks, there's no above grade extension of
7 the building. And I don't think we --
8 there's no floor area that's going out.

9 Then there are Items C and D which were
10 sort of descriptive about reports which would
11 be part of our reports. So we would be
12 voting to reduce -- well, actually to waive
13 the number of motor vehicle parking spaces
14 based on the finding that there is not
15 significant adverse impact as a result of the
16 study on the report on traffic, parking, and
17 transportation.

18 They're creating the proper number of
19 basic number of parking spaces, and

1 apparently in addition creating the other
2 parking spaces in the building to meet the
3 city's standards. We're not aware of any --
4 in any way in which they will not be reading
5 the building accessibility codes. In fact,
6 that's a condition of getting the Building
7 Permit. So we don't have to make a finding
8 on that ourselves.

9 They are doing the sewer separation,
10 backflow prevention, storm water retention,
11 all in accordance with the -- all those
12 pieces are -- have been reviewed by the
13 Public Works Department and they approved
14 them.

15 They're providing one inclusionary
16 housing unit in accordance with the
17 Ordinance.

18 In terms of the general criteria, the
19 use is now an allowed change use and so uses

1 will not be affected by this use.

2 We do not find the nuisance or hazard.

3 The traffic question has been -- there
4 won't be additional traffic in a significant
5 amount. Largely because there will not be
6 any additional parking.

7 And we do not think this impairs the
8 integrity of the district because the City
9 Council has recently examined this question
10 and has said this is something that is
11 permitted in the district.

12 So those are the findings. Is there a
13 motion?

14 THOMAS ANNINGER: And the others
15 that are reflected in here because they're
16 really quite good.

17 HUGH RUSSELL: Yes. I mean,
18 decisions are not never made in transcripts
19 of our finding. We sort of provide the

1 bullet points and they get addressed in full
2 detail in the decision.

3 So does someone want to make a motion
4 to grant this? I think it should be you,
5 Tom.

6 H. THEODORE COHEN: Your last one.

7 THOMAS ANNINGER: I don't see that
8 there's much to be said here other than I
9 think we're all in agreement that this
10 satisfies the new Ordinance that I think
11 we've worked on now for the first time. But
12 we worked through it enough, and the
13 proponent was kind enough to not remind us
14 that we did not help you with this, did we,
15 when it came before us the first time?

16 MATTHEW ZUKER: Yes, the feedback
17 was useful. It was a collaborative effort.

18 THOMAS ANNINGER: I thought you
19 handled that very well in the way you didn't

1 refer to that. But I'm willing to
2 acknowledge that. But nevertheless I think
3 we're all ready to support a Special Permit
4 for what you've requested and what's
5 reflected in this document that you gave us.
6 And, therefore, I move that we grant the
7 Special Permit requested.

8 HUGH RUSSELL: Okay. Is there a
9 second?

10 PAMELA WINTERS: Second.

11 HUGH RUSSELL: Pam.

12 Discuss on the motion?

13 H. THEODORE COHEN: Only discussion
14 to make clear that it's the granting of the
15 Special Permit and the waiver of the parking
16 requirements.

17 HUGH RUSSELL: Yes.

18 Okay, all those in favor of the motion?

19 (Raising hands).

1 HUGH RUSSELL: Six members voting in
2 favor.

3 (Russell, Cohen, Anninger, Winters,
4 Winter.)

5 (A short recess was taken.)

6 HUGH RUSSELL: So, Jeff, are you the
7 person or Iram?

8 IRAM FAROOQ: All right. Good
9 evening. Iram Farooq, Community Development.

10 So, over the last few months we've done
11 several updates with you on the Central
12 Square and Kendall Square processes, but
13 today we're essentially making the transition
14 from the planning piece to really start to
15 sink our teeth into the Zoning
16 recommendations. So as we've done with
17 previous studies, I think several of you
18 remember the Concord Alewife and Eastern
19 Cambridge Planning Studies. So as we've done

1 with those studies, we are now here with the
2 Zoning principles that the committees
3 recommended and we'll be working with the
4 Planning Board over the next several months
5 to actually write the Zoning language that
6 starts to make those recommendations real and
7 then create a Zoning Petition that will have
8 the same lifecycle as a typical Zoning
9 Petition; it will go to the City Council,
10 come back to you, and there will be public
11 hearings and you'll hear from the public. I
12 did want to point out that several members of
13 our committee are here. So if committee
14 members could please wave, that would be
15 great. Thank you. So if the Board wants to
16 hear more from committee members.

17 So this is really a critical
18 implementation, step, in all the work from
19 the committee, and the Zoning changes that

1 you'll have, that be we'll be discussing
2 today as well as the design guidelines, are a
3 key tool to bring the vision that the
4 Committee's formulated to fruition and to
5 make sure that we set the stage properly to
6 ensure that future development happens in a
7 manner that's consistent with the vision and
8 the plan.

9 So, you've seen these plans, the
10 recommendations for both Kendall and Central,
11 and the good news is that we are a bit of the
12 way through already, so you've -- you saw the
13 design guidelines and you gave your general
14 blessing to those. So we have to define
15 those maybe a few tweaks, but mostly you felt
16 good about those.

17 Two of the Zoning pieces have already
18 advanced so -- the Forest City Zoning was
19 approved just last month. The MIT Zoning,

1 which is currently under discussion at
2 Ordinance Committee, you have made your
3 recommendation so it's moved through the
4 Planning Board already. And the good news
5 there, also, is that many -- you'll see when
6 Jeff talks about the Kendall Square
7 recommendations, you'll see that there are
8 many familiar elements, because a lot of what
9 you've discussed during MIT's Zoning Petition
10 is consistent with the Kendall Square
11 recommendations so it's not going to be all
12 new.

13 So last week we sent you a memo that
14 laid out the process. We're hoping to have
15 one meeting a month that's dedicated to K2-C2
16 Zoning, and then as needed we'll -- and as
17 time is available on your agenda, we'll
18 schedule smaller discussions as well. It
19 would be great if we could file the petition

1 in time for the City Council's summer
2 meeting, but we don't want to rush you. And
3 it's a lot of complex stuff, and we just want
4 to make sure that the Board is comfortable
5 and you have time to process -- as much time
6 as we need to process as we move through
7 this.

8 So just a couple of things I wanted to
9 point out is that -- this is the last thing I
10 wanted to point out, is that in both Kendall
11 Square and Central Square, the property
12 owners and developers and the key property
13 owners were on the committee. So the
14 recommendations that you see and the Zoning
15 that Jeff will -- the principles that Jeff
16 will discuss are all stemming from
17 consolidated work of both the neighborhood
18 and the developers and property owners. The
19 exception really is the side in Central

1 Square which was purchased by Twining
2 Properties in association with Normandy Real
3 Estate just in January after the conclusion
4 of the work of the Central Square Committee,
5 and that's a significant piece in Central
6 Square. But we're optimistic because Twining
7 Properties has been one of the key developers
8 in Kendall Square and they've done the
9 significant housing elements there. They've
10 been great stewards of the open space and
11 have helped to create some of the most
12 creative retail in that area, so we feel
13 good. We've begun conversations with them.
14 Bob Flack from Twining is going to be here.
15 He is on the Kendall Square Committee. And
16 we know that they have hired -- they've got
17 CBT on board recently to start working with
18 them on the planning, and they've agreed to
19 kind of be our test balloon and test some of

1 the Zoning principles on their site. So we
2 think that's great because when we do Zoning
3 based on the planning study, it's really rare
4 for us to have that opportunity to do that
5 realtime testing. And we've been able to do
6 that with Kendall, with MIT, and then we'll
7 have a chance to test things with the biggest
8 parcels in Central Square.

9 And so with that, I am going to turn it
10 over to Jeff who will walk us through the
11 Zoning principles. The one change is that
12 even though your manual starts out with
13 Kendall Square, today we'd like to start with
14 Central Square and then we'll come back to
15 Kendall a little bit once we are done with
16 Central.

17 HUGH RUSSELL: Okay. Before we go
18 there, I actually would like to discuss the
19 process because I think -- the question is do

1 we buy into this timeline? Is this the
2 proper way to do this? And what are the
3 priorities between the different portions at
4 work?

5 And the Board has actually had some
6 considerable discussion about the process in
7 Kendall Square and which has not been
8 reflected in the schedule. And I think we --
9 so where I see this being now is that we
10 should be moving forward at the -- very
11 expeditiously in Central Square, taking the
12 time in the deliberation process to
13 coordinate with Twining and have them give us
14 their insight because they now have a -- are
15 now more involved.

16 I think the Board was very impressed by
17 the -- both the substance of the Kendall
18 Square report, the recommendations, and the
19 public response to that. I think we're

1 anxious to proceed forward. At least I'm
2 anxious to proceed forward and get that
3 enacted so that we can move forward.

4 In Kendall Square, we felt last fall
5 that there were too many questions about some
6 of the sectors to move forward with them, and
7 specifically, the specific thing that's
8 happened is that the Cambridge Redevelopment
9 Authority has changed from being a boardless
10 entity with an Executive Director who was
11 really clearly, you know, sort of at the end
12 of his tenure. Now there's a Board. The
13 Board consists of people who are highly
14 respected in the community. I think two of
15 them were actually on the K2 Committee. I
16 know Barry Zevin.

17 IRAM FAROOQ: One. Barry was on
18 ECaPs Committee.

19 HUGH RUSSELL: Okay.

1 So, and it seems to me that we need to
2 not go forward until this sister board is
3 ready and able to go with us. And my
4 recommendation would be to -- before we go
5 much farther in Kendall Square we have a
6 joint meeting with the redevelopment board,
7 that we actually tonight vote to ask them to
8 have a joint meeting, and I believe that they
9 would be receptive to having a meeting with
10 us in April. I think I would put an
11 invitation out, not a specific date or time,
12 I think, you know, our people and their
13 people can figure out what the best way to do
14 it is. I think it's just simply too many
15 unknowns, and this is a Board that's trying
16 to get their hands around it and determine
17 what their role is. And we should grant them
18 the same deference that we grant to every
19 other board and commission in the city which

1 is to work with them, not work in -- as if
2 they didn't exist. So that's my thinking on
3 this.

4 PAMELA WINTERS: And this is for
5 Kendall Square; right?

6 HUGH RUSSELL: Right. I don't think
7 we can get there by June in Kendall Square.
8 Maybe there are parts of it that we can get
9 to, but I'd really like to have this
10 important Board working with us.

11 I've been on this Board for 25 years,
12 and for 24 of those 25 years I've hoped that
13 it would be possible for the Redevelopment
14 Authority and the Planning Board to work
15 together. And I think that, Steve, you told
16 me that it is the rule rather than the
17 exception that Planning Boards and
18 Redevelopment Boards find it difficult to
19 work together.

1 STEVEN WINTER: Unfortunately.

2 HUGH RUSSELL: And I think now we
3 have an opportunity to change that in
4 Cambridge. And I feel that they may have
5 some legal tools that may be helpful for us
6 in certain parts of the Kendall Square
7 District that will help us to accomplish what
8 we want.

9 STEVEN WINTER: Mr. Chairman, I ask
10 for two things:

11 First I'd like for you to tell me what
12 is your -- what would your intended outcome
13 be? Best intended outcome of such a meeting
14 between these Boards?

15 And then I would ask Brian if he could
16 respond and say, tell what you think about
17 that and how that fits into what we're doing?

18 HUGH RUSSELL: I think the purpose
19 of the meeting would be to come up with a

1 timeline in the schedule for getting the
2 Zoning recommendations out. One that would
3 work for us and work for them working
4 together. But that's, I think that's the
5 goal.

6 And probably a secondary goal of just
7 people, you know, putting out on the table,
8 introducing themselves, but I don't think
9 they have much to fear from us, and I don't
10 think we have much to fear from them. The
11 meetings can be calm in that situation.

12 BRIAN MURPHY: Mr. Chair, I think I
13 would certainly agree with you that there is
14 no fear factor with either of the two Boards
15 involved here. And I think that there's
16 actually a -- there is a certain amount of
17 continuity and overlap. And just to let
18 folks know you do have Conrad Crawford, for
19 example, who was part of the K2 Committee.

1 You've got Barry Zevin who was part of ECaPs
2 as Iram mentioned. Kathleen Born who was a
3 City Councillor who was involved with many of
4 the major re-Zonings in the city, and there's
5 a great context in that way. And Margaret
6 Drury, City Clerk is also fairly well versed
7 in the goings on around the city. And then
8 Chris Babcor is perhaps a little bit less of
9 a, you know, involved in the details of
10 planning but more, you know, bring it to
11 different perspective and experience to the
12 Board with his background as a long-term
13 Cambridge resident -- lifelong Cambridge
14 resident actually and Assistant U.S.
15 attorney.

16 I think a meeting in April would be a
17 terrific idea to try to bring people
18 together. And I think that, you know, coming
19 up with a schedule would be fine. I think

1 that we're trying to make sure that we
2 continue setting the stage for the work, and
3 I think our view would be this is important
4 planning work and needs to take as much time
5 as the Board or Boards feel that it needs to
6 take. What I think we would want to caution,
7 because I think we'd like to get started,
8 because we think it is probably going to be a
9 fair amount of work for the Board. But
10 clearly if it's, you know, if it gets to a
11 point where it feels like it's too far ahead,
12 I would fully expect that the Board would
13 sort of put on the brakes a little bit and
14 have us slow down and really to have us
15 emphasize certain issues. I do think the
16 time of the start just because of some of the
17 pieces that are out there, for example,
18 Boston Properties is anxious and is working
19 with the city to try to see whether they can

1 purchase a piece of Ames Street to do the
2 housing that they have been negotiated with
3 the City Council around the Broad Building
4 expansion. So I think making sure that we --
5 that the Board has a chance to sort of be
6 thoughtful and put in place and set up
7 expectations and ground rules would be
8 helpful, if that can happen. If not, that
9 would probably move forward with the rules as
10 they are now and status quo.

11 So I think -- I don't want to
12 predetermine how much time it takes. If it's
13 too soon, you know, June, July, August,
14 September or whatever, I would just say that
15 it makes sense to start the journey knowing
16 that we don't know how long the journey is
17 going to be. And I would fully expect it
18 will have many twists and turns along the
19 way.

1 HUGH RUSSELL: Editorial remarks?

2 THOMAS ANNINGER: The only comment I
3 would make is that I know that we never take
4 political considerations into account, but
5 this is an election year, and that ought to
6 be borne in mind as we figure out the timing
7 because renewing these petitions has its own
8 problems. So I think we want to keep at
9 least some peripheral vision on that. I
10 think that is a reason to move ahead rather
11 than not. We have the benefit of one
12 councillor who won't be with us at the end of
13 the year and there may be reasons for moving
14 ahead. Maybe good reasons.

15 HUGH RUSSELL: Right, I think the
16 Council loves to enact legislation that
17 everybody's behind, and since that seems to
18 be pretty much the case in Central Square,
19 that's why I would put a priority on that to

1 make sure that moves forward as quickly as
2 possible. If we -- if and when we find
3 that's true of the other sectors in Kendall
4 Square, then we should be prepared to move
5 forward.

6 THOMAS ANNINGER: It makes a lot of
7 sense.

8 HUGH RUSSELL: Yes.

9 Okay, shall we move on then to --

10 STEVEN WINTER: I'd like to ask,
11 Mr. Chair, do you feel that the Board made
12 the resolve that we need to to address issues
13 that are concerning some of us before we move
14 forward?

15 HUGH RUSSELL: Well, I guess we
16 should actually formally vote to invite the
17 CRA Board to meet with us in a round table
18 kind of format. So we'll put that forward as
19 a motion.

1 Is there a second?

2 H. THEODORE COHEN: Second.

3 HUGH RUSSELL: On the motion.

4 (Raising hands).

5 HUGH RUSSELL: So we're -- take the
6 motion in for form of asking staff to issue
7 invitation in our name.

8 I think I've said what I wanted to say,
9 which is that, I mean, I think that's the
10 most -- that invitation in that discretion to
11 me is the crucial piece. So I'm prepared to
12 go forward and I guess Jeff is going to talk
13 to us about Central Square.

14 H. THEODORE COHEN: I'm not sure
15 this is the right time to raise it, but we're
16 setting out a fairly, you know, adventurous
17 schedule, and I know there have been some
18 pushback of the fact that we've been meeting
19 three times a month --

1 HUGH RUSSELL: Yes.

2 H. THEODORE COHEN: -- rather than
3 what had been more standard of two times a
4 month. And I'm just wondering whether we,
5 staff envision that the three times a month
6 is going to become the rule rather than the
7 exception and whether everybody is prepared
8 for that or whether there is some way of
9 organizing the workload on this and our other
10 projects submitted is not a three time a
11 month situation.

12 PAMELA WINTERS: I think I asked
13 that question at the last meeting, too. And
14 I think, Brian, that you said that this was
15 going to continue through perhaps May or June
16 and then we'd get a summer break or is that
17 not true?

18 BRIAN MURPHY: I would think that's
19 likely. I think there is certainly a lot of

1 activity going on in the city, and I think
2 part of the reason that we tried to go to
3 three was sort of a desire to keep from
4 having the marathon sessions that go to the
5 wee small hours of the morning. But I would
6 expect that it would probably slow down in
7 the summer. But, again, it's really -- a lot
8 of it we would want to make sure that we work
9 with the Board for a schedule that makes
10 sense, that was comfortable, sort of
11 balancing the work that needs to be done with
12 the schedule that people have and recognizing
13 that this is a significant sacrifice of
14 people's free time and very much appreciated.
15 And if we get to the point where we're taking
16 too much advantage of that, let us know.

17 PAMELA WINTERS: Thank you.

18 HUGH RUSSELL: In reading the
19 people's comments on this subject, I think it

1 would be best if we didn't meet three times
2 every single month and that we not -- we try
3 not to schedule permit discussions for the
4 additional meeting. So we try to keep the
5 permit discussions on the first and the
6 third. I know there's at least one member,
7 possibly two, who find the schedules make it
8 very difficult for them to make the second
9 Tuesday of the month. And part of our doing
10 our business effectively would be of course
11 greatly enhanced by having a full quorum
12 which actually allows in the way of structure
13 for a person to drop out in the course of a
14 discussion. We haven't had that luxury for a
15 year or more, and we've wasted some meetings,
16 parts of meetings as a result of that, which
17 is that's a good thing.

18 The flip side is if you want to discuss
19 Kendall and Central and those members who, on

1 the off meetings, those members who can't
2 come to those meetings, one of them in
3 particular is very strong -- meaning Bill,
4 very strong member in terms of the Zoning.
5 We don't want to schedule meetings in such a
6 way that he no longer has an input on the
7 support and (inaudible) the Board. So it's
8 not a simple matter.

9 I guess I would say see if you cannot
10 not schedule a meeting for May. Give us May
11 off, and then I'm sure over the summer the
12 attendance will drop. We don't usually have
13 enough business to have two meetings a month
14 in the summer, although it could well be that
15 the Zoning discussions will pick up our time
16 if we do not complete them in the way you
17 hope that we can complete them. But I'm, I'm
18 really hoping we can get Central Square to
19 the Council well before June.

1 Are people generally agreeing with that
2 analysis?

3 PAMELA WINTERS: I do.

4 HUGH RUSSELL: Are you willing to
5 say meet an extra meeting every other month?

6 STEVEN WINTER: I concur with what
7 you're putting forward and with the intent of
8 it. And I would like to remind people that
9 there are some Planning Boards that meet
10 weekly. The Ipswich Planning Board, for
11 instance, which is all electronic by the way,
12 sir, meets weekly. So there are a lot of
13 different models for this work.

14 HUGH RUSSELL: It's the electronics
15 that slows them down?

16 PAMELA WINTERS: How long do they
17 meet for, though, in Ipswich?

18 STEVEN WINTER: Just an evening
19 meeting. I don't know.

1 HUGH RUSSELL: Right.

2 STEVEN WINTER: There's a lot going
3 on.

4 HUGH RUSSELL: Jeff.

5 JEFF ROBERTS: Okay. Jeff Roberts,
6 CDD. And this is an effort that as Iram
7 mentioned, starts with the Kendall
8 Square/Central Square Committee
9 recommendations. And what I've been sort of
10 tasked to do working with Iram and the rest
11 of the folks in the office is to help
12 translate those recommendations into a Zoning
13 framework. So what this represents really
14 isn't anything conceptually new from the
15 recommendations that we received. It's
16 really more of a translation and looking at
17 how those recommendations fit in with what
18 we, with what we currently have in our Zoning
19 Ordinance.

1 So I'm just going to walk quickly
2 through the whole picture which is shown on
3 the map up to my left and in the materials
4 that you should have. And then as mentioned,
5 I'll focus, I'll focus in a little more
6 detail on Central Square. But just to look
7 briefly at Kendall Square, the concept there
8 in the recommendations was to institute a set
9 of special requirements, and these were
10 demonstrated in the MIT Zoning Proposal that
11 you saw, including requirements for active
12 ground floors, a substantial component of
13 housing with middle in -- with a provision
14 for middle income housing requirements for
15 parking, sustainable design, and so forth.
16 And that those requirements would apply
17 generally across the entire area, but that
18 strategically we would look at the Zoning as
19 being made up of four separate PUD districts.

1 And the -- one of them was addressed through
2 MIT Zoning. The other three are each
3 identified for having particular patterns of
4 land ownership for existing development that
5 requires a slightly different strategic
6 approach to how to implement and achieve
7 those goals.

8 So that's just briefly Kendall Square.

9 And then focusing on Central Square.

10 In that district we have a -- currently in
11 our Zoning we have a Central Square Overlay
12 District which encompasses an area which is
13 about what you see on the map. The
14 recommendations for the Central Square
15 Overlay District include some modifications
16 to it. The most significant modification is
17 to extend the boundaries of the Overlay
18 District to include a portion of the
19 industrial zoned area that's south of Main

1 Street. It's the area that's typically known
2 as the Osborne Triangle. And then by --
3 after making that change, you could think of
4 the Central Square Overlay District as having
5 three distinct parts with distinct strategies
6 for each part. And the main part, what we
7 typically think of as Central Square, has
8 been called the heart of Central Square,
9 which is I think actually terminology that's
10 carried over from the existing Central Square
11 design guidelines. The portions south of
12 Lafayette Square, which is kind of in an
13 orange hatch on the map, would have a new
14 designation of the Osborne Triangle
15 Subdistrict which would have some
16 similarities, but would have some -- but also
17 some differences in what would be allowed
18 there. And then to designate the areas that
19 are further off from Mass. Ave., they're more

1 than a block off of Mass. Ave. as the
2 neighborhood edge subdistricts, and it was
3 particularly important in those areas through
4 the work of the Central Square Committee to
5 have a specific set of requirements in place
6 that would help to protect the neighborhoods
7 and provide transition in the scale and type
8 of development as you -- as it ventures off
9 of Mass. Ave.

10 I just would, I thought I would point
11 out, I didn't point this out in the memo, but
12 I was looking at -- as I was looking at the
13 existing Central Square Overlay District
14 requirements, it really, it covers a -- the
15 purpose of the existing Overlay District is
16 to cover a set of issues, in particular urban
17 design, and that's covered through a set of
18 design guidelines and some requirements for
19 Planning Board review and approval as well as

1 a separate advisory committee in Central
2 Square that has review, has advisory review
3 authority for new projects in that area. It
4 also talks about ground floor uses and ground
5 floor design. It talks about historic
6 preservation. And it has some particular
7 relief that it provides on parking
8 requirements.

9 So, the recommended modifications
10 through the Central Square process, in many
11 ways, are reinforcements or in some cases
12 slight modifications of those, of those
13 requirements that are in place. And there's
14 -- and with one really major addition, which
15 I think came out during the discussions that
16 you heard from the committee, which is to
17 encourage the creation of additional housing,
18 including affordable housing and middle and
19 housing for -- middle income housing.

1 Turning your attention to the memo, and
2 this portion starts on page 6, I already
3 briefly covered the Zoning Map change and the
4 establishment of subdistricts. And then
5 there are a few -- I won't go through each of
6 these line items, but there's a few sort of
7 major concepts to sort of take in from all of
8 this.

9 One, as I mentioned in terms of the
10 height and the FAR, the intent is to provide
11 incentives for the creation of new housing in
12 areas where there is sort of capability for
13 that, that type of development. It increases
14 the allowed height for residential uses while
15 still maintaining bulk height and bulk
16 controls where development abuts the
17 residential neighborhoods on either side. In
18 the Osborne Triangle Subdistrict the change
19 is really to, is essentially sort of a

1 bumping up since that's an area that's
2 primarily industrial and commercial in
3 character. There's additional incentives put
4 in place to encourage more housing.

5 One particular thing to note in terms
6 of the FAR requirements, is that one of the
7 recommendations is a shift that may seem a
8 bit subtle but is important to think about.
9 Our current Zoning has a sort of -- it has a
10 differentiated approach to FAR. You're
11 allowed a certain FAR for commercial uses and
12 a certain FAR for residential uses, and it's
13 sort of an either/or proposition. So if you
14 have a mixed use development, you -- the
15 total amount that you're allowed falls
16 somewhere in between what's allowed for a
17 commercial and residential. And the
18 recommended approach here is to allow the --
19 to take the maximum residential FAR as a

1 maximum total FAR, and -- but to continue to
2 cap the non-residential FAR where it is now.
3 So what that means is currently if you have a
4 lot that's built to an FAR of 2.75, you have
5 maximized your development on a lot and you
6 can't do any more whether it's commercial or
7 residential or whatever. You can't do any
8 more on top of that. What this is saying is
9 if you have development and FAR of 2.75, the
10 total allowed FAR is still 4.0. So it
11 essentially gives some residual development
12 potential for those lots that are, that might
13 still, that might still have some existing
14 commercial development on them. And there
15 are different ways to treat that. And as we
16 get towards the end of this list, there are
17 some different approaches for how to, how to
18 manage that.

19 The middle income housing provision is

1 very similar to what was discussed in Kendall
2 Square where any development above and beyond
3 the current limitations in the district would
4 require a portion of that to be, to reserve
5 for households of middle income, 80 to --
6 typically, 80 to 120 percent area-wide medium
7 income. And in this case there would be a
8 particular focus on providing family size
9 units or two- or three-bedroom units of an
10 enough of a size that they would -- could
11 accommodate families with children.

12 Just kind of skipping down a little
13 bit. I mentioned that currently there are
14 ground floor provisions in Central Square
15 Overlay District. This would be somewhat of
16 a just a modification of those to more
17 specifically require retail uses along Mass.
18 Ave., and to require basically that new
19 development on Mass. Ave. and on Main Street

1 is designed in such a way that it could
2 continue to accommodate retail in the future.
3 So even if it's not, even if a retail use
4 couldn't necessarily be supported there now,
5 over time as development evolves, those are
6 spaces that could potentially be filled in
7 with more ground floor retail uses.

8 And then there are incentives exempting
9 ground floor uses, ground floor or retail
10 basement uses if they meet particular sets of
11 requirements. And the recommendations go
12 into a little bit more detail about what that
13 exactly means. It means that a certain
14 amount of your retail has to be small scale,
15 small sized retail, you know, a certain
16 amount can be a little bit, could be a little
17 bit bigger, but it's meant to encourage a
18 diversity and a mix of different retail
19 spaces on the ground floors.

1 Day care, cultural uses, non-profit
2 types of uses were a particular concern and
3 so they're included in those incentivized
4 uses.

5 There was discussion of public room
6 style spaces. The idea of sort of taking
7 open space and bringing it into the interior
8 buildings and finding ways to make that work
9 is something else that's included. And
10 residential, and then residential balconies,
11 and again, it's to support the residential
12 use.

13 There's a -- there was some discussion,
14 there's -- one of the interesting things in
15 the current Central Square Overlay is the
16 fast order food cap which has been the
17 subject of much discussion. It basically
18 says that if you have a fast order food use,
19 it's -- you can only have 14 of them in the

1 district, and it makes it -- limits
2 establishing new ones. One of the issues
3 with that is that a fast order food
4 establishment as defined in the Ordinance
5 could be anything from, you know, the way I
6 like to describe it is, you know, picture a
7 nice sandwich shop where you can, you know,
8 get something to eat and a cup of coffee,
9 well, isn't that great? Well, that's a
10 McDonald's. So as far as Zoning goes, it's
11 very hard to differentiate what might be
12 considered what people might envision as a
13 fast food use from something that's actually
14 a fast food use that we might actually want
15 to see. So, the idea behind that is to, is
16 to not -- is not to look at it from that
17 point of view, but to look at implementing
18 some formula business regulations. And this
19 would be the first instance of having such

1 regulations in our Zoning Ordinance, but it
2 is something that we've talked about and
3 we've looked at several times in the past.
4 And what that means is that there would be
5 regulations that apply to establishments that
6 are uses that have a uniform trademark design
7 signage menu or merchandise portfolio or
8 array that's identical across a large number
9 of such establishments across the country.
10 It's not specifically saying that a chain is
11 an issue because Zoning doesn't regulate
12 based on ownership. It's really looking at
13 it more from a design perspective and saying
14 that we're -- if you want to do something
15 that's a sort of a cookie cutter design from
16 something that we see everywhere else, then
17 you really have to demonstrate that you're
18 doing it in a way that's sensitive to the --
19 sensitive to the area and to the unique

1 qualities of Central Square.

2 So that's something that I'm sure we'll
3 continue to discuss.

4 HUGH RUSSELL: So this is looked at
5 definitely as the design review constraint
6 rather than a use Special Permit?

7 JEFF ROBERTS: It would be -- it
8 could be, it could be a use -- it could be a
9 use Special Permit, but it would likely --
10 other than being -- aside from being a -- or
11 instead of being a BZA Special Permit, which
12 is the use -- conditional uses typically are,
13 would be treated more as a design -- in sort
14 of in keeping with what's typically the case
15 in Central Square. It would be a design look
16 on the part of the Planning Board to approve
17 such uses.

18 So there's still -- I think there's
19 still a lot of detail to be worked out there.

1 It's sort of an unfamiliar concept, so it's
2 something that I'm sure we'll have much more
3 discussion on. But just to get through the
4 end of this and then we can go back.

5 And so going on to page 7, and I don't
6 know why the numbering goes from 8 to 18, but
7 I'm just noticing it now. The parking and
8 loading requirements would actually -- we
9 would take a similar approach to -- or the
10 recommendation was to take a similar approach
11 to what's being done in Kendall Square which
12 is to impose some maximum parking limitations
13 and then allow flexibility to go below the
14 minimum to our Planning Board approved to the
15 minimum. It's actually the case now for the
16 Planning Board for existing buildings the
17 Planning Board can approve lower parking as a
18 part of the existing Central Square Overlay
19 requirements.

1 Sustainability requirements, again,
2 would be similar to what's in Central
3 Square -- in Kendall Square specifically for
4 the Osborne Triangle. We would look at LEED
5 Gold as a new level of standard for
6 commercial buildings. That area would be
7 required to look at the feasibility of the
8 connecting of the district's steam system,
9 which we talked about last time.

10 And the last two items which are
11 numbered 19 and 20, are some sort of
12 interesting new concepts for dealing with
13 multisite development or development on,
14 development that kind of cuts across
15 different subdistricts within the Central
16 Square Overlay. And I'll explain a little
17 about of what it's intended to do.

18 Transfer of development rights is
19 something that exists elsewhere in the Zoning

1 Ordinance. It means that if you have one lot
2 with a certain development potential and
3 another lot that's not connected to it with
4 the certain development potential, you can
5 take the development potential from one and
6 add it to the other and build a -- and build
7 basically a larger development on that. The
8 purpose -- and it can be -- it's a tool that
9 can be used for many different purposes. In
10 this case the purpose would be largely to,
11 again, to support the development of housing.
12 And as I mentioned before, there would be, as
13 a result of these recommendations, sites with
14 some additional residual housing potential
15 that could -- that might want to then
16 transfer that to another site that could
17 actually build the housing.

18 It would be to help protect the
19 neighborhood edges. So the regulations that

1 have been proposed would allow development to
2 be transferred out of the neighborhood edge
3 districts into the core districts, but not
4 the other way around. And so providing an
5 incentive -- so someone with ownership, maybe
6 ownership of multiple sites where some of
7 them are in the neighborhood edge some are in
8 the core, they could shift the development
9 into the core and then the neighborhood edge
10 space could then be dedicated towards uses
11 that are publicly desired, such as open space
12 or affordable housing or, you know, potential
13 middle income housing.

14 And then, and one of the other goals is
15 to support preservation of historic
16 buildings. So in Central Square there are a
17 number of buildings, and they were identified
18 in the Central Square study that are, that
19 may be preferably preserved. If the

1 Historical Commission were to take a close
2 look at them, they might decide -- if there
3 were development proposals, the Historical
4 Commission might look at them and decide that
5 they were preferably preserved, and therefore
6 we would want to provide an option for
7 utilizing the development potential that's on
8 those sites rather than make significant
9 modifications to that existing building could
10 develop somewhere else.

11 The transfer development rights could
12 be used in a couple of ways. It could be
13 used for one owner to shift their development
14 rights, to sell their development rights to
15 another owner, but could also be used if an
16 owner owned multiple sites to do a multisite
17 phased development project that would -- that
18 may have come to the Planning Board and may
19 be looked at similarly to how you look at a

1 PUD where you would say, you know, we have
2 these sites, this is how we've arranged our
3 allowed FAR, this is how we're arranging our
4 heights and then the Planning Board can make
5 an approval based on, you know, doing a
6 residential building here, commercial use
7 here, open space here.

8 So that basically covers the Central
9 Square piece. And I can go back over any of
10 the details or end up having you talk about
11 Kendall Square, too.

12 HUGH RUSSELL: Okay, why don't we --
13 if there are any questions about what Jeff
14 just talked about in the Central Square any
15 clarifications? This is a bullet list of
16 trying to, it's a description of translating
17 a report into sort of an action plan of what
18 they're going to be going after in different
19 categories.

1 There were a couple of things that
2 weren't clear to me on sustainability. It
3 only applied to the Osborne Triangle
4 subdistrict or were there just parts?

5 JEFF ROBERTS: I may have sort of
6 stuttered my speech on that a little bit.

7 The LEED standards, the requirement to
8 -- well, the LEED -- the green buildings
9 standards apply citywide. But in the entire
10 Central Square Overlay District for
11 commercial buildings, the standard would be
12 increased to the gold standard, but not for
13 residential buildings. And in the Osborne
14 Triangle Subdistrict they would need to study
15 the feasibility of the district steam.

16 I think the expectation would be that
17 the bulk of any new commercial development,
18 you know, there would hopefully still be a
19 mix of uses. It's anticipated there would be

1 a mix of uses in either area, but the larger
2 scale commercial development would likely be
3 south of the Lafayette Square in the Osborne
4 Triangle Subdistrict.

5 HUGH RUSSELL: I must have been wool
6 gathering when you discussed unit density,
7 item 4. And I guess I want to -- we want to
8 be sure that that if there is no minimum lot
9 area per dwelling unit. What that means is
10 there's no minimum size per dwelling unit.
11 That's the lot area of the dwelling unit
12 combined with the FAR ratio results -- you
13 can calculate what the minimum average size
14 of a dwelling unit is. And so by getting rid
15 of the lot area per dwelling unit, you're
16 then are getting rid of that provision. And
17 if that happens and the Board has to grant
18 Special Permits, then we need some standards
19 to apply if somebody comes to us with what to

1 us seems to be, you know, too micro a
2 proposal, for example, or a too unbalanced
3 proposal. So, I think -- it's a good idea to
4 have a great deal more flexibility, but when
5 you do that, you have to have more standards.

6 JEFF ROBERTS: Right. That's
7 something -- that certainly was a point of
8 discussion. I could say -- so that's
9 correct. So lot area per dwelling unit
10 basically controls the number of units you
11 can have on a lot. So when you put that
12 together with the floor area you're allowed
13 to build, you get a sense of what the average
14 unit size would be for a project. In the, in
15 most parts of the Overlay District currently,
16 the lot area per dwelling unit is very low.
17 I think it's 300 maybe square feet. So if
18 you're thinking about a large residential
19 building, you know, the lot area per dwelling

1 unit becomes so small that it's not even
2 really very relevant. And the fact, I
3 believe, in the Industry B District, we had a
4 project that was permitted there. I don't
5 think there's any minimum lot area per
6 dwelling unit there anyway. So I think the
7 idea is that if you, if you started to
8 transfer development from one district to
9 another, it might -- that's sort of where the
10 lot area per dwelling unit is different in
11 one versus another, you might start to get a
12 little bit of confusion as to how you do the
13 math, add all that up. But it could -- but I
14 think you're right, and we certainly have
15 talked about how to think about standards for
16 unit size, unit configuration, unit type,
17 particularly with regard to the middle income
18 units that will be intended for families.

19 H. THEODORE COHEN: If I follow up

1 on that question. Does the State Building
2 Code or Board of Health regulations mandate
3 any minimum size for a dwelling unit?

4 HUGH RUSSELL: Indirectly because
5 there are requirements for dwelling unit in
6 terms of fixtures in bathrooms, kitchen
7 appliances. There's a minimum room size,
8 which I believe is 70 square feet. So it's,
9 it's, you know, not quite on the common
10 standards, but you can, you can -- I mean,
11 I've done microunits and they -- the state
12 standards don't get triggered by every 100
13 square foot unit. That's a big unit compared
14 to state standards.

15 IRAM FAROOQ: Can I just -- the one
16 thing I wanted to add is that in Central
17 Square there was a lot of emphasis not on
18 microunits but on trying to figure out ways
19 to get actually family-sized units. So we

1 will -- as this gets written, I think the
2 balancing act will be to allow the
3 flexibility that Jeff talked about in the
4 instances of transfer and development without
5 actually creating a playing field which
6 incentivizes people to do microunits.
7 Because Central Square is thought of as a
8 much more appropriate place for family units,
9 whereas Kendall it may be more appropriate
10 and makes sense to do micros.

11 HUGH RUSSELL: Steve.

12 STEVEN WINTER: Jeff, I have a
13 question about transfer of development
14 rights, which it's -- conceptually I like
15 what it does and I like the flexibility that
16 it brings. My question is: Are the
17 development rights transferred from in
18 perpetuity, can they ever return?

19 JEFF ROBERTS: Well, no -- I mean,

1 they -- it would work the same way as a, say
2 a Special Permit. It's a Special Permit
3 provision. So if you're doing a building and
4 you get a Special Permit to do it, then the
5 conditions of that Special Permit apply for
6 as long as the -- for as long as you have the
7 use that is, that is there. So you would
8 need -- so if you -- if you had -- if you
9 transferred development rights, it's all
10 within the bounds of a Special Permit. And
11 if you wanted to change, if any of the
12 provisions or conditions of that Special
13 Permit over time, you would need to amend the
14 Special Permit and you, you know, you may
15 need to then get a Variance or something else
16 if by, if by changing the Special Permit
17 you're then creating a new Zoning violation.
18 So that's probably too complicated an answer.
19 But it would -- it doesn't -- it's not

1 something where there's sort of a sunset
2 clause that automatically resets everything.
3 When a Special Permit takes effect, it's in
4 effect for the duration of what was
5 permitted.

6 STEVEN WINTER: Unless modified by
7 the governing body.

8 JEFF ROBERTS: Yes. Unless it gets
9 modified.

10 STEVEN WINTER: Okay, thanks.

11 HUGH RUSSELL: It's interesting but
12 when thinking about closing attorneys and the
13 what the scrutiny they put on projects. So
14 because it might be useful -- there might be
15 a place, for example, where the development
16 partner like Twining can weigh in on would
17 there -- is it -- does it need to be written
18 to say well, you've done this transfer, now
19 this piece of land now has this presumption

1 that this is a permanent feature of this
2 piece of land and, you know, that might be
3 more comforting to a closing attorney. But
4 on the other hand, all governed by Special
5 Permit, so....

6 I see Bob grinning in the back. It's
7 one of those hard problems to answer.

8 UNIDENTIFIED MALE: We can debate it
9 for a long time I'm sure.

10 HUGH RUSSELL: Let's not try to --
11 we're under some obligation to move forward.

12 Are there other questions or comments
13 on this piece?

14 H. THEODORE COHEN: Yes. It's
15 really just informational because, you know,
16 I don't want to go into the whole height
17 issue. If somebody can just give me some
18 examples of, you know, I was just curious in
19 the heart of Central Square Subdistrict what

1 -- does anybody know what is the tallest
2 building that's there now and how tall it
3 might be?

4 HUGH RUSSELL: It's the elderly
5 housing in the heart district or is it in the
6 peripheral district?

7 ROGER BOOTHE: I think it's 180 feet
8 for the Central Square building, the corner
9 of Prospect and Mass. Ave.

10 HUGH RUSSELL: Yes. The elderly
11 housing is like 20 stories, right?

12 ROGER BOOTHE: Yes.

13 HUGH RUSSELL: Between Green and
14 Franklin, but it's probably not in the
15 district.

16 CHARLES TEAGUE: It's 25.

17 JEFF ROBERTS: Right. It would be
18 sort of be in the -- it's a little bit of a
19 funny thing, but it is in a sort of

1 neighborhood edge subdistrict. Because even
2 though it is a larger scale than anything
3 next to it, it does abut that neighborhood so
4 it's still treated in that same way.

5 HUGH RUSSELL: That's going to be
6 the only one under these rules.

7 H. THEODORE COHEN: So under these
8 rules in the heart, nothing could go that
9 high again unless they got a Variance. But
10 we won't go there.

11 JEFF ROBERTS: Right.

12 So in the heart of Central Square the
13 maximum for residential would be 140 feet
14 which could be, and I may not have pointed
15 that out, it could increase, if there is a
16 transfer of development rights, the Planning
17 Board, in approving that, can approve an
18 increase in height to accommodate the
19 transfer of development of up to 20

1 additional feet.

2 H. THEODORE COHEN: So we're talking
3 160 would be the max?

4 JEFF ROBERTS: Yes.

5 H. THEODORE COHEN: And can that
6 occur also for residential in the Osborne
7 Triangle?

8 JEFF ROBERTS: Yes. It could be one
9 -- in the Osborne Triangle it could be 160,
10 and then an additional 20-foot increase if
11 there's a transfer of development rights to
12 180.

13 H. THEODORE COHEN: Okay.

14 HUGH RUSSELL: Okay, moving on.

15 JEFF ROBERTS: Are we going to look
16 at Central Square now?

17 IRAM FAROOQ: May I pose some policy
18 questions for the Board that we wanted you to
19 think about?

1 HUGH RUSSELL: Sure.

2 IRAM FAROOQ: So in the Overlay
3 District one of the questions that we've been
4 thinking about as we've expanded the scope of
5 the district to cover the Osborne Triangle,
6 we have now captured the Novartis parcel,
7 which was just rezoned, and we wanted to talk
8 to the Board about getting your thoughts
9 about the wisdom of doing that or whether we
10 should try to carve out Novartis just as we
11 recently rezoned. We don't have to decide
12 that now, but just throwing that out as a
13 question.

14 The second question has to do with the
15 intercontinental parking lots which are the
16 two parking lots straddling Prospect Street.
17 And those are actually in the neighborhood
18 edge districts, and we have not proposed
19 changes to the heights and densities in the

1 neighborhood edge districts as a way to
2 protect the neighborhood, but there is a
3 strong desire to see those parking lots
4 transform. And so that was kind of a level
5 of detail that I think it's worth talking
6 about at the Board, if there's a way to craft
7 something that may create that incentive
8 without impacting the full district. And
9 similarly for also the Vail Court parcel. We
10 did try to carve a little bit right at the
11 corner of Prospect on the intercontinental
12 parking lots to be in the core districts so
13 you could have maybe a taller building right
14 at the corner of Prospect and Bishop Allen
15 and then the rest would be lower. But I
16 think it would be helpful if we could get the
17 Board's input on those issues.

18 And then the final release, a very
19 detailed thing has to do with formula

1 businesses whether we should -- we've gone
2 back as staff, back and forth a lot about
3 whether this should only pertain to food
4 service type uses or whether it should be
5 formula businesses in a bigger spectrum like
6 Staples store or --

7 HUGH RUSSELL: A bank.

8 IRAM FAROOQ: -- or a bank, exactly.
9 So right now we only regulate food service.
10 We don't do that for other businesses, but,
11 you know, again policy question we're
12 thinking about.

13 HUGH RUSSELL: Okay, well I'd be
14 happy to give you my instant opinion on all
15 three subjects which is I think it's good
16 policy to cut Novartis out because we don't
17 expect that site to be redeveloped in the
18 next 20 years. And we, you know, 20 to 40
19 years is probably a time frame for Zoning.

1 Have there been studies made, higher density
2 on the intercontinental parking lots that we
3 could look at to see in the course of a study
4 process, did anybody look at that issue?

5 IRAM FAROOQ: Not in great detail,
6 but we'll pull out what we have and bring
7 those to the Board.

8 HUGH RUSSELL: Because I would agree
9 that as a policy matter, it would be nice to
10 have buildings there rather than parking
11 lots, and that particularly at the
12 intersection of Bishop Alan and Prospect if
13 there's not too much impact on the
14 neighborhoods that were on Essex Street say.
15 I mean, there are some houses that are
16 literally abut those lots.

17 ROGER BOOTHE: That was something I
18 was going to mention, Hugh, is that we have
19 done a little looking at that. If you

1 remember back in the library process we
2 looked at that site.

3 HUGH RUSSELL: I remember that, yes.

4 ROGER BOOTHE: And it's important to
5 remember that there are residences pretty
6 close all around there. And I think sort of
7 the direction we were going is right at the
8 corner the Bishop Allen and Prospect you
9 could do something, but you have to be
10 careful as you get closer to the other
11 neighborhood edges.

12 Could I also pick up on your desire to
13 kind of focus on Central Square? I think we
14 can hold off on having any more discussion on
15 Kendall if you think that's a good idea, and
16 maybe we could hear from the Board, you know,
17 your reaction to kind of process going
18 forward now. You've heard Iram's kind of
19 overview and Jeff's laying out Central Square

1 strategy, and maybe what do you think about
2 that? Maybe it's better to do that rather
3 than getting it clouded up with more Kendall
4 since we maybe have Kendall fatigue from
5 having just done MIT rezoning?

6 BRIAN MURPHY: And picking up on
7 that, maybe it would also be helpful to get a
8 sense of the particular policy areas the
9 Board would like to delve into and are there
10 particular materials that would be helpful
11 for the Board in that consideration? So, for
12 example, as you mentioned, the
13 intercontinental studies to really get a
14 better sense of it, to get a little bit more
15 deeper into the details. You know, as one
16 thinks of the particular conditions of that
17 site whether it's the impact on St. Paul or
18 versus the relationship between Bishop Allen.

19 ROGER BOOTHE: And the other thing

1 is if you were to want to stay with Central
2 Square, we do have a number of the committee
3 members here. And I know it's not a hearing,
4 but since they're here and our attempt as
5 Jeff said to translate what their vision was,
6 maybe we could see if they have concerns
7 there. Just a thought, Hugh, trying to pick
8 up on what you were saying.

9 HUGH RUSSELL: Yes. I think we're
10 all sort of nodding our heads thinking it's a
11 good idea let's roll up our sleeves and get
12 down to work. We usually -- we sort when we
13 make notes, we make questions and then we
14 like to hear from other people and then we
15 like to consider those comments.

16 Is that a good procedure now?

17 STEVEN WINTER: It's okay here.

18 AHMED NUR: Hugh, I may want to add
19 to that. Since this is Kendall Square

1 included. If there's anyone from Kendall
2 Square, I would like to hear from them as
3 well. Not that we want to talk about it, but
4 if they're here to do some specific thing,
5 just comments on Kendall Square. Would you
6 be open to that?

7 HUGH RUSSELL: Well, I would
8 actually not be very interested in hearing
9 comments about details that we haven't had
10 presented to us --

11 AHMED NUR: Okay.

12 HUGH RUSSELL: -- in Kendall Square.
13 If there's a procedural question or
14 suggestion, I think that would be very
15 welcome.

16 AHMED NUR: Okay.

17 HUGH RUSSELL: So, are there people
18 who would like to speak to us and give us
19 your feelings on how we're headed

1 particularly in Central Square?

2 PATRICK BARRETT: Sure.

3 HUGH RUSSELL: Would you come
4 forward, please?

5 PATRICK BARRETT: Just on what we've
6 heard so far? Hello, my name is Patrick
7 Barrett. I live down the street at 234
8 Broadway. Possibly soon to be 41 Pleasant
9 Street should I ever be able to close on that
10 property.

11 Okay. I was on the C2 Board. I'm also
12 a property owner at 897-907 Main Street where
13 Toscanini's, Cinderella's, and Pu Pu Hot Pot
14 for the next four months will be. We've
15 spent a lot of time primarily wrestling with
16 the idea that we need more housing in Central
17 Square and how we can accommodate that.
18 Relative to the suggestions that -- the
19 outline that was given, you know, we were

1 trying to be as sensitive as we could to
2 height, but there are some limitations to
3 what's been done in Central Square and it has
4 primarily to do with the height restrictions
5 being at 80 feet. You know, as a property
6 owner, for at least a limited time, I could
7 tell you that the size of my mortgage
8 prevents me from doing great development
9 there, but also for people who have owned for
10 multiple generations, there's really no
11 incentive to do anything there because once
12 you reach that 80-foot limit, you become
13 under an auspices of many more Zoning
14 regulations that makes the actual build so
15 expensive you would never do it. And in
16 keeping with that mind, I think that's kind
17 of where we were headed relative to our
18 height designs. The minimum lot per dwelling
19 unit, you know, I think that a lot of these

1 larger projects have to go under some pretty
2 strict scrutiny relative to site design and
3 what's appropriate. And I'm not so sure
4 that -- I think in our recommendations hit
5 everything exactly perfectly, but I think
6 they lay the ground work for what ought to be
7 considered for an area that I think has been
8 allowed to somewhat language for in an
9 inordinate amount of time.

10 My property in particular does not
11 benefit greatly from the recommendations that
12 have been made. I've got a 9800 square foot
13 plot. Even if everything that we had
14 suggested were to be done, it doesn't
15 necessarily -- I can't put a tower there.
16 I'm not going to a hundred and, you know, 60
17 feet or anything like that. But it gives the
18 opportunity for the larger parcel owners to
19 develop their properties in a meaningful way.

1 Which, you know, all sort of above the
2 80-foot mark. We gave incentive for housing.
3 You talked a little bit earlier about the
4 incentivizing a specific, incentivizing
5 microunits or incentivizing family housing.
6 Well, there's a 25 percent requirement for
7 housing above a certain height level to be
8 middle income housing exclusively. And I
9 don't believe in our interpretation middle
10 income housing meant 250 square foot
11 micro-condo. I've been down to see them and,
12 you know, they're, you know, I think they're
13 practical in a sense, but, you know, we had a
14 fellow by the name of Barry Bluestone come in
15 and give us -- this is still -- give us a
16 little bit of a presentation. In his mind
17 the idea was to extract people who are living
18 -- students -- I own 60 units in the area,
19 and I can tell you that they, you know, they

1 can afford to pay a lot more, and that's
2 where the economics is. But to extract them
3 from the cheapest family housing available in
4 Cambridge, which is what already currently
5 exists, you know, you couldn't build that for
6 what it was built for today. Which I think
7 that idea has some merit. Do we build all
8 microunits? I really sincerely hope not.
9 But the practicality of building family units
10 I think, you know, that's where we get the
11 give and take. We allow for the bigger
12 heights for the family housing. One thing
13 that wasn't really mentioned so far was our
14 concern for open spaces and preserving what
15 was already existing and maybe looking for
16 opportunities to add more. But Central
17 Square is, you know, it's a tight spot.
18 There's not too many opportunities to build
19 anywhere but up. And I'm not sure if you

1 guys have any specific questions relative to
2 what -- where we came from, but I think in
3 the essence we're trying to create more
4 housing with this proposal.

5 That's about it.

6 HUGH RUSSELL: Okay, thank you.

7 ESTHER HANIG: My name is Esther
8 Hanig and I was a member of the Central
9 Square Advisory Committee and I live at 136
10 Pine in Area 4.

11 So the thing that I cared most about
12 was middle income family housing and Patrick
13 and I kind of thrown to the spectrum. So I
14 loved that. I think a lot -- that most of
15 what we have talked about was captured in
16 this. I guess I just had a few comments.

17 One, about Patrick's thing. Like we
18 had talked a little bit more about green
19 space and apartments, and I think we just

1 want to make sure that some of that exists
2 within what comes out of it.

3 I'm sort of inclined towards less
4 parking rather than more parking. I think
5 one of the things that we were trying to
6 achieve is making it harder to own a car and
7 to drive cars in Central Square. So I would
8 just say that really needs to be a goal that
9 we're looking at. And anything that we can
10 do for car sharing or bicycle lanes or
11 anything else that leads to fewer cars I
12 think is important.

13 And then I just wanted to say one thing
14 about the formula businesses, because we were
15 envisioning, you know, smart growth where
16 people work, live, shop in the same area, I
17 just -- and because I've heard this from some
18 of my neighbors, you know, they want
19 someplace where they can go, that they can

1 afford, where they can buy, I don't know,
2 diapers and things like that, that might
3 exclude something like a Target which might
4 kind of meet some of those needs. So I just
5 think that when we look at those -- I mean, I
6 personally, you know, if McDonald's were to
7 leave tomorrow, I would give shouts of joy.
8 And I hate the banks, but I do think that we
9 do just need to be careful when we look at
10 that.

11 SAUL TANNENBAUM: I'm Saul
12 Tannenbaum, 16 Cottage Street. I too was a
13 member of the Central Square Advisory
14 Committee. Just a couple of quick things.
15 You know, first housing, housing, housing. I
16 mean that was really the focus of what we
17 were trying to do, because I mean the
18 economic vitality of Central Square and just
19 needs more people.

1 Second, I mean one of the most
2 important things we were considering is not
3 something that's actually before you, but
4 that's sort of leveraging the city's parking
5 lots as, you know, areas -- as pieces of land
6 the city owns that's, you know, where the
7 city has the most leverage to determine the
8 outcome. And we've told the City Council
9 this, and in a formal meeting, we would like
10 to see you be bold about that and use, you
11 know, for land that it owns to see the
12 outcome that we all seem to want there.

13 And I mean lastly, I'll echo Esther
14 about parking. I think the summary memo
15 doesn't capture the strong feeling that many
16 of us had on the committee that, you know, we
17 should be working actively to eliminate, you
18 know, parking minimums and the Zoning Codes,
19 but specifically close to the T station and

1 that -- but I mean this was controversial but
2 I mean there were, you know, certainly a
3 large number of people on the committee who
4 felt we should be working as hard as possible
5 to eliminate parking not just for the end of
6 the car aspect, but also to minimize the cost
7 of development. And even after varied
8 parking that costs a lot, and one of the ways
9 to keep Central Square more affordable is by
10 not requiring people to build as much or any
11 parking.

12 THOMAS ANNINGER: May I ask you just
13 a question if you've finished your thought.
14 What did you have in mind for the use of
15 those city parking lots? Can you give me an
16 example or two?

17 SAUL TANNENBAUM: There were a wide
18 variety -- I mean, there wasn't consensus. I
19 mean, personally I would, I would, you know,

1 plant, you know, as much housing as possible.
2 You know, other people wanted, you know,
3 public meeting rooms. There was, you know,
4 talk of sort of, you know, a marketplace sort
5 of, you know, sort of facility. I mean, what
6 we were all agreed on was that surface
7 parking, it was the worst possible use of
8 that space. And if we could do something
9 else with it, the city should. I mean we,
10 you know, we heard discussion that there are,
11 you know, infrastructure constraints. There
12 was, you know, talk of plans of storm water
13 management facilities under one of those
14 lots. But, you know, I mean if you're
15 looking at places, you know, where the city
16 could leverage whatever outcome, if it owns
17 the land already, you know, clearly that's
18 that. It was also outside of our purview but
19 we also agreed that the Central Square branch

1 of the library, the parking there, you know,
2 if the city could just sort of nuke that and
3 start over, that would be the wonderful
4 thing. Because those are dead lots the way
5 they are.

6 THOMAS ANNINGER: Thank you.

7 H. THEODORE COHEN: Am I correct
8 that the lots you're talking about are in the
9 heart of Central Square Subdistrict?

10 HUGH RUSSELL: Yes.

11 SAUL TANNENBAUM: Yes.

12 H. THEODORE COHEN: Okay. This side
13 of Bishop Allen, right?

14 AHMED NUR: (Inaudible).

15 HUGH RUSSELL: They're also, I think
16 I counted six parking lots and Bishop Allen
17 Drive. I walked down there the other night,
18 and there may be more. Some of them are
19 private ownership, two of the larger ones are

1 under city ownership.

2 Mark.

3 MARK BOYES-WATSON: Thanks. Mark
4 Boyes-Watson, also a member of the C2
5 Advisory Committee.

6 While I think first that the Zoning,
7 the wonderfully succinct Zoning that Jeff
8 presented, if only we could have done
9 everything in half an hour like that, that
10 would be just fine. And I think that it's a
11 really an accurate distillation of lots of
12 the goals without so much of the flavor. But
13 I wanted to make -- and I think there are
14 three points that I wanted to just focus in
15 on. And I'll end with the most -- the one
16 closest to my heart.

17 But the first one is on the housing. I
18 think that just going back to, Hugh, your
19 comment that, you know, Zoning is for 20 or

1 40 years and the changes that are being made,
2 it seems that not being overly prescriptive
3 about that what housing becomes, I think is
4 really important right now. As I said, I
5 work in that industry and it's not clear what
6 the needs are. And it's also, I think,
7 unclear, you know, what you'd say, where does
8 a current 70-year-old resident of Central,
9 where did they go; right? So -- and what do
10 they need? They're not these middle income
11 family housing, but they're definitely
12 Cambridge families. You know? So I think
13 they're not being overly descriptive as we go
14 forward with that stuff, and I think that's
15 partly the recommendation to drop
16 requirements and allow review so that the
17 wisdom of things could be reviewed. I think
18 it's a great idea. And I think it's great to
19 allow this type of development so that all of

1 those sort of accessibility issues, etcetera,
2 are captured by this kind of building. And I
3 think that the committee was very clear that
4 they want to find ways of not impacting the
5 current neighborhoods, what we think about of
6 those rustic style, low density
7 neighborhoods. But we introduced this mix
8 that allows people of all types to be here to
9 make the retail vibrant and make the whole
10 place work without, you know, huge impacts.
11 And that's also why we -- I think we should
12 reduce the parking so that we don't have
13 congested streets and we continue to press
14 that trend of the city's car ownership
15 declining and walking and bicycle use. And
16 flexibility on the housing on the front seems
17 to me very wise. And the flexibility to go
18 high is just an absolute requirement of
19 getting there. And that's where they

1 transfer development rights.

2 As you look at Central and you look at
3 the ownership parcels and the historic
4 buildings, it's not like that every lot is
5 going to be able to do any of this stuff. A
6 very few lots can. And I think as property
7 owners look at that, giving them the
8 flexibility, and I think it's all flexibility
9 type tools. And I just personally, as a long
10 time resident, you know, we've seen so little
11 happen in Central. You have to ask yourself
12 well, what's going on there? It's not that
13 it's not always been a fabulous place to live
14 because it has; right? And it's right next
15 to Kendall and it's right next to Harvard and
16 it's always been there. So anyway, I think
17 the changes to the Zoning, it's not -- the
18 status quo isn't so great, and I think the
19 change, time for the change.

1 So the last one was just to amplify a
2 little bit on these parking lots. When I
3 came to these parking lots, I think that --
4 and it relates to the transferability rights.
5 And it really relates to progress, because
6 one of the things that I've been advocating
7 is that we don't be slow introducing what the
8 city's going to do. And I think if the
9 Planning Board can help with this, I think
10 it's wise, is to -- especially about the
11 Quest Properties which abuts one of the
12 parking lots in Central, one of the key
13 central parking lots, the one behind
14 McDonald's. And another big ownership,
15 consulted ownership parcel is the Essex
16 Street lot. And if things are going to
17 happen, you know, it's no good to say well,
18 we'll figure out what we're going to do with
19 those sometime later. When actually we need

1 to know now so those people who might be able
2 to take advantage of all of this can actually
3 see what it is and people can make proposals.

4 If the Planning Board can urge the city
5 to think about that disposition process, it
6 can start to coincide with all of this rather
7 than thinking it's something in the future.
8 I think that works better with the whole C2
9 recommendations and the whole endeavor. So
10 anyway -- and the parking lot, it seems to me
11 having the opportunity for all sorts of
12 things. But one of the things that I've
13 always, I have always speculated on is that
14 they are significant parcels, the city
15 controls, and can dictate lots of things
16 about what happens to them. And everything
17 from going to sort of healthy eating and all
18 of this, the farmer's market thing, to frame
19 that in a proper public market that gets us

1 back to a better way of being relative to
2 food, etcetera, etcetera, and small business
3 and local agriculture and all those things.
4 I mean those kinds of things that are
5 political statements that we have the ability
6 to leverage these publicly-owned things to
7 the publicly-owned goods -- the public goods
8 that we might need.

9 And my last of those is that if that's
10 associated with a piece of public open space,
11 then it is a secular space in the old
12 fashioned way where secular things like
13 political rallies and good public sort of
14 congregation can occur. We don't have that.
15 We have a lawn in front of City Hall which is
16 not a public gathering place, but it's sort
17 of an urban space.

18 So, it seems to me it's a wonderful
19 opportunity that, you know, I think we could

1 do well to grab. So those are my thoughts.

2 HUGH RUSSELL: Thank you.

3 Does anyone else wish to speak?

4 Charles.

5 CHARLES TEAGUE: Thank you. I'm a
6 little surprised that the public speaking is
7 tonight. I just wanted to remind the Board,
8 except for can't remind Tom, he wasn't there
9 at the Town and Gown that MIT put up their
10 map and the Osborne Triangle was called the
11 North Campus. And actually I wish people
12 would call it the North Campus because they
13 showed the property ownership map, and as
14 near as I can tell, they own everything
15 except the Miracle of Science and U-Haul. So
16 I would like the Board to keep that in mind
17 when you're looking at the rest of the MIT
18 developments in the rest of Kendall Square
19 and is, you know, MIT does just -- I've just

1 --you know, where would that big chunk go?
2 Where would it be?

3 CHARLES TEAGUE: You know, I --

4 HUGH RUSSELL: Parking lot, right?

5 H. THEODORE COHEN: You're talking
6 about building on the parking lot.

7 CHARLES TEAGUE: Building on the
8 parking lot and then just replace some large
9 low rise section with open space and --

10 H. THEODORE COHEN: Something that's
11 on Mass. Ave. now?

12 CHARLES TEAGUE: Something that's on
13 Mass. Ave., that's -- because having open
14 space off Mass. Ave., I'm just going, like,
15 where is it? It's the problem of Kendall
16 Square. It's like where is Kendall Square?
17 You come out the subway, and it's just all
18 built up. It's just like, I don't -- you
19 know, sometimes I think you should take out

1 the first two floors of the Marriott and just
2 have a giant arcade, because then you would
3 have -- then you would know where Kendall
4 Square was. You know? And the Marriott
5 lobby could be up on the third floor. It
6 wouldn't matter. It's just a lobby. But,
7 you know, like the question is we do have
8 Central Square except that, you know, in
9 front of the police station -- and which will
10 be a public building. And we can have this
11 group of public buildings. But that's,
12 that's sort of a horrible, nasty traffic
13 place. And so if there was a natural, you
14 know, square in Central Square.

15 H. THEODORE COHEN: So in its
16 fantasies did the committee consider that at
17 all?

18 CHARLES TEAGUE: I didn't go to all
19 the meetings and so you can ask them. But

1 there was talk -- there were talk of public
2 rooms and but it was more like building on
3 the parking lots and places more off the
4 square. There was talk, as he said, blowing
5 up the garage. Which, you know, if the
6 garage became a bus terminal, that would be
7 -- but I don't know how you fit it in on the
8 streets. But I think it -- there was talk of
9 being bold, and I'm, like, you gotta be bold,
10 you know.

11 What I would love to see is a, is a
12 public building with great public meeting
13 rooms so that everybody in the room can see
14 and hear the presentation which is so --
15 which is, you never get at the BZA. This is
16 so much better than the BZA. But this could
17 be better. You know, everything should be
18 screaming wireless. We should just have
19 these general purpose conference rooms and

1 they should be accessible. They should be
2 where the Red Line is. And they should be
3 where City Hall is. Anyway, that's -- those
4 are my dreams. So thank you.

5 HUGH RUSSELL: Thank you.

6 Someone else wish to speak?

7 AHMED NUR: I would. I was on the
8 Central Square Advisory Committee as well.
9 And, you know, most of us agreed on open
10 space was one of the big things where we took
11 the parking lot and, you know, build up
12 things and left the bottom. You know, like
13 for example, brought the parking lots
14 together and build a structure, and then have
15 the other areas, open spaces to a green
16 areas. Or one was how do we make it along
17 the avenue safe for children and, you know,
18 try to get a control on profanity and the
19 drunk in the streets and what not. How do we

1 bring business and pedestrians in to come in
2 and buying from our stores and shopping? How
3 do we make Central Square safe? How do we
4 get rid of all these banks, phone shops, gyms
5 and all that stuff that close early? And try
6 to control the amount of liquor stores, you
7 know, that are across from one another. And
8 the whole perfect storm of the subway being
9 there and the homeless, from all walks of
10 life just come down and hang out.

11 In addition to that we talked about how
12 do we bring residential into Central Square
13 as, you know, low rise along the avenue,
14 having the high rise in the middle, and then
15 also another low rise towards, for example,
16 Bishop Allen? And so, you know, the advisory
17 committee worked hard, and there was a lot of
18 ideas brought and obviously it was in front
19 of you and we had brought it to you. And so

1 if there's any specific questions in addition
2 to that, I would be more than happy to
3 answer.

4 PAMELA WINTERS: Ahmed, I have a
5 question. Did any of the people who owned
6 the retail operations, the restaurants and
7 stores, did they have any comments about
8 doing away with the parking lots? Because,
9 you know, a lot of friends of mine come in
10 from the suburbs, they like to eat at Central
11 Kitchen and, you know, just different places.
12 Do they --

13 AHMED NUR: We were divided on the
14 parking lots. I mean, there were some of us
15 who thought and environmentally speaking and
16 traffic and engineering, however you want to
17 look at it, whenever you want to get rid of
18 traffic, you want to get rid of parking lots.
19 People will find a way to get there. For

1 instance, let's build parking lots and make
2 it easy for us. So I can't speak -- there
3 are a few store owners here that were
4 (inaudible), that yes, there are a lot of
5 comments and they did defer one person to
6 another.

7 SAUL TANNENBAUM: Can I respond to
8 the parking lots?

9 I, I don't -- what we felt we should do
10 was build a central parking facility and sync
11 it. I mean, we recognize that retail
12 businesses still need parking. I mean, the,
13 you know, parking minimums were for
14 residential buildings that might be
15 constructed in the square. But, you know,
16 the need for parking, you know, in Central
17 Square, you know, we all acknowledge we think
18 it can be provided, you know, better than it
19 currently is and certainly it shouldn't be,

1 you know, surface parking if at all possible.
2 So, and I mean the other thing I wanted to
3 say, I mean these are consensus
4 recommendations. Me, I would have gone, you
5 know, denser and not really worried all that
6 much about open space because I'm a city guy
7 and, you know, that's, that's my druthers but
8 other people on the committee, you know, felt
9 the need for open space. So I mean this is
10 -- we've already tried to find the middle
11 path between the two extremes. I know I
12 would, you know, if I weren't a dictator of
13 Cambridge, I would be planting, you know,
14 tall buildings there because I believe in
15 density. I mean that isn't going to happen
16 in this city so, you know, let's find
17 something that reasonably could happen.

18 PATRICK BARRETT: Patrick Barrett.
19 I just had one comment. So part of -- we had

1 a fellow who was a store owner at 1369
2 Coffee, he was there as well. He shared some
3 concern about the parking issue. But I think
4 as part of our consensus with overarching
5 goals was to increase the housing stocks. As
6 a commercial property owner, one of the
7 problems that my tenants face is that there's
8 simply not enough people in the area to
9 attend their stores. And that part of our
10 presentation's dealt with the fact that as
11 far as a micro-economy that about 30 percent
12 of the total people who live in the area shop
13 at the stores. And without that population
14 of people there, it's sort one thing -- so
15 it's one of those things that you have to do
16 it all in order to get it.

17 Thank you.

18 IRAM FAROOQ: So one other thing,
19 Pam, to respond to your question is that we

1 actually -- Sue and Adam actually did an
2 analysis of the usage of the parking lots.
3 Because when we started out, we thought
4 Central Square has more parking in terms of
5 the amount of business than even Harvard
6 Square. Of course we should be able to get
7 rid some of it. But when they did the
8 utilization analysis, they found that while
9 during the day there is a lot of capacity.
10 At night all those parking spaces are full.
11 And they're not full of residents because
12 they actually also cross-referenced license
13 plates with Cambridge address --
14 registrations in Cambridge. And so there is
15 a need for that parking right now. And we're
16 not proposing, the committee is not proposing
17 eliminating the parking. It's just
18 reconfiguring it so that all the land gets
19 released for great things and it gets moved.

1 Well it did -- I know you are still
2 talking but I did want to make sure that the
3 question that Brian asked that you have a
4 chance to tell us what you might want to see
5 from us to help advance the discussion
6 further next time in terms of work items.

7 HUGH RUSSELL: So what was
8 interesting discussion that when the question
9 was asked which happened to the parking lots,
10 there wasn't a straight forward answer. And
11 that seems to tell me that that's a place
12 where there could be some more work. If the
13 goals are clear, then you can write it. The
14 Zoning can reflect those goals. Now this is
15 going to be a -- presumably a disposition
16 process which is very cumbersome. And it
17 seems to me that there's some potential for,
18 you know, public, private so an owner of an
19 adjacent parcel might say well, look, I can

1 accomplish this goal on this spot and I can
2 make it work if you'll let me extend my
3 housing say over the top of what's going on.
4 So I think that's an area to try to get more
5 clarity, and even though the committee
6 process didn't maybe reach the goal you might
7 want to have because it's a very complicated
8 question and they're conflicting goals.

9 ROGER BOOTHE: There are many of
10 these questions that have been raised tonight
11 that really the plan, the vision -- I think
12 what Jeff was laying out was the Zoning piece
13 of that and obviously we want there to be a
14 strong a connection as possible. This is
15 going to be something that takes years to
16 make happen as with any one of our plans. So
17 I think the new thing that's pretty exciting
18 and very positive about what's come out of
19 this committee process is a desire for the

1 housing, for really trying to I think Mark
2 said, you know, it's time to get off the
3 status quo, and we heard that pretty loud and
4 clear. So I think what we're going to be
5 getting from the Zoning isn't going to solve
6 all these problems. And things like the land
7 disposition and what to do with the parking
8 lot is clearly going to be a process in and
9 of itself. I'm feeling like what Jeff
10 presented is a pretty good translation. I
11 didn't hear anything from the folks that were
12 here tonight admittedly, it was just those
13 who were able to come. I didn't hear
14 anything that was terribly contradictory. I
15 think there was Saul in particular was saying
16 we weren't hard enough on the parking issue.
17 And some of that is something the Board
18 wanted to do anyway is cut back on parking.
19 So I think I'm feeling like we're in pretty

1 good position to move forward. But as you
2 think about it, any other thoughts you have
3 or things that seem need any clarity, we'd be
4 happy to work with you on.

5 JEFF ROBERTS: If I could add just a
6 piece to that, too. Sorry. But I just
7 wanted to in terms of just a reaction to that
8 point. There would be a -- it is worth some
9 thought as to how the Zoning would apply in
10 such a scenario with looking at the parking
11 lot, disposition of parking lots or
12 development on the partnership to develop the
13 parking lots. There would be really a limit
14 to how sort of how far Zoning could go in
15 directing what actually happened because it
16 would be, it would -- in a certain point it
17 would fall outside of the purview of Zoning
18 and into the sort of the private agreement
19 between the city as a land owner and, you

1 know, a potential buyer or a developer as a
2 land owner. So that's just something to be
3 cognizant of as we move forward.

4 HUGH RUSSELL: I think, for example,
5 and one of the ideas that appealed to me a
6 lot was the farmer's market that -- and I was
7 thinking of that block in downtown Baltimore
8 that's got a roof on it and it's public open
9 space and it's full of all kinds of uses. It
10 was at one time a, you know, where farmer's
11 brought their produce. There's some of that
12 left. The idea that there would be a grand
13 hall somewhere in Central Square that would
14 be used as part of the food thing. I think
15 Mark, spoke to that. That's a part where it
16 does intersect with the Zoning. But if
17 that's something you really wanted to have
18 happen, you could create Zoning in Central
19 Square for it to happen.

1 H. THEODORE COHEN: I mean you have
2 similar markets all over Europe. And, you
3 know, Seattle, the Pike's Market is right
4 downtown.

5 What I would like to hear -- whenever
6 we've met with the committee, I think there's
7 been a drive on the committee to give us
8 their recommendations. And the fact that
9 they've reached some sort of consensus on it,
10 I find it really interesting the extremes
11 that were discussed and, you know, like
12 you're saying, you know, I built high, I
13 cover everything, you know, with tall
14 buildings and just get a lot of housing.
15 Well, you know, obviously we're not going to
16 re-debate all of that. But it seems like
17 we're getting some sort of consensus
18 compromise ideas and maybe that's where we'll
19 end up, but I'd like to hear some of the

1 extreme points of view of, you know, well,
2 what does happen on the parking lots? Or,
3 you know, if we were to build 200 feet, you
4 know, everywhere in the heart district, what
5 would that mean? And, you know, obviously
6 these are things that the committee went over
7 a long time, but I'd like to just hear when
8 we're talking about particular issues, you
9 know, what some of the extreme points of view
10 were and, you know, how the committee ended
11 up where it did end up.

12 HUGH RUSSELL: So I'm taking the
13 silence to mean two things:

14 One is that it's 20 minutes of 10.

15 And secondly that it's really an
16 endorsement of what we've heard tonight and
17 that the direction that is being taken and
18 that the, again, the committee process was
19 very convincing to us. And what we've

1 learned of it is also very (inaudible). You
2 know, my things I brought up I really almost
3 took little footnotes.

4 So should we continue with this?

5 STEVEN WINTER: I have a question.
6 And the question is, pardon me if I'm being a
7 little thick, but from this point on the
8 Central Square things, what does moving
9 forward look like? What does it -- what are
10 we, what are we going to do next?

11 HUGH RUSSELL: I think it's going to
12 go from checklist to language.

13 STEVEN WINTER: Is that about right?

14 IRAM FAROOQ: Yes.

15 STEVEN WINTER: Okay.

16 HUGH RUSSELL: Are the guidelines in
17 Central Square going to be revised also?

18 IRAM FAROOQ: I think on the Central
19 Square guidelines I think you had one very

1 small word change, but we didn't have a lot
2 of comments on Central Square. We had a few
3 comments on Kendall so I don't anticipate a
4 big change in Central.

5 Is that right, Roger.

6 ROGER BOOTHE: No, there was a
7 general sense in the guidelines that you
8 wanted to make them not too constrictive and
9 we changed some of the language and focused
10 both sets of guidelines and they are
11 guidelines and not trying to be too rigid.

12 HUGH RUSSELL: What's the process
13 for adopting those?

14 IRAM FAROOQ: We usually -- once the
15 Board has agreed, has sort of endorsed and
16 blessed those, we attach them with the Zoning
17 Petition because they get referenced in the
18 Zoning. And so that way the City Council
19 knows what we're talking about when they see

1 that reference. That's been the way we've
2 done it in the past.

3 HUGH RUSSELL: So that means there
4 would be some pressure to get the Kendall
5 Square guidelines in that final form so that
6 it can be connected to the MIT petition?

7 IRAM FAROOQ: Yes.

8 HUGH RUSSELL: So this is the last
9 meeting to be attended by Tom Anninger.

10 H. THEODORE COHEN: We have rules to
11 do.

12 HUGH RUSSELL: Oh, we have the
13 rules? Before we do that, I would like to
14 make sure that our minutes of this meeting
15 contain a vote of thanks to Tom for his years
16 of good service and wise counsel and
17 friendship. We could not ask for a better
18 member and we let him go with regret.

19 PAMELA WINTERS: You will be missed.

1 H. THEODORE COHEN: Here, here.

2 ROGER BOOTHE: Could we add the
3 staff's comments to that message? We've
4 worked with you for so long and it's a real
5 pleasure.

6 BRIAN MURPHY: And I think it's true
7 for members of the Planning Board, but
8 particularly for somebody like Tom who has
9 been doing this for as long as he has, I
10 think his legacy is really seen on a daily
11 basis throughout the City of Cambridge with
12 the built form that is so much better for his
13 thoughtfulness, his deliberation, his vision,
14 his work, his leadership and the legacy lives
15 on in the entire community. And service on
16 the Planning Board is extremely important to
17 the community. It's not always easy. I
18 think that you are loved by people when it's
19 convenient and hated by people when it's

1 convenient as the case may be. It's many
2 hours, not just here at the public meetings
3 but also in terms of the preparation work,
4 and your skill and commitment, diligence is
5 really, as I say, is reflected in the
6 community around us. Thank you.

7 HUGH RUSSELL: And we have one more
8 thing to use Tom's skill in front of us. We
9 had an informal subcommittee of the Board,
10 which consisted of Ted and Tom and I. I
11 guess I was sort of not really part of the
12 subcommittee, but I was basically, didn't
13 have the training. So we -- they've come up
14 with some revisions to our rules which have
15 been circulated to the Board with highlights
16 in yellow and where the major changes are. I
17 don't know if anybody wants to put into the
18 record what those changes are. And I would
19 love it if we could vote to enact these rules

1 tonight, but that would depend on whether the
2 rest of you think that we're ready. I think
3 also there's -- perhaps it would be useful if
4 we ask the staff if they have any comments on
5 the draft, too.

6 ROGER BOOTHE: Liza.

7 THOMAS ANNINGER: I think you should
8 do it, Ted.

9 H. THEODORE COHEN: All right. Just
10 very briefly we tried to propose rules that
11 would reflect pretty much the policy that
12 we've been following for maybe the past six
13 or nine months of -- the rules are based upon
14 rules that have been in effect for many, many
15 years. They've been amended. Just some
16 definitions, talk about what constitutes the
17 Board and the Applicant and Members, and what
18 the Constitution of the Board is. Probably
19 the heart of the rules, the changes of the

1 rules are to clarify the requirements of
2 quorum and the requirements of voting. And
3 for all matters other than Special Permit
4 matters, four members would constitute a
5 quorum. And then if a quorum is present, a
6 majority vote of the members and associate
7 members voting would be an affirmative vote,
8 which is pretty much the standards throughout
9 all public bodies.

10 However, for any Special Permit
11 matters, both the General Laws Chapter 40A of
12 the General Laws and the Zoning Ordinance
13 require that there be a -- for a Board of
14 five or more members, that there be a
15 two-thirds vote since we are seven members
16 and two associates. Two-thirds would be 4.6.
17 So for any Special Permit matter there has to
18 be five members voting for them to approve
19 something. And similarly there has to be a

1 quorum of five to work on the Special Permit,
2 a revision of a Special Permit, or a
3 modification.

4 The other principle change relates to
5 procedure that the Board will follow, and
6 those are in Sections 5.8 through 5.11.
7 That, you know, how we will hold public
8 hearings and how they will be held, and
9 basically what we've been doing for the past
10 several years. The Petitioner or their
11 representative will make a presentation that
12 presumably will be approximately 30 minutes,
13 and then other people can speak, and in
14 general would be three minutes, and the Chair
15 obviously will control the hearing and can
16 make modifications as necessary.

17 The change that we've been following in
18 the past several months is that the Board
19 would not close a public hearing until it

1 felt that it had received everything it
2 needed to have its final discussion and take
3 a vote. And, but if hearings went over
4 several sessions, and especially if there had
5 been requests for new information, the
6 hearings would generally -- subsequent
7 sessions of hearings would generally be
8 limited to changes that had been made or new
9 information.

10 There's also a provision for obviously
11 receiving written testimony, and that the
12 Board can establish with staff if there's any
13 deadline for getting written testimony before
14 a particular vote is taken.

15 That was really the heart of the rules
16 and regulations. Otherwise it's, you know,
17 reliance upon the Open Meeting Law and
18 conflict of interest laws, and only with
19 regard to Special Permit only someone who has

1 been to all meetings can vote on the Special
2 Permit matter except as otherwise provided by
3 law which leaves open the possibility that
4 the City might adopt the state law which
5 would allow a member who has missed a meeting
6 to read the transcript or listen to the
7 transcript, and then they would be eligible
8 to vote. So if the City does adopt that,
9 then under the rules we could follow that
10 process.

11 There is one typographical change that
12 Tom corrected, pointed out. In the
13 definition of Board, the draft you all
14 received says seven members and two associate
15 members constitutes a full board. It should
16 be singular, constitute a full board.

17 Tom suggests we delete one comma. I
18 can discuss that with Liza if we approve
19 these in substantially the form that they've

1 been granted to the Board.

2 I know Bill did have one question about
3 the quorum and how voting would occur, and I
4 discussed that briefly with him that at the
5 end of one of the previous meetings and he
6 seemed, he then understood it. He seemed
7 comfortable with it. I have not heard any
8 further questions from him about it.

9 So if anybody else has any questions?

10 PAMELA WINTERS: I want to thank you
11 guys for taking the time to do that.

12 Thank you.

13 THOMAS ANNINGER: I want to move
14 that we adopt the rules as presented to us
15 with such minor changes as might be necessary
16 and that we go forward with them. We've
17 already been following them for sometime and
18 I think there are, they're a major
19 improvement over what we've been doing, and I

1 think it responds to what we've heard from a
2 number of people to keep the public hearings
3 open. That's the key to it. And I think
4 that's the right thing to do. And
5 therefore --

6 HUGH RUSSELL: Is there a second to
7 that motion?

8 AHMED NUR: So moved.

9 STEVEN WINTER: Discussion?

10 HUGH RUSSELL: Well, I would -- I
11 said I was going to ask the staff if they had
12 any comments.

13 JEFF ROBERTS: I mean, I can jump in
14 since I have the microphone but others could
15 follow up. I know this is something that
16 we've been discussing a little bit in our
17 internal meetings. And particularly, and
18 this isn't necessarily an issue with the
19 rules themselves, but just with the sort of

1 application, something to consider in the
2 application over time, is that as business
3 comes before the Board that requires a public
4 hearing, there are requirements for
5 advertising of those and so by keeping those
6 hearings open, there requires a slightly more
7 vigilance I guess on the part of I guess the
8 Board and on us as staff to make sure that
9 we're being clear when discussion is
10 continued to a future date that there's a
11 sort of a little sort of checklist we would
12 go through wrapping up to say when is the
13 next discussion going to take place? Making
14 sure that the members who were available will
15 continue to be available, and that there's
16 appropriate time allowed for any additional
17 advertisement that may need to occur in those
18 situations.

19 So does anyone want to add to that? I

1 think that was the main issue that we had
2 discussed.

3 LIZA PADEN: Right. If the hearing
4 is kept open and continued, the next date has
5 to be announced at that meeting or else we go
6 into a process where I have to advertise it
7 again. And if I have to advertise it again,
8 it will probably put us in with the deadlines
9 for newspaper, a hearing matter can't come
10 back for a month.

11 H. THEODORE COHEN: Well, I
12 understand that and obviously you've been
13 handling it very well up until now. If, you
14 know, perhaps when you schedule hearings, you
15 can anticipate that there will be at least be
16 one further session and have already a date
17 that the Chair will know that if we do
18 continue it, he can announce, he or she can
19 announce --

1 LIZA PADEN: Right. If it's
2 announced at the meeting, I don't think
3 that's a problem.

4 H. THEODORE COHEN: It will be
5 continued to a certain date and obviously
6 that can then go up on the website and, you
7 know, and if we are looking at a third, you
8 know, a third date, you know, at the time of
9 the second session, hopefully we can have a
10 third date and we can just, you know, keep
11 rolling right along with announcements so you
12 don't have to go through the trouble and
13 expense of advertising again.

14 LIZA PADEN: The biggest
15 complication is the time lag, is you have a
16 month between meetings when you're discussing
17 an item.

18 HUGH RUSSELL: But if you -- I
19 believe when you schedule things and say

1 well, I could have another discussion
2 following the meeting if necessary or maybe
3 not. You know, I mean you would say to me,
4 well, the agenda for the next meeting is full
5 so it would be the --

6 LIZA PADEN: Right.

7 HUGH RUSSELL: It's important to do.
8 It's an important concept for these rules,
9 but I think the reasons we are keeping
10 hearings open is because of a meeting, the
11 Open Meeting Law in trying to -- which is to
12 -- as changes are made in a proposal, to be
13 able to receive public comment and for the
14 public to have the expectation that they
15 would be able to comment as things change.

16 H. THEODORE COHEN: Right. I think
17 the law requires it and I also think that,
18 you know, it gives more process and more
19 input from the public so that, you know, that

1 nothing -- they're not foreclosed at all
2 until we're really ready to vote and I think
3 that's the way it should be.

4 ROGER BOOTHE: Iram and I were just
5 discussing that it probably would be
6 important as you continue a hearing, to make
7 it clear every time to the people who may
8 come back that you're only wanting to have
9 new information. And maybe this is something
10 we should be helping do a little more
11 clearly. So partly the staff should make
12 sure that we'll remind you of that.

13 HUGH RUSSELL: The deep history of
14 Planning Board there was a sheet that was up
15 that talked about process.

16 LIZA PADEN: I have it.

17 ROGER BOOTHE: Yes, we could dig
18 that out.

19 HUGH RUSSELL: Maybe it's just

1 something that gets posted on the door rather
2 than handed out or something. Or put on the
3 website.

4 Okay, so there's a motion. Is there
5 further discussion on the motion?

6 And then on the motion.

7 (Raising hands).

8 HUGH RUSSELL: All members voting in
9 favor.

10 THOMAS ANNINGER: Before we break I
11 just wanted to acknowledge those nice words
12 and to say that my time has come and I'll be
13 glad to share with any of you what I'm
14 thinking of doing to replace my Tuesdays, but
15 I will miss this. This has been a good
16 experience in my life. It's been an
17 important part of it, and I want to thank all
18 of you.

19 Pam, Bill, I wish he were here.

1 Hugh, who has become a very close
2 friend.

3 Ted and Steve and Ahmed. And the
4 staff, Brian, Iram, Roger, Stuart, others who
5 are not here. Liza of course. I'm missing
6 some people.

7 HUGH RUSSELL: Jeff.

8 THOMAS ANNINGER: Jeff.

9 Cathy who has been an extraordinarily
10 patient. Whom have I missed here? Susan
11 Clippinger.

12 PAMELA WINTERS: Stuart?

13 THOMAS ANNINGER: What is his name?
14 Adam. Adam of course. And who else? Susan
15 and Charles Teague. And all those people who
16 have come here regularly.

17 What's quite remarkable is how
18 collegial it is. After all is said and done,
19 we have found I think a balance that is quite

1 remarkable. On the one hand we set a very
2 high standard, at least that's how I see it,
3 and yet I think we've proven that you can get
4 something done in Cambridge, that is
5 complicated and beautiful. You can't say
6 that about just any city. So I think this is
7 a place that works and works well and I'm --
8 I've been very happy to be a part of it for
9 several years. And I'll miss you all and I'd
10 like to find some way to stay in touch.

11 Thank you.

12 HUGH RUSSELL: You're welcome to
13 come any Tuesday.

14 We are adjourned.

15 (Whereupon, at 10:00 p.m., the
16 Planning Board Adjourned.)

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DIRECT CONTROL AND/OR DIRECTION OF THE
CERTIFYING REPORTER.**

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