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PLANNING BOARD  
FOR THE CITY OF CAMBRIDGE

Tuesday, November 10, 2009

7:30 p.m.

in

Second Floor Meeting Room, 344 Broadway  
City Hall Annex -- McCusker Building  
Cambridge, Massachusetts

- William Tibbs, Chair
- Pamela Winters, Vice Chair
- Thomas Anninger, Member
- Hugh Russell, Member
- H. Theodore Cohen, Member
- Patricia Singer, Member
- Steven Winter, Member
- Ahmed Nur, Member

Community Development Staff:  
Susan Glazer  
Liza Paden  
Les Barber  
Roger Booth

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## I N D E X

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GENERAL BUSINESS

Page

Update by Susan Glazer

3

GENERAL BUSINESS

1. PB#198, Discovery Park

7

Board of Zoning Appeal Cases

a. BZA telecommunications special permit  
in Radcliffe Yard, amended application 89b. BZA sign variance for TD Bank,  
676 Mass. Avenue.

90

5. Other

## P R O C E E D I N G S

1  
2 WILLIAM TIBBS: Welcome to the  
3 November 10th meeting of the Cambridge  
4 Planning Board. We have one item on the  
5 agenda tonight of general business, and that  
6 is the design review for building 200 and 300  
7 at Discovery Park, our case No. 198.

8 And for those in the audience, we did  
9 make a determination that the arrangement of  
10 the buildings in the master plan was a minor  
11 amendment to the previously approved master  
12 plan. So tonight we will be -- we will be  
13 just doing a review of Building 200 and  
14 Building 300 and its related master plan  
15 issues. Before we do that, however, I'd like  
16 to -- do we have an update, Susan.

17 SUSAN GLAZER: Good evening. This  
18 is an unusual meeting. We're meeting on the  
19 second Tuesday of the month because last week  
20 was Election Day. At any rate, we will be  
21 meeting next week again, and at that time

1           there will be a public hearing on the Fanning  
2           petition which is a rezoning petition for an  
3           area primarily in East Cambridge. And there  
4           also will be a public hearing for a major  
5           amendment to the Archstone-Smith residential  
6           development in East Cambridge. They're  
7           seeking a parking reduction. There will also  
8           be an item of general business, the Saint  
9           James Church and car wash sites which the  
10          Board had a hearing on several weeks ago,  
11          will be coming back to show you the progress  
12          they've made with that development.

13                 Then the meetings in December are  
14          December 1st and 15th. At the first meeting  
15          on December 1st Alexandria Real Estate will  
16          be coming to the Board with a pre-application  
17          presentation to get you up to speed on what  
18          they've been doing since the rezoning. And  
19          there will also be a design review of 173  
20          Pearl Street, that's the Blessed Sacrament  
21          Church site where there had been some design

1 changes that we thought the Board should see.

2 And on December 15th there will be two  
3 more public hearings. Who said there was a  
4 slow down in the economy? 22 Water Street  
5 will be back with a sort of a reprisal of  
6 their Special Permit. And there's also the  
7 Rounder Records site will be coming back to  
8 the Board, that's 2419 Mass. Ave. As you  
9 recall, they went to the Board of Zoning  
10 Appeals with an issue of subdivision. The  
11 Board -- the Zoning Board approved it, so the  
12 developers are now coming back for that  
13 additional FAR that the Board talked about --  
14 the Planning Board talked about.

15 And just so you'll have the January  
16 schedule, the Board will be meeting January  
17 5th and January 26th. The 26th is a change  
18 because the 19th, which would be our normal  
19 meeting night, is a Special Election.

20 And then just if you're really looking  
21 ahead, February 2nd will be our annual town

1 down meeting. That gives you a preview of  
2 what's coming up.

3 WILLIAM TIBBS: Thank you, Susan.  
4 Tom.

5 THOMAS ANNINGER: Could I ask you  
6 and your staff to just keep us abreast of the  
7 Council Congress on climate change or climate  
8 emergency is what I think they're calling it,  
9 so that we know as much in advance as  
10 possible when they're planning to do that in  
11 December and January? Because I think it's  
12 going to be relevant to our work. As a  
13 matter of fact, I know it is. That would be  
14 helpful. I know you can find it out in other  
15 ways.

16 SUSAN GLAZER: I think they're still  
17 working on the schedule and the agenda and  
18 we'll let you know as soon as we have the  
19 information.

20 THOMAS ANNINGER: Thank you.

21 WILLIAM TIBBS: Thank you.

1           As I said, we have one item of general  
2           business tonight, and that is the design  
3           review for Building 200 and 300 at Discovery  
4           Park, our case No. 198.

5           As I said, for those folks who might  
6           not have been in the room when I started, we  
7           have already approved the master plan and we  
8           have determined that Building 200 and 300  
9           represents a minor amendment to that master  
10          plan. So today's agenda is just to review  
11          the building and its master plan related  
12          issues. Typically, even though we will be  
13          asking the proponent to describe the  
14          building, this isn't a public hearing. So we  
15          don't typically take public comment even  
16          though we do do that sometimes, depending on  
17          what the issue is. But I just want to alert  
18          the audience to that. And with that in mind  
19          we can start.

20                    RICHARD MCKINNON: Thank you,  
21           Mr. Chairman. As you mentioned before, we

1 concluded our business on the request for the  
2 minor amendment, I believe minor amendment on  
3 the 2nd. And that gets us right to the issue  
4 of the amendments to the master plan and to  
5 the design review as you just mentioned. And  
6 we're going to ask Larry Grossman who has  
7 been the principal architect on the project  
8 from Ad, Inc. to go right into the  
9 description of the building in more detail as  
10 it's developed over the last several months,  
11 especially in consultation with the Planning  
12 Board and the comments we've received from  
13 you at the pre-ap conference, as well as the  
14 October 20th meeting, and then a lot of the  
15 work that the staff has put into it.

16 So, Larry.

17 LARRY GROSSMAN: Mr. Chairman,  
18 Planning Board members, we're back again. As  
19 you recall, we were here about three weeks  
20 ago and it was midnight and we decided not to  
21 proceed with the design review, which was

1 great for us because we were able to continue  
2 to do additional work that we're able to  
3 share with you tonight. Because we've been  
4 through the minor amendment, we're not going  
5 to spend time on the site plan in its  
6 totality, but I wanted to run through briefly  
7 where we came from. The two boards that are  
8 up on the easels represent the -- on the  
9 right, the approved minor amendment master  
10 plan. And on the left, the direct  
11 environment of Building 200 and 300, now  
12 called 60 Acorn Park. That's the address  
13 we've been given.

14 The site as we see it today  
15 photographed just last month with Building  
16 100 to the top left. The existing building  
17 15, which we received the permission to  
18 demolish that building from the Cambridge  
19 Historical last week.

20 Existing conditions of the walk leading  
21 from the T to the site. And just very

1 briefly the A.D. Little plan as it was left  
2 in 2004. The 2004 master plan, and then the  
3 2009 amended master plan. So what I'd like  
4 to do is focus and essentially zoom in on the  
5 areas around Building 200/300.

6 We had the great opportunity with this  
7 project in -- starting where -- acknowledging  
8 the design guidelines that had been  
9 established for the park and having a tenant  
10 at the same time. So it wasn't a speculative  
11 building. We could actually work in concert  
12 with Forester who had distinct and desired  
13 quantities for the building. On the design  
14 side we reestablished the building that met a  
15 nice urban edge that acknowledged the urban  
16 wild. It didn't cast shadows on the reserve.  
17 A building that wasn't overly massive. A  
18 building that had a tripartite organizational  
19 base at the top, and that joined with  
20 Forester's desires of having a very flexible,  
21 very interactive, very social campus where

1           their employees could work both inside and  
2           outside, both adjacent to the building, and  
3           in fact, across the park if you will. And  
4           they had a very strong desire to have a lot  
5           of natural light where we've registered with  
6           USG Building counsel for a minimum lead  
7           silver building where we're at gold today.  
8           We're working jointly with Forester with a  
9           base building and a fit up to achieve that  
10          lead gold level. What Forester was looking  
11          for was a space within the building that  
12          would allow them to really take advantage of  
13          the view to the green. They love the site,  
14          its adjacency to public transportation, and  
15          all the other aspects. But they wanted to  
16          walk in and see straight through the  
17          building. It's rare that you have that  
18          opportunity to have a transparency, not just  
19          in the lobby which is what we have in this  
20          case, but in fact -- and I'll go into more  
21          detail -- almost the entirety of the ground

1 floor is communal space that is almost  
2 entirely glass, with a floor height of 16  
3 foot, eight and ceilings of upwards to 12  
4 feet. So it's a very public ground floor,  
5 very transparent ground floor space. In the  
6 booklets that you -- some of you may have,  
7 the little yellow designations here relate to  
8 all the different perspective sketches that  
9 we've shown around the site. So if you get  
10 disoriented as to where you are, those key  
11 into the page numbers that are in your  
12 booklet.

13 So if we zoom in on the area directly  
14 around Building 200/300, there's a number of  
15 things that really develop through really  
16 meeting with the smaller Planning Board staff  
17 that I think -- and back traffic with Sue  
18 Clippinger, developed some really nice ideas  
19 that weren't present when we talked about  
20 earlier. So if I start on what we're calling  
21 now Forester Way, it's this lateral street

1 that brings us to Acorn Park. To the  
2 loop hole which we're calling Discovery Way.  
3 We've set the proportion to these buildings  
4 to a one-to-one ratio. It was a little  
5 tighter when we met last time. We advanced  
6 that to 89 feet to its tightest fit. It's  
7 a bit wider at 93 feet here. And essentially  
8 established this very strong access into the  
9 site, and because we made the shift from  
10 where it was previously, we now have an axial  
11 relationship to Garage A. And in fact, the  
12 glass enclosed stairway, it sits right in  
13 this location. And the doorway that leads  
14 out is now essentially on the access on one  
15 of the drawings that I'll show you in a bit,  
16 will reinforce that.

17 The entry to Building 100 was initially  
18 designed, as you know, for a larger building  
19 that would be in addition to 100. That's not  
20 gonna happen. So, this entry piece was  
21 really a bit out of scale to what was

1           anti ci pated.   So we' ve looked at redesi gni ng  
2           that, modi fyi ng i t, not i n terms of access of  
3           stai rway, that' s sti ll here, but the scale of  
4           i t, we' re goi ng to bri ng i t i n and ma ki ng i t  
5           more proporti onate to the entry of thi s  
6           bui ldi ng, recogni zi ng that a great deal of  
7           the occupants of the bui ldi ng wi ll be comi ng  
8           from the garage and wal ki ng, wal ki ng through.  
9           So what we' ve done i s thi s area ri ght i n  
10          here, between the two bosks of trees, we' ve  
11          establi shed thi s i s a raised road.   We have  
12          ramps up, ramps up, ramps up and thi s i s al l  
13          flush.   So i t real ly i s taki ng a pedestri an  
14          focussed approach, so peopl e leavi ng and  
15          comi ng to the garage that are comi ng both to  
16          Bui ldi ng 100 and to Bui ldi ng 200 are movi ng  
17          across at a pl atform, i f you wi ll.   That' s  
18          then edged wi th bol lards around the si des  
19          here.   We then al so, through the suggesti on  
20          of staff, establi shed thi s zone whi ch we al so  
21          have as a drop off wi th pavers.   And we' ve

1 established -- carried those pavers through  
2 and tried to grab this new space that really  
3 was not defined as well, because we were  
4 unsure how we were going to proceed. But now  
5 that we know how we're going to proceed, this  
6 can be a definition both in the axial entry  
7 but then also as a space to gather on both  
8 sides of the street.

9 This is the what we call the GMT, the  
10 Giant Magellan Telescope. And that's not  
11 built today, but Forester -- I'm sorry.  
12 Smithsonian has lease rights to construct  
13 that. So we wanted to include that in the  
14 plan knowing that that could happen in the  
15 future. So part of what we're doing in  
16 establishing this bosk here is a screen, but  
17 also to contain the space. So there's, the  
18 bosk in this location, likewise a bosk in  
19 here, the raised table in this location that  
20 brings you across Discovery Way.

21 As we come around -- and also you've

1           seen the details of what we've established  
2           both because of the flood plane requirement.

3           As you know, we're in the --

4                         FEMALE AUDIENCE MEMBER:   Oh, 100  
5           year flood plane and all the buildings are up  
6           at an elevation of approximately 10.8.   The  
7           ground level ranges between six and seven  
8           where you are in the building.   So you're up  
9           three and four feet above the existing flood  
10          plane.   So we don't have an excessive amount  
11          of foundation wall or the use of the stone  
12          seawall and the berm plantings.   So that's  
13          continuing along Acorn Park and also on  
14          Forester Way.   And then it wraps in into the  
15          entry or the Discovery Way entry at this  
16          location here.

17                        The drop off that we had shown you  
18          previously came off of Forester Way.   We've  
19          shortened it, through conversations with Sue  
20          Clippinger, to a better way to essentially  
21          align the entrance to Garage A.   And the top

1 off, we tightened that up a little bit. And  
2 also desire lines where people would walk  
3 passing through this plaza. And then there's  
4 also a sidewalk, not a handicap ramp as we  
5 did it at a slope that allows it to not have  
6 railings, but that's a handicap accessible  
7 route also to the entry. The sidewalk  
8 continues all the way through on this side  
9 and, likewise on here. But what really  
10 developed nicely is this, what we call the  
11 north garden in this location here. And  
12 there's a couple of different activities that  
13 are planned. We have lawn panels in these  
14 two locations. And a little bit difficult to  
15 see here, but a Pergola that angles along  
16 this back panel.

17 As you know, this is the back of the  
18 bowling alley. The bowling alley won't be  
19 there forever, so we're taking into  
20 consideration other connections that would be  
21 made. And we'll show you some sketches soon

1 coming through at this location, coming  
2 across from the pedestrian bridge that wraps  
3 over Route 2. But also we've established a  
4 strong axial connection to this entry  
5 crossing the road and continuing. So when,  
6 and if there's a change to the bowling alley  
7 and that site becomes available, we wanted to  
8 look at the potential to include that within  
9 this master plan. So there are in fact a  
10 number of connections here. Here, I'll show  
11 you. And then in fact, a much more lateral  
12 axial one. In fact, when I talked earlier  
13 about the transparency through the building,  
14 that occurs right through here.

15 As we continue around the building,  
16 back here is a cafeteria. There's a raised  
17 outdoor dining terrace here across from the  
18 north garden. Another lawn panel in this  
19 direction. The other previous design  
20 contemplated servicing being outboard to the  
21 building and putting some of the equipment --

1 we have two emergency generators, one for  
2 base building and one for Forester. It's a  
3 high rise building. These are requirements.  
4 We decided that it really was not prudent and  
5 we've now tucked the service dock within the  
6 corner of the building underneath, and the  
7 generators are now up on the roof. So what  
8 that enabled us to do is open up a new  
9 pedestrian connection on the east side here  
10 from front to back that we didn't have  
11 before. So this is not a roadway, but a  
12 pedestrian connection between what could be  
13 Building 400, a future building. And along  
14 that way, we've now tucked in an area for  
15 storage of bicycles which was -- which we do  
16 have inside of garage A. But in nice weather  
17 there's the ability to park bicycles here.  
18 And it's a landscaped edge that's more or  
19 less on a north, south axis so that it does  
20 -- it's not a dark passage way. The  
21 connection between or the space between the

1 buildings is obviously tighter than what you  
2 see here. It's a pedestrian connection.  
3 It's more on a range of 45 to 50 feet. But  
4 it's a new connection again connecting to the  
5 future 500, 600, future garage B, back to the  
6 urban wild. We come around to Acorn Park  
7 because the building is elevated, we created  
8 a south terrace that's directly on elevation  
9 to the spaces inside, and again, similar  
10 treatments to landscape edges along that  
11 edge.

12 Yes, we won't get into the detail of  
13 this, but this is a landscape plan regarding  
14 the different species. Look at that with  
15 further mention if you like.

16 And then a pallet of landscape  
17 materials that are envisioned for the  
18 project. Pergola, as you can see what I  
19 talked about in the north garden. We like to  
20 see both seating with backs. We have seating  
21 on the bench wall, but we'd also like more

1 comfortable seating that's on the site. And  
2 in fact, the way Forester envisions using the  
3 site we'd like to see flexible seating that's  
4 placed. This is the pedestrian pole and  
5 again this is the stone wall we have at  
6 Building 100.

7 We now zoom into the ground floor plan.  
8 We've shown how the spaces are going to be  
9 used, and we set it in to the context of the  
10 overall plan and its use. So what you can  
11 see is a whole range of spaces in scale,  
12 large meeting spaces, small meeting spaces,  
13 training rooms in this location. Very public  
14 floor. Glass starts, it comes all the way  
15 around. The only core area is the darker  
16 grey here, the entry on Discovery Way. Entry  
17 on Acorn Park. Stair leading up. Stair  
18 leading up. Ramp, ramp to both. One of the  
19 cafeterias located on the Discovery Way side  
20 overlooking the north garden. Outdoor dining  
21 serverly back in here. The mechanical one,

1 the big changes that we made is we had the  
2 fitness center in this location. We brought  
3 the fitness center to the Acorn Park side.  
4 That's this location here. And we also have  
5 a distinct entry at this location. So  
6 there's entries, entries, entries, and  
7 obviously egress points on this side of the  
8 building. Bicycle storage. You can come in  
9 and take a shower and go to work. It works  
10 quite well. And, again, another animated  
11 edge for the Acorn Park side of the building.

12 This is another private cafeteria here,  
13 and additional meeting spaces in this  
14 location.

15 So, again, just a reference point back  
16 to the master plan, and this is a series of  
17 six or eight perspectives as we walk around  
18 the building. The detail is not shown. I  
19 have additional drawings that will show the  
20 detail of the materials we're using. But  
21 just for massing and views that we're

1 showing, these are helpful views from across  
2 Acorn Park. Looking back at the building,  
3 you can see some of the features. The idea  
4 of two articulated masses is really how this  
5 developed with this learning that's very  
6 transparent, and that's really been brought  
7 through on the Acorn Parkway and Discovery  
8 Way. And we brought it over to 602, the  
9 feedback. And also the distinctive top and  
10 also a nice way for the building to meet the  
11 sky.

12 On the street in front of the building  
13 on Acorn Park, the terrace, the location,  
14 it's raised four feet and we're trying to  
15 mask that to some degree. Extend the stone  
16 wall. The sea wall that started on Building  
17 100.

18 This is the view I talked about earlier  
19 with the axial for Forester Way. This is the  
20 stair tower for garage A. Modified entry to  
21 Building 100.

1           You can begin to see the transition  
2           that we're making with materials from  
3           predominantly a precast face on Acorn Park to  
4           a transition to a metal panel. And as those  
5           occur on the east and west elevations, we'll  
6           get into that a little bit further.

7           Now we're on Discovery Way looking back  
8           towards Buildings 500 and 600. And there was  
9           a comment made before about what appeared to  
10          be an appendage in this location here. And  
11          let me just fast forward and we can scroll  
12          between the two. Another option that we  
13          anticipate happening within three years is  
14          Forester has the rights for a 30,000 square  
15          foot addition. What we put in, we're showing  
16          you a full build and initial build, but the  
17          base for that addition is essentially the  
18          cafeteria that we showed you earlier. So all  
19          the footings are in. All the structure would  
20          be in. And even the facade would be able to  
21          be taken off in this location and reused. So

1 the building can expand out. So there's  
2 minimal disruption to Forester were this  
3 addition to occur. Again, we brought the  
4 building out so it holds this edge along  
5 Discovery Way. You can see the drop off, the  
6 pedestrian raised curb, some of the bollards  
7 that would hold that edge.

8 Some of the connections from the Route  
9 2 side. This is right along garage A to your  
10 right here, Building 100, Building 200, 300.  
11 One possible location of dislocation. Here  
12 we're on the other side adjacent to what  
13 would be garage B. This is the north garden.  
14 The Pergola looking back. You're seeing a  
15 glimpse of garage A in this location here and  
16 this is Building 100 in the background.

17 Here's elevation on Acorn Park, the  
18 south elevation. We've referenced in  
19 Building 100 and potentially Building 400 to  
20 see the scale of those faces. And what you  
21 can see is we developed, I think, on a

1           qui eter bui l di ng, a precast frame. And in  
2           further detail we' ll show you how we began to  
3           articulate that precast. A stronger base on  
4           wi ndows set back not far here, but floor to  
5           height goes here is the transparent connector  
6           that goes all the way across. Thi s locati on  
7           here is a two-story lobby. Thi s axial  
8           relati onshi p runs from side to side. On the  
9           detail you can see a l i t t l e bit more detail .  
10          The precast panel s, what we' re l o o k i n g at i s  
11          we' re scoring these panel s. And wi th a  
12          di fferent treatment of sandblasting and  
13          washi ng and exposi ng aggregate you can get  
14          essenti al l y a read of three di fferent  
15          textures, three di fferent tones, and we' re  
16          doi ng that to derive some depth and somethi ng  
17          that' s more pl ayful than the ri gi dness  
18          establ i shed i n the framework of the bui l di ng.  
19          You can also see wi thi n the wi ndows that  
20          we' re worki ng wi th usi ng mul l i ons, both  
21          appl i ed mul l i ons, and what we use, si l i cone

1           gl assed mul lions where you have a di fferent  
2           rhythm, and those vary from fl oor to fl oor,  
3           frame to frame. Thi s i s all curtain wall.  
4           And you' re seei ng shadowi ng, because we have  
5           an appl ied mul lion whi ch you can see i n a  
6           secti on here as a screen, a sunscreen to that  
7           glass l i nk here, and all the way across. And  
8           then the mechani cal screen shown i n thi s  
9           l ocati on here, you can see how the bui l di ng  
10          i s set back at thi s l ocati on on the fi rst  
11          fl oor. There' s addi ti onal sunscreen, and  
12          those are the l arge meeti ng spaces and the  
13          terrace that extends out. Thi s i s actual ly  
14          cut through the stai r.

15                 The Di scovery Way si de of the bui l di ng  
16          i s now transi ti oned. It' s a bi t taughter, a  
17          bi t shorter. Here i t' s predomi nant ly metal ,  
18          the base of the bui l di ng. We brought the  
19          precast around. Thi s i s the pi ece that i s  
20          hol di ng what wi ll be the future expansi on.  
21          And the cafeteri a i n thi s l ocati on, entry

1           again, a little bit different interpretation,  
2           a little bit simpler than what is shown. We  
3           obviously don't need the sunscreens. This is  
4           primarily a north facing elevation. We  
5           picked up a similar module, a frame and  
6           window, but now it's being done and  
7           interpreted in metal panel. Additional  
8           details show you that we're trying to get  
9           some of the movements, some of the  
10          playfulness in the metal panel. Similar  
11          treatment of different window type place  
12          within the grid and a more integrated roof  
13          screen so that none of the mechanical  
14          equipment will be visible.

15                 Similar setback on the top floor and  
16          roof screen.

17                 And here's our pallet of materials.  
18          This is a picture of the stone that we  
19          currently have at Building 100. A range of  
20          color variation that we can get from the  
21          precast from essentially a light wash to a

1 deep wash to what they do is essentially they  
2 sandblast to expose the aggregate so you can  
3 get within one panel, which we've shown you  
4 previously. You can get that whole range of  
5 texture and color variation. The lower part  
6 of the building and column caps we're looking  
7 at astray at the south elevation, so the sun  
8 and the shadow will give that a lot of depth.  
9 And then the range of metal panel that we  
10 have from the medium to the darker. This is  
11 what's used in between the windows. And  
12 actually this is not a good representation of  
13 how the glass will look. We actually, if you  
14 like, we have brought the samples with us,  
15 actual samples in the box.

16 So that's the -- that's the general  
17 overview. We have a couple other things that  
18 we can go back on. If you turn on the  
19 lights, we can go over the elevations more if  
20 you like. We brought full scale. The other  
21 thing that we did is we've been working -- we

1 always start with models. So as we developed  
2 the big idea of the two articulated boxes and  
3 the link, we began to study how to mold that.  
4 We shared a number of these with staff. We  
5 -- what we're representing tonight is  
6 incorporated into this overall model which  
7 I'll leave here for now. We showed it in the  
8 full build out condition. But we've been  
9 looking at it both three-dimensionally and  
10 obviously more in elevational form. I think  
11 what doesn't read well in these drawings is  
12 the -- is actually the detail in elevations.  
13 And we also have blow-up plans of the  
14 materials and a further blow-up because it's  
15 hard to see it at a projected view if you  
16 like to look at that any further. You began  
17 to see the nuance of the texture that's  
18 happening within the frames and the details  
19 that are happening within the windows. We  
20 have those for both sides if you like to look  
21 at those further.

1           There were a couple other things that  
2           you asked us to look at that I have images.  
3           One was how are we going to improve the end  
4           elevation of Building 100? And if you'd  
5           like, I'll run to that one. Currently,  
6           because we thought there was going to be a  
7           build on that side, only buildings were  
8           placed on the sixth floor and the fifth  
9           floor. This is a photo montage showing --  
10          continuing the windows down both on the third  
11          floor and the fourth floor and wrapping the  
12          corner. We've shown the future GMT building  
13          as a reference point. That's the scale of  
14          that building, and we haven't put windows  
15          beyond that but we are proposing putting  
16          those additional windows to making that  
17          facade a little bit better.

18                 I think that's a quick summary. We  
19                 have the whole list -- we have the whole team  
20                 of consultants here; landscape, civil,  
21                 traffic. So any questions you have I think

1 we'll be able to answer quite well.

2 WILLIAM TIBBS: Are you done?

3 RICHARD MCKINNON: That concludes  
4 it, Mr. Chairman.

5 WILLIAM TIBBS: Questions, comments  
6 from the Board? Hugh.

7 HUGH RUSSELL: I have a couple of  
8 master plan questions that I didn't get a  
9 chance to address at midnight three weeks  
10 ago. One's a very small but important  
11 detail. I've been going to the site on my  
12 bicycle, and the connections to the Minuteman  
13 bike path are clumsy if you're coming in from  
14 Arlington. There's a traffic situation there  
15 with cars coming in pretty fast off of Route  
16 2 making a turn. And I'm wondering if there  
17 could be a look -- maybe it's a look that the  
18 city should be doing since I think all the  
19 operating is in a public domain, although I  
20 believe it's in the city streets, but it  
21 would be nice to have a better connection for

1 bicycles on to that path, that connection  
2 across the Minuteman bike way. It's okay  
3 coming out from the city. Although if you  
4 have to know to cross early, and maybe just a  
5 little sign or something can address that,  
6 coming from Arlington, you have to go passed  
7 the site all the way down to the connector  
8 road, it goes out to Route 2. So it's hard  
9 to explain in words. But anyway, it's not  
10 nice. So that would be one thing I would  
11 like to see looked at. And as I said, it --  
12 I think all the petitioner can do is, you  
13 know, give some management and some muscle  
14 and some commitment to trying to have the  
15 discussions take forward. They can't really  
16 do anything on their parcel that they haven't  
17 already done.

18 ROBERT SCHLAGER: Just so I  
19 understand the argument. This is Route 2,  
20 the Alewife garage across from the MDC lot?

21 WILLIAM TIBBS: Just so you know. I

1 think the recorder will just need to know  
2 your name.

3 ROBERT SCHLAGER: Robert Schlager.

4 WILLIAM TIBBS: And you might want  
5 to go to the mic so we can hear you, too.

6 HUGH RUSSELL: As you come off Route  
7 2 and going towards the station.

8 LARRY GROSSMAN: Here you go. When  
9 you come off the bike path which comes right  
10 down here, it ends. The link back is really  
11 to cross over and come to this point --  
12 actually, let me show you in this slide to  
13 get on to this pathway. That's really,  
14 that's really the only way.

15 HUGH RUSSELL: Right. And it's very  
16 frustrating if you're on a bicycle and you're  
17 on the pathway. You keep thinking how do I  
18 get across there? So the first time I got  
19 off my bicycle, I jumped the guardrail. I  
20 brought my bicycle across. Eventually I  
21 learned that if I was coming from Cambridge,

1 it was easy. I just crossed the street way  
2 down at the garage.

3 LARRY GROSSMAN: Yes, that's really  
4 the best way to do it. I've been on that run  
5 also. Come to the very end and cross over.  
6 If you have, if you have the kinds of bicycle  
7 that you can ride on a stabilized path,  
8 that's -- because it's a crushed -- it's not  
9 stone, it's relatively smooth. It's a sand.  
10 But that's not a bad path. And we've been  
11 there a lot lately, and we found there are a  
12 number of people that use that connection on  
13 bicycles. Not if you have a road bike but  
14 water tires works fine.

15 HUGH RUSSELL: Well, I have the  
16 skinny tires and it works fine for my bike  
17 too. But I would like somebody, whether it's  
18 Sue Clippinger or something to go out there  
19 and look at that and see if something can be  
20 improved.

21 The second question on my list is the

1 several memos that we've gotten from the  
2 friends of Alewife which is about the  
3 character of the landscape, that is south of  
4 Acorn Park Drive. And the question is how  
5 much of that looks like the Cambridge Common?  
6 Like a park? And how much of that is going  
7 to look like habitat? And who should be  
8 making that determination? Because I think  
9 there are arguments that both of those kinds  
10 of landscapes would be useful over there and  
11 I'm -- it's not clear, you know, if I look at  
12 your drawings, it looks like all the  
13 Cambridge Common. But they're pretty  
14 schematic drawings. I don't know what you're  
15 planning to do there. And what process  
16 you're going to use to make that decision.  
17 And who you're going to be talking to. So  
18 that's a general question.

19 And my only other connection has to do  
20 with the mechanical enclosure on the top of  
21 the new building. As I understand it, the

1 new building is basically an office building.  
2 If there's any laboratory space, it's a  
3 limited amount. Am I correct on that?

4 ROBERT SCHLAGER: You're correct,  
5 there's no laboratory space.

6 HUGH RUSSELL: There's no laboratory  
7 space. So the footprint on the mechanicals  
8 of the roof is quite a bit smaller than the  
9 footprint of the building. And I'm wondering  
10 if it's possible to do some shadow studies so  
11 that you can pull the mechanicals off the  
12 north face of the building so as to maximize  
13 the sun that you're going to get across in  
14 the north garden in the shorter season. In  
15 the summer there's no problem, there's plenty  
16 of sun. At what point can you pull that back  
17 and, you know, is it 20 feet from the edge  
18 then? I don't know what the angles look like  
19 but I think it's a pretty simple way to do  
20 that.

21 LARRY GROSSMAN: We can try to

1 answer that.

2 HUGH RUSSELL: To study that to  
3 minimize that shadow, because that's the  
4 problem with any north garden.

5 LARRY GROSSMAN: In terms of the  
6 mechanical, essentially what we have, the  
7 rooftop unit's an efficiency rooftop unit and  
8 they deliver air into the cores so they need  
9 to be generally central. They're 65 feet  
10 long, 12 feet wide and 10 feet tall. They're  
11 big, big units, and we place them in the  
12 center. And this is essentially the  
13 placement of the screen. We have two  
14 generators, an elevator override and  
15 miscellaneous bathroom, etcetera. And we  
16 tried to pull this in as tight as possible.  
17 I think what you're talking about is this  
18 edge here, this is the north edge.

19 HUGH RUSSELL: Right.

20 LARRY GROSSMAN: With -- obviously  
21 without the bump out not an issue.

1                   ROGER BOOTH: Can you do that around  
2                   so everybody can see?

3                   LARRY GROSSMAN: Sorry. So with the  
4                   bump out, this would be the missing. And  
5                   we've -- what we've done is suggested  
6                   essentially a bay reading to the face to pull  
7                   that back. Your comment is one where we have  
8                   -- we're going to have no mechanical in here  
9                   and could we look at taking that parapet, if  
10                  you will, because we don't need that  
11                  mechanical and move that back, that's  
12                  something we can take a look at. All  
13                  mechanical that -- it will be in place to  
14                  satisfy the addition. We're not coming back  
15                  and putting on a new unit. Everything is in  
16                  place. So that's something we studied.

17                  HUGH RUSSELL: Those are my  
18                  questions and comments.

19                  WILLIAM TIBBS: Well, you can  
20                  address the questions. I know the second one  
21                  is one I had, too. I was questioning what

1           you keep talking about, the urban wild across  
2           the way. So I too am interested in just what  
3           that is.

4                         ROBERT SCHLAGER: Robert Schlager  
5           representing the developer. Getting back to  
6           the first question chronologically. I'm  
7           going to defer to Sue Clippinger to respond  
8           to that because we were involved with the  
9           city at the inception of Building 100 and  
10          relaying out that Alewife T Garage curb  
11          entrance area. So I think it best she  
12          respond to that.

13                        SUSAN CLIPPINGER: Sue Clippinger,  
14          City of Cambridge Traffic Department. I  
15          think I'm not really sure what you're asking.  
16          When the project first came before the  
17          Planning Board, the geometry of intersection  
18          between the off ramp to the Minuteman path  
19          and the U-turn out of the garage is worse  
20          than it was today. And we did require this  
21          project to rebuild that. And so there was a

1 series of changes made. We had bizarre  
2 crosswalks and people sort of left in bizarre  
3 places. So we thought it was pretty decent.  
4 But I think one of the -- if I'm  
5 understanding, if you're coming from  
6 Arlington, you would come down the path all  
7 the way to the crosswalk, you then have to  
8 take a right turn to cross the crosswalk  
9 which is being crossed by the cars that are  
10 coming off of Route 2 which are often going  
11 faster than we would all wish. And then you  
12 travel on the sidewalk back toward Arlington  
13 to the point in which you can make the turn  
14 onto the path into that area. So I would --  
15 I was trying to make sure I understand  
16 exactly what it is you think we need to  
17 address.

18 HUGH RUSSELL: Well, it's -- I guess  
19 if that's the best that can be done, given  
20 the various conflicts, then there ought to be  
21 some communication to people on the bike path

1           that that's indeed how you have to -- what  
2           you have to do to get to Discovery Park.  
3           There's no way to know that at this point.  
4           And I --

5                        SUSAN CLIPPINGER:   Because it's  
6           counterintuitive that you've gone passed it  
7           you mean?

8                        HUGH RUSSELL:   Right.

9                        SUSAN CLIPPINGER:   Okay.

10                      HUGH RUSSELL:   And so that's really  
11           -- it would be nicer to be able to cross  
12           earlier, but it may be unwise given your view  
13           of the traffic in that area. It would be  
14           terrific if you can go straight across and  
15           that would be obvious.

16                      WILLIAM TIBBS:   Are you suggesting  
17           signage to improve signage or directional?

18                      HUGH RUSSELL:   I guess I'm really  
19           throwing it out in saying that I have great  
20           confidence in the departments, the two  
21           departments involved. Look at that as an

1 issue and see if something can be improved  
2 from the point of view from the commuter  
3 bicyclist who's coming in from the west.

4 ROBERT SCHLAGER: We would agree,  
5 Mr. Chairman, and members of the Board, to  
6 have our traffic consultant Charles Hamm from  
7 Vanasse Associates (phonetic) to review that  
8 and provide any signage in coordination with  
9 the city and DPT.

10 Question No. 2. I'm sorry.

11 WILLIAM TIBBS: Go ahead.

12 ROBERT SCHLAGER: Question No. 2,  
13 with respect to urban wildlife, on the south  
14 elevation it is not our intention to do any  
15 of the restoration obligations we are  
16 required to do pursuant to our Special Permit  
17 until we are at the level that requires us to  
18 do so. Which I believe is approximately 560  
19 -- 660,000 square feet with the build out of  
20 Building 200/300 we will be at approximately  
21 340,000 square feet. However, it is our

1           intention to reclaim the asphalt pond  
2           completion of Building 200/300 and remove our  
3           parking ability from that site for two  
4           reasons. One, aesthetically to improve the  
5           area. And two, we will, in all likelihood,  
6           will no longer need that space. It is not  
7           our intention to do any restoration at this  
8           time. Although we are committed through  
9           Ingeborg Hegemann through BSC Group, which I  
10          believe is here somewhere. Thank you. And  
11          she'd be able to discuss, if the Board would  
12          like now, just an overview of our plan in the  
13          future and our intent to restore that land  
14          and consultation with the various city groups  
15          and constituents that are involved in the  
16          planning for the preservation of the Alewife  
17          reservation.

18                   WILLIAM TIBBS: I guess my key  
19                   question was what were you doing now? And  
20                   you answered that question. But you do  
21                   intend to do the things that you had talked

1 about earlier, so unless Hugh wants to go  
2 through that detail, I can -- I don't feel I  
3 need to.

4 Does the rest of the Board feel that  
5 way?

6 Go ahead, Tom.

7 THOMAS ANNINGER: Patricia, did you  
8 raise your hand?

9 PATRICIA SINGER: Yes. I have two  
10 points that I'd like to make. They're not  
11 really questions.

12 The first one is that in navigating  
13 behind the building on Discovery Way today, I  
14 found it frankly uncomfortable to drive. And  
15 I drove it several times because I thought  
16 well, maybe it's because I lack familiarity  
17 with the territory. What I can't tell from  
18 the plans is as the buildings move, will  
19 those roadways get more comfortable? And I  
20 don't pretend to be a traffic expert, but  
21 it's just something that I wanted to express

1           that for me right now, without all of these  
2           entries and exits, it's not comfortable.

3           The second thing, I wanted to sort of  
4           follow up this urban wild, and I know I'm  
5           stepping on other group's toes by saying  
6           this, but it's a lot of glass in a wildlife  
7           area. And having worked in a suburban office  
8           park, it was really unpleasant to keep coming  
9           in and finding dead birds in the morning.

10           THOMAS ANNINGER: Dead what?

11           PATRICIA SINGER: Dead birds.

12           WILLIAM TIBBS: That's a good point.

13           PATRICIA SINGER: I know only  
14           through general reading that there have been  
15           improvements and films that can be put on the  
16           glass, and I simply request that you do  
17           whatever you can to investigate that.

18           ROBERT SCHLAGER: Absolutely. Very  
19           good point.

20           WILLIAM TIBBS: Patricia, can you  
21           describe what you mean by uncomfortable? I

1 mean, was it -- I'm trying to get a sense of  
2 what you mean.

3 PATRICIA SINGER: It's, the roadways  
4 are narrow and the angles are not very  
5 comfortable to drive. The curves. And my  
6 thinking is that the first curve that I came  
7 to was where garage B is going to be, and I'm  
8 looking to the left and people are going to  
9 be coming out of garage B on the right. And  
10 then I'm looking to the right because people  
11 are coming out of the driveway -- I'm sorry,  
12 to the left because people are coming out of  
13 the driveway to the left. And the next  
14 garage is on the right, and there's a road on  
15 the left. And, you know, your head has to go  
16 back and forth and back and forth, and it's  
17 all in a fairly narrow space. So, it could  
18 be that I'm not a very good driver, but you  
19 know -- and it felt like a lot of stimulus  
20 then. And really frankly the potential for  
21 accidents with cars on cars and cars on

1           peopl e.

2                         ROBERT SCHLAGER:    Sure.

3                         Okay, the fi rst questi on i s the roadway  
4                         al i g n m e n t.   H o w  h a s  t h a t  c h a n g e d  a n d  h o w  
5                         m i g h t  i t  b e  i m p r o v e d  u p o n  w h a t  e x i s t s  t o d a y ?  
6                         A n d  I  t h i n k  t h e  b e s t  a n s w e r  t o  t h a t  q u e s t i o n  
7                         i s  w e  t h i n k  i t ' s  v a s t l y  i m p r o v e d.   W e ' v e  
8                         c r e a t e d  e s s e n t i a l l y  t h r e e  m e a n s  o f  e g r e s s  t o  
9                         t h e  g a r a g e  f o r  F o r e s t e r  W a y.   T h e  p e d e s t r i a n  
10                        e g r e s s,  w h i c h  i s  n o t  f o r  v e h i c l e s  a n d  o f  
11                        c o u r s e  t h e  D i s c o v e r y  W a y  m a i n  c e n t r a l  
12                        c o r r i d o r.   T h i s  i s  o n e  w a y  a s  y o u  e x i t  t o  t h e  
13                        w e s t.   T h i s  i s  t w o  w a y  t o  t h e  e a s t  a n d  f a r  
14                        a w a y  i s  t w o  w a y.   W e  a l s o  h a v e  t h i s  a u t o  
15                        c o u r t  a r e a  w h e r e  o n e  c a n  a c c o m m o d a t e  d r o p  
16                        o f f s  a n d  e x i t  t o  t h e  l e f t  o r  e x i t  t o  t h e  
17                        r i g h t.   S o  I  t h i n k  w e ' v e  i m p r o v e d  i t.   I  
18                        t h i n k  w e ' v e  e n h a n c e d  i t,  a n d  c e r t a i n l y  t h e  
19                        f l o w  o f  t r a f f i c  a s  y o u  e n t e r  g a r a g e  A  h a s  t h e  
20                        c a l m i n g  m e c h a n i s m  t h a t  t h e  c i t y  w a s  l o o k i n g  
21                        f o r.   A n d  g a r a g e  B  h a s  a  s i m i l a r  c a l m i n g

1           mechanism. There will be of course a stop  
2           sign as you exit garage B and a stop sign as  
3           you exit garage A. If Sue would like to add  
4           some words of wisdom to that.

5                   WILLIAM TIBBS: Before Sue does  
6           that. Patricia, do you think it was speed?  
7           If you were going slower, would it have been  
8           -- I'm trying to get a sense -- because he's  
9           talking about calming things.

10                   PATRICIA SINGER: I think one can  
11           slow down once those elements are in place.  
12           And I -- as I said, I don't pretend to be an  
13           expert on this, but it's really just an  
14           observation. And I do trust that the experts  
15           will find a way to make it comfortable.  
16           Also, I mean the buildings are not going to  
17           be exactly where they are today. And so, you  
18           know, the size and shape will change.

19                   LARRY GROSSMAN: The extent that the  
20           roadways that are there today are related to  
21           what's going to be there in the future is

1           only this one way road out. Nothing else is  
2           there today that's going to be there. So the  
3           whole loop road is not in place which will be  
4           here. The entrance road, you're coming right  
5           into a parking lot. So it's a much different  
6           defined roadway system without curbs and  
7           sidewalks and things like that.

8                         WILLIAM TIBBS: Steve.

9                         STEVEN WINTER: Thank you,  
10           Mr. Chair. I'd like to start at the risk of  
11           being optimistic and enthusiastic, I want to  
12           say that the process used here has been  
13           really wonderful. It's terrific. Staff,  
14           Planning Board proponent. I think there's  
15           been a lot of cooperation and a lot of true  
16           give and take. That's what makes it work. I  
17           really do think the projects get better when  
18           conformed information comes in.

19                         I want to say that I really like the  
20           landscaping of the footprint of the building  
21           15 when you take that down, I think that's a

1 really good move to go ahead and do that. I  
2 also want to say that I think a way finding  
3 signs may help the pedestrian and the bicycle  
4 traffic both here. And I think that that may  
5 be the key to it is really nice state of the  
6 art way finding signs.

7 ROBERT SCHLAGER: Did you want to  
8 add a Winter Street to that?

9 STEVEN WINTER: No, there's a Winter  
10 Street in every town. I've got that covered.

11 RICHARD MCKINNON: We have one here  
12 already.

13 STEVEN WINTER: I also want to say  
14 that the storm line mitigation is really  
15 nicely done. It's not something that shows  
16 up, not a big design feature. It's really  
17 just perfect here, and I happen to appreciate  
18 things like that. I also want to say that I  
19 think the -- out of the talks came the north  
20 garden space and there's some really  
21 delightful places for people to congregate

1 and gather. Clearly Forester is ahead of the  
2 curve in being a company that wants to  
3 provide an animated workspace for their  
4 people. So they can hang out, play, talk,  
5 work all at the same time. So this is just  
6 perfect because I think we're really doing  
7 good here. And I want to complement the  
8 process.

9 RICHARD MCKINNON: That whole  
10 interior courtyard I think is really just  
11 improved dramatically from where it was  
12 before, with a lot of help from Forester.

13 ROBERT SCHLAGER: I do have to add,  
14 the gentleman responsible for that is sitting  
15 to my right, Dennis Carlone who really  
16 conceived the master plan and worked with us  
17 very closely over the past several weeks to  
18 culminate in this effort. And this is really  
19 a tribute to him certainly in this area, in  
20 this zone.

21 WILLIAM TIBBS: Tom?



1 strong preference for that which leads kind  
2 of to the next point. If you had a  
3 separation between 500 and 600 so that you  
4 didn't have that corner there, you might say  
5 well, maybe we have to connect them with a  
6 bridge. Which leads to the question about --  
7 I think I saw in your letter was it,  
8 something about a bridge between 300 and 400?  
9 ROBERT SCHLAGER: Correct.  
10 THOMAS ANNINGER: I guess I'd like  
11 to hear a little bit more about that because  
12 bridges, bridges are always a difficult thing  
13 to do well. I'm not against them as a matter  
14 of principle, but they can be clumsy or they  
15 can be graceful. You would have to go to  
16 Venice to create something like that, but a  
17 modern bridge, probably something that's  
18 transparent but not necessarily so. I guess  
19 I'd like to have an idea if you've even given  
20 it any thought. But that's an important  
21 question I think.

1                   ROBERT SCHLAGER: Sure, okay.

2           Again, following the historical order of the

3           questions, a connecting link between 500 and

4           600 is certainly something we'd be happy to

5           look at. I hope we're in front of this Board

6           very soon for a roughly additional 200,000

7           square feet. We'll certainly, in our

8           planning, continue to explore ways to connect

9           a link in the corner between Buildings 500

10          and 600. With respect to the so-called

11          bridge, again, as Larry mentioned, in the

12          beginning Forester has expansion rights of

13          approximately 30,000 square feet applicable

14          to floors two through six only on this north

15          elevation. In addition, they have it in

16          their lease exercisable at any time over the

17          next seven years. This addition, by the way,

18          is exercisable within the next 36 months.

19          This one is 72 months. And they have the

20          option of leasing and having us construct for

21          them so-called Building 400 which is up to an

1 additional -- I think it's roughly 100,000  
2 square feet or so. I forget the exact  
3 numbers, but it's possible, it could be a  
4 little less than a 100 or a little more than  
5 100 which means we would return to this Board  
6 of a little -- shifting the Discovery Way  
7 Road the flexibility they asked us to  
8 consider in the design of the Building 200,  
9 300 which we incorporated into the design is  
10 a structural bracing to accommodate a future  
11 addition. However, that addition may need to  
12 be offset given the activities that they  
13 place in this pedestrian corner and that's  
14 why we provided for a bridge connection.

15 LARRY GROSSMAN: I think to answer  
16 your question, I think the precedent that's  
17 been set up with the link and the vocabulary  
18 of the glass, I think would be interpreted in  
19 a similar way for the bridge. And we don't  
20 know if the bridge would be at the second  
21 level or the third level. At the third

1 level, it's up almost 28 feet so it's not  
2 cutting off your view. It's essentially  
3 centered on the core, if you will. We're  
4 showing it where it could occur, mid-span so  
5 it could come from the corridor, main  
6 corridor in this building, likewise into the  
7 main corridor of that building, but we  
8 haven't -- we've only put in structure to  
9 facilitate the bridge we have to design the  
10 bridge.

11 THOMAS ANNINGER: One problem with  
12 the bridge, it's not always pleasant to walk  
13 underneath it.

14 LARRY GROSSMAN: The intent of the  
15 bridge is the flipping, so its width can be 10  
16 feet, 8 feet. It's not creating a big  
17 shadow. You have to deal with the ceiling,  
18 the roof, and all that, I agree.

19 THOMAS ANNINGER: If I can move on  
20 to the next point. Still staying a little  
21 bit with the new layout and the geometry, I

1 think it's a big improvement for the reasons  
2 you stated in your materials, but I think I  
3 would now characterize it as common quiet,  
4 precisely because there's so much symmetry.  
5 And I think symmetry is a virtue in a place  
6 like this. There's a lot that makes it easy  
7 to understand when you're walking through it.  
8 You know where. You know where you are. You  
9 know where you're going. The trees are all  
10 lined up. Everything is pretty rectangular  
11 or square. There are some curves but not  
12 many. The other side of that point is that I  
13 think it puts extra burden on you to make the  
14 landscape interesting. Otherwise with all  
15 this symmetry you risk to have a lot of -- to  
16 be boring. And that would not be good for  
17 you or for the project or for your tenant.  
18 So these trellises, fountains whatever you  
19 do, we can't micromanage what the design is,  
20 but I would like to encourage all attempts at  
21 creating points of interest, places,

1 different things that are in a sense a  
2 counterpoint to what I think is now almost --  
3 I don't want to say existing symmetry but a  
4 lot of symmetry.

5 RICHARD MCKINNON: Right, right. I  
6 think point taken.

7 THOMAS ANNINGER: The next point is  
8 about the garage. You know, I was worried  
9 about that from the Route 2 angle.

10 RICHARD MCKINNON: I do.

11 THOMAS ANNINGER: And we haven't  
12 talked about the design of it. We see  
13 pictures of it from Forester Way. We see one  
14 side and then there's this, this vast mural.  
15 I'm never quite sure what you were getting at  
16 there, but you created something there, but  
17 I'm -- maybe you can talk a little bit more  
18 about the design of the garage, what you have  
19 in mind.

20 ROBERT SCHLAGER: I wish we had a  
21 slide of the garage.

1 LARRY GROSSMAN: I didn't bring it.

2 ROBERT SCHLAGER: The garage is  
3 essentially a precast structure. There is a  
4 mesh of material one inch by one inch that  
5 fits between the precast. It's very  
6 difficult to describe a design without having  
7 a design in front of you in fairness. We can  
8 certainly pull the old slides, but that's as  
9 close as we come. The creativity of the  
10 garage and the ingenuity is really on a face  
11 elevation as you travel down Forester Way.  
12 This is all essentially glass curtain wall.  
13 There's an elevator that is obscured behind  
14 the curtain wall, and this is metal panel.  
15 To the left of it is precast and it's an open  
16 air garage. It's not closed. To the right  
17 of it is precast, once again, open air garage  
18 and not closed. We'd be happy to submit to  
19 you a more current elevation, and with I hope  
20 applicable details to refresh everyone's  
21 memory from five years ago or so.

1 THOMAS ANNINGER: And I --

2 LARRY GROSSMAN: One of the things  
3 to add, a couple opportunities we had, it is  
4 a precast garage and it has columns and  
5 spandrels. But in addition, there's another  
6 layer, and we have essentially architectural  
7 peers, if you will, that run all the way up  
8 on the columns. They're much wider. They're  
9 going to be made by the same manufacturer  
10 that makes the precasting of the building.  
11 So we'll have some level of match. There  
12 will be uniform liners, so they will have  
13 some articulation. And you can see at the  
14 top there's a suggestion of a cornice that's  
15 done in metal that wraps on the three sides  
16 to give a top to the garage. Not what you  
17 would see typically in a precast garage. And  
18 then what Robert was referencing, essentially  
19 the base to the garage, about three feet that  
20 wraps around the garage, it's articulated,  
21 it's made up of steel components, tubes and

1 channel s and I mesh both for securi ty  
2 purposes, but also i t' s an articu lated base  
3 that you can' t see here. What you may  
4 remember i s we showed some stretch screens,  
5 graphi c screens that were faci ng Route 2.  
6 And I thi nk that' s sti ll the intenti on that  
7 we woul d provi de those screens. They woul d  
8 be al lowed to breathe. They' re an open mesh,  
9 but they woul d hol d an i mage and i t woul d be  
10 a l arge i mage. The garage i s essenti al ly  
11 al most 60 feet tall .

12 Along Route 2 you have base pl anti ng  
13 that' s been pretty wel l chosen and i t al ready  
14 covers 28 to 30 feet. So i t' s essenti al ly  
15 about that above where you see these screens,  
16 and that' s the intent to sti ll do that. And  
17 that' s a stretch pi ece that the overal l  
18 structure, that' s outside the precast garage.

19 THOMAS ANNINGER: You' re ri ght, the  
20 Route 2 si de deserves al most as much as --  
21 you' re ri ght.

1                   LARRY GROSSMAN: Well, this side has  
2 a benefit of --

3                   THOMAS ANNINGER: How do we get a  
4 chance to see some of that so we can react to  
5 it?

6                   ROBERT SCHLAGER: We'll provide you  
7 a copy with what was approved five years ago,  
8 take those drawings and blow them up and show  
9 the elevations and certainly welcome any  
10 input or suggestions and comments.

11                  WILLIAM TIBBS: Would it also be  
12 fair that we ask staff to pay particular  
13 attention to that since you'll be doing that,  
14 too?

15                  THOMAS ANNINGER: I'm afraid I have  
16 a few more. On this question of transparency  
17 and glass, going now to building -- the new  
18 building, 200/300. As I understand it, the  
19 transparency is really only for the entryway  
20 and not for the conference rooms, not for the  
21 offices?

1           LARRY GROSSMAN: Well, in terms of  
2 front to back through the building?

3           THOMAS ANNINGER: Yes. Or even from  
4 the sidewalk or the street or the  
5 landscaping, what are we going to see?

6           LARRY GROSSMAN: The ultimate  
7 transparency is what I stated earlier, this  
8 is a 35-foot bay. So from both sides of the  
9 building it's glass and glass. At least at  
10 this point nothing is in the way. We don't  
11 have the final design. This plan was done by  
12 another architect Margolies Perusi (phonetic)  
13 who is a tenant's architect we are working  
14 jointly with them. And they did this fixture  
15 plan if you will. These are rooms. Some  
16 small rooms, small being 15 by 25. Very  
17 large rooms being 30 by 50. 1500 square  
18 feet. This doesn't provide transparency  
19 through the building. The building is 120  
20 feet deep.

21           HUGH RUSSELL: Can you put that

1 slide up?

2 LARRY GROSSMAN: So the slide that  
3 Hugh's talking about. This right here. So  
4 what you're seeing at this location is  
5 meeting space, a smaller cafe and then if we  
6 were to go a little bit further would be the  
7 fitness center.

8 HUGH RUSSELL: And that's all glass.

9 LARRY GROSSMAN: It starts at a  
10 curve at six or eight inches off the floor so  
11 we can put some baseboard heat and it goes up  
12 to, I think it's 12 foot, four. So those are  
13 large spaces that front that side of the  
14 building. And as transparent as glass can be  
15 with different light conditions, sometimes  
16 you can see it more than other times.

17 WILLIAM TIBBS: It's not -- it's  
18 transparent. It's -- the volume of glass  
19 gives you a sense of looking into the  
20 building in a way that does work if you have  
21 a window wall there. It's very transparent.

1                   THOMAS ANNINGER: I guess, let me go  
2                   on to the point that I was going to make  
3                   because I think my views on transparency at  
4                   the ground floor for office space had  
5                   evolved, particularly as we had to come to  
6                   terms with the design and research building,  
7                   for example. And some of the other buildings  
8                   right in that area of Harvard Square, we now  
9                   are subjected when you walk through -- when  
10                  you go beyond Brattle here and you turn right  
11                  and you have to go through there, we have to  
12                  look at the files and the day-to-day of  
13                  people living in there and trying to come to  
14                  terms with space that isn't as ideal for  
15                  storage space as it might have been. I  
16                  guess.

17                  LARRY GROSSMAN: I think the  
18                  opportunity that we took advantage of here is  
19                  that on the ground floor there are work space  
20                  but commuter work spaces. They're not cubes.  
21                  We were able to take advantage, the typical

1 floor and I didn't bring the plan. But  
2 typically we have a spandrel we're expressing  
3 a larger window. Actually, you can see it  
4 better here. There's a two foot spandrel  
5 below it starts below. This is 29 inches, it  
6 starts just slightly below this. The other  
7 thing that we understand from Forester is  
8 that they have no perimeter offices, right?  
9 So, it's all -- no one sits at the glass. No  
10 one owns that with an office. It's all open.  
11 The only offices they have are internal at  
12 the core. So the treatment from two to six  
13 will be consistent, and it's open office all  
14 the way through. So it's not the file drawer  
15 that's pushed up to the glass and we have a  
16 two foot ledge.

17 THOMAS ANNINGER: Conference rooms?

18 LARRY GROSSMAN: The only place that  
19 are conference rooms are at the living and  
20 those are further spaces and furniture is  
21 pushed in.

1                   THOMAS ANNINGER:  Going on with that  
2                   point about what you can see at the ground  
3                   level, I have a thing about fitness centers  
4                   that are too visible from the outside.  I'm  
5                   thinking of would Biogen want to do.  I'm not  
6                   sure they ever did in the curve.  What  
7                   Northeastern has done on the second floor.  
8                   What the fitness center on Dartmouth Street  
9                   has done.  To have a row of 20 running  
10                  machines and seeing people do their thing at  
11                  the ground level is something that I found  
12                  unpleasant.

13                 LARRY GROSSMAN:  This is an  
14                 interesting one because I think that --

15                 WILLIAM TIBBS:  I'd like to see a  
16                 show of hands.  I mean, as we're talking, I  
17                 just wondered you're hearing a view.

18                 THOMAS ANNINGER:  You feel  
19                 differently about that?

20                 WILLIAM TIBBS:  Yes, I do.  I think  
21                 a fitness center is a great thing.  I don't

1 want to -- you know.

2 THOMAS ANNINGER: I'm not talking  
3 about whether it's on the ground floor. I'm  
4 talking about what you see.

5 WILLIAM TIBBS: That's part of the  
6 design of how they --

7 RICHARD MCKINNON: It depends on  
8 who's working out.

9 ROBERT SCHLAGER: I think the best  
10 answer to that question, Mr. Anger is that  
11 first of all this is setback almost ten feet  
12 from the curb line. When I say curb, the  
13 curb to the arcade, the colonnade. The  
14 planter line and of course the street, so  
15 following the street line this is the street,  
16 there's almost a 25 foot buffer plus the  
17 arcade which would put you at roughly 37  
18 feet, close to 40 feet. The fitness center  
19 is actually very small. It's one bay width.  
20 Square footage wise it's probably 3500 square  
21 feet. What you see is the five or six

1           treadmills, the bikes in the center. And I  
2           think transparency wise the feeling is going  
3           to be that it's open. But when you drive by,  
4           you're secluded not only by the overhang but  
5           by the landscaping and vegetation in the  
6           front.

7                        THOMAS ANNINGER: Okay.

8                        I have two more small things. Not so  
9                        small things.

10                      One, I find the -- I'm glad that you're  
11                      putting windows in the blank wall. That's a  
12                      big improvement. Right now they look a  
13                      little scale less. They look a little flat.  
14                      Maybe that's just because you haven't.

15                      WILLIAM TIBBS: Could you put that  
16                      photo up?

17                      LARRY GROSSMAN: They're essentially  
18                      matching the existing windows.

19                      THOMAS ANNINGER: They're matching  
20                      the existing ones which are also a little  
21                      flat. They don't do -- they do a lot more

1           than what's there now. They don't do much  
2           for me on the other hand. I think they  
3           deserve some details, some scale, some  
4           relief, some recess, something to make it not  
5           quite so such a flat strip window facade. I  
6           think you can do better than that. I think  
7           there's room for improvement.

8                         And the last point, thank you for  
9           bearing me out here, we -- what's the  
10          telecommunication cellular coverage in the  
11          area? The reason I ask is what are you going  
12          to do when you have to put antennas up on the  
13          building?

14                        ROBERT SCHLAGER: We've actually got  
15          that covered. We made a deal with Bell  
16          Atlantic Verizon, they're going to have a  
17          huge tower -- just kidding.

18                        THOMAS ANNINGER: Green though,  
19          right?

20                        ROBERT SCHLAGER: Yes, it will be  
21          green. The answer to the question is we were

1           approached several years ago to place cell  
2           towers on the side of the building which we  
3           declined. Cell tower coverage -- cell  
4           service is excellent from Verizon and AT&T at  
5           that location. We have no intention, no  
6           negotiations whatsoever for a cellular system  
7           on Building 200/300 or 100 for that matter.

8                   THOMAS ANNINGER: I would like the  
9           record to reflect that, please.

10                   ROBERT SCHLAGER: So noted.

11                   PAMELA WINTERS: iPhones do work.

12                   ROBERT SCHLAGER: To the best of my  
13           knowledge iPhones do work.

14                   WILLIAM TIBBS: Ahmed.

15                   AHMED NUR: I must say during the 20  
16           years I lived in Cambridge this was the first  
17           time I visited that site, and it was around  
18           sunset, and I ran into a red herring in the  
19           river, three deer, and a rabbit. I thought I  
20           was in Bambi. But speaking of urban wild, I  
21           was there for the first time, I wonder about

1 speed bumps and what the speed limit would be  
2 on Acorn Park as well? If it is at all  
3 possible to turn right on to Discovery as  
4 opposed to driving in front of the 200 and  
5 300 for the sake of the wild animal or, you  
6 know, that's all I have. Thank you.

7 WILLIAM TIBBS: Good point. Could  
8 you answer the question?

9 ROBERT SCHLAGER: Yes. I want to  
10 try to go to the slide because the slide's  
11 always easier. Of course you can never get  
12 there when you need to at the precise moment.  
13 Going back to the beginning here. Okay. So  
14 as you come down Acorn Park Drive, you can  
15 take a right onto what is now known as  
16 Forester Way. You can take a right down --  
17 it's actually to the right of this building  
18 which is the back side of Discovery Way.  
19 Coming from the west, you'd come down and  
20 take a left onto Forester Way or passed the  
21 Forester entrance and take a left on

1 Discovery Way.

2 WILLIAM TIBBS: The question was  
3 speed. What's the speed limit?

4 ROBERT SCHLAGER: It's a public city  
5 of Cambridge road. According to DP&T it's 30  
6 miles an hour.

7 AHMED NUR: That was my question  
8 exactly, whether it was the city of Cambridge  
9 speed limit.

10 WILLIAM TIBBS: And Discovery Way.

11 ROBERT SCHLAGER: What the speed  
12 limit would be? Whatever is recommended by  
13 our traffic consultant.

14 I think it's going to be less than 30  
15 miles an hour. Well, I mean the geometrics  
16 are going to control the speed slower than 30  
17 miles an hour. Prudence and 32 years  
18 experience. I would say probably no more  
19 than 15 miles an hour. And we will post  
20 those signs throughout the development.

21 H. THEODORE COHEN: Currently on the

1 plans there's the small parking lot to the  
2 right where I think people now park,  
3 pedestrians park to walk around the preserve.  
4 Does that remain at the end or is that gone?

5 ROBERT SCHLAGER: Yes, sir, that  
6 does remain. And that is on the property of  
7 the Metropolitan District Commission now  
8 known as Department of Conservation and  
9 Recreation, and that was built pursuant to an  
10 order of conditions issued by the Cambridge  
11 Conservation Commission in counsel with the  
12 DCN&R at our expense five years ago.

13 H. THEODORE COHEN: That remains a  
14 public lot for people who are going there?

15 ROBERT SCHLAGER: Yes, sir. There's  
16 24 spaces in there.

17 WILLIAM TIBBS: Charles.

18 CHARLES STUDEN: Yes, I actually do  
19 have a question I'd like to ask. Maybe  
20 someone can clarify something for me, but  
21 before I ask it I just want to say that I

1 found the presentation that you gave us prior  
2 to this hearing, the booklet, the design  
3 review booklet, and in particular the letter  
4 from Mr. Schlager extremely helpful. And I  
5 wish that we would get this more often from  
6 developers. It responded, I thought,  
7 beautifully to what I heard in prior  
8 discussions, that point by point which made  
9 it very easy for me to follow what was being  
10 proposed. I thought all of the drawings, the  
11 sections, everything contributed enormously  
12 to my understanding of the project. And I  
13 think it's a very handsome project and a  
14 significant improvement over what we saw  
15 earlier and I want to thank you for that.

16 One of the things that I wondered,  
17 however, in looking at the master plan and  
18 the site plan, and that is that I'm assuming  
19 that they're going to be deliveries during  
20 the day, couriers, etcetera, who will come by  
21 car, also people will be coming and going to

1 the building by taxi. And the auto court  
2 doesn't really show, and maybe I'm not  
3 reading it properly, any short term surface  
4 parking outside of the building. And I don't  
5 know, maybe that's addressed by the garage  
6 itself and it's not assigned parking, but the  
7 first level of the garage where someone would  
8 go in and park and walk. But it's a long  
9 walk from the garage to the main entrance to  
10 the building. And I can imagine on a rainy  
11 day if someone's coming to deliver a package  
12 or something, that this could be a problem.  
13 I'm not a big fan of surface parking, but I  
14 just wonder if this would cause some  
15 conflicts, and I wonder if this is something  
16 that could be looked at. Now I like what  
17 you've done with the servicing, by putting it  
18 underground. But I think that's for the more  
19 major servicing if I'm not mistaken. I'm  
20 thinking about the day-to-day kind of stuff  
21 that is inevitably associated with the kinds

1 of uses that are going on in this building.  
2 And I don't -- maybe I don't particularly  
3 want to comment now nor is it necessary, but  
4 I'd like you to think a little bit about it.  
5 I'm wondering if there shouldn't be some  
6 spaces or some way that people can pause  
7 outside not have to get tangled up in that  
8 garage.

9 ROBERT SCHLAGER: That's a very good  
10 point, and what our thought process is there  
11 is some space parking, short term that will  
12 be allocated along the north side of the  
13 building in this zone. In addition to that,  
14 any larger deliveries will obviously be sent  
15 to the interior loading dock. And short term  
16 deliveries of taxi drop offs and the like  
17 will occur both on Acorn Park Drive and in  
18 the auto court depending upon the weather.  
19 There will be spaces reserved in garage A for  
20 longer term, one hour, two hour type of  
21 delivery. Short term deliveries tend to park

1 in the front and then walk up the stairs,  
2 make their delivery and out they go less than  
3 five or ten minutes.

4 CHARLES STUDEN: So you can actually  
5 stop in front of the building on Acorn Way  
6 and make a delivery?

7 ROBERT SCHLAGER: You cannot. In  
8 terms of allowing drop-offs, the intent is to  
9 take people to the auto court zone and drop  
10 off in this area. But the reality is, you  
11 know as well as I know, there will be a car  
12 or most likely a taxi that will stop here and  
13 proceed to drop someone off. Although the  
14 intent and the design does provide for a very  
15 special secluded area for that purpose.

16 CHARLES STUDEN: Thank you.

17 WILLIAM TIBBS: Are you all set,  
18 Pam?

19 PAMELA WINTERS: Yes, I am. I just  
20 want to say that I like the fact that you  
21 have a gym and you have workout equipment for

1 your employees. I think that's, I think  
2 that's great.

3 WILLIAM TIBBS: Hugh, are you done?  
4 Do we have to vote on this? Yes, they're all  
5 -- do I hear a motion?

6 THOMAS ANNINGER: Do we write a  
7 decision on this?

8 ROGER BOOTH: It's not a decision  
9 per se, but we'll write up a review.

10 THOMAS ANNINGER: A written report?

11 ROGER BOOTH: Right, with notes on  
12 it.

13 THOMAS ANNINGER: And can I assume  
14 that the written report will reflect the  
15 comments that you heard?

16 ROGER BOOTH: Yes, it will.

17 THOMAS ANNINGER: Including those  
18 that go to the master plan?

19 ROGER BOOTH: Absolutely.

20 THOMAS ANNINGER: Such as 500 and  
21 600 and the garage. And Hugh's points and so

1 on. All right. Then it should be easy.

2 WILLIAM TIBBS: Can I have a motion?

3 THOMAS ANNINGER: I don't think  
4 there's anything from an ordinance point of  
5 view that is driving this decision. I think  
6 it's part of the PUD process?

7 RICHARD MCKINNON: Well, it's not  
8 actually a PUD a Special District 4 and there  
9 is a provision that just calls for the design  
10 review formally by the Planning Board. So I  
11 think a motion is in order as Mr. Chairman  
12 suggested.

13 HUGH RUSSELL: So I guess it would  
14 be good to use the word approve. The  
15 question is what is it that we are approving?  
16 We're approving the materials submitted to us  
17 with the comments that we have made for  
18 further development in the last -- during the  
19 final design phase. And that process would  
20 be conducted, I believe, by the CDD  
21 Department. And in listening to all of the

1           comments that we all made, it didn't appear  
2           to me that anyone brought up a point that  
3           really felt that we had to come back to the  
4           Board to address. Is that correct?

5                   THOMAS ANNINGER: I think the only  
6           one where I would like some further process  
7           is on the garage.

8                   HUGH RUSSELL: Yes. I'm mistaken,  
9           you're correct.

10                   THOMAS ANNINGER: I think that would  
11           be an occasion to take a deeper look at what  
12           you're -- what we're going to see.

13                   RICHARD MCKINNON: That makes sense.  
14           Not a problem at all on our end.

15                   H. THEODORE COHEN: Well, I have a  
16           question. Are we approving anything other  
17           than the design of Building 200 and 300 in  
18           accordance with the plans we've been shown  
19           and the discussion we've had today? I'm  
20           assuming that the garage, when it's designed,  
21           will come back for our approval at that

1 point? Or is that not correct?

2 ROBERT SCHLAGER: No, sir. I must  
3 correct you. To the best of my recollection,  
4 the original Special Permit issued in 2004  
5 approved the design guidelines for the  
6 garage. I believe that was --

7 RICHARD MCKINNON: And Building 100.

8 H. THEODORE COHEN: And Building  
9 100? But building --

10 ROBERT SCHLAGER: Correct. And  
11 Garage B would come back.

12 H. THEODORE COHEN: The permit was  
13 before my time on the Board.

14 ROGER BOOTH: But I would add that  
15 anything that changes significantly obviously  
16 would come back both from tonight and from  
17 even the earlier garage they mentioned if  
18 they're making it different. And in the  
19 earlier submission they had planned some  
20 banners and such that would need to be  
21 reviewed because that would be a major aspect

1 to it. So I agree that the basic concept and  
2 strategy and basic building is there  
3 approved, but there definitely needs to be  
4 more review for those things.

5 RICHARD MCKINNON: At the staff  
6 level.

7 ROGER BOOTH: At the staff level and  
8 we'll bring it back to you if it's violating  
9 what the Board had said.

10 THOMAS ANNINGER: I'm still worried  
11 about the garage.

12 RICHARD MCKINNON: Yes, I know.

13 THOMAS ANNINGER: I'm hoping that in  
14 spite of what you're calling approval, I  
15 don't remember it quite as specifically as  
16 you do, but maybe the documents reflect  
17 otherwise. I'm sure you wouldn't say it if  
18 that weren't so. Nevertheless, I'm hoping we  
19 could have some good give and take. And my  
20 guess is whatever you showed us then will  
21 look different now. There's a three-story

1 and another three-story. Everything else is  
2 changed. Why wouldn't we have a chance to  
3 really dig into the garage?

4 ROGER BOOTH: If you could also add  
5 the associate landscaping as part of what  
6 you're approving as well, the road and all  
7 that as well.

8 WILLIAM TIBBS: Yes. We still need  
9 a motion.

10 THOMAS ANNINGER: Well, I think Hugh  
11 said well what I think it is that we are  
12 approving which is the -- what's been  
13 presented to us and the comments thereto,  
14 including not just building -- the new  
15 Building 200 and some of its future plans. I  
16 guess I don't know whether we're approving  
17 the extension to 200, whether we're approving  
18 300?

19 PAMELA WINTERS: 300.

20 THOMAS ANNINGER: And we're  
21 certainly not approving 400.

1                   RI CHARD MCKI NNON: We' re not  
2                   approvi ng 400, 500 and 60 or garage B.

3                   THOMAS ANNI NGER: You' re approvi ng  
4                   Bui l di ng 300 you' ll say?

5                   WI LLI AM TI BBS: Exactl y.

6                   THOMAS ANNI NGER: Wel l , I move that  
7                   we essenti al l y gi ve you the approval that was  
8                   j ust descri bed.

9                   WI LLI AM TI BBS: Do we have a second?

10                  HUGH RUSSELL: Sure.

11                  WI LLI AM TI BBS: Any other further  
12                  di scussi on?

13                  Al l those i n favor.

14                  (Show of hands.)

15                  WI LLI AM TI BBS: The vote i s  
16                  unani mous.

17                  (Ti bbs, Wi nters, Si nger, Wi nter  
18                  Cohen, Anni nger, Nur, Studen, Russel l .)

19                  RI CHARD MCKI NNON: Thank you. We' re  
20                  real l y anxi ous to get Forester. The  
21                  reservati on needs some economi c heal th and we

1           have a great tenant to add to it. Thank you.

2                   WILLIAM TIBBS: Do we need a break?

3           We only have two small items. Do you want to

4           take a break and do it or do you need to --

5                   STEVEN WINTER: Let's go through.

6                   WILLIAM TIBBS: Why don't we take

7           enough of a break for them to get their stuff

8           out of the room.

9                   (Short recess taken.)

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1 WILLIAM TIBBS: Before you start,  
2 Li za, Susan has an administrative item.

3 SUSAN GLAZER: We've been asked to  
4 distribute the state ethics policy on  
5 conflict of interest to all boards and  
6 commissions and I have copies of them for  
7 you. But what is different about this time  
8 we're asking you to sign a -- the last page  
9 acknowledging receipt of the policy. So if  
10 you could do that and return them to me, I'd  
11 appreciate it.

12 STEVEN WINTER: Acknowledge receipt?

13 BETH RUBENSTEIN: Correct. All we  
14 have to do is distribute. And all you have  
15 to do is sign that you got it. Thank you.

16 WILLIAM TIBBS: And analyze before  
17 we -- just in case there's a mad dash at the  
18 end of our BZA cases, I want to remind the  
19 Board, my chairmanship is quickly coming to  
20 an end, and that you'll need to go through  
21 the process of selecting a new Chair since

1           it's now going into December. And we can go  
2           through that process. And if -- even if you  
3           ask me to do an unprecedented third term, I  
4           would not take -- I would not do it. I don't  
5           want to be the person to break that  
6           precedent.

7                   CHARLES STUDEN: What is the process  
8           of selecting the Chair?

9                   WILLIAM TIBBS: I would have to --

10                  CHARLES STUDEN: Okay, another time.

11                  PAMELA WINTERS: And we still have  
12           time.

13                  WILLIAM TIBBS: Yes, Li za.

14                  LIZA PADEN: Okay, previously  
15           Harvard University came to the Planning Board  
16           for comments on a telecommunications  
17           installation at Hilles Library. And the  
18           Planning Board commented very strongly  
19           against that installation both because of the  
20           way the building itself looks and the  
21           architecture and the antennas. They have

1 since gone and done some more work and have  
2 come up with a new location in the same  
3 vicinity. It's Gilbert Hall which is at the  
4 corner of Garden Street and Linnean Street  
5 which is a dormitory building. You might --  
6 you might recognize this. And so what will  
7 happen is the installation will create a faux  
8 chimney on the roof, made of brick like the  
9 other chimneys as well as mounting the  
10 antennas on the facade of the mechanical  
11 penthouse. They ask that we not review this  
12 submittal because they're doing some  
13 structural detail work, but I just wanted to  
14 let you know that they have made progress on  
15 that. And this will be the replacement  
16 application that's going to the Board of  
17 Zoning Appeal. So this full package will  
18 come back to you at a later date.

19 The next case is the TD Bank sign in  
20 the Central Square location. It's a GAP  
21 retail space at the corner of Essex Street

1 and Mass. Avenue.

2 WILLIAM TIBBS: How many banks in  
3 Central Square?

4 LIZA PADEN: A lot.

5 So there's a variety of the sign  
6 proposals that they're having. Again, it's  
7 similar to what you looked at for the Alwife  
8 Brook -- yes, Alwife Brook Parkway  
9 installations. They are -- these signs  
10 again, the number of signs is not the issue  
11 as much as the illumination and a dimension  
12 is greater than the 30 inches that's allowed.

13 WILLIAM TIBBS: You say the  
14 dimensions are greater in what way since they  
15 have so many signs.

16 LIZA PADEN: You can have an  
17 internally illuminated sign if one of them is  
18 less than 30 inches. On the two wall signs,  
19 the -- both dimensions are over 30 inches.  
20 So they ask that I bring this to you.

21 HUGH RUSSELL: Looks like they're

1 36.

2 STEVEN WINTER: Where are we?

3 LIZA PADEN: Both wall signs. This  
4 one and this one. So both of the wall signs  
5 that are mounted on the brick facade exceed  
6 the amount that's allowed. So, what they're  
7 asking for is a reading from the Planning  
8 Board on whether or not the Planning Board  
9 would entertain this for the Board of Zoning  
10 Appeal. I think what they're looking for is  
11 whether the Planning Board would give a  
12 negative recommendation to the BZA.

13 WILLIAM TIBBS: So the Mass. Ave. is  
14 the short elevation?

15 LIZA PADEN: Yes.

16 WILLIAM TIBBS: And Essex Street.

17 LIZA PADEN: Yes.

18 WILLIAM TIBBS: Do we need all that  
19 signage on Essex Street. He Essex Street is  
20 a relatively small street.

21 LIZA PADEN: It has one lane of

1 travel and one lane of parking.

2 WILLIAM TIBBS: It's not like a  
3 gazillion people walk down there. As a  
4 matter of fact, when I first looked at this I  
5 thought the long elevation was on Mass. Ave.  
6 And I had to look at -- anyway that seems to  
7 me a little excessive.

8 STEVEN WINTER: If I can share with  
9 the Board when we had the discussion about  
10 Fresh Pond, didn't we come to the conclusion  
11 that there was no reason to overwrite the  
12 regulation that is were there. We just  
13 didn't see any reason to do it. And we don't  
14 really have to justify that, do we?

15 LIZA PADEN: No.

16 THOMAS ANNINGER: I don't  
17 understand.

18 HUGH RUSSELL: I think the part of  
19 their problem is they have a dark background  
20 that closes a little bit and they have some  
21 bright white letters. The white letters are

1 actually much smaller than the 30 inches.

2 The background is 36 inch square.

3 LIZA PADEN: Right.

4 HUGH RUSSELL: So, if you look at it

5 architecturally at the elevation, the sign

6 seems to be in reasonable scale with the

7 elevation, the actual thing that's going to

8 stand out that's illuminated that's smaller

9 than 36 inches because it's really the white

10 letters that are going to stand out.

11 WILLIAM TIBBS: You're looking at

12 the wall sign?

13 HUGH RUSSELL: I'm not too concerned

14 about the wall sign.

15 WILLIAM TIBBS: I'm not as concerned

16 about the wall sign either.

17 HUGH RUSSELL: That's the place

18 where we have more leverage. Maybe the thing

19 is to suggest to them that if they drop some

20 of the unnecessary little signs, we wouldn't

21 oppose the big one.

1                   LIZA PADEN: Well, I can make that  
2                   suggestion to them Thursday.

3                   H. THEODORE COHEN: Am I correct the  
4                   little ones, those are awnings and it's the  
5                   end of the awnings that's hanging down.

6                   HUGH RUSSELL: They're not exactly  
7                   awnings because they are only stick out a  
8                   foot. There's a section on the next page.

9                   LIZA PADEN: There's three sets of  
10                  pictures. It's not a traditional awning that  
11                  hangs over the sidewalk. It's something  
12                  that's attached to the wall.

13                  LES BARBER: On Alewife those signs  
14                  are underneath the wall. They're actual wall  
15                  signs.

16                  HUGH RUSSELL: I think you're right  
17                  in this case, too.

18                  LES BARBER: They look like they're  
19                  on the balance of the awning but they weren't  
20                  actually on the wall.

21                  STEVEN WINTER: It's a sign actually

1 on the awning.

2 LES BARBER: Yes. There are awnings  
3 but the signs are underneath that.

4 HUGH RUSSELL: And they're  
5 illuminated also.

6 THOMAS ANNINGER: It's not clear to  
7 me what we're objecting to with these rather  
8 small things all the way along there. Why  
9 don't we like it?

10 STEVEN WINTER: It's the -- I'm -- I  
11 see no reason to approve bypassing of these  
12 existing regulations that's what I'm -- I'm  
13 talking about the larger signs.

14 LIZA PADEN: Right. And then  
15 there's other people who object to the number  
16 of signs. The number of signs --

17 WILLIAM TIBBS: That's not an issue.

18 THOMAS ANNINGER: And the size, if I  
19 remember for Alwifé, it was only because  
20 there was a distance problem and some were  
21 large and some were because of the certain

1 distance smaller and we allowed them to be  
2 the same because it was a technical problem  
3 at Alewife. That's how I remember the  
4 problem.

5 LIZA PADEN: That was the Savemore  
6 Spirits. That was the liquor signs.

7 THOMAS ANNINGER: That's not what  
8 we're talking about?

9 LIZA PADEN: No.

10 LES BARBER: The problem with  
11 Alewife is the green square which tends to be  
12 more than 30 inches. And Alewife actually as  
13 proposed, is quite big. And we agreed to  
14 allow it to be exceeding the 30 inches but  
15 less than the dimension they were proposing.

16 LIZA PADEN: I think it came in at  
17 36 inches at Alewife. Originally they came  
18 with a larger and it was 42. Or 44 or  
19 something. And they came down to 36 inches.  
20 So it was still over the --

21 THOMAS ANNINGER: How big is this?

1                   LIZA PADEN: This is 36. This is  
2                   the same size as what they were approved for  
3                   at Al ewi fe.

4                   HUGH RUSSELL: Steve has a point  
5                   that we always have to look at what's the  
6                   rationale for exceeding it?

7                   STEVEN WINTER: To bypass the  
8                   regulation?

9                   HUGH RUSSELL: Yes.

10                  AHMED NUR: If I recall right, we,  
11                  Al ewi fe there were a lot of signage and we  
12                  were doing a comparison. And it was out in  
13                  the dark and everyone had big signs. And it  
14                  was something the city wanted -- they wanted  
15                  210 square feet and it was 190 square feet  
16                  allowed of the sort.

17                  LES BARBER: And in Al ewi fe they  
18                  actually proposed more signage than they were  
19                  allowed.

20                  AHMED NUR: Right.

21                  LES BARBER: Some of them exceeded

1 this dimension. In the end they brought it  
2 at or below what they were allowed or the  
3 Board agreed to allow the slightly taller  
4 version.

5 AHMED NUR: Right. Having said  
6 that, I think one of the Board members raised  
7 well what would you do once we allow you once  
8 you're going to come back and ask for more on  
9 other locations. And I think that we're  
10 still saying the same. There's no, as far as  
11 you know, I'm concerned there's no reason to  
12 exceed the variance -- you know what the  
13 ordinance calls for?

14 H. THEODORE COHEN: I have a  
15 question though. If they did -- if it were  
16 just the green square with the TD on it at 36  
17 inches, would that violate the ordinance?

18 LES BARBER: Yes.

19 H. THEODORE COHEN: It does?

20 LES BARBER: Yes.

21 H. THEODORE COHEN: It's not that

1           it's the strange part of the sign, it's that  
2           element itself.

3                   LES BARBER:   There is no dimension  
4           -- there are dimensions which exceed 30  
5           inches in one direction.

6                   ROGER BOOTH:   If I could just point  
7           out that we've done a lot of facade  
8           improvement grants in Central Square and  
9           throughout the city really.   But we're very  
10          strict about saying in order to do a facade  
11          grant where we provide matching funds, you  
12          have to meet the sign ordinance.   I  
13          personally find it a little bothersome that  
14          there are projects that aren't going through  
15          our program, they're not getting our benefit,  
16          of course, but they're seeking to be louder  
17          and bigger without any justification.

18                   STEVEN WINTER:   Because they have  
19          the cash.

20                   ROGER BOOTH:   Yes, I find it  
21          troubling as someone who's been trying to

1 manage good facades all this time. It's just  
2 my little pitch.

3 THOMAS ANNINGER: It reminds me of  
4 the BayBank signs of that era.

5 ROGER BOOTH: Yes.

6 H. THEODORE COHEN: Let me raise a  
7 question now. But they are allowed the  
8 number of the little TD Bank signs on both  
9 facades?

10 LIZA PADEN: Yes, because it's a  
11 business district.

12 H. THEODORE COHEN: I guess my  
13 question is if they were willing to agree to  
14 reduce or eliminate the little signs, would  
15 we be willing to support one or two signs  
16 that were larger than the ordinance?

17 LIZA PADEN: I got one yes and I got  
18 a no.

19 STEVEN WINTER: I would not for the  
20 reasons that Roger stated there are stern  
21 standardization that the city is encouraging.

1           And if somebody comes in I don't want your  
2           matching funds, I'll pay for it myself and I  
3           want to go bigger, I don't feel comfortable  
4           with that.

5                       WILLIAM TIBBS: I would agree with  
6           that too. I think you made a good case from  
7           my perspective.

8                       HUGH RUSSELL: I think you got your  
9           answer.

10                      LIZA PADEN: Okay. Thank you.

11                      And then the Board of Zoning Appeal  
12           cases that are going to be heard on November  
13           19th. I didn't see anything here. There is  
14           a shared use of the parking lot in Resident  
15           C1 district on Harvard Street. There's a  
16           church building that is only active on  
17           Sundays and they're proposing to provide off  
18           street parking for the Fletcher Maynard  
19           School which is across the street at the  
20           other corner. Yes.

21                      STEVEN WINTER: Is it a play yard

1 also? Or is it a parking lot?

2 LIZA PADEN: No, I thought it was  
3 just the parking lot.

4 STEVEN WINTER: I don't know myself.  
5 I'm wondering if it's a play yard with  
6 basketball hoops and things like that?

7 LIZA PADEN: No.

8 STEVEN WINTER: Okay.

9 WILLIAM TIBBS: Do you have any  
10 comments on that? Are you done?

11 LIZA PADEN: I'm done.

12 WILLIAM TIBBS: Then we are  
13 adjourned.

14 (Whereupon, at 9:20 p.m., the  
15 meeting adjourned.)

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## 1 C E R T I F I C A T E

2 COMMONWEALTH OF MASSACHUSETTS  
3 BRISTOL, SS.

4 I, Catherine Lawson Zelinski, a  
5 Certified Shorthand Reporter, the undersigned  
Notary Public, certify that:

6 I am not related to any of the parties  
7 in this matter by blood or marriage and that  
I am in no way interested in the outcome of  
8 this matter.

9 I further certify that the testimony  
10 hereinbefore set forth is a true and accurate  
transcription of my stenographic notes to the  
best of my knowledge, skill and ability.

11 IN WITNESS WHEREOF, I have hereunto set  
12 my hand this 27th day of November 2009.

13  
14 \_\_\_\_\_  
Catherine L. Zelinski  
15 Notary Public  
Certified Shorthand Reporter  
16 License No. 147703

17 My Commission Expires:  
18 April 23, 2015

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