

## CITY OF CAMBRIDGE

## CITY COUNCIL/PLANNING BOARD

## JOINT PUBLIC HEARING

IN RE: KENDALL SQUARE and VOLPE TRANSPORTATION  
RESEARCH CENTER

**CITY COUNCIL MEMBERS:**

David P. Maher, Mayor  
Dennis A. Benzan, Vice Mayor  
Denis J. Carlone  
Leland Cheng  
Craig Kelley  
Marc C. McGovern  
E. Denise Simmons  
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**PLANNING BOARD MEMBERS:**

H. Theodore Cohen, Chair  
Catherine Preston Connolly, Vice Chair  
Steven Cohen  
Louis Bacci, Jr.  
Hugh Russell  
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**AT:** Sullivan Chamber, City Hall  
795 Massachusetts Avenue  
Cambridge, Massachusetts 02139

**DATE:** Monday, June 29, 2015

**TIME:** 6:00 p.m. 9:57 p.m.

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P R O C E E D I N G S

VICE MAYOR BENZAN: Good evening. This meeting will be called to order. We called this meeting. This meeting will be audio and visually televised. This is a joint public hearing on a petition by the Planning Board to amend Section 13.10 of the Cambridge Zoning Ordinance so as to change the development controls applicable in the planned unit development at Kendall Square PUD-KS overlay zoning district.

The majority of the PUD-KS district is occupied by the Volpe Transportation Systems Research Center operated by the U.S. Department of Transportation.

We will commence the meeting with a presentation by CDD and the Planning Board. We will then move to Council debate and discussion on this matter.

I ask that Councillors limit their comments to a very few points and ask questions of the Planning Board and CDD. Use this as an opportunity to engage both CDD and the Planning Board. We will then move to public comment.

Public comment will be limited to three minutes. During those three minutes, we ask that you focus on any questions or concerns that you might have.

We will not allow, during public comment, any audiovisual displays. That point had been raised to me earlier today that there was some interest in having an audiovisual presentation during public comment, however, during this hearing, that will not be allowed.

If for some reason, we cannot get through public comment during this meeting, we do foresee that there will be additional opportunities for you to make public comment.

So with that said, we'll go to Community Development.

**COMMUNITY DEVELOPMENT**

H. THEODORE COHEN: Good evening everyone. Welcome to this joint hearing.

I'm Ted Cohen. I'm the current Chair of the Planning Board.

What we are doing this evening, having this joint hearing, was an attempt to make it more convenient for the public to be in one location where they could give comments, public comments.

UNIDENTIFIED AUDIENCE MEMBER: It's very, very hard to hear.

H. THEODORE COHEN: What we have before us this evening is essentially a Planning Board filed proposed zoning amendment to amend the area in Kendall Square that encompasses the Volpe parcel.

For all intents and purposes, the Planning Board is the proponent for this matter, but the presentation will be made by our staff, the CDD staff.

What is important for you all to remember is that this is simply a conceptual framework of what could conceivably be built on the Volpe parcel.

This comes before us because the Volpe parcel, the Department of Transportation and the General Services Administration are considering a land swap whereby they will swap the 14 acres of land they have in Kendall Square for the building, turnkey building for them of approximately 400,000-square foot new facility, and the rest of the property will be turned over to a developer.

The Federal Government Volpe will not be subject to Cambridge zoning ordinance, however,

the remainder of the land that's in private ownership will be subject to zoning.

And the point of this proposal is to set forth the zoning that will apply for the private development.

So there is no proposal before us today. We are looking at a particular building or set of buildings. This is just an outline of zoning that we hope will be adopted and that would then set the framework for what could be built.

Because what we are doing is creating zoning for what we, in the City of Cambridge, want to have happen in this portion of Kendall Square from, I think, Planning Board's point of view, this is not what has been described as a give-away to a developer. There is no developer at the moment. We envision there may be one that the government selects in the next

year or so. But we are setting up zoning for what we would like to see occur in this area of Kendall Square in this area of Cambridge.

But we are mindful that the city does not own the property, that someone else does now and will own the property, and that even though we may have an enormous wish list of things we would like to see occur there, we have to be mindful of what is economically reasonable and possible for a developer.

There are obviously about half a dozen major issues that are raised by this zoning proposal, and which I'm sure will be subject of much debate this evening.

As has been stated, we are hopeful that we can conclude the public hearing this evening. If that is the case, then the next -- at the next session of the Planning Board on July 14th, the Board will discuss, among

itself, the proposal and what came out of the public meeting this evening, and presumably take a vote and make a recommendation to City Council.

Simultaneously, the Ordinance Committee will be meeting at some point in time and they will make their own recommendation.

If we are unable to conclude the public hearing this evening, then it will be continued to a date to be determined in which case, there will be further public input and then a meeting by the Planning Board to discuss and make a recommendation.

Having said that, I'd now like to turn the matter over to staff and Iram. Are you initiating things?

Thank you.

IRAM FAROOQ: Yes, thank you so much. I just -- so as the Vice Mayor and Chairman Cohen

have described, we are here today to talk to about the zoning for the Volpe parcel.

This rezoning for this parcel was contemplated during the Kendall Square study, or the K2 study that the city conducted in 2011-2012, and the recommendations from that study have formed very much the basis of what you have before you in the Planning Board petition with some modifications based on board discussion.

So, as the chairperson said, we are at the start of a process. Today's the first public hearing on this project. And there will be -- this will start off the three-month period for discussion and deliberations on this petition.

And certainly, there are -- there have been previous instances where the City Council has chosen to refile something which would

start another similar three-month cycle if that were to happen.

So, in terms of today's presentation, I am going to get us started, and then I'm going to turn it over to Jeff Roberts to talk about some of the specifics in the zoning as well as then to Suzannah Bigolin who will talk about the urban design components and some massing studies -- then some 3D massing studies that we have been working on.

So before I move further, I did want to say that there has been some concern about the native files, the Rhino files, which is the software in which we've created the massing studies. So there's been some concern that those were not made public early on.

I do want to mention that as of Thursday, those files are posted on our websites. They were not shared with the public while the

zoning petition was under development. And now that the work of the staff and the Planning Board on zoning petition is completed, the massing studies that you now see are actually reflective of where this petition has ended up, and hence, they have been -- they have been placed publicly on the CDD websites.

So this will be parcel currently home to the Department of Transportation's Volpe Transportation Center. And the area houses about -- the building houses approximately 12,000 -- 1200 workers. There's close to 400,000 square feet in several buildings on the site. And there haven't really been any major improvements since the building was built.

So, in order to address the need for some modern facility, the Department of Transportation and the General Services Administration have gotten congressional

approval to do an exchange -- a Federal exchange process, which is a process whereby the GSA puts out a request for qualifications and then a request for proposals to try to get an exchange partner, which is essentially a developer or development team with whom they would work.

The developer would -- the developer would be in charge of constructing the building for to house the new Volpe, and then that would occupy approximately three acres, and the remaining 11 acres of this 14-acre site would be transferred over to the developer.

There isn't really any Federal appropriation to support the Volpe project, the rebuilding of Volpe building. And so, it is key to remember that this only works if the value in the parcel -- in the remaining 11 acres on the parcel is appropriate to offset

the construction costs of the new Volpe Center.

So as I mentioned, this is -- the zoning is largely based upon the recommendations of the Kendall Square planning study which has extensive public process associated with it.

There was also an companion piece that was sponsored by the East Cambridge Planning Team and conducted by CBT, and they both had pretty similar recommendations which formed the basis of the zoning.

Here are the two plans. In the top right is the K2 plan, and the bottom left is the CBT East Cambridge Planning Team plan.

As you can see, the goal here is to create room for the Kendall Square's innovation ecosystem to grow and flourish, but at the same time to make sure that we are creating a great place that includes housing, brings in living and activity and ground floor retail, great

public spaces, and at the same time, promotes environmental sustainability.

I mentioned housing. This proposal requires that a minimum of 40 percent of the square footage that's allowed on the parcel be devoted to housing that comes out to approximately a thousand units.

The proposal, as presently before you, asks that ten percent of that be affordable to low and moderate income households and another five percent be affordable to middle income households which gets us a total of 150 affordable units.

There's also a requirement that there be -- five percent of the residential be three bedrooms. So, that's 53 bedroom units across market low, mod and middle income.

The commercial side would support approximately 20 million dollars plus of

payments to affordable housing trusts through the incentive zoning, which this calculation is based on \$12-a-square-foot payment, which is currently being contemplated by the Planning Board and the City Council.

And depending on when the building permit actually occurs, it could, in fact, be a larger number because there's a ratcheting up to \$15 a square foot.

Active ground floors, as I mentioned, there's requirements as well as incentives to create active ground floors that are engaging and interesting. This helps not just create amenities and services for folks who live and work in the area, but also creates active edges and greater walkability.

Public open space was consistently a really important theme. We followed up the K2 study with a connect Kendall Square

competition. And on the bottom right of this, you see the winning proposal from Richard Burck & Associates. The idea of being that here is a site that can actually accommodate some significant public open space.

And as we think about how Volpe transforms Kendall Square, we really have to think about not just connections through the site, but also places to gather and places to engage with each other.

And so, the recommendation is for 25 percent of the site to be devoted to public open space. This is different from the standard open space definition, and really focuses on open space that is public in nature. It does not include things like roadways and loading docks, et cetera.

There is a recommendation for five percent of commercial space to be devoted to

innovation space which essentially is targeting startups and mid-tier companies.

There is incentive, an FAR incentive to offset this. So 50 percent of that would not come towards FAR.

There are strong sustainability incentives, LEED gold which the Board -- I mean, the Council and Planning Board will be contemplating separate from this as well as part of the Net Zero recommendations.

But in addition, there are provisions, such as requirements for green roofs and cool roofs. There are -- there's a requirement that buildings in the area assessed for steam potential.

Kendall Square has an eco-district and is part of the target city's eco-district program. And sites, such as Volpe, offers a great deal of potential for districts level energy

solutions.

On the transportation side we've -- there's a recommendation to enhance PTDM, and reduce -- well, essentially create maximum parking requirements -- maximum parking limits instead of minimum parking requirements and greatly encourage shared parking.

And then there's a requirement for innovations -- I'm sorry -- for community fund contributions in the amount of \$10 a square foot on the parcel for all commercial development. So this nets out to approximately 16,000 -- I mean 16 million for the parcel equally divided between three priority areas, open space programming, transit improvements and work force readiness.

So the open space programming and transit improvements would largely be beneficial to Kendall Square's surrounding neighborhoods, but

it is anticipated that the work force readiness would be something that is available citywide.

And during -- in addition to all of this, one of the really key things that having a PUD formulation allows is a review -- is a detailed urban design review, a review of the site plan and there are companion design guidelines that were created for the Kendall Square area during the K2 process.

And then as we have been thinking through this, there have been -- with the Planning Board, there have been some additional guidelines that have been developed and are being developed, and Suzannah will talk about those.

Before I move too far, I think I just want to reiterate what a unique moment this is for us.

There have been enumerable attempts over

the last several decades to try to get some development on the Volpe side, some transformation on the site which currently all of Kendall Square is evolving around it, and the site has remained as this solid block where you can't travel through, that doesn't really engage with the Kendall Square neighborhood or its -- the evolving Kendall Square neighborhood.

And so, we think that the opportunity is great here, and it's a once-in-a-lifetime opportunity that we are faced with.

So with that, I'm going to turn it over to Jeff Roberts to talk about some of the specifics of the zoning.

JEFF ROBERTS: Okay, zoning. So drawing on what Iram was saying a moment ago, I just wanted to take a moment to talk about PUD zoning, planning and development zoning and

what it does.

So in a PUD zoning system, the zoning sets the overall framework for allowed development, and it does that generally by setting what the maximum limitations are for the total development for heights, and it also sets what the baseline expectations are for public improvements and public benefits.

So when this zoning framework is in place, a developer would come to the city with a development plan that fits within that zoning framework and that that plan would then be subject to review and approval by the Planning Board, and that's the right half of the screen where the Planning Board would consider a number of different design considerations and would ultimately decide on whether to issue a Special Permit which would regulate the specifics how that development plan would

proceed over time.

And as in the zoning process, that PUD Special Permit process also is a public review process that has required public hearings.

Now to the most exciting slide of the night, the -- I'm going go to try to go through this. I'm sure there's going to be questions.

So these are the basic changes that are proposed in the development controls.

On the FAR, the current zoning sets the FAR overall for the site that's floor area ratio for the site at 3. However, under current zoning, it can be increased through the inclusionary housing bonus, and under the proposed zoning, the limit would be an FAR of 4.5, but without inclusionary housing bonus.

So, effectively, if you're comparing apples to apples, the change overall in FAR is from about 3.36 to 4.5.

The 40 percent housing requirement remains, as Iram was noting, that is significant. It is the highest housing requirement for development areas in Kendall Square.

In affordability, the current inclusionary housing requirements, which are in effect under the current zoning, have the requirement of 15 percent affordable, but with a compensating bonus which results in an effective rate after all the calculations are done of about 11 and a half percent of housing being affordable.

In this proposal the requirement is for a full 15 percent of the total housing to be affordable, but that is split into ten percent of housing for low to moderate income households, and five percent for middle income households.

In open space, the current requirement is somewhat confusing. It says that it is 42 percent of the parcel, but there's an additional requirement for a 7 and a half acre park which, if you were to apply that on the Volpe site, actually turns out to be significantly more than 42 percent. It becomes more than half of the site required to be open space.

The proposal changes the minimum to at least 25 percent of the parcel which is required to be public open space. And that would be open space that is -- that's publicly owned, owned by a public agency and accessible to the public.

It is a minimum requirement. It's still the highest minimum of open space requirement in our PUD zoning districts. It's comparable to the amount of overall percentage of open

space provided in some other projects in the area, like North Point, Cambridge Research Park and Alexandria.

And in most cases, PUD projects do provide open space that exceeds the minimum, but it is important to have flexibility in that requirement because it is difficult to predetermine what the ultimate, optimal outcome of mix of buildings and public space will be.

Parking, Iram talked about a little bit shifting from requirements being based on the minimum. What needs to be provided is a minimum to setting a cap on the maximum parking to be provided in order to encourage shared parking and reduce the overall reliance on cars.

Ground floor retail while it's incentivized under current zoning, it would be required along major streets and is continued

to be incentivized for smaller scale spaces.

Innovation space is newly introduced in the proposed zoning, requiring a minimum of 5 percent and incentivizing more than that, incentivizing up to ten percent.

Sustainability requirements were discussed. Notching from LEED silver to LEED gold with some other requirements in effect. In this case any new requirements that might result from studies that the city is currently working on, like the Net Zero recommendations, those would also come into effect.

Community funds are self-explanatory and were just discussed by Iram, and the government uses this one. As the Planning Board Chair was noting at the beginning, zoning can't directly regulate Federal Government uses on the site, but it can encourage a Federal facility to be integrated into the planning and the design of

the site as a whole.

And so, while the current zoning has some provisions which allow the Planning Board to waive certain requirements in order to allow for including a government use on the site, the proposed zoning is a bit more specific about how it would treat a Federal Government facility and is really meant to encourage that to be included as part of that PUD review for the whole site.

Another key component are changes in the height limits that are shown -- the current height limits in the district are shown on this map. They step from 65 feet along Binney Street up to a maximum of 250 feet along Broadway.

And this is the proposed zoning. It keeps the concept of stepped-up height bands, it retains an 85-foot height limit in the area

around where existing lower scale housing is existing in the area.

On the side that's closer to the commercial development, there continues to be a graduated stepping up of heights up to 250 feet. And in this central area, it's the darkest colored area in the center. There are provisions allowing for some buildings to go to a -- up to a height of 350 feet and potentially for one building to go up to 500 feet.

This next slide is a summary of what the expected development will be on the Volpe parcel, a 620,000 foot -- square foot parcel might be under the proposed zoning. The housing is increased over a million square feet. Again, it would be the largest housing development in Kendall Square, the second largest behind North Point.

The office and lab component are -- the

general commercial component is increased to about 1.6 million square feet. The retail -- the potential for retail goes up to about 140,000 square feet based on the incentives that are in the proposed zoning and the innovation space at a minimum under this scenario would be 84,000 square feet. Total development would be close to 3 million square feet which is the scale that was envisioned in the K2 plan.

And it's worth noting this is a likely outcome, but it's not the only possible outcome.

There are scenarios where housing, for instance, could be increased, innovation space could be increased, if it were offset by other components of the development plan.

SUZANNAH BIGOLIN: Thank you. As Iram already mentioned, the Kendall Square design

guidelines formed part of the Kendall Square study in 2013. They cover the broader Kendall Square area as well as the Volpe site.

So the guidelines really seek to establish the future desired form and character of development in Kendall Square, and they will be primarily used during the project for review process at the time of a Special Permit for a PUD.

Much of the emphasis in the design guidelines is on sensitively managing the scale and bulk of new buildings, and that's particularly for tall buildings and the larger commercial buildings which have the larger floor plates we're seeing built now in Kendall Square. And that's primarily through a series of urban design strategies that looking at massing, setbacks, separation requirements and articulation.

We also look at avoiding unnecessary environmental impacts such as wind and overshadowing and noise as well. And that's particularly important given the development that will occur in Kendall Square.

Another key factor of the guidelines is a focus on bringing life and vitality to Kendall Square, and the creation of high quality of public spaces. So in this regard, there's quite a strong emphasis on the relationship between buildings and public spaces, such as parks, plazas and streets.

And the focus is on human scale street walls and providing ground floor activity on major streets.

The guidelines aren't intended to be strict controls on architectural character or architectural design. It's more about shaping urban form and creating a welcoming and open

space for all.

The supplementary design guidelines really focus primarily on the Volpe site, of course, but it is about connectivity and open space and the public realm.

The primary goals are to create a highly integrated network of streets and public spaces and connections through the site, and the aim is about integrating the Volpe site seamlessly with Kendall Square and the neighborhoods. So it's about the connections, the physical connections and visual connections through the site.

With regard to open space, these guidelines encourage a hierarchy and a high quality network of open spaces and places and a variety of different types of uses. So that would be looking at plazas, parks, gathering spaces, small courtyards, and that's to provide

for opportunities to relax, to play and to meet.

Part of these design guidelines we also looked at the connect Kendall competition outcomes, and so the ideas are captured through these design guidelines.

As part of the urban design work associated with the zoning petition, we did look at a number of conceptual massing studies and we tested the zoning requirements through these studies.

So we looked at different open space configurations, building sighting and massing and connections, and really looked at how these might play out across the site.

The massing studies are helpful to calibrate the zoning and to make sure the design guidelines are effective and that the zoning is workable.

Some of the key principles we were thinking about in these massing studies were looking at breaking up the site to increase permeability and walkability, so breaking down the size of the urban blocks, the physical and visual connections through the site so that was through the extension of Broad Canal or through Fifth Street. The mid-rise scale on Binney Street also looking at what the streetscape experience is on Broadway so that the experience for pedestrians and activating the current --

UNIDENTIFIED AUDIENCE MEMBER: Could you put the mike closer to your mouth?

SUZANNAH BIGOLIN: So that was the streetscape experience on Broadway. So we looked at sort've the pedestrian experience and the need to activate that side of Broadway because it's opposite the current sort've dead

zone of the Marriott.

It's also important to note at this sort've planning stage, that the intention of these guidelines is to look at overall massing and site layout possibilities.

The more site planning and detailed design occurs at the plan review stage and as part of the PUD process.

The massing studies also show the Volpe Building with a floor area of 400,000 square feet and also a 50-foot buffer shown in dark green through all the studies.

Looking at Massing Study No. 1, this identifies two slender towers right here. They are residential towers of 350 feet and 500 feet, and then there's two larger commercial towers on this side of the site.

The Binney Street side in our massing studies didn't change, so that was kept at the

same mid-rise scale. So some of the elements of this study include the podiums along Broadway, providing a mid-rise scale and more of a human scale. The buildings are different heights and widths, and they allow for the creation of a mixed use district.

There's also a variety of open spaces, so there's opportunities for different experiences and programming possible through the site. And, as I mentioned, the strong urban edge on Broadway is a key element of this study.

Massing Study No. 2 focused the residential development primarily in a one larger residential tower form here and that's up to 500 feet, and then there was a commercial tower right next to the residential tower.

This study has larger floor plates than the first one, so that's the different building forms along Broadway.

The result is a more continuous open space area. There's probably more open space in this study, and there's also an opportunity to provide that sort of active street edge on Broadway. There's more of a tighter urban form in this corner up here in order to create this open space area, and you will note there are sort of considerable shadows over the central open space in this study as well.

Massing Study No. 3 really incorporated all of the commercial development in three towers along Broadway. So the focus is along the street edge. They're large towers with large floor plates and considerable heights. So there's quite significant overshadowing of the central open space, and there's quite a strong street wall.

So the street wall on Broadway is quite a wall that seems to sort've be overly dominant,

but the key outcomes here are the larger building forms on Broadway, the commercial towers create -- they do create more open space, but there is a lot of overshadowing.

The other massing study that was in the package of materials is a possible layout that we prepared following some of the earlier discussing at a City Council meeting. This accommodated all the commercial development in a 1,000 foot tower right at the -- oops -- right on the sort've primary intersection of Broadway and Third Street. That's the only location that that tower could possibly be located in due to the FFA height restrictions as well.

So some of the thinking here is that there is a larger open space area provided, but that does have a negative side. There's obviously a lack of human scale and the

Broadway edge lacks any activation. There's also a significant impact on the skyline which you can see in all the 3D renderings that we provided, and the shadows also extend well into the neighborhoods, so they're not contained on the site.

So that's the set of studies that demonstrated some of the potential urban design possibilities for the site. There's obviously a multitude of different scenarios that could be developed and created, and that's likely to be part of the PUD process as the project advances.

IRAM FAROOQ: So we will conclude with that just to let you know that, once again, remind everybody that this is not the final opportunity for any conversation about this. This is the -- we are kicking off this deliberation process at City Council and

Planning Board today and recognizing that there is a need to have further discussion in a less formal way than a public hearing.

We will, over the course of the summer, CDD's staff will be holding conversations in the parks, et cetera, around Kendall Square area for East Cambridge, Wellington, Harrington, and we'll also -- we will also be available to talk to any neighborhoods or business groups, or anybody who wants us to come talk to them, as well as, of course, we'll be posting all of this information on our website so that all the materials are available to people who would like to produce them at their own convenience.

Thank you.

VICE MAYOR BENZAN: Thank you, Assistant City Manager, Iram Farooq.

I have a -- anybody on the Planning Board

want to add anything to the presentation?

H. THEODORE COHEN: The only thing I wanted to add right now is that this has been on a fairly rapid fast track.

UNIDENTIFIED AUDIENCE MEMBER: We can't hear you.

H. THEODORE COHEN: I'm sorry.

I just wanted to point out that this has been on a rapid fast track that was brought about because of the DOT and the GSA and their plans that they wish to move very rapidly on this. I believe under their schedule, they wished to go through the entire RFQ and RFP process and be completed with that by the spring of 2016 and have entered into an agreement before the end of 2016.

And so, to comply with that, the city really needs to have its zoning in place so that the developers who are going to be bidding

on this know what is going to be expected of them by the city.

So just looking at everybody's schedule, we have been moving quickly, and this is where we are today, and anticipate that things, you know, there will be some further time for discussion about it, but that it needs to move fairly quickly in order to comply with what the Government wants to do.

VICE MAYOR BENZAN: Thank you. Before we go to councilors, I just want to have one quick question for Ms. Farooq. I just wanted to make sure we're clear about this.

So there was 20 million dollars in linkage fee under the current amount, correct?

IRAM FAROOQ: No, Mr. Chair. The 20 million dollars is calculated based on \$12 a square foot.

VICE MAYOR BENZAN: Which is the

anticipated amount.

IRAM FAROOQ: The anticipated amount.

But it could be more than that just because the building permit is likely not going to issued for several years, and since the amount is actually calculated at that time, it could be as much as 15.

VICE MAYOR BENZA: Thank you.

We'll now go to councillors. My first -- Marc, Councillor McGovern.

COUNCILLOR MARC MCGOVERN: Thank you.

Thank you for the presentation.

I said this before when we had the last meeting, I mean, this is an opportunity for us. I mean, if you sort've step back from some of the details that we just went over, the fact is --

VICE MAYOR BENZAN: Councillor McGovern, just move the mike a little closer.

COUNCILLOR MARC MCGOVERN: The fact is that we have -- you know, there's 14 acres of land in the middle of Kendall Square right now that we have absolutely no control over and we have absolutely no say in what happens to that land, and the public can't access it.

So it's really other than the work that gets done there, which is incredible work, there's really no community benefit to that space. And so, this is a great opportunity for us to gain at least some control and be part of the conversation on at least ten acres of that land which is we have no say in it now.

But it is just an opportunity, and we can really take advantage of that opportunity or we can squander that opportunity. It really does ultimately come down to, you know, details.

So for me, the housing and the affordable housing component is where I go first.

How did you come up with the 40 percent housing percentage for the site, and what is that based on and could that be increased?

IRAM FAROOQ: Councillor, 40 percent is one of the highest percentages of housing that we require in any PUD district in the city.

The only place where a higher amount is -- I shouldn't say required, but North Point has a particular sliding scale of FAR where your FAR goes up as you increase the amount of housing.

So, in that instance, there's a higher amount of housing in the PUD. But a 40 percent especially in the heart of what is our economic engine is an incredibly high number. It's higher than any other PUD, except for North Point.

So that's kind've how we got to the 40 percent recognizing that despite the fact that

Kendall Square is our economic engine, it's really important to have housing in this area to transform it from or to continue the transformation that we have been seeing from what felt -- ten to 15 years ago used to feel like an office park to what really starts to feel like a place now.

So that's kind've why despite all the challenges we decided to go bold, and have a really large requirement in terms of the 40 percent.

COUNCILLOR MCGOVERN: So I get that it's a high percentage.

But I guess -- you know, because we throw out all kinds of numbers, you know, we want 35 percent of affordable housing, 25 percent, 66 percent, but oftentimes we don't know what -- where do those numbers come from and what is feasible and what's not feasible, and sometimes

I feel like we -- they're just numbers that get put out there without backup.

So, yes, it's a high percentage, but why not 45 percentage or why not 38 percentage? What was it -- you had to have some -- you must have settled on that number for some reason, and I'm just trying to figure out is that -- because I'm here -- you know, what some of the feedback I'm getting from folks in the community is can't we do more housing. And it's really hard for me to explain to them yes or no unless I understand how you arrived at that particular number.

IRAM FAROOQ: Most often I'm sure others might want to add to this, but most often in zoning, there's not really kind've a magic scientific number that we can determine that this is the exact right number, but what does happen is that once you zoom in on a number, it

starts to impact what the other -- what are the other things that we can influence.

So the more we increase the amount of housing -- the percentage of housing, the less commercial we have.

Commercial is a higher value than residential, particularly in Kendall Square. So as the amount of commercial reduces so does our ability to derive public benefits and the financial contributions for the city.

So certainly it could be a different number, but we would collectively need to rethink what are the other elements that we are asking of a development in this area.

COUNCILLOR MCGOVERN: I think it's, you know, it's true of any of this that whatever it is, whatever number, whatever it is that we decide to emphasize or prioritize, it means that you have to adjust something somewhere

else, right?

So, you know, we're not going to get six-story buildings or 50 percent of affordable housing with 50 percent open space. Like that's just not -- there are certain things that you just, you know. If you want to maximize housing, if you want to maximize affordable housing, which I do, that may mean that we have to give -- that's why I'm assuming you're looking at things like 350 feet and 500 feet because in order to make it financially viable if you want to increase those numbers, you have to make up that money somewhere else, right? So I get that.

On the 53 bedrooms, is that 50 on the 150 affordable or is that 50 on the 1,000 approximate?

JEFF ROBERTS: Through you, Mr. Chair. It would be 50 total across all income levels,

market and affordable.

But another -- there's a provision in the zoning that in this particular case, we encourage the affordable units and to be oriented more to the family size, two and three-bedroom units or four bedroom units. Generally, where we have normal and inclusionary housing requirements, the affordable units have to be a mix of the unit types in the building, so if a building were built as buildings in Kendall Square nowadays often tend to be with smaller units of one bedroom or studios or smaller two bedrooms, then under normal inclusionary requirements, the city would be taking a selection of those studios, one bedrooms and other smaller units. Under the proposed zoning, the city would have some room and some flexibility to negotiate with the developer, so that we would be getting

more of the larger family size units in order to fulfill their affordable housing requirement.

COUNCILLOR MCGOVERN: So when you say that we're encouraging the three bedrooms, you know, a chunk of those three bedrooms be affordable, how are we encouraging -- I mean, there's different ways you encourage, right? We encourage that by giving -- giving something. You know, if you make them -- make more three bedrooms, you get something, or are we just asking nicely?

I mean, I'm a little concerned about, you know, asking, you know, a developer, a for-profit developer, out of the goodness of their heart build affordable three-bedroom units that are going to cost them a lot more money than if they built one-bedroom units.

So, how do we ensure that we are getting

the maximum number of affordable family size units?

JEFF ROBERTS: I'll take that again. So the proposal is that of -- that the requirement is taken out of the total square footage of housing which means that there's some flexibility to rather than having lots of small units be provided as affordable to provide a smaller number of larger units. That flexibility -- between that flexibility and the public review process that the development plan would go through, and under the proposed zoning, a developer would be required to prepare a housing plan that would be part of their submission. So through that review process the Planning Board would be looking at it where are they planning to put the affordable housing, how is it distributed, where are they planning to put the three -- the

larger size units, two-bedroom/three-bedroom units, and with input from city staff, housing staff and others could make a judgment as to what the best outcome would be.

So the zoning provides more flexibility to achieve the kind of outcomes that are desired through the review process.

COUNCILLOR MCGOVERN: And part of that process is the affordable housing trust and affordable housing advocates, part of that conversation?

JEFF ROBERTS: Generally, they are, although under the -- when there is a -- where there's a point to be discussed, generally there are.

I think when the -- because the inclusionary housing requirements, as they're currently written are very strictly enforced, the housing staff in the city is definitely

involved in that process. But because there isn't that much flexibility, it's not as much as a public conversation.

In this case because there's more flexibility, it would be a more public conversation.

COUNCILLOR MCGOVERN: And then on -- again, on the housing piece. You know, I said this at the last meeting, I'm not real supportive of the 15 percent, 10 percent low, 5 percent middle. I think this is too great an opportunity. I think there's too much opportunity for people to make a good amount of money here for us to settle on a 15 percent affordable housing. I think we should be -- you know, I think we should be shooting for closer to 25 percent, but certainly no less than 20.

When we're getting 20 percent in other

developments now, I don't see how on something like this, I can go with 15 percent.

So can you again, in terms of the numbers, help me understand why -- how did arrive, or how did you arrive at 15 percent versus something else?

CATHERINE PRESTON-CONNOLLY: I think in some respects this is one of those numbers that the Board actually arrived at rather than staff. And that's reflected in the fact that the low income -- low and moderate income housing is at ten percent which is lower than the current requirement, and with five percent for moderate.

It was discussed at great length with the Board, and I think everyone agreed in the principle that we wanted as much affordable housing as we could get without killing the project.

And there's great concern that because of the cost of building, a 400,000 square foot state-of-the-art research facility for free first that this isn't an economically precarious project, and pushing too far could result in nothing happening which was, you know, the balance we were trying to strike coming up with the thing.

And I guess that is something that hasn't really been discussed is the timing of this that is worth noting because the Federal Government requires that the -- their new building be completely constructed, finished and move-in ready before you can take down the old building, they have to do that and have all of the carrying costs associated with building that first before they can start any of -- the new developer can start anything that might make them money.

So the economics of this site, while it seems like it should be compared to a lot of the regular for-profit developers we see around the city, are really a lot more tenuous than it might at first seem, and we were very sensitive to that.

I think we felt like 15 percent was as high as we could push to get overall as a word, although there was definitely some dissent on that within the Board. And there was a strong push to get a significant amount of that be moderate income housing, with an understanding that that would be, you know, more affordable for the developer than the lower income housing.

COUNCILLOR SIMMONS: Mr. Chair --

CATHERINE PRESTON-CONNOLLY: It was a discussion and certainly one that can be discussed further, but that was the Board not

the staff's recommendation.

COUNCILLOR SIMMONS: Mr. Chair, with my colleague's indulgence, I just want to follow up on this question. Because as, you know, the City Council Committee on Housing is going to be taken up inclusionary zoning very soon. And SO my curiosity here would be if the Planning Board is recommending 15 percent, but what if, in line with Councillor McGovern is talking, if the Housing Committee suggested an ordinance committee adopts 20 to 25, would this impact the Volpe site because the City Council changed its inclusionary zoning requirements, or does this go as it's recommended by the Planning Board.

H. THEODORE COHEN: If I could answer that.

COUNCILLOR SIMMONS: Thank you.

H. THEODORE COHEN: We did address that,

and the provision about the affordable housing specifically says that the 15 percent is required, but if the city adopted a larger percentage, then that larger percentage would apply to the PUD, and that was part of --

COUNCILLOR SIMMONS: I can't hear you as well.

H. THEODORE COHEN: I'm sorry. Yes, if the city were to determine that the inclusionary housing citywide should be a different number, then that presumably larger number, 20 or 25 percent, would apply.

COUNCILLOR SIMMONS: Would prevail.

H. THEODORE COHEN: Would prevail. And to follow up on what Catherine said, there was a lengthy discussion about this. There was a strong voice arguing for 20 percent.

We felt that where -- what we did now, what was currently the law, was a nominal 15

percent that really turned into 11 and a half percent, that this was a real 15 percent, and so we were increasing significantly, that if we were to go to 20 percent, that that, you know, was more a political decision for, I think, the City Council to make that this was something that we, as a city, really wanted, this larger number, and we did put in that because we know the inclusionary housing is going to be discussed at the City Council and at the Planning Board and maybe a different number will come out of it, that we put in the 15 sort've as a minimum for right now, subject to what City Council might do, and subject to what may happen in the future through the inclusionary housing provisions.

COUNCILLOR SIMMONS: Thank you. I was curious.

Thank you.

VICE MAYOR BENZAN: Councillor McGovern,  
you have the floor.

COUNCILLOR MCGOVERN: I'm going to finish  
up, Mr. Chair. Thank you.

On the open space, we received an email  
from a resident who talked about -- and I  
sort've liked the imagine of this -- talked  
about a Kendall commons, you know, kind've, you  
know, a major open space, not just sort of  
different parcels in front of buildings that,  
yes, they're open to the public, but they  
sort've feel more like they're part of the  
building, not so much, you know, for the  
general public.

So, you know, I just -- you have the  
slide that said 25 percent open space, but that  
current zoning could be 40 percent or more.

So just help me -- just help me  
understand that better why -- you know, to

someone who is not, you know, a planner, you know, I look at that and I say, "Gee, we're giving up, you know, 20 percent of potential open space. How does that work?"

CATHERINE PRESTON-CONNOLLY: So -- go ahead, Hugh. Sorry.

HUGH RUSSELL: So I think the first thing to look at is a little bit of history. The 40 percent requirement came before the Council negotiated with Alexandria to get the major open space on Rogers Street. So that -- we look at somewhat bigger picture and say that was a goal to get that big open space, and it has been accomplished through the Rogers Street.

So, I think the concept plan study showed that you could make significant public open spaces and connections, but you wouldn't get the Rogers Street size park. So that we felt

is very important to get lots of open space.

25 percent is a big number and to have it be high quality.

CATHERINE PRESTON-CONNOLLY: The one think I would add to that is the difference between the 40 percent being publically accessible open space, and the 25 percent being public open space.

And it's important to understand that with publically accessible open space that could be streets and sidewalks, that can be roof gardens that are open to the public, you know, it can be a lot of things.

And I personally, and I think there was an agreement from the rest of the Board, really felt strongly that if people are expecting a certain of percentage of open space, they're expecting that in the form of real public open space, stuff that is on the ground that they

can go to that's green.

And 25 percent public open space, as opposed to 40 percent publicly accessible open space would result in something that reflected what they were expecting.

COUNCILLOR MCGOVERN: I'll just say -- I'll just finish up, Mr. Chair.

Thank you.

You know, I think also if we're looking at 1,000 residential units, maybe more, 150 affordable units, maybe more, 53-bedroom family friendly units, maybe more, you know, that's -- Kendall Square is really changing from the just being the financial hub of the city to really being a neighborhood more so. I mean, there already is -- you know, there are a lot of people living there anyway, but it's really becoming -- there's more residential being built there.

So, I really want to make sure that the open space that gets -- that gets put there, the retail that gets put there, really is family friendly residential friendly space. Some of the pictures that were up there were great for, you know, if you work in Kendall Square and you want to sit down and have lunch, which is fine, and there needs to be that space, too. But it didn't really look like I would take my kids there necessarily.

And so, you know, we have to really be mindful that this is a part of the city that's really changing, and it's going to change significantly if this moves forward.

And so that open space, you know, we don't have any really kid-friendly restaurants in Cambridge where you could take or a family can take -- you know, I have four kids, right, so it's pricey wherever I go, one of them eats

like a horse. And, you know, I took my son to the new Naco Taco for lunch. 50 bucks just for lunch for tacos, right.

So, you know, we don't have like -- and I know I'm not going to get into chains because I know that brings up a whole other thing. But we used to have a Friendly's in Cambridge where you could take your kids, you know, your kids could make noise and eat for cheap.

You know, I mean, we don't have anything. We don't have a low-priced supermarket in Cambridge. I don't want another Whole Foods, you know. How are we going to -- you know, how do we encourage -- you know, how do we get a supermarket in there that the average person can afford to shop at? How do we get stores in there that you can go and get your kid a pair of underwear and socks as opposed to just another coffee shop that charges six bucks for

a cup of coffee?

So, you know, those are the kinds of things I really want us to be thinking about. This area is really changing, and it really should be -- we should be really thinking about how families are going to benefit from these changes.

And then, finally, I would say that includes I would suggest talking also having a conversation with our public schools. You know I was just on the School Committee. I know how strapped to the gills a lot of those classrooms are right now. If you bring in 1,000 new residents, I don't know how many kids that will be, or school-aged kids that that would be. But even if it's 50 to 100 -- you know, our elementary schools are only 250 kids each. You could be talking about and what's -- you know, you could be talking another half of another

elementary school coming in.

And so, there needs to be some conversation how this is going to affect the other parts of our city so that we can better understand how to move forward in a way that's really going to maximize this opportunity.

So, that's all I got, Mr. Mayor.

VICE MAYOR BENZAN: Thank you, Councillor McGovern.

We're going to here from Chairman of the Planning Board.

H. THEODORE COHEN: I wanted to point out that Councillor McGovern, we are, indeed, very concerned about the development in Kendall Square and elsewhere, not just being a playground for the wealthy or for, you know, single people who have a lot of money to spend, that we're very concerned about the type of retail that goes in and that it's for all the

citizens of Cambridge.

The other point I wanted to make is it's difficult going through the proposal, point by point, to say why is it 15 percent rather than 20 percent? Why is it 25 rather than 40 percent? There's good arguments that can be made for pretty much any number, but the problem is that this is really the whole proposal is a balancing act, that if we go beyond 25 percent to save 40 percent, well then -- and if we're operating on the theory that we want to have increased housing and then that's going to push the density even further and may push the heights of building even further up. And so, everything is a balancing of trying to say how high can we go, what FAR can we push it to, what can we do with the open space, and, you know, we have been trying to balance everything.

But, you know, if this committee and City Council feels, you know, we want to go more in one direction rather than another, then certainly that's your prerogative, and certainly the zoning can be amended, you know, the proposal can be amended to push one particular area rather than another.

COUNCILLOR MCGOVERN: I want to push it to the point that a developer screams, but doesn't run away.

H. THEODORE COHEN: I think we'd all be happy with that. It's just knowing where that point is.

VICE MAYOR BENZAN: Thank you, Councillor McGovern.

I just want to remind Councillors that we really only have about an hour to discuss and debate this matter before going to public comment. So if you could please just ask

questions and try to limit your comments because we have to at least go around once with nine of us, and in the interest of time, I would appreciate it we could --

COUNCILLOR SIMMONS: So, Mr. Vice Chair, does that mean I can't ask my 12 questions? I'm just teasing you. I'll ask one of the 12.

VICE MAYOR BENZAN: Councillor Simmons, first I have Councillor Carlone and I'll go to you.

COUNCILLOR SIMMONS: Thank, Mr. Chair.

COUNCILLOR CARLONE: I only have 11 questions, so it should go pretty quickly. No, I don't.

I want to say I greatly appreciate that you had up there the square footage as -- a projection of the square footage because that helped a lot, but if one includes Volpe's building, at least in bulk, I realize we can't

regulate it, the FAR is closer to including the noncounting square footage that you had up there. It's about 5.5 FAR, and -- about, I don't know.

But -- and then what I read was something that surprised me. Some parking above grade might not count as square footage. I didn't know what that was about. I don't ask for you to clarify it now, but, obviously, we have to clarify that, because then we're talking even higher than 5.5 which gets me to the main point.

We're talking about very dense buildings, whether they're tall or not, the bases should define a public open space, and the urban design diagrams generally show that, but that tells me that the public space and the public ways have to be really special. And I know you say that. But we don't define the

architecture. We define just about everything. And I know we had this conversation, Community Development and myself, but if you look at successful public spaces, the public generally sees trees and facade of the lower portion of the building.

And if what we're saying is diversity is one of the prime goals, there's going to be diversity. Just look at Kendall Square, new Kendall Square now.

And I would say we have to talk about building a composition where buildings respect each other and build a character, especially at the lower floors that tie everything together and make it special.

Let's see here. The floor plate sizes. I don't think you mention anything about floor plate sizes, and as I look at the -- and maybe we're not. I get that.

But as I look at the diagrams, they're all different sizes.

Did you have a notion on floor plate maximums or -- you did. Oh, I didn't read that.

SUZANNAH BIGOLIN: The design guidelines have maximum length and plan dimensions for buildings, so that sort've sets out a floor plate as you step up the height, yes.

COUNCILLOR CARLONE: Okay. Great.

I might suggest there are three -- there's two setbacks, not just one major setback in a tower. I mean, they could be setback a bit more, but they will open up more corridors to you, and you might get more density closer to the ground which makes the park system better.

4: I was very relieved to hear that about -- I guess two and a half to three acres

will be publicly owned open space. That was going to be one of my questions.

The whole key, I think in this composition is how do -- and you showed it, Suzann in the shadow diagrams, and I appreciate you choosing March and 2:00 p.m. and not choosing summer at noon where there's hardly any shadows. You showed a reality and I was -- thank you for doing that.

But it seems to me, and I always use Rockefeller Center as the example, the massing of the buildings. One of the goals should be to maximize sunlight, maximize liveability of the public spaces.

I'm sure there's going to be shadows, but at key times. Post Office Square works with big buildings around it because at lunchtime there's a sun shaft there, and so, we have to think about is that when the space will be used

or will it be five o'clock?

I know shadows will be high in non-summer, but that is kind've thing. The programming of the space, what we hope to happen there.

I know you've thought about this, but I wanted to mention it.

The one thing about the guidelines, lack of detail -- much more detail about other things is we say you can go up to 350 or 400 feet with a building of exceptional architectural quality without defining what that means. I can guarantee every architect and developer thinks they're doing a building of exceptional architectural quality, and I would say that we have to define that now in the three months. Have to define it now for the development team, if not just the Council, neighbors, the Planning Board. They want to

know what we have in mind. And it's just more certainty for everybody and that's one of the benefits of this.

I think the open space -- spaces more than likely, have to be fairly contiguous, that is, at least the prime one and maybe a secondary one meet additive and maybe there are other little pieces throughout. But a developer could interpret this as a series of fragmented spaces.

I know that's not what you want, but we have to be really specific, I think, and say it's one major space, whether it's in the middle or it's at the corner of Third and Broadway, my own gut says it's more in the middle from a development point of view, and it might add another attraction to the main streets.

I do have a question -- I always have

this question about mixing labs and residences, but I won't go into that now, and I believe that's all. I believe I kept my comments to six minutes, Vice Mayor.

VICE MAYOR BENZAN: You get the award thus far. Mr. -- Councillor Carlone.

Thank you.

Next one on the list here is Councillor Simmons.

COUNCILLOR SIMMONS: I don't know if I'm going to win.

VICE MAYOR BENZAN: Let's see if you get that award.

COUNCILLOR SIMMONS: Thank you, Mr. Vice Mayor. I just want to first to say I concur with my colleague, Councillor McGovern. We've talked a lot about -- we serve on the same committee, so it's no secret that, you know, the housing is important to us, extraordinarily

important. And I, too, want to see as much affordable, moderate and middle income housing we can put on the site.

I don't know if I am in the 1,000 foot tower camp, but certainly to go as high and wide as we can to maximize the amount of housing that we can get on the site, and that maybe what comes out of inclusionary, but also what may be -- what may come out of some changes in how the Affordable Housing Trust does business in terms of allowing the city to build -- the ability to purchase more beyond what the inclusionary might give us.

That being said, I hope that our inclusionary -- our work on the inclusionary zoning will have gone through all the processes to adoption so that it will have an impact, not only on Volpe, but other projects coming forward, but certainly on Volpe because this

may be the largest development we'll do for a very, very long time.

So, I certainly just want to reiterate and confirm that I'm interested if the city is really committed to economic diversity, then, it's not going to happen if we don't make it happen in some way.

This is certainly a start, and you answered the question relative to why you started it at the number that you started with, and you answered my question around what happens if the City Council changes its policy on inclusion, so that I'm happy to hear that there is that place where we could go higher, particularly if the Council changes the exclusionary zoning ordinance.

So let me turn my attention to ground floor retail because that's important to me as well. We often have the discussion with the

developers around what the ground floor retail is going to be. And for me it's too much, even though we put it in our zoning, it's still, in my opinion, left too much to the developers so we end up saying or begging and pleading, can we have diverse ground floor retail. We have to do much better on that. I don't know what the magic is. Maybe it's something that we have to talk about in economic development.

But I want less to be within the purview of the developer and more within what's predictable from us. How do we write language that gives us affordable retail without saying -- you put it in a proposal, but I want to make sure it happens. Because even in the photos that we use of some of our ground floor retail, when I look at it, that doesn't speak to me of affordable retail, as Councillor McGovern says, I'm not going with my granddaughter to hang out

in Kendall Square to buy anything.

And there's a feeling in the community that Kendall Square -- this is where this conversation is ripe -- there's a feeling in the community that Kendall Square is for the intelligentsia of Cambridge, and maybe Central Square is for the people that don't have nine degrees and 50 initials behind their name and that shouldn't be the feeling.

So we have to be very thoughtful and very deliberate when it comes to ground floor retail, that it's really diverse ground floor retail where you can buy some of just the regular, ordinary goods and services that you would in any square or other squares of the city.

But I really think that's not something that should come after the developer is chosen. Somehow we have to fix -- that has to be

sort've in the zoning or in the policy making so it happens -- it's a natural process and not something we're trying to negotiate with developers.

The other thing that's real important to me is the a -- is around the open space. And the word I heard was publicly accessible or -- and public open space. Public open space assumes that the public can use it and publicly accessible assumes that it's accessible to the public, and that has not always happened.

When I think about what happened with Novartis and what's going to happen with Novartis, that was supposed to be publicly accessible open space that's gated.

To me that sends a really wrong message and so that can't happen here. And so I just want to put that out there. And I -- if I sound a little on edge about this -- and I have

said this to Iram -- it's because I am. This a whole new way of doing things that I'm not real comfortable with. And if it goes forward, I really want as many assurances as I can get for our community because I don't want us to walk -- have Volpe have a new building and Cambridge walks away with a handshake and a sloppy kiss. That's not going to be sufficient.

So, around the open space, there has to be some assurances that at the end of the day it really has to be something that the public can use and it's a benefit to us.

We talk about in the proposal and it's not up, so we can't go back to it, and I don't have it in my notes around work force training. That needs to be strengthened. That's an internal thing that we really need to work on, the work force training. We have not made the links around work force development, we have

money -- we have gotten money in other Community Development proposals, and it sits there and languishes because we don't have anything in place.

So I appreciate it on the one hand, so this is not a criticism, it's really a comment on how can we get better about putting that together in such a way that we don't only talk about it, it actually happens, because if we vote with this in mind, and I don't know how it's ever going to be executed because there's no program in place to be the beneficiary or recipient of these work force dollars.

Work force, a job readiness kinda ties into that. So for me, the important things are that the public spaces are generally public spaces, that the housing is -- how did you say it, Mr. McGovern? You know, we bend the bow, but we don't break it, that we look at ways

that the Affordable Housing Trust can be more an active partner in this, so that we can dig down as deeply as possible to get as much affordable housing that we can on the site.

I do have some concerns about the heights of the building. I don't know how we can maximize the housing without getting something that's -- even though Kendall Square maybe just because we can build it, doesn't mean we have to.

We don't want to have -- I guess one of those presentations and I don't have it in front of me, where you actually feel walled off. That was probably my least favorite.

And then, at the end of the day, the concern that -- I'm going to reiterate this again -- is that the government -- the Federal Government gets what they want and how do you assure us in the community that we will get

what we should get out of this after we --  
because as understand it, even better now, that  
we have to wait -- first of all, they're  
building stays up till the new building goes up  
before we get to put a shovel in the ground.  
That's very interesting. That doesn't give me  
the warm fuzzies, I have to tell you, it really  
doesn't. And I know Iram and a number of  
others have been very enthusiastic and I don't  
want to rain on your parade. I guess I have to  
say get an umbrella because there's just --  
I'll see how this rolls out, but it's always  
been and continues to be a bit of a concern  
because -- I can't see your name nameplate.

CATHERINE PRESTON-CONNOLLY: Catherine  
Preston-Connolly.

COUNCILLOR SIMMONS: Ms. Connolly has  
said, you know, this is very, very different,  
and it is. And so that's where my apprehension

and my trepidation come from. Because it's not the way we usually do things. We have a lot more assurances. We get more benefits along the way as opposed to you wait to the very end when we get everything we want, then you can have what you want. That's a different scenario for me. So I don't have the same level of enthusiasm about the project.

But while we talk so -- I'm holding out that there's this reservation that I have. So what I'm talking about if this goes forward, these are my concerns, you know, that the housing is -- I want to maximize the amount of affordable and moderate income housing as we can get, because these are the families that we lose because they cannot afford to be here. And we can't -- the City of Cambridge doesn't have the financial wherewithal to build the building to house the people that we like to.

So we have to become partners with people that do develop buildings, that the open space is clearly genuine and accessible open space to the public, that the retail is really affordable and diverse, and it's not something that makes Kendall Square Newbury Street. Nothing wrong with Newbury Street, but I can't buy anything there.

And so, those are some of my concerns, and that I just put that out for more discussion and hope this permeates the process as we go through -- as we go forward.

CATHERINE PRESTON-CONNOLLY: Mr. Chair.

VICE MAYOR BENZAN: Thank you, Councillor -- yes.

CATHERINE PRESTON CONNOLLY: Can I just clarify something for Councillor Simmons? I think the Planning Board really shares a lot of your same perspectives and concerns about this.

Just to the point about how the process works with the Federal Government. I guess the good news here is that we will have a private developer who will want all the things that we want. You know, they have to build this building for the Federal Government first, and, yes, it does have to go first, but then, they're going to need to recoup their investment in that.

COUNCILLOR SIMMONS: Right, mm-hmm.

CATHERINE PRESTON CONNOLLY: And so, as opposed to sometimes when they're going to be making money along the way, they don't start making money until they do the things we want them to as well.

So I think there are some assurances built into in this process, it's just that the Federal Government essentially gets to go first.

And then one other thing on the question of the open space. One of the reasons we did switch from a 40 percent publicly accessible open space to a 25 percent public open space is specifically so that the open space would be owned by a publicly agency, open entirely to the public and would not be one of these situations where you thought you were getting open space, but it turned out not to feel like open space. So that is one of the things we --

COUNCILLOR SIMMONS: And lastly, Mr. Chair, is more of something for us to keep in front of us is the impact of traffic on this area that's already burdened with traffic in how do we best utilize public transit, things like the Easy Ride, does that become more profound and more, you know, it runs on a very tight schedule. You know, how do we be more impactful when it comes to either having less

cars, you know, do we regulate that, fewer cars on the site so that people are encouraged to use other methods and modes of transportation because that's another huge concern for me, citywide, but particularly on this plot where there's so much development happening.

Thank you, Mr. Chair.

VICE MAYOR BENZAN: Thank you, Councillor Simmons. I have Councillor Toomey and then I have Councillor Mazen.

COUNCILLOR TOOMEY: Thank you, Mr. Chair, and thank the Members of the Planning Board and the staff for being here this evening.

I've certainly been involved in a lot of zoning issues over the years. And I have to say this is probably the most challenging and probably the most complex with all the different factors that are involved in this. And I think I've been, right from the

beginning, the state of my skepticism whether this fact will ever take place, quite honestly. And I think the time frame, I think, is a very short time frame to try to accomplish a lot.

This is a challenging site, and I'm not sure we're going to be able to do that in that time frame.

I am very familiar with the site. I worked at the Volpe Center for many years, previous lifetime, and I know the type of sensitive work that takes place in that building.

And so, my first question is: The site we're looking at is 14 acres. Have we determined exactly the square footage that the Volpe Center is going to need, the total -- how many acres does that involved. I believe it's a 400,000 square foot building, which -- and I think the last meeting Councillor Carlone said

it's estimated that it will be a thousand dollars a square foot for construction, which brings that price tag before it even happens, to over four hundred million dollars before anything happens.

And so what would be the percentage of the 14 acres that Volpe needs right away, and keeping in mind that with the new security measures from the Federal Government to -- for that building that it's going to need what that is. And also if the Volpe's going to have some open space, would that, in fact, be accessible to the public and would that count towards that 25 percent of the open space.

So, you know, we certainly want to maximize the open space, but would that open space not be accessible because of the security issues surrounding the building of the Volpe Center?

So has anyone figured how many exactly how many acres of that 14 acres that's off limits that we can't even touch, including the security measures around the building and square footage? Do we have any idea how many acres that is?

IRAM FAROOQ: Councillor, the fact sheet in your package that explains the exchange transaction was actually developed by the GSA for us, and what they have mentioned in that fact sheet is that they're looking at a 390,000 square foot facility and they anticipate that three acres of the total 14 acres will be retained by the Federal Government.

COUNCILLOR TOOMEY: How many acres? I couldn't hear you.

IRAM FAROOQ: Three acres out of the total 15. What's not in the fact sheet but information that they -- that the GSA and Volpe

have shared with us in the past that have been part of some of our presentations is that the GSA now has a really strong commitment to making sure that public space surrounding their buildings does not feel like it's blocked off for security, so you can see, for instance, at the Federal Court -- the Moakley Courthouse where you can go all around the building, the space that's surround -- the open space that surrounds feels fairly public. There's even a restaurant at the ground level. So they're really trying to have criteria and -- I mean, designs and criteria that encourage activation, encourage inviting the public.

The Volpe Center has indicated that in their new design, they would like to be even more open and, in fact, include some interior space that's open to the public so they can showcase some of the great work that they do

which right now remains mostly hidden. You only see it when you go on a building tour.

So they're interested in becoming more transparent, which is kind of a theme that we have been seeing and hearing in Kendall Square where there's this great desire for the community to connect and engage with the buildings and what is happening inside.

So, yes, since that open space will be owned by public entity, we anticipate that that would be -- could be included in the public open space category.

COUNCILLOR TOOMEY: You know, when you look at the site now, because of security reasons, they put those big bollards in front of the building now. And would that not be something that would -- end of the new construction? I'm just -- things like that, you know, you see the Tip O'Neil building in

North Station, you know, the sidewalk. So I'm just, has GSA made a firm commitment that that would be, in fact, accessible public open space and not, you know, walled off, I guess is what I'm concerned about.

IRAM FAROOQ: That is what they have indicated to us. I'm just going to look and see if anybody from Volpe has anything to add to this.

DAVID ISHIHANA: David Ishihana, Deputy Director of Operations at the Volpe Center.

Councillor Toomey, in working with the GSA, I don't want to speak for them, but I think what you see at the Volpe Center today is probably a reaction to 911, so on September 12th, you see a lot of what was installed after 911.

I think the use of bollards and some sort've security features could be expected.

At previous public meetings, Planning Board Meetings, I think the City Council round table, GSA showed examples around the country of security features, and I'm (inaudible) being one of them that are more aesthetically pleasing and fit into the character of the site.

So there will certainly be security measures around the facility, but not a fortress like one might imagine.

COUNCILLOR TOOMEY: Thank you.

In terms of the location of the open space, I know at the corner of Broadway and Third there's probably the most prime part of the real estate, where we'd probably put the buildings up.

I know that Kendall Square Open Space Committee has come up with some things, and I think one of the locations is Third and Binney,

you know, to connect, you know, to the Canal and to the new open space on Rogers Street when the Planning Board looked to maximize the open space and, you know, create a nice spot there. I mean, that would be my preference.

IRAM FAROOQ: So --

COUNCILLOR TOOMEY: Are we still open to how to locate the open space. I'd rather not see like a little -- couple of benches here, you know, a couple -- you know, I would like to see one good size massive public open space and I don't know if that will be the best location.

IRAM FAROOQ: I think to some degree, Councillor, that remains to be determined, and what you can see from the massing study is that the criteria can be met in many different ways so the key for us becomes to make sure that in the principles we highlight the things that we care the most about.

Councillor Simmons was asking how do we ensure that we get the outcome that we want. And really it is to make sure that the desired outcomes are embodied in either the defined guidelines or in the zoning itself.

So in this case a couple of the things that we have been looking at it is making sure, you know, the connection to Broad Canal was a really important theme that emerged from connect Kendall Square. So we tried to highlight that that is at least a visual connection, even if you're not creating a water body. But that visual connection and that access is a really important one to retain.

Similarly, a connection to Point Park and that corner is a really important piece to retain. It doesn't have to be really large. It also doesn't also have to be, you know, a small underwhelming element with benches, but

the visual connection so you can at least from that really important vantage point be able to see the larger part that you're speaking about. That's an important piece so people know that there's something special that would be an important public destination on the site. So that's the sort of thing that we're trying to make sure we lay out in the design guidelines.

COUNCILLOR TOOMEY: Mr. Chair, my final point is really not imminent of 1,000 foot -- I don't know if I would ever see sunshine again in my neighborhood because of the shadows. But I do think there has to be clearly some height increases to make this work, especially for the affordable housing aspect of it, which we all want and for the open space.

Like I said before anything takes place, the prospective developers, at least four hundred million dollars before they can even --

and that's probably going to take a couple years. You know, the market could be changing any day, and anything is possible to happen, you know, in the future.

So, this certainly is a challenge, as I said, probably the most challenging that I have seen in my years here on the Council in a short time frame to accomplish this.

But, hopefully, we'll all work together, the Planning Board, the staff, the residents and hopefully we can come up with some workable resolution.

Thank you.

VICE MAYOR BENZAN: Thank you, Councillor Toomey. Councillor Mazen.

COUNCILLOR MAZEN: Thank you very much Mr. Vice Chair. I will try to echo the comments of my colleagues and do so with brevity here.

I'm for 15 percent affordable housing five percent moderate. Let's do that. I would like open space to be facing at the street at a 33 percent minimum. Let's do that. Let's have a community conversation on how these types of strictures will affect the maximum height with an eye to 350-foot goal. Obviously, if that needs to be modified, then, you know, that's -- there's trade-offs involved, but if there are trade-offs, there's trade-offs and the community needs to be gauged in what those might be.

Let's talk about what innovations, space and ground floor retail mean. In this context, I very much would like to see the type of innovation space that's not just co-working space but is also an incubator for those who can't afford innovation space in this city, and by virtue of that leave the city to do their

innovation and find warehouses on the outskirts or elsewhere. We want to keep those people in the city and we don't want to just keep innovation to be in a LEED project.

Same with ground floor retail. You have to wealthy to start a business these days. It would be nice to bring retail back to the middle class.

Let's have a commercial maximum at 40 percent like Councillor McGovern was saying. I don't know if that's the number you had in mind or anything like that. But let's invert it. Maximum of residential and not a maximum of commercial.

Let's begin the conversation now so we're not blind-sided about transportation and traffic. I don't know if the GSA or if Volpe Administration has started engaging the MBTA, but if this is supposed to be a smart growth

and transit-oriented development, then let's start now improving the Red Line service to Kendall Station.

And lastly to echo a lot of what Councillor Toomey said, I think it's important for us to understand exactly the cost and the sizes that the GSA and that the Volpe administration -- or administrative team have in mind so that we can understand which of these requests and which of these strictures are viable. But for now, knowing nothing, they all sound viable, and so I think we should press them to the max and assume that they'll be workable in the final analysis.

Thank you.

VICE MAYOR BENZAN: Thank you, Councillor Mazen, you get the award thus far.

Councillor Cheung.

COUNCILLOR CHEUNG: You're going to call

on me. I was trying to move it along.

I agree with a lot of what my colleagues said. I think the -- obviously I disagree -- I am comfortable with a tall building. Surprise, surprise. But I think what's really telling is, I think the -- what you did on the map, I think the plate at 30,000 square feet is pretty huge and I would prefer to see that be residential, and have us keep what we achieved with Normandy Twining in terms of the 20 percent affordable. I think that would be -- putting more residential down in Kendall Square, I think, would be huge for that community we're trying to build.

I was really -- I think it's really interesting to see when you lay it on the map just how much more open space we get if we consolidate the buildings instead of having several buildings, and if we stack them on top

of each other and have a taller building, the amount of open space we had in the last picture was like in half of the site is retained for open space. I think that's huge.

And if we're trying to achieve what was in the latest Kendall Square design competition with the Broad Canal and open space we're trying to connect, I think that's really only possible if we have a tall building and we make sure that, you know, like they're doing now that the lobby is, you know, is open to the public and it's just an elevator bank and, you know, it's -- we could have a completely transparent lobby that is publicly accessible and open to everybody and nice roof deck on top.

So I'm all for that. I think it gets us a lot more housing there, we get more energy efficiency.

I think a couple things on the -- I think housing percentage, like I just said, you know, I think we just got to 20. I'm not sure I'm willing to go back to 15 actually said by some colleagues. I think the innovation space, MIT committed to a minimum of ten percent. So I don't know why we're going back down to five percent.

I think the parking needs to be looked at. I think it still seems like a lot of parking for replacing all the parking that Volpe currently has with that same amount of parking given that we're trying to reduce, as Councillor Simmons just said, parking throughout the area.

The ground floor retail, I agree with Councillor Simmons. It's seems to be important especially if it's -- I want locally owned retail, like we did with MIT petition recently.

And then the last two things, I think this is more in terms of generational responsibility that we have. I plan to be around in 99 years, I'm not sure who else does, but, you know, I'm really in favor of doing the 99-year ground lease and having the property, the land go to the Cambridge Redevelopment Authority. I think it's just a shame when we're installing some of the valuable land and taking it out of the public hands. Right now it's Federal public hands and just selling it off to a developer.

I think transferring it to the Cambridge Redevelopment Authority would be what I prefer to see so that even though it's not -- even though it's a 99-year lease, I would know that eventually it's going to go back to my daughter or grandchildren at some point.

I think that's really important to me. I

would be willing to do -- if we don't have the CRAs as the land owner, I would be willing to do less in terms of zoning than I would if the CRA was -- so that's just me.

And then, finally, I think that whoever is the developer and the RFQ or RFI process, I'm looking for that developer to have a really strong dedicated team that has experience in this in terms of doing outreach to the community, a strong community and helping us, I think, do a lot of the visioning.

And I'm not willing to look at developers that are coming in thinking, you know, they're just going to build stuff.

I really worry also as I think Councillor Toomey alluded to this in terms of what -- who's going to develop this and how is it going to be built, and they talked about the financial checks in terms of qualifying

developers. It could wind up just being national RIETS that are the only people that are going to qualify to build this thing. And the local people that, I think, are in touch with the community are going to wind up not being competitive because of the scale and the financial scale of this project. So that's the last thing I would hope, so thanks.

VICE MAYOR BENZAN: Thank you, Councillor Cheung. I have a couple questions unless Mayor Maher or Councillor Kelley -- Councillor Kelley.

COUNCILLOR KELLEY: Thank you and thank you to city staff and the Planning Board.

I don't think I share your opinion that this is a once-in-a-lifetime opportunity. I think that if this land is as truly valuable as we think it. If we don't get this passed in time to make it work for this administration

and this congress, someone else will come along and make this land work.

So if this isn't something we're truly excited about and want to make happen, we shouldn't do just because we think this opportunity won't present itself because I think if it will.

If, on the other hand, this is what we think is the best option we're going to get and that's a great thing, that's a different set of conversations.

I agree with many of the Councillors who have spoken in feeling somewhat rushed, and I'm disappointed that -- and I was clear about this -- I wanted part of this discussion to include what was on the table for the Boston Properties site because that is huge, and it's not that far away, and that wasn't part of the presentation at all. I don't know what more I

could have done to have made that part of the presentation, but for the amount of development that's presented for this site, not to talk about what's on the table for the Boston property site, I think, doesn't do justice to the neighborhood or doesn't do justice to the overall conversation.

There's a lot that could happen here. Whether it can happen with this Council and in the time frame we're talking about, I'm somewhat dubious.

Thank you.

COUNCILLOR SIMMONS: Mr. Chair?

VICE MAYOR BENZAN: Thank you, Councillor Kelley.

Councillor Simmons.

COUNCILLOR SIMMONS: Just to follow-up on what Councillor Kelley said. He spoke about Boston Properties, but -- Councillor Kelly

spoke about Boston Properties, but relative to what is happening in Kendall Square, I want us to have the conversation in context. What prompted my memory was MIT just was before us and there's a -- that's a large development, and so, as we have this conversation going forward around Volpe, let's remember that MIT is on -- is in the mix now and what is that development going to look like. So contextually, it doesn't look like a square of mini projects, but it's all congruent. It all ties together.

I just wanted to make that point when Councillor Kelley talked about Boston Properties, it made me think about that. And when Councillor Mazen talked about community conversations, I would ask that you make your conversations to the neighborhoods far more robust than is listed in your -- we can talk

more about it, but it should be a very robust process.

Thank you, Mr. Chair.

VICE MAYOR BENZAN: Thank you, Councillor Simmons.

Mayor Maher.

MAYOR MAHER: Thank you, Mr. Chair and I will be brief.

COUNCILLOR SIMMONS: Speak up, Mr. Mayor.

MAYOR MAHER: I -- thank you, Councillor Simmons.

I will -- you know, I think that this is a great conversation to be having, and I think it is one that I don't feel the same level of pressure regarding time that some people have talked about. If this needs to be refiled, we refile it. It's pretty simple. And that can be done by just a Council vote, quite honestly.

You know, I think that for as long as I

remember, we have tried to get Volpe and the Federal Government to be at the table.

We now have the Volpe and the Federal Government at the table.

I think this is an opportunity for this Council and the Planning Board to roll up their sleeves along with the city staff and to really do planning. And I think that's an exciting thing for the city. I think it's a exciting thing for the neighborhoods that border this community -- this project. And, you know, I think that we have -- many of us have spent a lot of time trying to kind've correct what happened to Kendall Square from where it was in the 1960s to what happened in the 1980s to where it is today.

And I think that honestly, Kendall Square is in a much, much better place today than ever it has been in my lifetime surely, or at any

point that is has been in anyone's lifetime that's in this room today.

We have the opportunity to make it an even more exciting place with the addition of open space, with the addition of more housing, with the addition of blocks that makes sense. I mean, if you are standing today at the corner of Third Street and Broadway, and you are moving towards Area 4, really there isn't any city blocks. There are blocks upon blocks that maybe you can cut through, but there's no way to get through or to connect to those neighborhoods.

This is an opportunity for us to be able to create and to have place-making that makes good sense going forward without being under the gun, so to speak, of having a developer say it's this or nothing.

And so I do not share that same pressure

that has been expressed here tonight. My belief is that it we do not by the midsummer meeting in the middle of August, or the 12th of August, whatever that date is, if we don't think we're going to get there, then let's refile it. The Planning Board is doing their work and will continue to do their work, the staff is doing their work.

You know, I look at this and I will say, you know, I'm probably not going to support a project that results in less affordable housing than what we would get under current guidelines. So I think that number needs to be looked at.

I will say I may not be the fan of the tallest buildings that are on these massing studies, but I look at it and I think to myself, you know, can we look at this and can it be done in a way to get the open space that

Councillor Toomey was talking about that is considerable open space.

I'm looking over at the City Manager and I know that we will have further discussions about this, but are we, as a community, expecting that the private developer is going to pay and outfit 100 percent of the open space, or is the city going to be a willing partner in creating a space that really is magnificent.

My belief is that we can't -- if we want to create a place that we're going to be proud of that's going to be the center of this important commercial and residential and growing neighborhood within the city, then we're probably going to have to step up and participate in that and take some ownership over it.

So, you know, I think we have many, many

opportunities to look at this. I feel like it is something that I'm up to the challenge. I think that the rest of this group is up to this challenge. And I feel like there is no better time than the current time to be looking at this in helping to plan for what I think is something that conceivably is going to go down as one of the most important votes that this Council is going to take or make in decades. Because I think as we look at Kendall Square going forward, we can all talk about the great successes of Kendall Square, but the fact is, is that we still don't have a supermarket in Kendall Square, we still don't have a drugstore in Kendall Square, and I think that for those people who live, work and play in Kendall Square, there's still a lot of improvement that we can help to facilitate and I think that this zoning is going to allow us to be able to do

that.

VICE MAYOR BENZAN: Thank you, Mr. Maher.

Councillor Mazen has a brief question or comment.

COUNCILLOR MAZEN: Yeah, I had rushed through my points with such brevity, but I was remiss in not thanking the Planning Board also and not thanking CDD who has spent considerable time putting together these studies, massing and otherwise, for us and shepherding me and probably other councillors through in understanding what's going and also to the audience, amongst whom I seen many people who have written and reflected on the issue, and I think it's probably greatly influenced our ability to lead on this issue.

I will say just in brief sum of this second comment, I do feel slightly rushed with great thanks and with great appreciation for

the process I do feel like there's a lot more community engagement and councillor consideration to have on something this important, and I'm with Councillor Simmons when she said that we really have to take the community involvement seriously.

VICE MAYOR BENZAN: Thank you, Councillor Mazen.

Before we go to public comment, I want to say a couple things, and ask some questions. The first thing I want to say is that, you know, last year we spent a considerable amount of time trying to figure out how, as a Council, we can take more ownership of development in our city and how we can partner up and collaborate with the Planning Board.

And so, this is a clear example of how we've improved that process.

I will say that the one party that's

missing at the table, which is making this incredibly difficult, is the developer.

So my question to the City Manager Farooq is, you know, we do have an aggressive timeline. And when do you see the RFQ for this parcel going out?

JEFF ROBERTS: Our goal is to issue an RFQ this July and an RFP in the spring of 2016.

VICE MAYOR BENZAN: My question to CD is that I guess as a body, we're trying to understand what the investment back expectations really are so we can better understand the financial constraints.

And I would say that we heard a lot of echos here tonight, and that we haven't really narrowed the range. We haven't really looked, you know, in fact, is the zoning that we really want to see or do we want to see a thousand-foot building? Do we want to see

number of hundred-foot buildings, or do we want to see two or three, 350-foot or 500-foot buildings?

I was hoping tonight from the Council that we could narrow that range a little bit so you guys have something to work and can provide us with more 3D models.

But I'm not hearing that yet. And so my question to you is: Does it make sense for us to hopefully with one more meeting after this one to meet with the developer, which would probably be a number of different developers based on the RFQ process -- that would be a short list of developers -- that could perhaps sit at the table along aside you, and we can ask the hard questions, is it hard for you to go to 20 percent? You know, is it difficult for you to carve out 25 percent of your retail, ground floor retail for independent local

businesses?

So those are some questions that I would have of the developer, and so my question to you is: Do you see us possibly meeting with the developer before finalizing any zoning in the fall?

IRAM FAROOQ: Vice Mayor, we -- my understanding is that with a July RFQ, we actually get a list -- a short list of developers only in October, right?

Approximately in October. So it's just -- it's several months away, so I think it's worthwhile us having these conversations and continue to refine the city's goals, our collective goals as a community, and then, I think you're exactly right that that conversation is an appropriate conversation to be had once that short list is available.

We certainly can't speak on behalf of

developers, but we can certainly issue an invitation to them to join us at this table and be part of the conversation once we have the short list available.

VICE MAYOR BENZAN: Thank you. And there was considerable debating and discussion around the retail, I want to just quickly focus on that. We're looking at approximately 140,000 square feet of ground floor retail, correct?

JEFF ROBERTS: Yes.

VICE MAYOR BENZAN: And out of that 14,000 square feet, are we allocating, let's say 25 percent of that for local independent mom-and-pop businesses?

JEFF ROBERTS: Mr. Chair, there's nothing currently in the zoning that has that requirement for the -- that requires anything from -- about the owner of a particular business. The zoning regulates use, so there

are different ways you can regulate what the different types of uses are. We could certainly talk about things like food stores and convenience drugstores, other types of uses that are -- that are desired in the neighborhood.

It's possible that through the development plan and the development planning process, the -- and we have done this in the past -- the owner of the development has made a commitment to work with the city and create a plan for how they're going to market that space and work with the city on actual tenanting of that space.

And I'll just note that it's been -- and Planning Board members might reflect on this because they often do, it can get very challenging to get precise when regulating retail through zoning because retail is -- it's

sort've a two-way street. It's not just about the developer and the decisions the developer is making. It's also the choices that the actual business owners are making in terms of where they want to locate.

So sometimes being too constrained can limit the opportunities for the right kinds of connections to take place sometimes resulting in spaces that become vacant for a very long time just because there are too many constraints that aren't facilitating the kinds of connections that need to happen to match the right tenant with the right space.

But that's is certainly something that we'll continue to explore.

VICE MAYOR BENZAN: Thank you, Jeff. And I just am going to zoom in on these three models I want to thank you --

IRAM FAROOQ: We have Planning Board's

retail comment.

VICE MAYOR BENZAN: Sure.

HUGH RUSSELL: Just a very quick comment.

I think right now the Volpe site's specific guidelines don't mention retail. I think if we put our objectives for the kinds of services, the kinds of people who get served into guidelines that will get the people who are making proposals on the right track. And then when they come to PUD we can say "Well, how are you addressing this?"

VICE MAYOR BENZAN: Thank you. So I want to kind of move us in that direction where we're going to hopefully include some objectives in some of -- in the zoning guidelines.

Councillor Kelly.

COUNCILLOR KELLEY: Thank you. And that's great advice, I think, on all counts. I

think we need to remember that guidelines, though, are just that.

So if we want specific things to happen, we need to be very specific, and if we want things within a range to happen, we can issue guidelines, and then we can't get upset if the Planning Board grants a Special Permit that meets those guidelines and we say "Oh, no, we wanted X."

So when whatever is passed, whenever that is passed gets passed, we then can't say we didn't mean it.

So I do think it's with all deference to the Planning Board's work and staff work, and so forth, I think it's going to be a challenging process to get that balance of specificity as well what the financial things might lead to in terms of the site work, and so forth, and I appreciate everybody's work and

patience on this.

Thank you.

VICE MAYOR BENZAN: Thank you, Councillor Kelley. So I just want to, again, just zoom in on the three models. And I want to thank CDD for listening to us and giving us some models at least, you know, to look at.

So the problem I had with some of this is when I look at the retail, we have 14,000 square feet potentially, and we cannot have 14, then 10,000 square foot spaces or we could have 47, 3,000 square foot spaces, right, and the 3,000 would be much more affordable for mom and pops and local businesses than the 10,000. The 10,000 would be affordable for banks, right? And we don't want to see more banks.

I think what we want to see is folks from our neighborhoods having an opportunity to partake in the economy of Kendall Square.

And so, I want to -- we don't have to talk about this now, but I would like the zoning to be very specific about the number of retail spaces out of the 14,000 square feet that we would like to see on this site, and how these retail spaces will be integrated into the public realm, because what good is another Rogers Park if it's not inviting to the entire community?

And, you know, I had the opportunity to go to Columbia and Spain, and I know that many people in the audience have probably had the opportunity to visit Spain and England, and in Columbia, which was the most innovative city in the world in 2013, they have really mastered the idea of creating public spaces.

And those spaces become alive at night and during lunch because they have a lot of retail that attracts people. They don't just

have a piece of green space standing alone.

And I think that's been a failure of our planning in the city. And so, my hope is that -- and I don't see how any of these three models really attract the people from our neighborhoods to come into Kendall Square and utilize these spaces which is part of the reason why in many parts of Kendall Square it's completely dead at night.

And, in fact, even in Central Square at night sometimes it tends to be dead, and there are businesses that are actually struggling.

I mean, I had a very successful business owner come to me today and say to me, "Dennis, we didn't have one customer after 7:00 p.m. on Saturday. And thank God we have a dance party that's very successful that it attracts thousands of people because that one day during the year helps these businesses survive."

And, you know, there's a lot of conversation about the population growth in the city, and there are a lot of conversations around density that in many cases we don't have enough foot traffic for our businesses to survive.

And so this project would be a great failure if we're not creating spaces that are like plazas that have, you know, ground floor retail and spaces that invite families and invite our elders and invite, you know, folks from the corporate community to come together.

And so, I see this area of our city as a place that really knits civic life, corporate community, the educational community knits it together, and you know, there hasn't really been much talk about, you know, how the arts plays an important role in the creation of the space. You know, we don't have any sculpture

parks in the city that I would say would attract us.

And so, when, you know, I think that when we think about creativity and we think about public realm, you know, how does the art piece become a central part of how we become creative?

And, you know, I saw a model that extended the Canal into this area, right. And there's a lot of conversation in our city around climate change, and, you know, this -- extending the canal could be a canal that in times of flooding could assist us in being resilient, and also in dealing with flooding.

And so, I want us to kinda be really, really creative. And you can, you know, develop ground floor retail along the canal because I think that the conversation has gotten stuck around height. And we're

forgetting that if we talk about height, then we're forgetting that the really most important piece is how does this develop into the heartbeat of our city? The heartbeat of innovation of economy, the heartbeat of our neighborhoods and how do we knit it altogether? And conversations around density and height, we tend to lose the most important pieces which is how do we make sure that someone at 411 Franklin Street and the manning of the apartments of the LBJ can come down from their building, jump on a train or jump on Uber and get down to Kendall Square and meet my kids or meet your kids and meet the folks that area working in Kendall Square.

And, you know, unfortunately these drawings don't really show how this space is going to be attractive. And, you know, whether we go with a thousand square foot building on

the corner of Binney and Broadway, or we go with several, you know, 300 square foot -- 300-foot buildings, it's not really laid out in a way that that's attractive. And I want us to kinda think a little bit more about that.

The last thing I will say is that, you know, I -- in terms of a range, which I'm hoping that we can get to at least a range with the inclusionary zoning piece is that I don't believe that we should be -- have ten percent low-moderate. I think we should at least shoot for 15 percent and maybe 2 and a half percent middle income if that happens to be the compromise.

But I don't think in any case that we should do anything less than 17 and a half percent.

And, you know, that's something that I guess we would have to discuss with the

developer, and hopefully, we'll get the opportunity to do that before we approve any zoning.

Another piece that I haven't really heard much about is, you know, we're in talks with now, and I know the Councillor McGovern has been a key proponent of earlier childhood education along with, you know, several of my colleagues, but, you know, how can we offer a density bonus for daycares? Where are the daycares in this development? And, you know, I think that's an important part again, because, again, that brings this space to life seeing kids run around, and also seeing this space as part the development of hopefully what will be universal childcare because we don't have very many sites left to build. And we've gotta -- we've gotta really think about that.

I think that's pretty much it for me for

now, but I'm hoping that the range we could have around exclusionary zoning, we can narrow that, and I'm hoping that maybe we can have a little bit more discussion around height, so we can narrow that range as well as we continue to talk about this project.

COUNCILLOR MCGOVERN: Mr. Chair?

TIMOTHY TOOMEY, JR.: Mr. Chair?

VICE MAYOR BENZAN: Councillor Toomey.

COUNCILLOR TOOMEY: Just a point of information. The gentleman from Volpe mentioned about July putting out requests for proposal, or is that just a general -- qualification. Okay. I just want to make sure because if we didn't have a developer, I was curious on that.

Thank you.

COUNCILLOR MCGOVERN: Mr. Chair?

VICE MAYOR BENZAN: Councillor McGovern.

MARC MCGOVERN: Just real quick on that. I want to thank you for mentioning, you know, the daycare piece.

When I've talked to many daycare providers, both home daycare providers as well as, you know, larger sites, there's no indoor play space in that section of the city.

So, you know, we have the Center For Families that's in North Cambridge. We have libraries that indoor play space.

In the bad weather, these daycare providers don't have anyplace to take their kids that's inside that is engaging and a safe place for them.

So it gets to the point of as this community is changing, we need to be thinking about those types of needs. Because right now, those folks are don't, you know, they're in their house all day when it's snowing, and they

say "We want to get our kids out, we want to bring them to a place that is exciting and engaging and then can learn and they can have a good time. But there's nothing in -- very little in that part of East Cambridge and certainly not in Kendall Square.

So whether it's MIT or whether it's this site or Boston Property, somebody needs to tackle that.

Thank you.

VICE MAYOR BENZAN: Just briefly I will mention, I don't know if any of the Councillors have any other comments, but we're going to go to public comment in about a minute or two.

Councillor Toomey? Sir?

COUNCILLOR TOOMEY: I move to go to public comment.

VICE MAYOR BENZAN: Okay. We will move to public comment.

Two quick comments. One is that in terms of open space, I forgot to mention that educational parks and something in a public realm that helps us in the community educate around innovation economy and also food trucks. I know Councillor Cheung has been a bit of an advocate of food trucks, but food truck park and that's something I'm certainly in favor of.

So, with that said, we are going to move to public comment, again, where the chair is asking you limit your comments to three minutes. You will be cut off if you cannot complete your comments in three minutes.

The first person to sign up for public comment is Kathleen Born and Margaret Drury.

**PUBLIC COMMENT**

KATHLEEN BORN: Thank you, Mr. Chair. I am Kathleen Born. I live 3 Walnut Avenue in Cambridge, and I currently serve as the Chair

of the Cambridge Redevelopment Authority on whose behalf I am speaking tonight.

I am joined here this evening by fellow board members, Margaret Drury and Barry Zevin who will be speaking separately. And we also have present this evening in the chamber, Tom Evans -- maybe, Tom, you could raise your hand -- who the executive director of the Authority.

And I'd like to do a couple of things tonight and I'll try to keep it brief, I have here in front of me a letter that the Redevelopment Authority -- a letter of general support for the project that the Redevelopment Authority sent to the Chair say back in October when the request for qualifications or expressions of interest was first released.

And I won't read the whole letter, but I wanted to just give you an idea of the gist of it which was to say that we were very, very

pleased, even thrilled, I think, that this project was finally moving forward after so many years.

As many of you know -- and I won't go into the history here -- the Volpe -- the site that's now the Volpe Center was part of the original Kendall Square Urban Renewal Plan back in the late '50s, early '60s when the Redevelopment Authority was the original designated developer.

We're not, obviously, at this point a potential purchaser of the site, although we are grateful to think that our involvement might in some way be desired by some members of the Council and we might find a way.

But I wanted to say that we are interested in helping in whatever way we can, either as a catalyst for the development or as some kind of a partner or as some kind of an

advisor. Let us know what we can do to be helpful.

I would like to just actually, I think, summarize this by reading the last paragraph of the letter that we sent in October.

It says "The CRA is first and foremost Cambridge's Redevelopment Authority, and therefore, will continue to work closely with the city on the accomplishing of our unique mission. Please accept this letter as the CRA's formal expression of support for the collective efforts of our Federal Government partners, and our willingness to assist in your redevelopment effort in a positive, practical way that makes sense for all parties.

And I think that kind've sums up our stand and our position at the moment.

I'd just like to add a couple of things here. First of all, I think this is just a

terrific format for a meeting tonight, a joint meeting of the Council and Planning Board. I can't remember anything like that happening in my years of involvement with the city, and even though we've only been sitting in this chamber for a couple of hours, I think -- I kind've sense an energy and kind've productive communication that is new and I hope will bode well for this process.

I'm also really looking forward to hearing the public comment because I'm a firm believer, and I know that this belief is shared by my entire board at the Redevelopment Authority and by our director that through public involvement. When the public involvement is vigorous and all inclusive, it almost always ends up with a better result. It might make it a little harder to get there, but it enlivens the process and enriches the

outcome.

And I just wanted to say one last thing -- well, actually two last things.

Just to remind you that the Redevelopment Authority is committed to development as a vehicle for public benefit, and that's very, very important to our mission.

And leading on that, Councillor Kelly asked a question about another zoning petition that will be coming before the Council soon.

And, Councillor Kelley, I might beg your indulgence to just correct slightly that it's not a Boston Properties' petition. That petition will be a petition from the Cambridge Redevelopment Authority. It will involve property that was part of the original Urban Renewal Plan District that's now referred to as the MXD district.

But we are committed to seeing that

additional development be for the public benefit, and that petition, when it comes to you, you will see that there's been quite a bit of planning that's taken place already.

We've had four or five public meetings as well as a public forum, and I invite you all to our website to see the details.

We've also made an initial filing or actually I think it will be the only filing that's required to the Massachusetts Department of the Environmental Protection that assesses the transportation and traffic impacts of the project.

And that is, I believe, Tom, am I right, on our website even though it's many, many pages long, probably 600 or 700 pages long. If you can wade through it on-line you are welcome to.

And so, once again, thank you very much.

This is a thrilling process and I'm really excited. [cambridgeredevelopmentauthority.org](http://cambridgeredevelopmentauthority.org).

VICE MAYOR BENZAN: Thank you, Kathy. The next speaker is our esteemed Margaret Drury and then it's Tim Stolman.

MARGARET DRURY: Thank you. For the record, Margaret Drury at One Dudley Court. I am a member of the CRA, but I'm speaking tonight as a resident.

And I just want to echo what our Chair did say. The Volpe site is a really exciting site for Cambridge. It's an exciting opportunity, and it's also a complicated site as has been described very well by the Planning Board members tonight.

It's clear that the Planning Board and the City Council are very supportive of affordable housing. As the discussion goes forward, I would just like to urge the City

Council and the Planning Board to find a balance that provides as much affordable housing as possible, and to think really hard about the implications of setting a percentage goal for affordable housing that is lower than the current zoning requires.

Thank you very much.

VICE MAYOR BENZAN: Thank you, Margaret. The next speaker is Tim -- excuse me -- Tom Stolman, then it's Steve Kaiser and then it's John Hawkinson.

TOM STOLMAN: Thank you, Mr. Chair. I just want to say I'm a little disappointed that the City Council is suspending Rule No. 31B of your rules to only allow three minutes instead of five minutes.

This is not the zoning for what we in Cambridge would like to see on the Volpe parcel. It can't be. Because this is the

first time you've engaged we in Cambridge in the process. No matter what the sales price is, the Federal Government will not be paying the full freight of their renovation. The taxpayers can pay the difference. So I don't see yet a zoning article that is representative of what, we in Cambridge, would like to see.

I sent you a letter. I just want to quickly go over some important details.

The purposed FAR is huge. In fact, Dennis, if you take out the Volpe three acres, it's exceeding 6.26 FAR. If extra FAR is being granted, more housing should be required. The proposed heights are enormous. If extra height is being given, more open space should be required.

The transportation systems in Kendall Square are broken unless overcrowded T platforms and gridlock are normal. It should

be fixed before adding more commercial square footage. What's the difference between a hundred-foot building and a thousand-foot building? About 900 feet.

In reality once buildings creep over five stories, there's a lost connection between the occupants on high and the people below. The building ceases to add anything to the street life. At street level there is actually very little difference in lost daylight between 100-foot building and 1,000-foot building, both lack human scale. The difference comes really as you move further away from the immediate vicinity.

I have verified that the 1,000-foot tower will be easier to see on a clear day on the top the today of Mount Monadnock in New Hampshire. It will be invisible to those in the Marriott Plaza on Main Street, though. At least on

Mount Monadnock you get lots of open space.

So I am making the case that near Mount Kendall you should also have a lot of open space.

Why emphasize housing? Because vibrant acting neighborhoods require it. In fact, I would argue that the reason why Kendall is vibrant and active now is because we finally started putting housing there.

Making great neighborhoods is like making great lemonade. Too much commercial use with its sweet, sweet tax revenues makes awful lemonade and it makes awful neighborhoods.

I attended almost all of the Kendall Square Advisory Committee meetings but one and I heard it over and over again. Kendall needs more housing. There's room for it on the Volpe site, let's put it there.

In fact, the East Cambridge Planning Team

study suggested just that. Volpe site be used for more housing.

Finally, I would like to thank the CDD for releasing their models. I am working to supplement them with the MIT proposals so that anyone can place them in Google Earth and see them and walk around for real and include all of the proposed projects in the area.

If you want to see something, just ask me.

Thank you.

VICE MAYOR BENZAN: Thank you, Tom. Next speaker is Steve Kaiser, then it's John Hawkinson, then it's Gerald O'Leary.

STEVE KAISER: Thank you, Mr. Chairman. I think the Planning Board is being somewhat optimistic when they think that this hearing would be sufficient.

It's quite clear it won't be. I have

only three minutes. I could use three hours to give all of my concerns. This will take a lot of working out and a lot of detail, and I hope that the Volpe people understand that, but that we will be trying as hard as we can to use the available time over the summer to get this job done.

I start off by imagining I'm a developer who is going to put in for the RFP for this to the Volpe people. And I would look at this thing and say, "My God, this area is going to get 10 million square feet of development. That's equivalent to eight Prudential Centers. How are the people going to get in and out of there? The traffic is a mess today, the Red Line is screwed up. Where is the study that says this is how it's going to be improved? Does the Planning Board have the study? No. Does the Council have a study? No. Does CDD

done a study? No. Has the Volpe people done the study and put it out here for everybody to read? No. They're the Volpe Transportation Center. They should be the transportation experts who would be the people to take the lead in solving this. They haven't done squat as far as I can see.

This is a big disappointment. As a developer, I would look at this and say "My God, we already got the Alewife traffic horror show. Is this going to be the Kendall Square transit horror show? Where are the solutions?"

And I was a little surprised that Kathy Born did not mention the activities that the CRA is taking to try to solve this very problem. One of the main features of this environmental impact report that they're doing for the state will include an analysis of traffic as well as transit. This will be the

first major report that we have seen on what can be done to improve the transit and see that this whole area can function.

As a developer I would want to see that. As a citizen I want to see that. We're not at this place now. And the Planning Board should absolutely understand this: That is a major flaw in your proposal.

The K2 process never finished their traffic study. They tried to do one and never completed it.

And I would like to put an alternative on the table, and it has already been put together as zoning, it's already been adopted by the city and zoning. And here is the plan. It's the ECAPS plan from 13 years ago. They weren't proposing 40 percent resident. They were proposing 75 percent. And the 40 percent, by the way, is just for private land by the time

you take Volpe out of that, it's down to 35 percent.

This was a very serious residential proposal and we can build on that. We add transit elements to this, we add new parking elements to it. The zoning already has been written. It's not as uncontroversial as the current zoning before you. And I would say that's the way to proceed as fast as we can. We're not going to be able to do this as quickly as Volpe would like, but the important to thing to watch on this is see how quickly the CRA study can come out and how good their transit analysis is because that can go right to Volpe, Volpe can get working on that to improve it. They can get it to all of their developers who are proposing and that makes the development process practical.

VICE MAYOR BENZAN: Thank you, Steve.

STEVE KAISER: Thank you.

VICE MAYOR BENZAN: Next speaker is John Hawkinson, then it's Gerald O'Leary and then it's Carol Ballou, I believe, Beller.

JOHN HAWKINSON: Good evening, Councillors, and Planning Board Members. John Hawkinson. I'm going to be a little bit silly here while I address you on process.

As you, Mr. Vice Mayor, and the other Chairs know, I requested permission to present video a week ago, and I didn't hear from you until today that that would be not feasible, though, I did hear that it was quite technically feasible and the only issues were those of policy. I think that's a serious mistake.

I want to really commend the city for releasing the 3D model on Thursday. It wasn't enough time. I spent quite an amount of time

this afternoon trying to produce some video tours that would show the video, the 3D model in context and that's what I intended to show to you.

So I will begin and I hope it's running. Actually, I can't see it either, but we all can't see it. But you can sort've get the impression, and here we have the video tour coming down through Point Park, and then walking around the block of the Volpe Center, and you have four different views of the four different models that were produced.

And the intent here is so that you can get some way to compare the feel for the height in all the cases, and the feel for the density. 3D models are critically useful for this kind of work, and it's really important that the public be able to take your work, the models you have produced and analyze them, adjust

them, give you conclusions, give you advice,  
give you their feedback.

And by withholding the model until you  
have done all the other work on the zoning  
until just two business days before this  
meeting, you really hurt the public process.

So I urge you not to do it that way, and  
I urge you to -- I urge you, the Council and  
the Board, to encourage the staff to be as open  
as possible with their work.

VICE MAYOR BENZAN: Where is that coming  
from?

JOHN HAWKINSON: The noise is coming from  
the computer over here which was hooked up and  
presented earlier. My video is only two  
minutes and we haven't even gotten through it  
yet.

And, again, I'm really just showing this  
to make the point that I think it's critically

important that you allow video presentations from the public as long as they're within the time limit, and it's really about process.

I also intended -- and now that the video is mostly done -- to show you some views from across the way, from Boston, how the different models look.

This is CDD's first model. You can see the yellow building just barely sticking up. And I apologize to the public that you can't see this, but it's on You Tube.

This is the second model. It's not quite so significant.

The third model, still visible, and the fourth model -- you can show them at the same time -- Chung Tower sticking up all the way.

And this is the view from -- I think that was from the Charles.

If you go over to Brookline and take a

look, here we can see both the Prudential Tower the John Hancock and the Cambridge tower altogether. Again, just some perspective. And I guess I have 15 seconds left.

Lastly, we'll take you to the Longfellow Bridge. And, again, just a view of how things could look.

3D models are incredibly useful planning tools. Please don't give them a short shrift, and please allow the public to show you everything they can within their time limits. Thank you so much.

VICE MAYOR BENZAN: Thank you, John. The next speaker is Gerald O'Leary and then it's Carl Beller and Barry Zevin.

GERALD O'LEARY: Good evening. I am Gerald O'Leary. I'm a resident and condo owner at 303 Third Street.

I think the thing I want to emphasize is

that we need a development that includes a landmark park on this Volpe Center site. I think it's a critical element that will affect the entire image and identity of the final thing -- the final project.

The Kendall Square competition produced four designs for open space. Three of the four designs recognized the importance of the site at Third Street and Broadway. It's the focus for any major part of any public area, a signature park.

This open space will affect the image of Kendall Square as much or more than any tall building that could be built.

There are a lot of reasons this makes sense. The site is large enough to have a dramatic impact, the site is centrally located by the T with a lot of foot traffic coming past there right now. It would be a natural place

for people to cross into the new construction area. The site's southern exposure with an absence of tall buildings assured abundant sunshine for as many people as possible during large portions of the day.

As the crossroads of Kendall Square, it becomes a natural location for informal neighborhood meetings and interactions. It's a large space that can be a venue for larger interactions.

It reminds me in many respects of the -- some of the vibrant public spaces I'm familiar with, such as Washington Square in New York and Rittenhouse Square in Philadelphia.

I think an important thing is the size of the park. The two design competitions studies -- two of the design competition studies allocated the entire area bounded by Broadway, Third Street, Potter Street in the line of

Fifth Street. I measured the scale off the map. I get something like 3.5 acres just for that piece.

Clearly, this means that the total amount of public space for the non-DOD part of this project would have to be increased to accommodate that.

It's not a large space. Just for comparison, Washington Square is about nine acres and Rittenhouse Square in Philadelphia is about seven.

The other thing that I would like to address is the definition and determination of the open space. Under the Planning Board's zoning amendment petition, the total open space for the entire development would be fixed. The space required by DOT for its building with the surround and restricted buffer area and the amount of DOT open space would be set by a

negotiation between the government and the developer.

Any DOT open space on that plot would reduce the non-DOD open space while the developer would be guaranteed with a fixed amount for his development.

This seems like a perverse incentive. If instead the allotment of non-DOD space were specified in the zoning, any non-DOD space would then come out of the developer's buildable space. This would give the developer the proper incentive to negotiate for a minimum amount. It will simultaneously guarantee that Cambridge retains enough open space to fulfill its vision for the development.

In summary, what needs to be done? I would suggest that the Planning Board and City Council modify the zoning proposal to require at least four acres of open space on the

non-DOD portion of the development, define this requirement to include --

VICE MAYOR BENZAN: Gerald, you have to wrap up your time.

GERALD O'LEARY: Can I just have a few more sentences here?

Define the requirement to include only open space in the non-DOD portion of the development, endorse a vision for the development that includes a significant park at the corner of Third and Broadway, and to the extent possible, incorporate these elements in the Zoning Ordinance, and the remainder be incorporated in the planning documents for the PUD to review.

DOT, the City of Cambridge, and the developers each have a strong motivation for making this project work.

VICE MAYOR BENZAN: Gerald, you have

to --

GERALD O'LEARY: I think these ways are important to assure that Cambridge retains the leverage to get what they want to achieve.

VICE MAYOR BENZAN: Thank you, Gerald.

The next speaker is Carl Beller, then it's Barry Zevin and then it's Jan Devereux.

UNIDENTIFIED AUDIENCE MEMBER: It's Carol Ballou, I believe she's left.

VICE MAYOR BENZAN: Barry Zevin and then Jan Devereux and Carol O'Hare.

BARRY ZEVIN: Barry Zevin. I live on Hampshire Street, and I'm the Commonwealth's representative to the CRS Board.

I want to thank the Council for their understanding of this issue. It seems to be pretty clear that you all get it.

A couple comments. I wrote you on the 15th of January about open space, and I

continue to be concerned that 25 percent is cutting it very, very thin. And I think you need to look at examples, like Blackstone Square in the South End which is about two and a half acres, or the North Court at MIT about the same. Post Office Square Park about 1.7 acres. Those are references for comparison.

It seems to me that none of those are gigantic and that we probably need something at least that big here.

As far as retail goes, the ECAPS NK2 studies both had retail consultants, and they were quite unequivocal about the need for a neighborhood to actually support neighborhood retail. It was very clear that the residential number has to be enough to support the retail, and all the zoning in the world isn't going to make that happen.

I think one thing that may have changed

in the 15 or so years since ECAPS is that supermarkets no longer feel compelled to build a Super Stop & Shop size store.

But there's still some -- some numerical that actually is going to get it -- get it right or not. And I think you need to be really, really careful about that.

And there's the elephant in the room about transit capacity, and maybe more distant one about sea level rise would be interesting to hear those discussed. I don't know that there's solutions to any of those, but they really can't be ignored.

And lastly about height. I sort've agree with Tom that maybe five stories is where the real difference happens, but there's sure as heck a difference between 1,000 feet and 500 technically and all sorts of other ways.

And I think you have to ask yourself, do

you really want to live or work at that kind of height? There's some issues there. It's not an exercise in sculpture or regional identity. It's a place for people to actually be. You need to remember that. I think that's it for me.

Thank you.

VICE MAYOR BENZAN: Thank you, Barry.

The next speaker is Jan Devereux, Carol O'Hare and then it's Jane Stublia.

JAN DEVEREUX: Hi. Good evening, everyone. First I want to start by thanking everybody for all the great information. I'm actually glad that the public comment follows because I think that was a really good discussion, and I'm also pleased that the Councillors, all of them, asked many of the questions that I would have asked.

So I'm going to say some of the same

things, but I want to reinforce some of the questions they had.

One, I think the conceptual massing study should have included all the other projects in the pipeline. 88 Ames Street hasn't been mentioned tonight. MIT's six towers, I believe, are a million square feet as is CRAs, MXD District. And I think the shadow, the wind, the transit and traffic studies should be produced for the cumulative development, not piecemeal.

And, again, I would like to talk about that community benefits that would be incorporated into the planning process if we were planning first instead of zoning first. The ideas that I had were -- have been echoed already, an early childhood ED center, perhaps a public library or a media center, an indoor recreation center with a public pool, and an

all-season public market space. All of those things are needed.

Instead height is dominating the discussion. It seems we're being told we can only have a significant open space if we accept a massive upzoning and very tall buildings.

The only thing I don't agree with tonight is what Councillor Cheung said about that thousand-foot tower. I think it would stick up like a sore thumb or may a middle finger and it would disrupt the skyline for miles around.

The models, even with 350- to 500-foot buildings like in Broadway show the open space is deeply shadowed, and I feel like that we're set up to accept a thousand-foot eyesore in order to have some sunlight and a significant public open space that we have been promised.

Any space in the tallest tower in town whether it's 300, 500 or 1,000 feet commercial

or residential would be premium priced for the bragging rights and views.

And I think that building 65 percent commercial and I think Tom made a good point in adding that's the real ratio will only add to the demand for housing across the city and will put pressure on all the other neighborhoods to supply it.

The lack of work force housing has been the downside of the Kendall growth engine all along, and so, are we repeating the same mistake with this even though the 35 or 40 percent is considered bold relative to PUDs we're already operating with a housing deficit in Kendall.

Also only 50 three-bedroom units out of a thousand seems quite low and destined to drive more families out of Cambridge. I don't see how we can justify reducing the percentage of

low income affordable housing to only ten percent and I think this adds a lot of urgency to Councillor Simmons' Housing Committee to get to work on increasing that inclusionary percentage so we can be sure it's in effect.

Likewise for nexus ^ check word study, the \$12 rate we just voted in will not be sufficient.

It was only half of what the expert said would be needed just to stay even with the current need for affordable housing.

Finally, one of the questions I hope will be addressed in the master planning process is how large a city can Cambridge become without losing its human scale character and livability. And how quickly can we get there without big infrastructure improvements to accommodate more people and traffic. The sky is not the limit as some seem to think.

Thank you.

VICE MAYOR BENZAN: Thank you, Jan.

The next speaker is Carol O'Hare and then it's Jane Stabil, Andy Garrin after Jane.

CAROL O'HARE: I'm going to be very brief. My name is Carol O'Hare, 172 Magazine Street.

I agree with Steve Kaiser, Jan Devereux and John Hawkinson.

In particular, I would encourage the Community Development Department to release information that will help the public conceptualize what they find necessary to help them conceptualize, that is, in this case the models, sooner than two days or two business days before the discussion will become an open discussion at a hearing.

It is pretty absurd that city officials and professionals need models. That's not absurd, but that if you need models, we need

them even more because we aren't trained and that's all about that.

As to the one thousand-foot building, I wish it would be taken off the discussion and off the table. One thousand-foot -- is it 1,000 feet -- a one thousand-foot building isn't even being proposed. So what's happened is that this one thousand-foot building is making the 500-foot building sound reasonable, and so, in effect, the proposal is playing, that is, Councillor Cheung's proposal, he's playing the role of the absent developer who is always asking for more than -- than the developer is willing to compromise at.

So can we not -- since a one thousand-foot building is not being proposed, is it, Iram?

IRAM FAROOQ: No.

CAROL O'HARE: SO why are we even talking

about it? It makes everything look reasonable.

500 feet is what is being proposed.

Thank you. I'm sorry for the inarticulateness.

VICE MAYOR BENZAN: Thank you, Carol.

H. THEODORE COHEN: Could I just clarify that the current proposal that we're discussing tonight and was submitted to the City Council does not have one thousand-foot building in it. The tallest building that is conceivable under this is 500 feet for one single building that might be of exceptional architectural quality, otherwise, it's 350 feet and 250 feet in this district.

The thousand-foot was suggested by Councillor Cheung at a round table a number of weeks ago, and factored into the Planning Board's discussion that may be we should think beyond 250 feet. It was discussed by us and we

came up with the 350 and 500. I think CDD in its modelling things came up what a thousand-foot tower might look like because it had been suggested. But it's not on the table right now.

If City Council were to decide and the Ordinance Committee were to decide that's what they want to recommend to City Council, certainly they can do it, but it's not part of the proposal before us today.

CAROL O'HARE: I do know that.

VICE MAYOR BENZAN: Thank you, Mr. -- Carol, I'm sorry, we can't have a back and forth. He can to clarify some of your statements.

The next speaker is Jane Stabil and then it's Andy Garrin.

JANE STABIL: Hi. I live -- I am homeowner in Kendall Square, and my building is

surrounded on three sides by the Volpe property, so I care a whole lot about what is going on here.

I want to thank everyone who's put so much effort into this proposal. It seems to me the goal of this project so far has been to allow the Federal Government to get a free building, even if it means giving away half of the open space required by the current zoning.

And I would note that had that the seven and a half acres required in the current zoning is public open space, a park, not just publicly accessible open space. Zoning originated in New York City when the equitable insurance building, an earlier sky scraper caused a lot of problems for its neighbors.

I'm one of the neighbors here, and I urge you to focus on what's best for the citizens not for the Feds. I keep hearing what a

valuable development opportunity this is, and I'm confident that a developer could make a buck with a 40 percent open space requirement.

I also urge you to make sure that a large chunk of this space remains on the corner adjacent to the Point Park and the clock tower.

And to change the subject just a bit, I'm all in favor of middle moderate -- middle income housing. But I don't think that it should be added at the expense of low and moderate income housing.

If you want to add some on, fine, but don't reduce the low and moderate income.

Thank you.

VICE MAYOR BENZAN: Thank you, Jane.

Next speaker is Andy Garrin, then it's Holli Jacobson and then it's Robin Reed.

Andy here? No.

Holli Jacobson? Robin Reed? Ben Ohn, I

believe. Eon Gasco-Wiggin? Hassan Rasheed.

After Hassan Rasheed, it's Greg Morey and then it's Mark Jaquith.

HASSAN RASHEED: Hello everybody. I'm Hassan Racheed. Peace be onto you. Exclusion of the homeless sector is transpiring in our midsts right before our eyes in regards to the Volpe Center.

In actuality, the General Services Administration, GSA, Volpe Center is in violation of housing and urban development mandates pertaining to homelessness.

The Northeastern GSA officials are guilty of disregard for Federal Title 5 mandates under Title 5 of the McKinney Vento Homeless Act of 1987.

Homeless service providers have a right of first refusal to acquire surplus property at no cost before the property can be offered to

state or local government or be sold to generate revenue for the Federal Government. When the Federal Government no longer has use for property, the property's usually declared to be surplus.

The Volpe Center Administration circumvented and removed the local homeless sector and mosaic from the planning equation for the Volpe in violation of Federal mandates.

Under the GSA plan a developer would acquire the right to build out parts of the project in exchange for commitment to construct a modern research facility for the Department of Transportation. The McKinney Vento Act was intended to expand and coordinate Federal resources and programs to address the critical urgent need of homeless Americans.

The Title 5 surplus Federal property program is central to this overarching mission.

Title 5 is a provision, a proven vehicle for assisting America homeless with no cost to taxpayers.

GSA had been led to participate in a local disregard for Federal Title 5 mandates. Instead of notifying the public that there was vacant land and facilities available for addressing homelessness needs, they circumvented this to publicize that a new Federal building was in need are currently advertising for prospective developers to foot the bill.

Also, it doesn't make or common sense for the GSA Volpe Administration to advertise for developers to foot the bill when there's adequate government resources to be found located on the US Department of Transportation's website -- that's [www.transportation.gov](http://www.transportation.gov) -- for such an

undertaking. And in reality, it all boils down to a sophisticated local plot to erect various upped for keeping the homeless sector from securing affordable and fair housing accommodations and opportunities in the Kendall Square area of Cambridge.

The local GSA should have been considering the vacant Volpe Center property parcel as vacant surplus land for addressing homelessness. Nowhere can it be found in public documentations that they have done so. Instead, homeless dilemma was smoothly circumvented in favor of inviting developers to build a Federal center.

GSA's Volpe Center development needs should be taken solely to home office of the Federal Government and Washington, D.C. for funding.

The City of Cambridge should be careful,

that is, the city policymakers should be careful and cautious.

VICE MAYOR BENZAN: Hassan, if you could -- if you could just wrap up, please. Your time is up.

HASSAN RASHEED: All right. With the zoning games, okay, that's the City of Cambridge, a policymaker should be careful and cautious with the zoning games as they pertain to the Volpe Center area. It can and will most likely lead to an impediment to affordable and fair housing for the homeless sector and mosaic of Cambridge Massachusetts.

VICE MAYOR BENZAN: Thank you, Hassan.

The next speaker is Greg Morey, then it's Mark Jaquith and then it's John Sansone.

GREG MOREY: City Councillors, I'm Ben Washerman, Boston Properties. I support lifting beyond the controls --

UNIDENTIFIED AUDIENCE MEMBER: We can't hear you.

GREG MOREY: I support lifting the controls on this job site. I support the job site. I support language for the Cambridge residents. I should be working on this job site. It's an exciting job site. More affordable housing. There's a great -- it's a great time with the Olympics coming in. They want to get these job on the go to support everything that's going on.

We want to see some legal language for jobs for Cambridge people. And, Benzan, you have to see this through. All the Councillors are obligated to see the legal language.

Keep in mind, this is the city that had the greatest leader in America, which is Tip O'Neill, House Speaker Tip O'Neill. So we have to do this. We're obligated to do that. And I

want to see the Planning Board come up with some language. How many people can be working there? How many -- you know, we want to keep contractors here in Massachusetts.

We don't want them coming from all over the country, you know. We want them right here to put Massachusetts to work, you know.

So we support Boston Properties and if we were to go through the people that I know with Boston Properties, you probably know the same people, you know, way up the ladder. I know a few people way up the ladder that knows you guys in Boston Properties and they'll say okay.

So let's just get together with the language and let's get it signed, and let's do it again in another month or two or something, all right?

Greg Morey from North Cambridge, all right. Thank you.

VICE MAYOR BENZAN: Thank you, Greg.

The next speaker is Mark Jaquith then it's John Sansone, then it's Elaine DeRosa.

MARK JAQUITH: Good evening, Councillors and members of the Planning Board.

For the record, my name is Mark Jaquith. I reside at 213 Hurley Street in East Cambridge.

I have to start off by begging your indulgence as far as time goes. I am here as president of the East Cambridge Planning Team and also as myself.

I have two letters from the East Cambridge Planning Team and then some comments on my own. I won't go through both of them completely, but here goes.

East Cambridge Planning Team would like you all to know that after discussion, a vote was taken to enforce -- endorse the letter sent

to the Planning Board by Bjorn Poonen regarding the development of the Volpe campus.

We believe that Mr. Poonen's careful reading and analysis of the proposed zoning amendment for this last significant piece of land in East Cambridge/Kendall Square is thorough and well-reasoned and accurately expresses many of the concerns that neighbors of this have.

Please respectfully consider the points raised in Mr. Punin's letter when deliberating on the changes to the zoning of this 14-acre Volpe campus.

His letter goes on for two and a half pages, section by section, point by point, numbers. This is the conversation we need to have.

We did this because in the drafting of this, not once was the neighborhood

organization that this entire project lies in the middle of, was ever consulted or asked to lend their opinion, or even have a voice.

I will read one section of it: "Section 13.11 and Section 13.14 of the 5/27/15 petition proposed to remove completely the existing requirements in Section 13.14.1 of a contiguous public park. At the same time the 7. acres of public open space in the original Section 13.14.1 which is reduced to 5.7 acres, 40 percent of the development parcel in the April 2, 2015 rezoning draft text circulated at the April 6th, 2015 round table has in the current petition been further reduced to 3.5 acres, 25 percent, which is diminished further by the proposal to allow open space on a government-owned lot to count towards this.

Assuming that the Federal Government retains a four-acre site and builds a 20-story

building on a 100-foot by 200-foot footprint consistent with a 400,000-square foot building, as Volpe and GSA said they were planning on Page 10 of their 4/6/15 round table handout leaves the remaining 3.5 acres as open space.

This means that the amount of open space required on the non-Federal portion of the development parcel would be zero.

This conversation needs to happen. It hasn't happened yet.

You will all get copies of this.

The other letter from the Planning Board is as follows: On Wednesday June 24th, East Cambridge Planning Team met and discussed the revised zoning proposal for the Volpe transportation site filed by the Planning Board and largely written by the Community Development Department. We learned that CDD had filed significant changes to the proposed

zoning from a members in the's we would from  
high lets communications between ECD regarding.  
With such an ECPT member, not as we would have  
preferred from CDD which highlights the needs  
for better communication between ECPT and CDD  
regarding key filings on large projects in our  
neighborhood.

With such a large volume of development  
occurring in the city, we appreciate the  
challenge. It is to keep a neighborhood group  
informed, but reiterate the importance of  
giving the residents a seat at the table.

At the June 24th meeting, the members did  
their best to understand the current zoning  
changes in relation to the K2 plan in the  
Eastern Cambridge planning study.

There are many unanswered questions and  
we asked that the Planning Board and City  
Council withhold any vote on the revised Volpe

zoning until a formal presentation and feedback session can be held with the East Cambridge Planning Team and residents.

Our members agreed that the following points were important to convey regarding the future of the 14.5 acre Volpe site.

Increasing the height limit to 250 to 500 feet for much of the site up from 65 to 250 feet for the same area under the K2 plan is major increase in height and FAR, and we're unclear as to: (1) the planning rationale for this enormous increase; (2) the specific added benefits to the residents/public for the zoning bonus, for example, will the value of the bonus be earmarked for Kendall Square infrastructure improvements, paid for by the Federal Government or developers; (3) the capacity for area infrastructure, especially transportation to handle the massive projects, three to four

million square feet. The revised zoning further reduces the open space to 3.5 acres down from 7.5 acres in the original zoning, and 5.7 in the draft zoning shared with the public and ECPT members at the April 6th, 2015 round table hearing.

The revised zoning also removes the requirement for a significant public park and allows open space on the Federally-owned portion site to count towards the open space.

Our members had serious objections to these changes.

VICE MAYOR BENZAN: Mark, if you could just begin to wrap up. And if you want, you can submit your -- the rest of your comments for the record.

MARK JAQUITH: I would like to finish this.

COUNCILLOR TOOMEY: Rule of expensing one

more minute?

MARK JAQUITH: I'm going to need more than that.

VICE MAYOR BENZAN: Councillor Toomey's suspension for one more minute.

Go ahead.

MARK JAQUITH: The Planning team had serious objections to these changes. ECPT feels that one especially given an increase in the height of the buildings, open space should not be further reduced; (2) that open space on the Federal site should not be counted towards total open space as the city and the public would have no control over access or future use of that space especially due to security concerns; (3) a majority of the open space should become a contiguous public and accessible park with a permanent easement granted to the city or public. Density of the

Kendall Square of development in Kendall Square requires a major park to provide the adequate environmental urban planning and public benefits.

The membership voted that under no circumstances should the amount of total public open space on the Volpe site, excluding open space controlled by the Federal Government, be less than four acres. ECPT requests that the ideas the Kendall connect open space competition be better integrated into the zoning. We ask that the principals of the Kendall Eco-District, such as energy, storm water management, et cetera, be referenced in the zoning.

Given that the proposed Volpe zoning allows for the tallest buildings in Cambridge, the normal tall buildings review regarding health and safety impact should not be weakened

at they are. ECPS asked the city to commission an independent study of the infrastructure capacity of Kendall Square area in terms of public transportation, parking, road capacity, bike lanes, sidewalk capacity, storm water, open space and resiliency features, et cetera.

I'll stop with that. May I make personal comments?

VICE MAYOR BENZAN: Mark, your time is up and your minute is up. Suspension.

How much time do you need, Mark?

MARK JAQUITH: I would like my three minutes.

VICE MAYOR BENZAN: Well, you are way over your three minutes.

MARK JAQUITH: That was the East Cambridge Planning Team who didn't have a chance to say anything before this.

VICE MAYOR BENZAN: I understand that.

COUNCILLOR MAZEN: I would like to move suspension of the rules to honor Mark Jaquitz three minutes for personal comments given that he was representing another larger group for the prior comments.

VICE MAYOR BENZAN: Councillor Mazen, how many minutes are you looking for suspension?

COUNCILLOR MAZEN: I was asking for three minutes.

VICE MAYOR BENZAN: On suspension, all --

COUNCILLOR TOOMEY: You know, we already moved suspension for the extra minute. I think in fairness to everybody that's here if we continue this in the future -- I think Mark can do it in two minutes, but I think that's being fair.

MARK JAQUITH: We just lost four people, so...

VICE MAYOR BENZAN: I understand, Mark,

but we're trying to be fair and equitable to everybody else, and the rule at the beginning was that we had a three-minute limit for public comment. You have gone over that. You have gone up to actually five minutes, not even four minutes. And now you're asking for some additional time.

MARK JAQUITH: I am asking time for me. That was not time for me. That was time for the neighborhood.

VICE MAYOR BENZAN: The neighborhood should come to the meeting and speak, I mean, that's generally how we don't do it.

On suspension for two minutes, all those in favor say said aye. All those opposed, no. And the ayes have it.

You have two minutes, Mark.

MARK JAQUITH: Thank you very much.

Dear Councillors and Members the Planning

Board. Two letters from the Planning Board have stated many of the specifics that I would have you consider, but there is much more that needs to be said.

With regard to housing, it is unconscionable to reduce the required affordable housing units to ten percent when Cambridge is experiencing skyrocketing land values and increased rents and the affordability conversations have all been about raising the requirement to preserve some of degree of social economic equity.

While I understand the desire to include so-called moderate income units, when this means offering subsidies to folks making 90 to \$100,000 per year and cutting poor people out of it makes no sense when there are people with so much greater need.

With regard to public open space. It's

also unconscionable to drastically reduce the public open space requirements, which, for 15 years have been promised. That is a seven and a half acre park.

As part of the mitigation for the massive development that has been in and still is occurring and that's part of our fair city.

MIT, MXD, Volpe, North Point, Alexandria, it adds up to over 100 acres and somewhere north of 9 million square feet of building. Read each of these as one Prudential building.

With regard to process, our Senator Warren said, "If you don't have a seat at the table, you're probably on the menu."

During the drafting of this proposal before us now, residents, your constituents had no place at the table.

Councillor Mazen said in a recent meeting in this chamber, that there's a presumption

among many residents that in many cases the decision-making processes by the city government is one of decide, announce and defend.

What had happened with this piece of proposed legislation only further enforces that way of thinking.

Having a proposal already written before the public -- before public input makes it that far more difficult and much less likely to have the public have any real input -- any real meaningful input.

Ladies and gentlemen, it's up to you. Will we be invited to dinner or will we be the main course.

Thank you.

VICE MAYOR BENZAN: Thank you, Mark.

The next speaker is John Sansone and then Elaine DeRosa and then it's Heather Hoffman.

UNIDENTIFIED AUDIENCE MEMBER:

John left.

VICE MAYOR BENZAN: Elaine DeRosa, then it's Heather Hoffman and then it's Lee Ferris.

HEATHER HOFFMAN: Hi. Heather Hoffman -- oh --

ELAINE DeROSA: I need an extra minute to get here.

HEATHER HOFFMAN: I'm sorry. That's right. I know I was behind -- thank you. I wanted to be behind Elaine.

ELAINE DeROSA: Could I have an extra minute because it took me a half of a minute to get out of the chair over there?

Elaine DeRosa, 4 Pleasant Place, speaking director of CEOC. I just want to add my voice to raising the affordable housing. If you look in terms of the current proposal, we'd get a hundred new affordable units. And we all found

out that last week, we just lost a hundred units.

I'm not so concerned that more housing is going to be a deal breaker. I haven't seen a deal go sour in Cambridge for a long time.

This development is moving quickly. There's nothing in the literature about the housing market in this area declining. So I think it's hot enough that people are going to pick it up.

So I would say anything less than 20 percent for affordable, not a good idea if we're going to add middle income. I agree with everybody else that it should be an additional add-on. The three bedrooms should be targeted to low and moderate.

I think we see that most of the young people who move into Cambridge and move on, are not starting families here, but the families we

have here are finding it harder and harder to stay here. We've had another turnover of 12 units in East Cambridge on Harding Street. I don't know if you heard. Yeah, we're going over there, too.

So units are turning over very quickly and long-time Cambridge residents, many of them seniors, are not going to have anyplace to go because we know that the Housing Authority's waiting list is closed for years to come forward.

So, thank you.

VICE MAYOR BENZAN: Thank you, Elaine.

The next speaker is Heather Hoffman, Lee Ferris and Eli Yardin.

HEATHER HOFFMAN: Hi. Still the person who was here a minute ago. And I want -- first off, although many of you might not believe it, I look for opportunities to say nice things.

And I came in here with absolutely nothing nice to say, and I'm going to say that the City Councillors said things that I hope that you actually meant, and that will you actually stick to, because you said a lot of very good things. A lot of things that needed to be said.

So, please, keep it up and vote that way.

Now, I have felt over the years that the City of Cambridge generally views us the great unwashed as a nuisance, as people who are in your way, as people who just, you know, they gum up the -- we gum up the works because you got all of these great ideas, and so you don't talk to us, and you don't give us information, and then you are amazed when we show up and we're not happy.

So as Mark said, I think we're the main course. So why is this? You know, we're not

stupid. We have degrees. We care. We live here. We know what it looks like. So why is it that nobody thought it was important to talk to us before you wrote this, before you filed it, before we started the head long rush to oh my God we have to vote?

You just create unnecessary opposition instead of having allies. And then you are so surprised when people start picking it apart. When you could've asked first.

Now, as far as I'm concerned toss just about this whole thing. First off, anything that the Federal Government gets should count. Yes, we can't stop them from building a million-foot tower on every square inch, but they won't because they don't have the money.

So I would suggest something more like the MXD District. How much of what kind of building do we want on this site? Square feet.

And the Federal Government comes out of that. They come out of the commercial because they're obviously not housing. And, yes, people who have spoken before me, we need more housing and we need more affordable housing.

From what I have heard from developers with all of this stuff being built, do we really think that the market is going to want all of the square footage that it would require for a 500-foot building? I'm not sure.

So is anyone going to build that? Are we going to start thinking about stuff that people might actually build that might actually provide a better city for us?

So I think that the people who said that we don't have to rush through this, you're right, because we need a much, much better idea than this.

Thanks.

VICE MAYOR BENZAN: Thank you, Heather.

The next speaker is Lee Ferris and then it's Eli Yardin.

LEE FERRIS: Lee Ferris, 269 Norfolk Street in Area 4.

I have both personal points and points for the Cambridge Residents Alliance. I'll try to go very quickly.

The Cambridge Residents Alliance agrees with many of the people who have spoken tonight that we need to increase a proportion of residential to commercial. We want to see the maximum of commercial be 40 percent instead of 60 percent.

Any increase in the FAR above 3, the current level, should go largely to housing.

Because Cambridge doesn't have enough affordable housing and people are being displaced, it is unacceptable that the amount

of affordable to low and moderate income housing would be reduced to ten percent from 11.5 percent, instead 20 percent of the residential should be affordable to low and moderate income people. That's below 80 percent of area median income and 5 percent to middle income people, 80 to 120 percent of AMI.

The three bedrooms. We need more family housing. 5 percent of the residential units should be three bedrooms. All of that should be affordable to low moderate and middle income families.

The required open space should remain at around 40 percent. The zoning language should require a large public park by specifying a specific amount of the total open space that has to be a contiguous public park and none of the Federal Government open space should count towards open space requirement. Those are from

the CRA, Cambridge Residents Alliance.

Some of my personal comments. Many people have already left tonight. You need to extend this hearing. You know from the people that left after three hours that there are still more people that want to speak. So I really strongly encourage you Councillors to make that decision tonight.

Small thing. The public needs more copies of the background materials. I got here right at 6:00 and there were none available anymore. Could you make them available tonight, please?

Another small thing. All the CDD materials use yellow to indicate residential, and blue to indicate commercial, but none of them in writing anywhere says that that's what it means. Make it a little easier for the public to understand. That doesn't take much.

Big picture. Zoning says what we want. The developer and the DOT will ask for changes in the new zoning based on what they think will give them more profit. It is not our City's job to make this work for DOT. It is our job to get a good plan of what we really want on this land. We will almost -- unless you put in law that there can be no further changes within the next three years, we will be coming back on this.

The public conversations that CCD proposes should not be held in parks. They need to be serious deep conversations where people can see trade-offs. You can't do that in parks. You need to go to the parks to do that outreach to get people to serious meetings. Please change that approach.

Kendall will remain our economic engine even if there is a 60 percent requirement for

housing.

Lastly, if there's any kind of pro forma that CDD or the Planning Board has created that you're using in saying this will or will not work financially or economically for the government, please share them with the public, even if they're just ranges, you know, like saying "Well, if it's commercial, the square foot is going to be 300 to \$500, and if it's residential, the square foot is going to be 200 to 300. Share what you have with us, please.

Thank you.

VICE MAYOR BENZAN: Thank you, Lee. The next speaker is Eli Yardin, then it's Kathy Hoffman, then it's James Williamson.

ELI YARDIN: Thank you. I'm going to try to stand. My remarks are addressed solely -- remarks, my testimony. I have to differentiate. Am I speaking to the Council or

to the Planning Board? I'm speaking to the Planning Board.

I want to address the problem that they ignored. There are two things that are ignored completely in the discussion of the planning. One is climate change and the other is poverty.

These are two issues in Cambridge which any planning board worth anything would have the capacity to address.

In this recommendation, nothing is there to deal with the problems from which Cambridge suffers. It is there to exacerbate them. There is, and I'm sure that members of the Planning Board are aware of the fact that there is such a thing as an optimal relationship between urban and rural environments. They ignore it.

I am sure that the Planning Board knows about hypertrophic growth. They ignore it.

This Community Development Department is unfortunate because in a city surrounded by other jurisdictions, they have a growth policy who says that this is a time for growth.

Demonstrate it to me. Demonstrate to me that growth is a good for Cambridge. I'm speaking here of population growth. I'm speaking about economic growth when it has no control because it is surrounded by authorities and cities who make the decisions about its infrastructure, especially its transportation infrastructure. It's a very bad position to be in.

Why shut your eyes to it? I distributed something to the public, not because I am interested in theology, I'm interested in politics. And the politics of growth in a limited area surrounded by other urban centers is a sure prescription for defeat. There was before us, and it was ignored, the example of

Charleston. Do you understand anything about what happened to the people in Charleston? Do you understand that the neighborhoods surrounding the methodist church was a black neighborhood? When you hear the words "diversity in Cambridge," what are we talking about?

The AME in Cambridge lost half of its resident population. Where is this diversity?

The fact remains that growth of the kind that is being complicated here raises prices and drives poor people out, the poor people who are living in segregated housing.

When I hear black lives matter, I don't think only of black lives, I think of the lives of the people who are held as surplus waste in a city.

Start dealing with the issues of poverty and issues of the environment, and maybe you

will be able to plan for a city, not only in the an arithmetical terms, which don't stand up to scrutiny, but also the social consequences of your recommendations.

Thank you.

VICE MAYOR BENZAN: Thank you, Eli.

The next speaker is Kathy Hoffman and then it's James Williamson.

KATHY HOFFMAN: Kathy Hoffman, Pleasant Street. It's sort've like who is left standing at the end of the evening, which says to me that -- I think of lot of very significant things have happened this evening. And as someone said before a number of City Councillors and the Mayor making really important points, and to me, I hope they can be digested to actually guide the process as it unfolds.

I had a number of specific remarks about

anything from going to the Planning Board months and months and months ago on something different where a developer -- we were trying to argue for more affordable housing, and Members of the Planning Board said to us, you know, and the issue of Volpe came up, and it was said to us specifically, Volpe is so different from when a developer actually owns the building and then you are having -- they have the leverage. Here, you have the leverage to design a zoning process that's what you want and then to have developers take it or not.

And I just feel like -- I mean, I've been holding that ever since you said it. And so, that means we don't begin with ten percent or 15 percent, we begin with what we want and we really create a proposal.

But for me, the process thing -- and two other thoughts. The courthouse is 280 feet.

We went through an awful lot and the Planning Board saying "That's a terrible building, but we're kind've stuck with it."

Well, let's not build something. Let's not put into effect something that we want to then later on tear down.

Similarly, the City Council has already voted against no Olympics, so let's not build Olympic-size buildings in Cambridge because I think we're already clear we don't want to go that route.

But for me, part of it is listening to Mark Jaquith having to rush through his remarks representing the East Cambridge Planning Team. I'm really hoping Mayor Maher who -- he and I don't always agree on things, but he was so clear, we do not have to rush. This can be refiled. Take the time we need to create the proposal that we want.

And so my suggestion is, that those and the Councillor and the Vice Mayor maybe is the person in charge of this at the moment, think about a process so that organizations like the East Cambridge Planning Team, like John Hawkinson have time to come before us and share larger ideas. Have the time to do that. And finding ways for the public to get invited to hear much broader things.

We've talked about the need for traffic and transit needing a much broader picture. It's been so clear -- I'll finish very quickly -- that put this proposal in the context of the broader sense of what's being built, but lets organize some meetings where that can happen we can pause and breathe instead of trying to do this.

And there was one more thing. Oh. It turns out that those four studies with the

views from Boston were your doing. I was going to say that's fine to see the buildings from Boston, but it would be much more helpful to see them from East Cambridge and Central Square and in the context.

So the point is we just need more of it, and we need some more visuals and some more creative way to really work this together.

Thank you.

VICE MAYOR BENZAN: Thank you, Kathy.

Next speaker is James Williamson, then it's Ron Peddin and last speaker is Bethany Stevens.

JAMES WILLIAMSON: Thank you. I've heard a lot of talk about a model. I don't know what people are talking about. I don't see any models, but maybe they mean something else.

A couple of things. First of all, if you -- it's not just about bollards, it's about if you just walk on the grass at the Volpe,

they'll come running out and ask you to leave.

So there's a question about there's just no access unless you can establish that you're a Federal employee, from what I understand from a friend who actually works there who is here tonight.

One thing that would be interesting would be to see the ECOS, the East Cambridge open space framework plan. So far it's just a framework. That envisions wetlands park right where Volpe is that we're talking about. It would be nice to see an overlay, how that fits into the various proposals that the massing studies that are done. So what does that do? They seem to be in conflict, at least to some degree, and they would be useful to understand a little better what the significance of that might be. On the housing, I would like to see 75 percent of the whole area housing and

certainly a lot more affordable.

The idea that you would do ten percent low and moderate is kind've of a joke in that if 80 -- if the area median income is sort've 50 percent, although that's median, but let's say roughly 50 percent of the population are below area median income, and then 80 percent of that number are considered low and moderate than that would be -- if all this talk about having a mixed wonderful, balanced neighborhood, you know, in this area is really for real, then you would want to have 80 percent of 50 percent affordable in the housing in this area.

So ten percent is -- to use a fancy term -- risible, but it's a bit like that movie that Marx Brothers movie where Zeppo or Harpo -- it's an auction and one of them is told to go out and just go ahead and bid it up. Just say

whatever you want. Keep bidding it up and he goes out and he says 200, 400, 500, what do I care, you know, blowing the whole thing.

So, in other words, any number is fine, if we don't know what the numbers are here.

So people talk about I have a feeling. Well, look we have all this talk about innovation here. We have MIT. We have MIT people in the room. We have innovation people. We can't seem to innovate on how to develop real numbers and I'm not talking about numbers for FAR, I'm talking about numbers for cost because that seems to be what this whole thing all is about.

GSA wants to make some money. How much is it going to be worth to a developer? But we're -- I haven't heard, except for Councillor Toomey, who, in my mind, asked the most pertinent question of the evening when he

asked, "Okay. This is how many square feet? How much is it going to cost? So if it's 400 million dollars, then we begin to have something to work on, how much do we have to give a potential developer theoretically in order to make it worth their while?"

So I would suggest a public pro forma. Never mind, you know, their pro forma, what is our pro forma here given what we can know about the price of the building that the GSA want? And I'll just close by saying it's a little bit like an inflatable, you know, the more it costs, you keep pumping it up and pumping it up and gets to 200 feet and 500 feet and 1,000 feet and you keep pumping it up.

But what stays small? The open space and the affordability of the housing. Those remain the same and everything else just gets -- like one of those inflatables, you just keep pumping

it up based on an unknown price and unknown categories and factors that nobody here seems to be very good at asking about and determining.

How can we have this discussion with so many unknowns in terms of the money?

Thank you.

VICE MAYOR BENZAN: Thank you, James. Next speak is Ron Pedin and then it's Bethany Stevens.

UNIDENTIFIED AUDIENCE MEMBER: One left.

VICE MAYOR BENZAN: Bethany Stevens.

BETHANY STEVENS: Hi. Good evening. My name is Bethany Stevens. I live at 100 Spring Street. I was actually watching the hearing at home, and so, I wanted to come down here and speak at the public comment to just to remind you that while you might not see everybody here in the gallery, we are watching, we're paying

attention.

This is very important especially to the East Cambridge neighborhood, but to all of Cambridge.

So I wanted to come down here and I wanted to say to all of the Councillors that I'm very encouraged by your questions and your thoughtful comments. And also, I am so impressed by the public engagement and the public comments here, and I really hope that all the Councillors are going to take them to heart and to really continue a process that engages the community and the discussion and taps all of this really amazing ability to put this information into perspective like the 3D model and being able to see from various visuals both on paper and also pictures to see what we're talking about.

I also wanted -- I was glad to hear the

recognition of the enormous building boom, development boom that's going on in Kendall Square, and I'm also glad to hear the recognition of the value of this property and the leverage that the city has in this process, and I hope we continue to play from a strong hand and maintain a position of power.

And then I just wanted to reiterate the comments you've already heard in terms of the housing, that there needs to be a focus on middle income housing and families, especially providing for families, and not taking away from low income when you do that.

And also, our biggest concern in terms of when we're talking about height in these things, I think what people are talking mostly about is density. Of course, shadows and wind and that kind've thing. But we really need to look at the infrastructure and making sure that

are infrastructure can handle all the development that's going on in considering this in the context of everything else.

So I appreciate it and I look forward to hearing more.

VICE MAYOR BENZAN: Thank you, Bethany. Motion by Councillor Simmons to close public comment.

All those in favor say "aye"? All those opposed no. The ayes have it.

Pleasure of the Council?

COUNCILLOR SIMMONS: Mr. Chair, if you could just go over where we go from here would be important for people to know. If you could share that with the committee and the public, and if there's no further discussion, then after that, I move for adjournment. If there's no closing remarks also from the Planning Board and CDD.

VICE MAYOR BENZAN: Any closing remarks from Community Development or the Planning Board.

JEFF ROBERTS: I'll just say on behalf of the Planning Board, we reiterate what the Chair said that the continuation of the deliberation by the Planning Board is scheduled to occur on July 14th, that's the next regular Planning Board meeting at 7:00 p.m. up the street, 344 Broadway.

VICE MAYOR BENZAN: Councillor McGovern.

COUNCILLOR MCGOVERN: And, Mr. Chair, I would just ask that yourself and Councillor Carlone co-chair work on getting another meeting scheduled this summer. The Planning Board, you know, meeting is one form, but I would like another forum, so if we can at least get, you know, another shot to continue this conversation, I think we need to do that.

VICE MAYOR BENZAN: Thank you, Councillor McGovern.

Councillor Carlone?

COUNCILLOR CARLONE: Thank you, Vice Mayor. This was a very productive meeting, and I think what was interesting is many of the points that Council brought up were supported by neighbors and residents and, in fact, encouraging us to take a very serious look at the particulars. This is a -- probably the most interesting project the city has been involved because of the complexity, and the notion of getting some economic input would be helpful before our next meeting, and perhaps, the Planning Board has that, or if not, the city can move forward with it.

I just noticed I have a note here that July 14th is the incentive zoning ordinance hearing at 5:30, which I can imagine, the

Council would all be in this chamber for that meeting, and will not be able to attend most of the Planning Board meeting. That seems unfortunate. So I support a meeting. I would imagine it would be in August near our --

VICE MAYOR BENZAN: Councillor Carlone, what I would recommend is we refer to the full City Council without a recommendation, leave the subject matter and committee and that we determine whether or not we'll have an additional hearing.

UNIDENTIFIED AUDIENCE MEMBER: No.  
Please use the microphone.

COUNCILLOR SIMMONS: Please don't speak out.

VICE MAYOR BENZAN: That we determine whether or not we would like an additional joint hearing with the Planning Board, or do we want just a hearing within the Ordinance

Committee. So that's something that we should discuss.

COUNCILLOR MAZEN: Mr. Chair?

VICE MAYOR BENZAN: Councillor Mazen.

COUNCILLOR MAZEN: I won't be voting for a full City Council. I don't think that we've had the appropriate amount of data nor the --

VICE MAYOR BENZAN: Did you hear, Councillor Mazen, I said, refer to the full City Council without a recommendation, but leave the subject matter in committee.

COUNCILLOR MAZEN: Not appropriate. I would like to have more discussion in this committee before we forward it back to the full City Council with any type of recommendation, and I would like to have data from the Volpe people and from GSA about what the cost per square foot and the types of amenities they would like to see in that 390,000 square feet

of usable space so that we can more appropriately deem and evaluate the offset that will be appropriate to grant the developer as well as the height bulk and other types of requirements in seeking to begin, not finish a community discussion that has not largely happened yet. So we're on very earlier days here and I don't think sending back to the Council makes much sense.

VICE MAYOR BENZAN: What is your motion, Councillor Mazen?

COUNCILLOR MAZEN: I motion that we adjourn the meeting and that we have another Ordinance Committee as you and Councillor Carlone see fit to schedule.

VICE MAYOR BENZAN: So the question is do we have a joint hearing with the Planning Board or do we hold just a meeting with the Ordinance Committee, so that's the --

COUNCILLOR McGOVERN: Mr. Chair?

VICE MAYOR BENZAN: Councillor McGovern.

COUNCILLOR McGOVERN: I would move that we have another joint meeting with the Planning Board, and then I would just add in terms of additional information is that request about getting a full picture of all the development, proposed development in Kendall Square, so that we can actually see how this fits in with all the other things that are going to be going on in that area, so that should be part of our next meeting as well.

COUNCILLOR SIMMONS: Mr. Chair?

VICE MAYOR BENZAN: Councillor Simmons.

COUNCILLOR SIMMONS: I thank you,  
Mr. Chair.

Someone made a remark about the Planning Board having a meeting on Volpe, but the Housing Committee was having a meeting on --

UNIDENTIFIED AUDIENCE MEMBER: We  
can't hear you.

COUNCILLOR SIMMONS: Someone had  
mentioned that there's a Planning Board  
meeting --

VICE MAYOR BENZAN: On the -- July 14th.

COUNCILLOR SIMMONS: On same day there's  
a Housing Subcommittee meeting. I just wanted  
-- I don't know if that's exactly right, but I  
did want to say that the Housing  
Subcommittee --

VICE MAYOR BENZAN: Councillor Simmons,  
let me make sure we just correct that. The  
Ordinance Committee has the hearing scheduled  
for July 14th, which is the same day as the  
Planning Board on incentive zoning.

COUNCILLOR SIMMONS: But it's at 5:30.

VICE MAYOR BENZAN: That's right.

COUNCILLOR SIMMONS: My point is it's at

5:30. So if someone wanted to be able to go to both, I believe the Planning Board meets at 7:00, and this meeting, the Ordinance Committee meeting depending on how long it runs is at 5:30. It was just a matter of just letting people know if they wanted to be able to go to the Ordinance Committee meeting and to the Planning Board meeting, there is some possibility because they are a little more or less an hour and a half apart.

VICE MAYOR BENZAN: I will work with the co-chair and perhaps we will need to reschedule that particular meeting.

COUNCILLOR SIMMONS: Well, don't do that.

H. THEODORE COHEN: Mr. Chair, could I speak? Well, I don't think, we, the Planning Board have yet closed our meeting, and so, I think the question is whether we should close it now and move on to a discussion on July 14th

or some other date or whether the Ordinance Committee wishes to have a continuation of this hearing. So we're somewhat at your -- Iram, you have some scheduling issues or...?

IRAM FAROOQ: Yes. A couple of things. Planning Board's docket is sufficiently full that there will -- there has to be a meeting on the 14th.

The -- so, in terms -- in some ways that potential conflict will continue one way or the other. We also -- I'm going to let Jeff actually speak to additional concerns about continuing in a joint format.

JEFF ROBERTS: So just with the zoning petition, there's -- I think the Councillors and Planning Board members are familiar that the practice is to have public hearings held by the City Council Ordinance Committee and Planning Board, both of which will take public

comment, hear testimony, and separately come up with reports or recommendations to send back to Council.

So the expectation for this was to hold a joint hearing in order to have comments be voiced, presentation be made for everyone to be in the same room and really hear the same material and the same comments.

But to maintain that there would be separate deliberation and report by the two bodies. I think that if we wanted to try to schedule a joint session in whatever format the Council felt it was appropriate to have a Planning Board and City Council come together again to discuss, we can explore ways to do that.

But in terms of the hearings on this particular zoning petition, the intention was to have that Planning Board and the Ordinance

Committee make their separate deliberations and reports after this -- the joint hearing of the issues and comments.

VICE MAYOR BENZAN: Thank you, Jim.

Mayor Maher.

MAYOR MAHER: Mr. Chair, I would -- I think that is very wise approach to this that I would suggest that you leave this in committee, that let the Planning Board go forward. The Planning Board's recommendation, remember, gets forward to the Council for the Council's review.

In the meantime, the Council can have a -- the Ordinance Committee can have a meeting, and if there's a need to bring the two groups back together again after that, you would have the Planning Board's recommendation and you would then be looking at that.

But I think you should let the two

parties both march along as normal.

VICE MAYOR BENZAN: Thank you, Mr. Maher.  
Councillor McGovern.

COUNCILLOR MCGOVERN: Sure. I guess my question is, you know, I would like to ensure that when we do have our meeting and we get all this additional information, if we have questions about how this is -- how that new information will play out and what direction we should go in, you know, I guess I would like to have the expertise of the Planning Board there to maybe add to that. Is that -- is there no way to really do that or...?

COUNCILLOR SIMMONS: Mr. Chair?

VICE MAYOR BENZAN: Councillor Simmons.

COUNCILLOR SIMMONS: If I can suggest between the Vice Mayor and other the Co-Chair of the Ordinance Committee and the Planning Board, I think we all respect and understand

that we need to have more discussion and have additional hearings and talk this -- vet this issue more thoroughly. I think that's clear and I think the Council certainly supports that.

So I think having the Co-Chairs hearing this and the Council hearing this, allow them to look at the schedule so it can happen.

I feel convinced that had the Co-Chairs will with -- with the Planning Board or without the Planning Board, schedule a series of meetings where this discussion could be fully vetted. It's going to be hard to kinda plan those dates on the floor, so I trust and I think the nine members of this Council are not going to do anything to circumvent process.

So I think this it's very clear that we need to have more conversation, the Council has said that, the Committee has said that.

So, I would feel very comfortable letting the Co-Chairs of the Ordinance and Planning Board set up their meeting as they would. This is basically very much what the Mayor said, allow them to look at the schedule which is extraordinarily tight, which is good and bad, but extraordinarily tight, walk away from this meeting to set those dates and times for us.

I feel confident they understand the spirit of what has been said here and will proceed in a manner that accommodates the kind and quality of discussion that needs to be had.

VICE MAYOR BENZAN: Thank you, Councillor Simmons.

There's a motion by Councillor McGovern.  
Yes, Councillor McGovern.

COUNCILLOR MCGOVERN: Oh, sorry. I amend my motion that we keep this topic in committee and that the Co-Chairs of the Ordinance

Committee work with CDD and the Planning Board to schedule another meeting.

VICE MAYOR BENZAN: On the motion, all those in favor say "aye."

COUNCILLOR KELLEY: Mr. Chair.

VICE MAYOR BENZAN: Councillor Kelley.

CRAIG KELLEY: Honestly, I don't see this passing. I look around the room and I don't see six votes. This is a massive change. This is a 900,000 square foot increase proposed for something that's around 21 hundred thousand, 22.1 million square feet now. It's huge.

We're starting the summer season for a lot of people. I just don't see this discussion gelling and it's great to have meetings, but I don't think we should have an expectation that somehow this is gonna get -- I'm just being honest with people. Maybe we do get the six. But I expect we do not get the

six this time around, and I don't want folks to contort their lives in the hope that somehow that's going to happen, because I, frankly, don't see it, Mr. Chair.

VICE MAYOR BENZAN: Thank you, Councillor Kelley.

Just, Madam Clerk, could you give us the expiration of this petition.

September 27th and we meet --

COUNCILLOR SIMMONS: So, Mr. Chair --

VICE MAYOR BENZAN: First meeting in September is on the 21st.

Councillor Simmons.

COUNCILLOR SIMMONS: I just want to reiterate what the Mayor had said, that if we find by the September meeting that we don't have sufficient time to go forward, it can be refiled, and so, that kind've relieves the pressure and gives us the knowledge. I would

not say not have meetings. I mean, clearly, we need to discuss it. If we get to the deadline, we refile it, so -- and then we continue on with the discussions.

So I would -- I want to put it back to you, Mr. Chair, between yourselves, the Co-Chairs of Ordinance and the Planning Board with the full knowledge that this can be refiled, that you make the dates for these meetings as best you can, and we'll certainly would discuss it at the summer meeting, and at which time if we don't feel we have sufficient time to fully vetted this, then we refile it if that's the pleasure of the Council.

VICE MAYOR BENZAN: Thank you, Councillor Simmons.

So on the motion --

COUNCILLOR CARLONE: Mr. Chair.

VICE MAYOR BENZAN: Councillor Carlone.

COUNCILLOR CARLONE: Thank you.

It seems to me that we all have some questions. A preliminary list has been put together. I think I know zoning fairly well, but there are some paragraphs I found very confusing.

I think it would make sense to make a list of all of those issues so that it might only be ten, that Community Development could prepare a memo that might clarify some of those issues.

I also suggest that we do meet in August because the more we meet, the more we can hopefully address some of these issues, or there's no way we're going to get done this year.

This is the most complex zoning in the book, and there are a lot of things going on, and I think what much of it can be clarified,

and I would guess half of those issues can be resolved within a few days.

So the effort to move it forward and having a deadline of -- of a meeting around the time the Council meets again -- in mid-August I think it is? The 10th. That would benefit the process the most, and to allow other people who couldn't stay tonight perhaps to speak first public.

VICE MAYOR BENZAN: Thank you, Councillor Carlone.

Are you a friendly amendment to Councillor McGovern?

COUNCILLOR CARLONE: If he accepts it. All I'm suggesting is putting down information that we need clarification on in what we have been given so it will help to community develop it and suggesting that we meet again when everybody is back for sure around in mid-August

when we're meeting in Council anyway.

VICE MAYOR BENZAN: Assistant City Manager, Iram Farooq, is that possible for you to produce a memo that includes a lot of the comments that were made by Councillors today prior to a, I would say, mid-August order this committee hearing?

IRAM FAROOQ: Yes, we can -- we can certainly do that. I think the only challenging part will be the financial piece which we will try and see if we can work with Volpe to get that piece resolved.

But certainly all of the other pieces we can respond to. And if there are any additional questions from Councillors after, you know, as you digest this information, we welcome those and would be happy to add those to a memo as well.

COUNCILLOR MCGOVERN: Mr. Chair?

VICE MAYOR BENZAN: Councillor McGovern.

COUNCILLOR McGOVERN: To CDD, I think you heard pretty clearly, at least I just want to use the one example, the affordable housing piece. You know, I would like to not just hear about why that can't work. I want to hear about how we can make it work.

Sometimes what we get back is, well, it's a good idea, but we can't really do it.

I want to know how -- if that means God forbid we have to entertain a thousand-foot tower, then, I, at least want to have that on a piece of paper so that I know what I'm looking at and I know what I'm talking about. And I can actually weigh what I am willing to sacrifice to get 25 percent of affordable housing.

So, just, you know, be bold in this and not just say, "Well, that can't really work

because of this." I want to know how do we make it happen? How do we make 20, 25 percent affordable housing happen and what does that look like? And then we can judge it, but right now we can't.

Thank you.

VICE MAYOR BENZAN: Councillor McGovern, on your motion, first part of your motion is to keep this matter in committee; the second part is to have myself and Co-Chair determine a date in the near future for us to reconvene; and the third part is for CDD to prepare a memo that includes many of the comments and questions that were asked tonight.

On the motion, all those in favor say "aye." All opposed no. The ayes have it.  
Motion by Councillor Cohen.

H. THEODORE COHEN: Thank you. So the Planning Board Members, do we feel that we have

enough information right now so that we could close our portion of the hearing and proceed to have a discussion and make a recommendation to the City Council's meeting in July?

STEVEN COHEN: Mr. Chair, to the best of my knowledge, to be perfectly frank, I don't think we have the faculty to provide the financial analysis that some of the Councillors have requested.

We have been making certain assumptions based on what we have been told, and frankly, I do not know to what extent those assumptions are accurate or reasonable, but at this stage with the resources that we have now, that is the best we can do, make reasonable guesses and make reasons assumptions.

I think in the ideal world we should have access to better economic analysis as we review this matter.

The fact is our recommendation was not perfect. I happen to have preferred and advocated for a greater affordable housing myself, but it not being perfect, the perfect cannot get in the way of the good.

My understanding based on what we have been told is that the time frame is not constrained by the duration of the current zoning proposal, but rather by the schedule of the GSA, and that the urgency here and the time pressure that we are experiencing is, in fact, to get the zoning in place so that the GSA can proceed with their bidding process.

It's essential if their bidding process is going to be meaningful at all, that the rules of the game be in place, and that it not be a moving target and that potential bidder not be subject perhaps to zoning changes which might be adopted by the City Council at some

future date.

If this process is going to be meaningful and efficient and even fair, the ultimate developers, when they make their proposal to the GSA, need to know what the rules of the game are. Again --

H. THEODORE COHEN: Are you suggesting that we keep the hearing open to some future date after we have received further information about the financial aspects of the proposed development, and at that point, you know, take additional testimony and then close the hearing and move on with our resolution?

STEVEN COHEN: Well, I think in the ideal world, we would have access to better financial analysis. To the best of my knowledge, we do not have access to that kind of financial analysis right now.

I think we can make reasonable

assumptions, but we all need to understand and acknowledge and the City Council needs to understand and acknowledge that that's what we're doing. And I think we can make reasonable assumptions. But we will not have the financial analysis as we would ideally like to have.

And the financial analysis, I'm not sure if all the City Councillors are fully appreciated, but it is a very deep complex matter to really understand of the ins and outs of the finances here. It starts almost most simply with what is it that a private developer will have to build and at what cost to fulfill the requirements of the Volpe Transportation Center.

Is it 200 hundred million? Is it 300 hundred million? Is it 4 hundred million dollars? That is, in essence, the acquisition

price for the developer. And then, we have to provide zoning that will give the developer enough opportunity to earn that acquisition price plus a reasonable profit.

These are all moving targets. If we're going -- and that's just the beginning. Then we would -- I mean, if we're going to try to calculate what exactly we can do in the way of affordable housing, we would have to know the details of the ultimate developers development pro forma. Ideally, we would have all this.

Frankly, I don't think that we can get it in a time frame that will work with the GSA.

So, again, I think the burden is on us to get the best information we can get. It will not be adequate. It will not be what we wish we would have. And we're just going to have to make the best most reasonable assumptions that we can. I explained those assumptions to the

City Council. I explained the gaps in the data that we simply can't fill and go forward.

Ultimately, we simply have to decide and the City Council needs to decide, do we want to do the best that we can with this opportunity now, or do we want to risk losing the opportunity?

Okay. Hugh.

HUGH RUSSELL: I think as Steve has laid out kind've some of the important issues that we would have to deliberate and that we should be deliberating on the 14th.

There are others. We have heard from about 35 people, about nine in this direction and about the rest in the other direction. So I would think we should not foreclose the possibility of taking more testimony.

We might be able to have a recommendation after our deliberations, but we might not, and

there might be more information that would come forward that we wish to receive comment on.

I just have a comment that these joint meetings aren't very helpful for the Planning Board to deliberate subjects. Yet, I think they're valuable because we understand the concerns of the Council much better by meeting face-to-face. And our job is to advise you, particularly on the zoning matters.

And so, I'm perfectly willing to come back and talk to you, but I think we need to do our job and our process before we do that.

H. THEODORE COHEN: I agree. I think this was extremely helpful and extremely valuable, and that I think it served the purpose of we having proposed a zoning amendment to you, and then having an opportunity to hear all of your comments about it and the public's comments about it.

You know, I agree, I think it would make sense for us to continue, not to close the hearing now, but to continue it till July 14th, the possibility we would hear additional testimony, and perhaps close it right then and there, and then deliberate, or if we got sufficient information, additional information that we felt entered into the deliberation, we could make the deliberation that night, we could still continue it to another evening, or if we have everything we need and we feel that we can make a recommendation knowing that it's going back to the City Council to have further discussion about it, that I think that makes sense to me.

Iram.

IRAM FAROOQ: Thank you, Mr. Chair. So just to the question of financial analysis. The two things that we can attempt to do ahead

of the next meeting of either of the bodies is we can talk to Volpe and see if there's any additional information that they're able to share, and then the second piece is that we can try -- this may be hard to dig out, but we can try to find somebody in the development community who understands development and financing, but is not planning to be part of a team that is bidding on the Volpe site. And so -- and try to -- invite them to join us at the next hearing to shed some light on the issues that are in question.

It may not be as perfect to be able to tell us, you know, what's the sliding scale and if this goes up, how much does the other item have to go down or the other way around, but, hopefully, a little more -- a little more direction.

H. THEODORE COHEN: Catherine, do you

have any comments?

CATHERINE PRESTON-CONNOLLY: I agree that the hearing should be left open so if it's appropriate to take additional testimony, we can do so.

STEVEN COHEN: I would just say following up on Iram's comment, the more economic information that we can generate prior to that meeting and review prior to that meeting, and then discuss at that public hearing the better, the more meaningful, the more helpful that meeting will be.

H. THEODORE COHEN: Lou.

LOUIS BACCI, JR.: Yeah, two things. A lot of missing pieces in this including agreed the economic parts to this. But at some point there was some urgency to this project. I don't know what happened. Some of our numbers were negotiated that way that we would like to

do more, but the urgency that was told needed to be worked on. So we pushed these along.

There's not a lot of information on this yet. This package is not complete. But I guess I agree with my colleagues we need our meeting to be continued and then see if we can make a recommendation.

H. THEODORE COHEN: Could I have a motion to that effect?

HUGH RUSSELL: So moved.

STEVEN COHEN: Seconded.

H. THEODORE COHEN: Motion to continue the hearing to July 14th at which point we -- the hearing is still open for possible public testimony, and it may be closed at that point for deliberation or it may be continued at another time.

Is there a second?

STEVEN COHEN: Second.

H. THEODORE COHEN: All those in favor?

Thank you.

VICE MAYOR BENZAN: Thank you, Mr. Chair.

On a motion by Councillor Simmons to adjourn,  
all in favor say "aye." All opposed no. And  
the ayes have it.

Thank you everyone for a great meeting.

## ERRATA SHEET

INSTRUCTIONS: After reading the transcript, note any change or correction and the reason therefor on this sheet. Sign and date this errata sheet.

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I have read the foregoing transcript, and except for any corrections or changes noted above, I hereby subscribe to the transcript as an accurate record of the statement(s) made by me.

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## CERTIFICATION

Commonwealth of Massachusetts

Norfolk, ss.

I, Jill Kourafas, a Notary Public in and for the Commonwealth of Massachusetts, do hereby certify:

That the hearing herein before set forth is a true and accurate record of the proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of July, 2015.

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Jill Kourafas  
Certified Shorthand Reporter  
License No. 14903  
Notary Public

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<u>§</u>	<b><u>12th</u></b> [3] - 98:16, 119:3, 268:11
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<b><u>\$100,000</u></b> [1] - 203:16	<b><u>13.10</u></b> [1] - 2:7
<b><u>\$12</u></b> [2] - 42:17, 177:6	<b><u>13.11</u></b> [1] - 193:5
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