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PLANNING BOARD FOR THE CITY OF CAMBRIDGE

GENERAL HEARING

Tuesday, July 20, 2010

7:00 p.m.

in

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

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

Susan Glazer, Acting Assistant City Manager  
for Community Development

Community Development Staff:  
Liza Paden  
Les Barber  
Roger Booth  
Stuart Dash  
Iram Farooq  
Jason Roberts

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

1  
2 HUGH RUSSELL: We're going to start  
3 the meeting now. Good evening, this is a  
4 meeting of the Cambridge Planning Board and  
5 those of you who read our agenda will find  
6 that we're not going to do things in the  
7 order that are on the agenda so that we can  
8 have enough members to hear the case in the  
9 public hearing. So we're going to start the  
10 Zoning Board of Appeal cases and then we'll  
11 have the update by Susan Glazer and then  
12 we'll go to the design review of Cambridge  
13 Research Park building which is the model on  
14 my right and your left. And then probably  
15 we'll go on to the MIT Kendall Square and  
16 hopefully by about 8:30 we'll start the  
17 public hearing. So on to the Board of Zoning  
18 Appeal cases.

19 LIZA PADEN: On the agenda for the  
20 Board of Zoning Appeal cases, I wanted to  
21 point out that the 1815 Mass. Avenue, that's

1 the ground floor of Lesley University's  
2 building also known as the Sears building.

3 HUGH RUSSELL: There are already a  
4 number of food establishments on the ground.

5 LIZA PADEN: Right.

6 HUGH RUSSELL: This is not anything  
7 special.

8 LIZA PADEN: No.

9 THOMAS ANNINGER: This is not  
10 related to the some of the Asiatic.

11 LIZA PADEN: No, this is a coffee  
12 shop.

13 THOMAS ANNINGER: But it's not  
14 replacing some of the --

15 LIZA PADEN: No, this is the ground  
16 floor where the GAP was.

17 STEVEN WINTER: Liza, the case 9962,  
18 122 First Street.

19 LIZA PADEN: Yes.

20 STEVEN WINTER: An individual would  
21 like to display five educational videos about

1 oral health at five display windows. And I  
2 guess my shoot from the hip is I'd like to  
3 know a little bit more about it. I generally  
4 oppose to moving advertisements of any sort,  
5 video on the cabs or video on the buildings,  
6 so I'd like to open the question with do we  
7 have an existing Ordinance about video in the  
8 public view?

9 LIZA PADEN: Yes. The video is  
10 interpreted in Cambridge as it's not allowed.  
11 It's considered to be a moving sign and it's  
12 not an allowed use. And so that's why  
13 they're going to the Board of Zoning Appeal  
14 for a Variance. This location of this office  
15 is the ground floor of what was originally a  
16 Planning Board Special Permit, and it was the  
17 Lotus Development building. So it's across  
18 Cambridge Street from the mall on First  
19 Street. And he, the dentist has installed  
20 his wall signs and those conform. And what  
21 he would like to do is in each of the display

1 windows that's at the ground floor and on the  
2 corner, he wants to set up video streaming  
3 of, he says, educational tooth care or teeth  
4 care videos. And they're substantial.

5 They're 41 inches by 30 inches in four of the  
6 windows. And one of the windows is 64-by-20  
7 inches. So they are quite prominent.

8 STEVEN WINTER: Well, Hugh, I don't  
9 feel that it's an appropriate use of the  
10 windows, and I think that eventually there --  
11 they may be called educational videos, but  
12 it's an advertisement so I don't like it. I  
13 wonder if we could get some concurrence in  
14 what would we recommend to the BZA? What  
15 would we say to them?

16 HUGH RUSSELL: Well, I think we talk  
17 about what do we want to see in that window?  
18 Are there procedure rooms behind them? Are  
19 there lobbies behind them? Are there offices  
20 behind them? But I mean, it's certainly not  
21 my idea of strolling down First Street in

1 East Cambridge of what I want to see. So  
2 make sure we have a resource here sitting on  
3 the other side of the room of people from  
4 East Cambridge and maybe they'll tell us a  
5 little bit more about this.

6 STEVEN WINTER: Okay.

7 HUGH RUSSELL: So does anyone like  
8 to give us some more information and some  
9 perspective? Sure.

10 UNIDENTIFIED FEMALE: Is this for  
11 Doctor Kaleel (phonetic)? His offices are  
12 on --

13 LIZA PADEN: No, I'm sorry.  
14 Kashefi, K-a-s-h-e-f-i.

15 UNIDENTIFIED FEMALE: The dentist on  
16 the corner right by Best Buy?

17 LIZA PADEN: Yes.

18 UNIDENTIFIED FEMALE: First and  
19 Charles basically. But they go along First  
20 Street and they have it blocked about three  
21 quarters of the way up the window. And then

1           what Li za sai d, they would be very large.  
2           And I personally think that's between the  
3           dentist and the single patient, not something  
4           that you educate the whole world to as  
5           they're standing on a corner waiting for a  
6           cab or a bus or whatever. It just to me  
7           personally, you know, when the time comes, I  
8           probably will speak against it. And there  
9           are examining rooms behind -- I mean, there  
10          are, you know, there are all sorts of things  
11          going on behind there. There are probably  
12          patients lying down in there, you know, being  
13          worked on or what have you. But they go all  
14          along the side. There are two or three or  
15          four. Two or three of them alongside of  
16          First Street. Right across from nice  
17          restaurants.

18                   UNI DENTI FIED FEMALE: Roger's  
19                   favori te. Hel mand.

20                   CHARLES MARQUARDT: Right across the  
21                   street from tonight's special hearing.

1                   LIZA PADEN: Well, I'd be willing to  
2 draft a series of comments reflecting that  
3 it's not an appropriate signage use  
4 especially at First Street which is something  
5 that the Planning Board's been working on for  
6 a period of time.

7                   STEVEN WINTER: That's okay with me.

8                   HUGH RUSSELL: Tom, do you have  
9 something to add?

10                  THOMAS ANNINGER: Yes. I haven't  
11 given this a lot of thought. I do think  
12 there will be occasions when a moving  
13 advertisement in a retail establishment is  
14 something we would find acceptable. Whether  
15 video on a big flat screen in five relatively  
16 close display windows, meets that standard, I  
17 don't know. But probably not. Do we have  
18 any precedence for this at all anywhere else?

19                  LIZA PADEN: No. We've had people  
20 request it, but we've discouraged it since it  
21 would require a use Variance.

1           HUGH RUSSELL: There is actually a  
2 television set in Cardullo's that are  
3 permanently turned to the Red Sox. And there  
4 are chairs outside and there's a loyal  
5 following. And it's on the sidewalk and it's  
6 on Harvard Square and I think it's fun. This  
7 is a very different thing.

8           LIZA PADEN: It's not a sign  
9 certification is all I know.

10          HUGH RUSSELL: It's a TV set behind  
11 a window.

12          THOMAS ANNINGER: I'm a little bit  
13 surprised that this was made without having  
14 them come here to sort of explain it to us  
15 just what it is they're doing and why it's a  
16 good thing. Did they realize that this is  
17 going against the stream?

18          LIZA PADEN: Yes.

19          THOMAS ANNINGER: Against the  
20 current?

21          LIZA PADEN: I believe I made that

1 clear, yes.

2 THOMAS ANNINGER: It would have been  
3 helpful for somebody to make a case. Without  
4 somebody doing that, it's kind of easy to say  
5 no. A little bit easier. And so I think I  
6 would have found it more difficult if you  
7 would have told me how helpful and benign  
8 this was, but there's nobody here to do that.

9 LIZA PADEN: Well, the case that he  
10 made to me and the case he made in his  
11 statement to the Board of Zoning Appeal is  
12 that the display's used to promote oral  
13 health by educating the public. And to  
14 provide a question and answer forum regarding  
15 oral health and its relationship to overall  
16 health. I mean that's...

17 THOMAS ANNINGER: Well, there are a  
18 lot of doctors' offices in Cambridge, and I  
19 do see -- I mean, the obvious argument is  
20 that this is somewhat of a slippery slope.

21 LIZA PADEN: Yes.

1                   Are there any other cases that anybody  
2 wanted to look at?

3                   HUGH RUSSELL: No.

4                   LIZ A PADEN: No?

5                   THOMAS ANNINGER: No. No nasty  
6 antennas tonight?

7                   LIZ A PADEN: No.

8                   PATRICIA SINGER: I have two just a  
9 real quick question.

10                  HUGH RUSSELL: On case -- sorry, go  
11 ahead.

12                  PATRICIA SINGER: On case 9964  
13 they're asking for a non-conforming parking  
14 space. Do you know what that's about, Liza?

15                  LIZ A PADEN: Yes.

16                  PATRICIA SINGER: I think really my  
17 only comment is that if there's already a  
18 parking space there, so be it. But if we are  
19 paving over something that is yard, I would  
20 respectfully request that we discourage the  
21 addition of clean yard parking spaces. I

1 know we've done a few.

2 LIZA PADEN: Okay. That's the site  
3 plan.

4 PATRICIA SINGER: That answers my  
5 question, Liza. There is an existing  
6 driveway.

7 LIZA PADEN: Well, what I can do is  
8 put down to say that the Planning Board  
9 doesn't object to the driveway, but objects  
10 to any front yard parking.

11 PATRICIA SINGER: Good. Great.  
12 Thank you.

13 And I was just curious which garage was  
14 9967, Memorial Drive.

15 LIZA PADEN: Oh, 808 Memorial Drive,  
16 this is the corner of River Street and  
17 Memorial Drive beneath the housing. It's  
18 where the -- it used to be a Carl's Sunoco.

19 PATRICIA SINGER: Okay. I just  
20 wanted to say that this is -- actually, I  
21 support this. If other Planning Board

1 members are in agreement, I would actually  
2 like to send some sort of a supportive  
3 statement.

4 HUGH RUSSELL: I guess before I -- I  
5 think the use makes sense. I'm wondering  
6 what they're doing with what must have been  
7 an awful lot of paving. Are they actually  
8 reducing the paving, increasing the  
9 landscaping? I know the Mobil Station quite  
10 well. There's not much there.

11 LIZA PADEN: No, there's no change  
12 the site plan. The proposal is to convert  
13 the existing structure that was a gas station  
14 and to put in the convenience store and the  
15 dry cleaner. But the rest of it will be  
16 maintained as that open asphalt parking lot.

17 HUGH RUSSELL: So I think we might  
18 want to ask the Zoning Board to consider if  
19 there's a possibility to get some improvement  
20 of the, you know, the frontage with  
21 landscaping and the like.

1                   L I Z A P A D E N:   O k a y.

2                   H U G H R U S S E L L:   A n d t h e n I h a v e a  
3                   q u e s t i o n a b o u t t h e c a s e i n b e t w e e n t h o s e t w o,  
4                   w h i c h i s t h e A I ' s H a r v a r d S q u a r e C a f e.

5                   L I Z A P A D E N:   Y e s.

6                   H U G H R U S S E L L:   W h e r e i s t h a t  
7                   p r o p o s e d t o g o i n t h e b u i l d i n g?

8                   L I Z A P A D E N:   S o, h e r e i t i s.   T h i s  
9                   w i l l b e o n e o f t h e i n t e r i o r s i t e s.   S o, w h e n  
10                  y o u a r e i n s i d e H o l y o k e C e n t e r, i t ' s g o i n g t o  
11                  b e w h e n y o u g o f r o m M a s s. A v e. d o w n t o w a r d  
12                  M o u n t A u b u r n S t r e e t w i l l b e o n t h e l e f t - h a n d  
13                  s i d e.   T h e s a m e s i d e t h a t t h e c r e d i t u n i o n i s  
14                  o n.

15                  H U G H R U S S E L L:   S o t h a t ' s w h e r e t h e  
16                  A l l s t o n ( i n a u d i b l e ) i s I t h i n k.

17                  L I Z A P A D E N:   O h, r i g h t, y e s.   M a y b e  
18                  t h e y ' r e d o n e w i t h A l l s t o n.

19                  H. T H E O D O R E C O H E N:   D o y o u k n o w i f  
20                  t h e y ' r e r e l a t e d t o t h e A I ' s s u b s h o p o n S t a t e  
21                  S t r e e t i n B o s t o n?

1 LIZA PADEN: Yes, it is own.

2 H. THEODORE COHEN: If that's the  
3 case, then I strongly support it. It's a  
4 great addition to the square.

5 HUGH RUSSELL: Okay.

6 LIZA PADEN: All set?

7 HUGH RUSSELL: Are we all set?

8 So then let's next ask Susan for her  
9 update.

10 SUSAN GLAZER: Good evening. This  
11 is our second meeting in July. And in August  
12 right now we have two meetings scheduled  
13 August 3rd and August 17th.

14 On August 3rd we will have the second  
15 part of the PUD hearing that we're hearing  
16 tonight for Bent, First and Charles Street.  
17 And we will also --

18 ROGER BOOTH: Could you really speak  
19 up? We're having trouble with the  
20 microphones. We have the loud air here.  
21 People really need to speak into the

1           mi crophones.

2                       SUSAN GLAZER: We'll try it again.  
3           We have two meetings in August, August 3rd  
4           and August 17th.

5                       On August 3rd we will have the second  
6           public hearing for the PUD that we will be  
7           hearing tonight as a first public hearing for  
8           Bent, First and Charles Streets. And then we  
9           will take up the issue of signs again. The  
10          Board heard this last month and had a number  
11          of suggestions. We've been working on some  
12          revisions and we will present them to you at  
13          that time.

14                      HUGH RUSSELL: Great.

15                      SUSAN GLAZER: And as far as August  
16          17th goes, right now there is no business on  
17          the agenda, but we never can tell.

18                      HUGH RUSSELL: Okay. Thank you.

19                      Okay, next then under our General  
20          Business agenda discuss Planning Board case  
21          141, Cambridge Research Park, design review

1 for Building G.

2 ALEX TWINING: Good evening.

3 Members of the Board, my name is Alex

4 Twining, Twining Properties. And just to

5 locate you on what we're here to talk about,

6 Canal Lofts. And as some of you know, we've

7 been working on a couple of projects all part

8 of what was called Kendall Square originally

9 by Land Properties, which was formerly called

10 Cambridge Research Park. And under the

11 Special Permit basically all the buildings

12 lit up there; two lab buildings, Genzyme,

13 Watermark and Apartment Tower we completed

14 back in 2006. And then a planned hotel next

15 to it and then a third building in the upper

16 corner.

17 And the third building in this image

18 shows the original Lime Properties proposal

19 of a seven-story building. You want to go to

20 the next?

21 So basically we're working on all three

1 of these sites here. This one was completed  
2 in 2006 as I mentioned. The one in the  
3 middle, we had hoped to start a hotel about a  
4 year and a half ago, and with the economy we  
5 had to put it on hold. And the one on the  
6 far right, which is the smallest site, about  
7 53,000 square feet which we call Canal Lofts,  
8 we're now going ahead with an equity partner,  
9 all cash to avoid the construction problems  
10 these days.

11 Also, when we bought the last two  
12 sites, the middle one and the one on the  
13 right, we also agreed after waiting for a  
14 year to get all the public improvements done  
15 to actually take on that assignment and build  
16 out what we call Cambridge Landing including  
17 the boat landing and waterfront walkway which  
18 connects out to the Charles River. The Lawn,  
19 the place and all those improvements which we  
20 opened last fall. And those surround Canal  
21 Lofts and connect back to Third Street.

1           The other thing just while we're on  
2           this slide, we also bought back the ground  
3           and second floor Watermark which were planned  
4           for retail. And once we bought them back, we  
5           built Watermark and we in turn built the  
6           retail space. It sat empty for quite a few  
7           years because nobody was trying to lease it,  
8           so we bought it back and we leased that up  
9           with two restaurants on a ground floor and a  
10          fitness center on the second floor.

11          So, tonight we're here to talk about  
12          Canal Lofts. And just to give you a piece of  
13          information, the reason we're here is under  
14          Special Permit 141. We are required to go  
15          through the large project review process and  
16          so we're here before the Planning Board for  
17          that reason and we wanted to have our  
18          architects CBT take you through some details  
19          of the plan for the Canal Lofts. We've also  
20          shared this with members of ACTP and ACN and  
21          Biomed Realty Trust who is a successor to

1 Lime Properties.

2 The building itself we've changed in  
3 height and programming. It was as I  
4 mentioned, seven stories. We're now  
5 proposing to build a five-story building, and  
6 it was about 27,000 square feet of office  
7 space with eight luxury condo apartments on  
8 top. Instead we've changed it to all rental  
9 apartments, 60 apartments, and we've  
10 eliminated the office space. It still has  
11 retail space on the ground floor which we'll  
12 show you in more detail in a minute.

13 And it will have approximately seven  
14 affordable units. And it does still, since  
15 it's lower than it used to be, still complies  
16 with the Chapter 91 regulations and with the  
17 overall design concept of the project.

18 So with that, unless there are any  
19 questions I'll turn it over to David Nagahiro  
20 who will give you a much more detailed  
21 presentation about the design of the project.



1 this, the idea that the pedestrian movement  
2 would go along Third Street, will get to the  
3 Broad Canal along that edge and then into the  
4 site at that location.

5 As we look a little closer to the site,  
6 you see Third Street here. The Broad Canal  
7 Street of Kendall Street, to the north you  
8 have the Genzyme building with the edge of  
9 the power plant here. The site is centrally  
10 located with all the improvements that Alex  
11 had mentioned along the canal, the new canal  
12 walk. The kayak and canoe launching area.  
13 To the west is Watermark. And then the new  
14 hotel will be directed to the west.  
15 Centrally located you also see the little  
16 head house which brings the parking up in the  
17 lower most levels. The parking garage  
18 continues along the full base here, which is  
19 four levels of below grade parking. And then  
20 this first image here is looking along the  
21 Broad Canal Street where EV00 and (inaudible)

1 is. Really continuing that sort of retail  
2 commercial move into the site and how that  
3 will inform the retail at the base of the  
4 Canal Lofts. This image here is taken from  
5 across the canal and you see the Genzyme  
6 building in the background. The foreground  
7 will be the new five-story building. When  
8 you look, this upper right-hand corner is the  
9 access from Third Street going along Kendall  
10 Square -- Kendall Street of the inside wall  
11 along the side of the Genzyme building with  
12 the power plant in the background. You see  
13 the new improvements along this edge with the  
14 new lawn in this location.

15 Looking at the direct response to the  
16 contents centrally located is the site. One  
17 of the things that we're looking at is the  
18 connectivity from Kendall Square down Third  
19 Street across the Broad Canal Street and then  
20 into the site. So the idea of really being  
21 able to now connect the southern part to the

1 northern where you have the skating rink and  
2 the sky hole. So now filling in some of the  
3 missing teeth. Centrally located will be the  
4 constellation project in the future. Some of  
5 the edges that were working with is the idea  
6 of really concentrating the retail along  
7 these two angles, knowing that there is  
8 Genzyme on one side and then the buffer for  
9 the power plant on the other side. To the  
10 south, as I've mentioned, was the connections  
11 from the waterfront walkway, the new kayak  
12 and the canoe launch area which really has  
13 become sort of a forecourt for the lawn area  
14 and then the retail beyond. What you see in  
15 the small little arrows is the idea of  
16 providing those sort of multiple entry points  
17 into the base of the building, really trying  
18 to activate the public realm along those  
19 edges. We're looking and trying to create  
20 multiple entries in the retail, the  
21 residential entry and then we'll talk about a

1            few little stoops on the ground floor for  
2            residents on the ground floor.

3            Looking at the Chapter 91 diagram where  
4            you have the canal, the Canal Loft and canoe  
5            and kayak launch, the 100-foot setback and  
6            the line here, you can see that the building  
7            falls within the height limitation on the  
8            site. The small little head house here is  
9            where parking would come up. Residents will  
10          drive down into the parking garage, come out  
11          into the head house and then come out on to  
12          the plaza. You see the adjacency of the  
13          Genzyme building, and there's a small little  
14          massing of the building which is  
15          approximately the same height of the Canal  
16          Lofts building.

17          The massing strategy from the building  
18          that we started out with initially was part  
19          of the rectangular-shaped building. We  
20          wanted to really work with breaking down the  
21          scale. We shifted the breaking down the

1 masses. We responded to the residential, the  
2 unit layouts. The opportunity instead of  
3 having four corners on the building we had  
4 eight corners of the units that were on the  
5 ends of the buildings now. Each had corner  
6 windows looking out towards the canal. In  
7 the center of the building we were also  
8 breaking down the mass by moving the mass in  
9 and creating opportunity for balconies and  
10 French balconies on the upper levels here,  
11 and the idea of really responding to this  
12 site and the adjacencies in the public realm  
13 sort of patterning on facade, the  
14 articulation that you see in the elevations.

15 So you move in a little bit closer you  
16 start to see the relationship of the  
17 pedestrian movement that's intended through  
18 the site with the currently where EV00 are  
19 the restaurants and the future hotel, the  
20 adjacency of the Genzyme and the power plant  
21 really close proximity to the power plant.

1 All the improvements on the canal with the  
2 loft, the new lawn, and the place centrally  
3 located is the garage head house which  
4 affords the access to the parking garage and  
5 then the Canal Lofts.

6 As we move closer, the head house is  
7 where most of the residents will be coming up  
8 from the parking garage crossing over into  
9 the entry of this location. The retail is  
10 really concentrated along those two edges.  
11 To the north we have Genzyme. To the east we  
12 have the power plant. And there's an  
13 existing exhaust from the parking garage  
14 located along that edge so you have a little  
15 bit of a buffer.

16 The red really shows the sort of the  
17 opportunity of activating the ground plane  
18 with multiple entries still contemplating  
19 whether there are two or three retail  
20 opportunities on the site. As Kendall Street  
21 continues around this location as one of the

1 few areas where the vehicle can get close to  
2 the building, we wanted to have a retail  
3 opportunity on that corner as well.

4 So moving closer, we have retail along  
5 these two edges, facing out the opportunity  
6 is spilling out on to the lawn area.

7 Centrally located is the residential entry.  
8 The vestibule entering into an entry lobby  
9 with a small club room, and then the small  
10 outdoor space adjacent to it as well. We  
11 have residential -- four residential units on  
12 the ground floor, and the opportunity of  
13 having small little stoops on the -- at the  
14 base of the building as well. So we're  
15 really trying to maximize the activity and  
16 access into the building along those three  
17 edges.

18 In this location is the existing garage  
19 vents which is adjacent to the power plant  
20 area. As we move up into the building, we  
21 have 14 units per floor. There are five,

1 one-bedroom units; one, two-bedroom unit and  
2 eight loft-style studio units.

3 You can start to see the relationship  
4 of those shifts in the plan where each of the  
5 units have a little bit of a corner unit, a  
6 frame out, the setbacks along these two edges  
7 with the balconies on the second and third  
8 floor. As you move up to the next level, we  
9 have French balconies on the upper levels and  
10 then the elevation. The elevations on the  
11 ground floor, sort of the distinction between  
12 the retail really trying to create a much  
13 more transparent base to the building. The  
14 building is setback along this edge as well  
15 creating columns that come down, really  
16 distinguishing the relationship of the retail  
17 and the break to the residential on the upper  
18 floors. You see the small little green wall  
19 which is masking the vent building facing out  
20 towards the power plant.

21 The second and third floors we have

1 continuous balconies. On the fifth and sixth  
2 floor we have French balconies. The idea of  
3 the patterning of the building creating a  
4 much more pedestrian-friendly view of the  
5 building as well as breaking the view in the  
6 center creating a distinction of the unit  
7 types.

8 To the north, which is facing the  
9 Genzyme building, a similar sort of massing  
10 strategies. We have the -- here we have the  
11 patterning on one side at the base of the  
12 building, the retail with the opportunity  
13 spilling out towards the head house. The  
14 common or the community room located here,  
15 and then the opportunity to have these  
16 stoops, residential stoops facing the Genzyme  
17 building.

18 To the west facing the head house and  
19 directly across from the head house of the  
20 parking garage is the entry to the residents.  
21 The opportunity of creating a little more

1 color at that location. The retail at the  
2 base of the building spilling out towards the  
3 lawn and then down towards the canal. The  
4 adjacency of the retail where Kendall Street  
5 turns and then the opportunity for these  
6 little stoops between Genzyme and the Canal  
7 Lofts.

8 Facing the power plant we have the  
9 continuous sort of garage bent creating the  
10 print for the building, slight setback and  
11 then the building massing up above. The  
12 cross section you can see where Genzyme sort  
13 of steps back and there's sort of a common  
14 datum line between the height between the new  
15 Canal Lofts and the setback at Genzyme. The  
16 opportunity for the retail to be able to  
17 spill out towards the lawn area, the  
18 residential area on the ground floor creating  
19 those other entry sequences to the stoops  
20 along the northern side.

21 Looking at the longitudinal section,

1 what you don't see here is the parking garage  
2 below, but the opportunity that parking a car  
3 coming up into the head house, coming out  
4 into the public realm and then back into the  
5 building. The opportunity of activating the  
6 ground from, we were contemplating was taking  
7 the elevator directly from the residence and  
8 down into the garage and Alex wanted to  
9 maintain the opportunity of activating a  
10 ground plan in that location. See the  
11 residential above the existing garage vent  
12 facing the power plant. One of the things  
13 that we're looking at currently is  
14 strategically how we end up screening those  
15 views to those units to the power plant.

16 Looking at the sequence from Third  
17 Street into the Kendall Street where the  
18 street bends, this particular site is the  
19 constellation site with the Genzyme building  
20 which you don't see in the massing, is this  
21 slight setback which is a similar sort of

1 datum line of the building. This would be  
2 the, you know, hotel building to the right.  
3 The small little head house coming up from  
4 the garage on the retail opportunity in this  
5 location with the residents above.

6 As you're coming down the Broad Canal  
7 Street with the canal here with the new lawn,  
8 it's the opportunity of having this very  
9 transparent ground plane with the retail able  
10 to spill out onto the public area, the little  
11 head house area which is the parking garage  
12 access. So you have a small retail  
13 opportunity here. The residential entry  
14 centrally located, and then really activating  
15 the majority of the ground plane with the  
16 retail.

17 Up above we have the massing strategy  
18 of sort of the shifting of the plane, and the  
19 setback from the center of forwarding the  
20 opportunity for balconies here and the French  
21 balconies on the upper levels. You can see

1 the corner windows and the massing strategy.  
2 We looked at the patterning of the building  
3 to add a little bit more pedestrian scale to  
4 the building and massing as well.

5 Moving more closely to Kendall Street  
6 this is looking back towards the canal with  
7 the retail at the corner. Directly across  
8 from the head house is the entry to the  
9 residence and the massing of the residential  
10 up above.

11 From the canal side again, the  
12 opportunity of really activating the ground  
13 plane with the retail. You can see a little  
14 more clearly the massing strategy with the  
15 corner windows and the patterning of the  
16 building really creating that much more  
17 pedestrian scale of the massing. We spent a  
18 lot of time with the exhaust for the building  
19 to make sure that this was very well  
20 organized on the facade. It didn't become an  
21 after thought as we're looking at the overall



1 for the elevations and the materiality, the  
2 ground plane really trying to create as much  
3 transparency into the retail as possible.  
4 Looking at the residential entry, introducing  
5 a little bit of color is a punch to the entry  
6 to the residence. Looking at some signage  
7 for both the entry to the residence as well  
8 as the retail. Canopies at the lower levels.  
9 The balconies would happen on the second and  
10 third floors with the French balconies on the  
11 fourth and fifth. Looking at the hardy type  
12 panel and three different colors to create  
13 that patterning on the building would sort of  
14 wrap around the two sides. There would be --  
15 on the corner units would be floor to ceiling  
16 glass in the corners, the smaller the  
17 hierarchy the smaller units for the bedrooms.

18 So sort of samples of the material that  
19 we're thinking about and the different  
20 colored panels.

21 We're also looking at some vegetative

1 screens for the hiding of the vents as well  
2 as the screen between the power plant as well  
3 as some screening for the residential stoops  
4 to the north.

5 And lastly, just looking at the  
6 balcony, some of the balcony detailing and  
7 having a little bit more of the industrial  
8 type feel to it. And similar to stoop-like  
9 condition where the residents have the  
10 opportunity of having their own sort of space  
11 or garden along the north side of the unit.

12 That's it. Thank you.

13 HUGH RUSSELL: Okay. Thank you.

14 Now, Roger, our job here tonight is to,  
15 as I understand it, make sure this building  
16 is consistent with the overall plan?

17 ROGER BOOTH: Right.

18 HUGH RUSSELL: That's pretty easy.

19 ROGER BOOTH: Yes.

20 HUGH RUSSELL: And then we comment  
21 on anything about the building that strikes

1           our eye. Is there more to it than that?

2                   ROGER BOOTH: That's right. That's  
3           pretty much what you're being asked, yes.  
4           And I would say that staff has met with them  
5           on several occasions, and I personally think  
6           that they've done a very good job of  
7           responding to the master plan and the Board's  
8           directives in the Special Permit.

9                   DAVID NAGAHIRO: And you can also  
10          see the massing of the building adjacent to  
11          Genzyme. The existing setback along that  
12          edge, that's sort of in reference.

13                  ROGER BOOTH: David, can you show it  
14          to the audience as well? Step to the side.

15                  DAVID NAGAHIRO: There's a massing  
16          element on the building here which is very  
17          similar to the height of the building  
18          adjacent to it. So as you're continuing down  
19          Kendall, it's created sort of a little bit of  
20          a gateway towards this location.

21                  HUGH RUSSELL: Okay. Are there

1 questions, comments?

2 STEVEN WINTER: Prior to the public  
3 hearing?

4 ROGER BOOTH: This is not a hearing.

5 STEVEN WINTER: This is not a public  
6 hearing? I'm sorry.

7 HUGH RUSSELL: I have a few  
8 questions. One question is what kind of  
9 retail do you hope to get?

10 ALEX TWINING: Good question.  
11 Actually, from now working on a lot of retail  
12 in the area, in addition to our retail we  
13 started a company that leased retail in  
14 Kendall Square and we've been working with  
15 Biomed, with Alexandria as well as MIT. And  
16 at this point we found quite a bit of  
17 interest after we put even (inaudible) as  
18 many of you know after a decade when  
19 Porcari's (phonetic) died, it was thought  
20 that Kendall Square could never support  
21 another restaurant. Which now even when Za

1 have showed up and they've done phenomenally  
2 well. Other restaurants want to be there.  
3 We're working on one with MIT and two with  
4 Alexandria. And we've already found somebody  
5 who's -- we're going to select them but is  
6 highly interested in taking the whole front  
7 space along the canal, because obviously you  
8 can have seating come outside overlooking the  
9 canal. So that space is about 3,000 feet,  
10 plus or minus. So that's a good size for a  
11 restaurant. It might be a single restaurant.  
12 Or like we did with Eagle and Czar where you  
13 have one kitchen and two different venues.  
14 And then the corner space, that might be  
15 either a small market type, but we don't know  
16 yet. That's about 900 square feet, but we  
17 found a lot of interest in that slot, so we  
18 sized these spaces to fit that. There are  
19 also some restaurants that would like to have  
20 more of a prepared food operation space. But  
21 it's a little too early to know for sure. We

1 do have this one company who's expressed  
2 interest, but by the time we're built -- you  
3 know. But I will say there's definitely a  
4 lot more interest now than we've seen.

5 HUGH RUSSELL: Okay. Thank you.

6 On the stoop design, I guess this is a  
7 question for David. There's a 10 or 12 foot  
8 deep little space, what separates that from  
9 the street?

10 DAVID NAGAHIRO: We're looking at  
11 sort of landscape walls along there. So they  
12 would be green. I think we've been talking  
13 to the marketing people, and one of the  
14 things we'd like to construct is try to keep  
15 it as open as possible similar to what we've  
16 done at North Point. But I think we're still  
17 looking at how high that privacy wall should  
18 actually be. In other words, I think the  
19 intention is a softer green wall along that  
20 edge.

21 ALEX TWINING: Yes, I'll just add to

1           that. What we're trying to do obviously,  
2           that view to Genzyme and at the ground floor  
3           is the least attractive. So we want to have  
4           at least the height, so that when you sit  
5           down, you can have some privacy, but when you  
6           come up, you can see over it. And then when  
7           you get to the upper floors, the Genzyme  
8           building starts to look better. But that's  
9           -- we really want to give somebody amenities  
10          on the ground floor. And also, the reason we  
11          think residential will work at that level is  
12          because you don't have heavy traffic and lots  
13          of people walking by. So we want them to be  
14          semi private if you will.

15                   HUGH RUSSELL: Because your  
16                   elevations there don't show any of that, and  
17                   I think as you develop that 10 or 12 foot  
18                   space, you'll get the residential character  
19                   that doesn't show on the back wall.

20                   ALEX TWINING: Yes -- yep. One  
21                   other challenge is that space between the two

1 buildings, we can't touch. It really has to  
2 be maintained as an access corridor for fire  
3 access to Genzyme. And also emergency access  
4 into the plant next-door. So, that's why  
5 we're trying to put as much as we can within  
6 our boundaries to help make that feel better.

7 HUGH RUSSELL: Okay, I'm going to go  
8 into a comment. The one thing I dislike on  
9 this building is the continuous balcony on  
10 the third floor. And I'm trying to  
11 understand why I dislike it. I think one  
12 reason is that the story of the -- the  
13 continuous balcony on the second floor really  
14 tells the story of the building because it's  
15 a strong divider between uses in the  
16 building. It can form a canopy for the  
17 retail use, sun shade that's facing more or  
18 less south. So that is a lot of good reason  
19 to put it there.

20 The design above your making it kind of  
21 monochromatic is a way I think of getting a

1 contrast between that and the ends. But I  
2 guess that strip there bothers me. I'd  
3 rather see di sconti nuous bal conies and maybe  
4 with the French bal conies up above, again be  
5 not quite so uni form. Because the -- you can  
6 keep the color, but I think I'm in a little  
7 relief in that, not quite so, you know, six  
8 units or whatever. It is all the same. But  
9 I think you can get a little bit more life in  
10 that without destroying the contrast between  
11 the ends in the middle. I offer that simply  
12 as a personal reflection and something to  
13 think about.

14 Bill?

15 WILLIAM TIBBS: When you say  
16 di sconti nuous, do you mean bal conies but  
17 broken?

18 THOMAS ANNINGER: Just that band.

19 WILLIAM TIBBS: No, I think you  
20 said --

21 HUGH RUSSELL: Yes, I think if you

1           Look at the floor plans, some of the rooms  
2           are bedrooms. Some of the rooms are living  
3           room. Maybe only part of the front gets the  
4           bal cony.

5                     ROGER BOOTH: Hugh, could we ask, I  
6           assume there's some sort of demisi ng?

7                     DAVID NAGAHI RO: Yes, there is.

8                     ROGER BOOTH: Is it possible that  
9           would offer the opportuni ty for some sort of  
10          articulation? A rhythm to it as opposed to  
11          simply one plane?

12                    HUGH RUSSELL: Well, I think it's  
13          that strong line at the third floor.

14                    DAVID NAGAHI RO: I see what you  
15          mean. Maybe even it shoul dn' t be light. I  
16          see what you're sayi ng, the second floor, it  
17          just -- it separates the retail from the  
18          apartments. But the third floor is kind of  
19          hangi ng there and doesn't feel like it has a  
20          purpose maybe.

21                    HUGH RUSSELL: Right. Well, I mean

1           it has a purpose, but maybe it should be two  
2           individual balconies rather than one strip.

3                     DAVID NAGAHIRO: Right.

4                     HUGH RUSSELL: I think that would  
5           actually reinforce the massing a little bit  
6           because that would make the end towers a  
7           little stronger. So I mean the other thing I  
8           wish is that you could get some relief in the  
9           ends where you've got the color, but I don't  
10          -- so that we have three different colors  
11          would be lovely, if you could get a few  
12          inches of relief when you change color, but I  
13          don't think that's possible with the material  
14          that you're using.

15                    DAVID NAGAHIRO: Are you saying  
16          relieving the plane or the color?

17                    HUGH RUSSELL: It's really the  
18          plane. So let's say the black panels were at  
19          zero, maybe the light grey panels would be  
20          plus two, and the other ones would be plus  
21          four. And so you would reinforce the color

1           thing with a change of a small change of  
2           plane, a little more texture. But I don't  
3           see how you do that with hardy panel.

4                     DAVID NAGAHIRO: The system that  
5           we're looking at is a little more difficult.  
6           The one thing that we are doing is we're  
7           setting the windows back and getting a return  
8           on the windows so they're not all flush.

9                     HUGH RUSSELL: So how far back are  
10          they?

11                    DAVID NAGAHIRO: Probably three or  
12          four inches.

13                    HUGH RUSSELL: Are there other  
14          comments?

15                    Tricia.

16                    PATRICIA SINGER: I have a couple of  
17          comments. The first one is to continue on  
18          with the notion of color. One of the things  
19          that's very appealing to me about this area  
20          is that it sort of has a lot of calm  
21          commercial coloring. And when you're talking

1 about color in the residential building, I  
2 hope that you will keep in mind the total  
3 environment and not come in with exodus red  
4 panels and things like that. So, I mean,  
5 we've seen that in other parts of the city  
6 and some of the Board members like it. I  
7 personally happen to not like it.

8 HUGH RUSSELL: I'm assuming you're  
9 actually proposing shades of grey; is that  
10 correct?

11 DAVID NAGAHIRO: Yes, and they're  
12 shades of warm grey. So we've taken a look  
13 at different tones of grey.

14 PATRICIA SINGER: Good.

15 And following up again on Hugh's  
16 comment, on the residential porches in the  
17 back, the barriers between the two porches,  
18 if the slats could be staggered, there would  
19 be more privacy. And as it is right now,  
20 they're a trap for garbage and leaves because  
21 you can't really get in there to clean them.

1           And I know that sounds silly, but it's  
2           something that would make a difference to me  
3           as a resident.

4                     DAVID NAGAHIRO: I think that's a  
5           really practical concern so we would  
6           definitely take a look at that.

7                     PATRICIA SINGER: And finally you're  
8           showing what appears to me to be a huge  
9           amount of glass. And we've just looked at  
10          another building on Mass. Avenue which was  
11          residential with a lot of glass, and I wanted  
12          to say that's a direction that I like a lot.  
13          And I really think that for this area which  
14          is so -- with the lawn and the canal and  
15          actually for a really surprising amount of  
16          sky, that it feels very appropriate.

17                    HUGH RUSSELL: Bill?

18                    WILLIAM TIBBS: The only comments I  
19          have are the ones I think you both addressed  
20          which is the units in the back on the first  
21          floor and that balance between privacy and

1           openness and publ i cness whi ch i s, I thi nk, a  
2           l i t t l e bi t -- i s di ffi cul t, but you two both  
3           addressed those.

4                   HUGH RUSSELL: Tom?

5                   THOMAS ANNINGER: I thi nk the  
6           bui l di ng i s not near perfect. I thi nk i t' s  
7           goi ng to fi t i n beauti full y near Genzyme. I  
8           thi nk i t' s goi ng to warm i t up and make  
9           Genzyme seem not so forl orn. Interesting as  
10          i t i s, i t' s a bi t bare ri ght now. I t' s goi ng  
11          to be a great nei ghbor. I l i ke the desi gn  
12          and I l i ke everythi ng about i t. I thi nk i t' s  
13          goi ng to be great. On the questi on of gl ass,  
14          the onl y thi ng that, I thi nk, you may correct  
15          me i f I' m wrong, I' m a l i t t l e bi t regretful  
16          about the i dea that except for the bal conies,  
17          those wi ndows wi ll not open, wi ll they?

18                   DAVID NAGAHIRO: They wi ll .

19                   THOMAS ANNINGER: They wi ll ? Okay,  
20          then I' m pleased to hear that. Reall y? What  
21          part of those wi ndows wi ll be able to open

1 and retract?

2           DAVID NAGAHIRO: You can see them,  
3 these windows here, are awning windows.  
4 They're not sliders. We're currently looking  
5 at different type of window configurations.  
6 But they have to be operable actually.

7           ALEX TWINING: Yeah. Every bedroom  
8 will have an operable window and the living  
9 rooms probably on two sides will have  
10 operable. The dilemma unfortunately is even  
11 when they're operable, technically they can  
12 only open four inches, but they are operable.  
13 That's why where we have the French  
14 balconies, we can open them a lot wider. It  
15 is an unfortunate -- the other thing just to  
16 mention is the challenge obviously with the  
17 glass. And we obviously -- we spent a lot of  
18 time looking from the inside out, too, from  
19 the folks that are living in there. And the  
20 more glass the brighter the apartments will  
21 be. So we tried to push that and keep the

1 corners when you get corner glass, it builds  
2 even brighter in there. The challenge is  
3 balancing the LEED certification which we are  
4 planning to get for this building.

5 THOMAS ANNINGER: What are you  
6 planning to do for blinds on the inside to  
7 keep some sort of uniformity to the whole --  
8 are those venetian?

9 ALEX TWINING: That's another good  
10 question. What we've done before in  
11 Watermark, and I think it's turned out pretty  
12 well. We have vertical blinds. It may sound  
13 boring, but if you keep them the same,  
14 actually the building looks better than  
15 everybody does something different.  
16 Obviously people can put up their own  
17 curtains inside of that, but we just have the  
18 uniform. And the problem with the horizontal  
19 ones they get crooked and crazy. And we  
20 found some pretty nice ones, that are about  
21 this wide and you can open and close and they

1 don't take up a space.

2 HUGH RUSSELL: What color did you  
3 use in Watermark?

4 ALEX TWINING: Excuse me?

5 HUGH RUSSELL: What color did you  
6 use?

7 ALEX TWINING: They're white.  
8 They're pretty standard so that anybody can  
9 do whatever they want color wise inside the  
10 apartment.

11 HUGH RUSSELL: So the glass is  
12 tinted and printed and other things?

13 DAVID NAGAHIRO: No, it's not. It's  
14 clear glass. I think there will be, for the  
15 energy code we'll be dealing with some sort  
16 of coding. But the intention is the majority  
17 of the building is very clear.

18 HUGH RUSSELL: Steve.

19 STEVEN WINTER: I concur with my  
20 colleagues on all of these comments. I feel  
21 very positively on this. I think the

1           proponent has done a very good job of  
2           creating a piece of urban fabric that fits in  
3           very nicely. And also you worked very hard  
4           to make it permeable to pedestrians and to  
5           have a lot of activity around it. It's just  
6           what we need in Kendall Square. I feel very  
7           positively about this. The issue of places  
8           to play is particularly important in Kendall  
9           Square as you know. Kendall Square has got a  
10          lot of great retail -- I mean, a lot of great  
11          residential, and we know it's got the R&D and  
12          we know the streets are starting to shape up,  
13          but those places to play are very important.  
14          And I'm really happy that we're beginning to  
15          focus on those and tweak those because that  
16          is going to make a difference 15, 20 years  
17          down on how iconic Kendall Square becomes. I  
18          do want to say that I like the idea of the  
19          stoops in the back, and I like the idea of  
20          people entering their residences on the  
21          street. And I think people worked very hard

1 to make that happen. They look a little  
2 austere to me and I just want to make that  
3 point, maybe the drawing didn't give it the  
4 justice that it needed. But they look a  
5 little bit like it's not a grand residential  
6 entrance and I just wanted to make that  
7 point.

8 DAVID NAGAHIRO: Yeah, I think one  
9 of the challenges is I think we've been going  
10 back and forth whether it's a stoop or entry  
11 or it's a back door for access to a deck. So  
12 we're looking at the scale of the vegetative  
13 walls. We're looking at the scale of the  
14 divider between the two units so it still  
15 feels welcoming but it doesn't feel  
16 defensive.

17 HUGH RUSSELL: You know, this  
18 location I think in some ways the back fence,  
19 the wall that you can see through, you can  
20 see there's life in the building is pretty  
21 defensible. It's not a primary pedestrian

1 route and you're going to have people in  
2 Genzyme looking across, down at you. To make  
3 it more protective is probably a pretty good  
4 idea because it's not exactly a street. It's  
5 a service drive.

6 H. THEODORE COHEN: Well, I concur  
7 with everything that's been said. I think  
8 it's a very handsome building and I think it  
9 will fit in there very well. I also applaud  
10 the idea that even though we live in New  
11 England, the elevator is not going down  
12 directly into the parking area and that  
13 people have to come out and actually access  
14 the building from outside and be part of the  
15 street scene.

16 HUGH RUSSELL: Okay. Anyone else  
17 like to add?

18 (No response.)

19 HUGH RUSSELL: Roger, do we need a  
20 motion?

21 ROGER BOOTH: Les, I believe we

1 need --

2 LES BARBER: Just a sense of the  
3 Board that this is fine and they should move  
4 on.

5 ROGER BOOTH: We got your comments  
6 that are generally positive and we'll  
7 continue to monitor the points you raised  
8 about materials and so forth.

9 Les.

10 LES BARBER: I think your final  
11 action will be before the building permit to  
12 just to approve that set of plans.

13 ROGER BOOTH: I think we have what  
14 we need at this point.

15 HUGH RUSSELL: Okay.

16 UNIDENTIFIED MALE: Sir? Will there  
17 be anything on the roof to help you enjoy  
18 that beautiful scenery?

19 ALEX TWINING: No. No.

20 UNIDENTIFIED MALE: Shame.

21 HUGH RUSSELL: Okay, then thank you

1 very much. And I guess we'll move on to the  
2 MIT Kendall Square concept plan discussion  
3 probably in about three or four minutes.

4 (A short recess was taken.)

5 HUGH RUSSELL: Okay, I think we're  
6 ready to get started. It's time to get  
7 started again. Would you like to begin now?

8 STEVE MARSH: Thank you. Good  
9 evening. My name is Steve Marsh. I am the  
10 manager director of real estate for MIT's  
11 investment management company. And I am  
12 joined by David Manfredi of Elkus Manfredi  
13 architects.

14 Tonight our purpose is to share some  
15 initial thoughts and opportunities to enhance  
16 Kendall Square. Although we're very early in  
17 some of our thinking, we're taking the  
18 opportunity to come in and commence a  
19 dialogue with the Planning Board, gain your  
20 insights, and basically we're talking about  
21 some next steps.

1           Let me first start with some background  
2           on the opportunity in Kendall Square. I  
3           think over the last decade we've all  
4           participated in a dramatic transformation in  
5           Kendall Square and the surrounding areas.  
6           You know, what were once loading docks and  
7           parking lots now through our collective  
8           efforts, have been constructed in a world  
9           class innovation center. As you look at the  
10          leading edge academic initiatives, many of  
11          which have been reviewed and approved by this  
12          Board such as the Stata Center where we've  
13          had the opportunity to co-mingle electrical  
14          engineering and artificial intelligence, the  
15          brain and cognitive science center where you  
16          have neuroscientists collaborating with  
17          psychiatrists, and places like the Broad  
18          Institute where you've had computer science  
19          mingling with life science in terms of the  
20          genome. And now the Koch Institute for  
21          integrative cancer research where you have a

1 collection of life scientists with -- sorry,  
2 with engineers working on sort of molecular  
3 mechanisms. These have been profound,  
4 profound developments in the Kendall Square  
5 area and amazing transformation. And I think  
6 that helped attract a great number of forward  
7 thinking commercial enterprises into the area  
8 such as Novartis where they have chosen to  
9 site their world research headquarters in  
10 Cambridge. Pfizer, Takata Pharmaceuticals,  
11 Microsoft, Google, Slumbershea (phonetic) and  
12 most recently Sanofi Aventis announcing a new  
13 interest in locating their oncology unit in  
14 the Cambridge area.

15 So collectively, you know, all of these  
16 research efforts are trying to solve some of  
17 the world's most profound problems. And as a  
18 result of our collective efforts we have  
19 created a huge talent magnet and a powerful  
20 economic engine for Cambridge, for Kendall  
21 Square and for the region as a whole.

1           However the one thing that we're taking note  
2           is that our efforts have not been matched by  
3           improvements in the physical environment. I  
4           think we have not created an environment that  
5           is conducive to human interaction in a sense  
6           that we have not created places to gather,  
7           socialize and collaborate within and around  
8           the Kendall Square area. And simply put  
9           we're not providing some of the basic  
10          services and amenities desired by the  
11          businesses that inhabit Kendall Square, the  
12          academic enterprises that surround it and the  
13          residential communities that abut it.

14                 I think that we've been urged over the  
15          years by this Board and other city leaders,  
16          students, community and now the Kendall  
17          Square Association all trying to make Kendall  
18          Square and the surrounding area better. Now,  
19          at the request of President Hochfeld  
20          (phonetic) we are trying to create a viable  
21          plan that does the following:

1           That creates a destination gathering  
2 place with lifestyle amenities and services  
3 that establish a vibrant gateway and  
4 connective link between the institute, the  
5 central business district and the Cambridge  
6 community. And provides space for both new  
7 and innovative academic initiatives and  
8 commercial enterprises.

9           Our objectives in helping to transform  
10 Kendall Square Center on reinforcing Kendall  
11 Square's reputation as a world renowned  
12 center of innovation and maintaining the  
13 competitive advantage to attract leading and  
14 emerging science and technology companies.  
15 And by creating a vibrant mixed use  
16 environment that will have broad appeal as a  
17 desirable destination day, evening and  
18 weekends. We believe we have a one time  
19 opportunity to transform the area consistent  
20 with our collective world class status. We  
21 believe that the action that will require a

1 bold response, a critical mass to succeed and  
2 will require the creation of a large transi t  
3 oriented mixed use development centered  
4 around a lively amenity and lifestyle driven  
5 retail center. Although it's very early, we  
6 anticipate that the scale of such a  
7 development could be up to a million to a  
8 million and a half square feet of space  
9 focussed in the area around the MBTA station  
10 in Kendall and this would require significant  
11 relief.

12 I wanted to ask David Manfredi to come  
13 up and share -- walk us through the site and  
14 share some additional insights about the  
15 proposal.

16 DAVID MANFREDI: Good evening. The  
17 area of our study as Steve indicated is  
18 really an area I'm sure you all know very  
19 well. It is quite unusual in the mix of  
20 building types and uses, and obviously we  
21 picked this photograph for a very specific

1 reason. You see an area that is  
2 characterized by a great deal of surface  
3 parking. Quite in some areas haphazard mix  
4 of historic buildings, smaller almost  
5 suburban one-story buildings, discontinuity  
6 of the street wall, and obviously not  
7 terribly friendly pedestrian environment in  
8 terms of open connections. There are lots of  
9 gaps in the urban fabric. There are gaps in  
10 the campus fabric as well.

11 Another aerial photograph. I think  
12 it's particularly visible. Again, this is  
13 Main Street, Memorial Drive, Ames Street.  
14 And you can see just by squinting the  
15 developed green space and the kind of edge of  
16 campus and the newly developed Sloan Campus  
17 and some very significant paths. The  
18 infinite corridor that runs through the MIT  
19 campus, Main Street and yet then in here in  
20 the center of the photograph we have surface  
21 parking, we have discontinuity between parts,

1 significant parts of the MIT campus. And you  
2 have these big gaps in the street wall. Also  
3 you'll notice that the red line which is  
4 approximately 29 acres including interior  
5 streets, also includes the One Kendall block.  
6 And again, surface parking kind of rupture  
7 here in the urban fabric.

8 This is literally the same view now to  
9 a drawing as opposed to the aerial  
10 photograph, and a little bit of labeling of  
11 the buildings, but again the area of study --  
12 and what we're highlighting now is the T  
13 stop. And of course in many ways that's the  
14 most critical component in this entire  
15 district, in that it generates a great deal  
16 of traffic to and from these points. It is  
17 the attraction as well as the originator of a  
18 great deal of pedestrian traffic.

19 We have started this enterprise with a  
20 series of urban design principles and I think  
21 they are very comfortable ones. And I also

1 think that some of them will be challenging  
2 ones. Clearly we want to create a really  
3 significant critical mass of restaurant  
4 shops, entertainment and active programming  
5 that can accommodate all kinds of  
6 interaction. Small scale, four or five  
7 person interaction at lunch and the kind of  
8 common space that can accommodate hundreds of  
9 people. There will clearly be a commitment  
10 to design ground floor spaces on all new  
11 buildings reducing then engaged pedestrians.  
12 What I mean by that is continuous retail  
13 uses. Minimization of building lobbies and  
14 all the interruptions of service and access,  
15 but really a commitment to a very active  
16 pedestrian environment.

17 Third, a creation of both indoor and  
18 outdoor gathering spaces. Steve said we keep  
19 coming back to places where people can come  
20 together, where scientific collaboration  
21 happens, but also where there's a connection

1 between business, community and the  
2 institute.

3 We want to provide retail that  
4 addresses both the convenient needs as well  
5 as represents the very special character of  
6 this place. And what I mean by that is it's  
7 not just more retail. It's not even Harvard  
8 Square. It is retail shops, events that are  
9 special to this place. Special because of  
10 the scientific activity of Kendall Square.  
11 Special because of MIT, because of this  
12 neighborhood. We are talking about retail  
13 spaces that are one of a kind. But at the  
14 same time recognize that there's a real  
15 community that has every day needs. And  
16 we're talking about developing a forum for  
17 sharing what's happening in Kendall Square.  
18 What we mean by that is to exploit  
19 technology. Be able to tell the stories of  
20 Kendall Square, the business stories, the  
21 innovation stories of the institute, what's

1           happening, the lecture at the Broad, the  
2           advances in science that are happening at  
3           Novartis, what's going on in and around  
4           Kendall Square on a regular basis on a daily  
5           basis that draws people in, that disseminates  
6           information and again adds to the uniqueness  
7           of this place.

8                       Several more. Obviously there are new  
9           buildings. And our goal is to design new  
10          buildings that are appropriate in height and  
11          massing to the context. And as I pointed  
12          out, the context is mixed. And so that's a  
13          real specific point of exploration here.  
14          What is the appropriate height and mass for  
15          these buildings? There is a lot of  
16          opportunities to make connections in  
17          pedestrian environment, bicycles, vehicular  
18          paths. But I think one of the real goals is  
19          change the hierarchy. There's a lot of  
20          emphasis on the car, and the opportunity is  
21          to push the pedestrian up a little bit higher

1 in that hierarchy as well as the bicycle in  
2 order to make all these connections. And  
3 then clearly to handle parking service and  
4 loading in a way that serves but does not  
5 defeat the purpose of a pedestrian friendly  
6 place. And finally plan an environment that  
7 demonstrates a real tangible commitment to  
8 sustainability, for flexibility and  
9 durability. You've heard me talk a lot over  
10 years about durability. Designing buildings  
11 that are designed for multiple uses that  
12 evolve as the science evolves, as the  
13 business evolves, as the street retail  
14 evolves.

15 So, we start always with what are all  
16 these connections that we're talking about?  
17 And I'm not going to take you through all of  
18 these tonight. This is really the kind of  
19 the ground floor of our exploration, but I  
20 think what's interesting is again, the  
21 transit opportunity that's kind of in the

1 heart of all of this. This big circle  
2 represents a five-minute walk. And not only  
3 is all of our 29 acres of study area within  
4 this, also Cambridge Center, all of Cambridge  
5 Center or most of Cambridge Center is within  
6 this as well as some of the other things we  
7 were talking about earlier this evening. So  
8 using that as the hub, you can see that  
9 there's obviously connections to existing  
10 bicycle and soon to be improved bicycle  
11 paths. Lots of pedestrian connections,  
12 access to the river, access to green space.  
13 One of the real goals here is to enhance  
14 permeability, create more openness, and at  
15 the same time put people together in a  
16 regular way that creates all of the kinds of  
17 interaction that we really seek here.

18 This is a diagram that in some ways is  
19 seminal to our thinking. And, again, Main  
20 Street and Memorial Drive. And we think  
21 there are two kinds of Main Streets that come

1 together. There is the commercial Main  
2 Street of East Cambridge. And that is  
3 characterized by everything that happens  
4 along Main Street and Cambridge Center as  
5 well as on the south side of Main Street.  
6 There's also the Main Street of the  
7 institute. It's a pedestrian street, but  
8 it's a real street. This is a real path from  
9 Mass. Ave. and it comes all the way to this  
10 point, cuts diagonally or on acute angle  
11 through the health sciences building and  
12 lands at this point. And then again there is  
13 this gap. And then you get to all of the  
14 improvements at Sloan. But what I think this  
15 points out is that there is this path. There  
16 is this path and there is this zoning  
17 between, and that zone represents opportunity  
18 to bring these different environments  
19 together. And what we're showing here in the  
20 light shade again is that area of interest,  
21 that area of study in the kind of darker

1 mustard color are those, are sites of primary  
2 interest where we see the opportunity to  
3 in-fill, to create some density, to create  
4 some open space, to create active edges,  
5 bring these two streets together. Connect to  
6 the T and really create a kind of symbolic  
7 and real heart to the place. Four of the  
8 sites are right there.

9 The fifth site is over here at One  
10 Kendall. And again, it is about in-filling  
11 and creating some better continuity. The  
12 other point I'll point out here on this slide  
13 is to issues about permeability and porosity  
14 comes view corridors. And obviously there is  
15 opportunity to enhance existing view  
16 corridors over time to the river. And again  
17 that's all about making connections and  
18 creating just more common ground.

19 This is a view if you went up into the  
20 Marriott Hotel and you looked down, Main  
21 Street is in your foreground. That's the T

1 station, the building that we call the MIT  
2 press building. Surface parking lot that is  
3 next to Cambridge Savings and health science.  
4 We didn't take it because it was a  
5 particularly bad day, in fact it was a sunny  
6 day. But it's pretty hard, it's pretty bar  
7 on. You go out there on a beautiful day like  
8 today there's a lot of people, but those  
9 people really don't have places to sit. They  
10 don't have places to come together. The  
11 space is not defined in any way. It's not  
12 really connected to Main Street and it  
13 doesn't really provide all of those kinds of  
14 opportunities that we envision here. And so  
15 this is really a vision. It is not literal  
16 in any way, but this is that same view. And  
17 the opportunity, again, with Main Street in  
18 the foreground, to create a really important  
19 meaningful new public space, the kind of  
20 common ground that is lined with retail  
21 restaurants and shops that may be one and two

1 stories, but in buildings -- and this is not  
2 intended to be about architecture, but to  
3 reflect some of those principles that are not  
4 designed that they can accommodate retail --  
5 but truly designed for retail. That this is  
6 about diversity. It's about accommodating  
7 smaller and bigger spaces. It's about making  
8 a real break between ground floors or first  
9 and second floors of buildings, and the kind  
10 of office or life science space above. About  
11 creating lots of opportunities for people to  
12 sit together or to gather together, maybe  
13 pavilion like buildings that put people up on  
14 the second floor looking down into this  
15 space. And just a hint of what I might mean  
16 by using technology to tell all the stories  
17 of Kendall Square, in a regular kind of way,  
18 in a daily kind of way, in a way that really  
19 tells what Kendall Square the science, the  
20 community, the business of Kendall Square is  
21 all about.

1                   STEVE MARSH: Just as far as some  
2 process, I just wanted to let you know that  
3 over the last couple of months we have  
4 basically been just trying to get out and  
5 have a discussion about these concepts. So  
6 we've been sharing some of our preliminary  
7 ideas with city officials and staff, MIT  
8 leadership as you might imagine, faculty and  
9 governance and student input in certain  
10 areas. The business leadership, the KSA's  
11 involvement, and try to spearhead some  
12 changes in Kendall Square so we're trying to  
13 introduce these concepts to them.  
14 Neighborhood leadership. We just begun our  
15 conversations to hear people's ideas about  
16 what works for them and how this might all  
17 fit together appropriately. And clearly  
18 abutters. So I would say that, you know, on  
19 the concepts we've been getting relatively  
20 positive feedback universally. That Kendall  
21 Square needs a major transformation and it

1 needs to be enlivened. I think there's  
2 agreement around those principles. And we've  
3 gotten lots of interesting ideas from people.  
4 Many of them quite powerful and hopefully we  
5 can harness some of those into coherent  
6 thoughts about how we might activate the  
7 streetscape in Kendall Square.

8 Let me just break forward next steps.  
9 I mean, what we're planning on doing is over  
10 the coming months we'll continue to engage  
11 with the stakeholders that we've reached out  
12 to, both formally and informally. And we  
13 will be designing some opportunities for us  
14 to get additional input on the Kendall  
15 Square, on the retail, on the public realm  
16 areas in particular to try to find out what  
17 people's needs are in this area. So I would  
18 say that after the feedback of that process  
19 that we would expect to see be back frankly  
20 with a more concrete proposal beyond sort of  
21 the sketchy things that we're showing today

1           beyond the conceptual phase.

2                   I'd be happy to take any questions or  
3           comments.

4                   HUGH RUSSELL: So I'm going to ask  
5           just a couple of questions that I think I  
6           know the answer to, but this is all land  
7           owned by MIT?

8                   STEVE MARSH: That's correct.

9                   HUGH RUSSELL: And the economic,  
10          your group and function, sort of the  
11          developer in making this happen?

12                  STEVE MARSH: Correct. We would do  
13          this, right.

14                  HUGH RUSSELL: And so there might be  
15          private tenants, there might be institute  
16          tenants, that might change over time.

17                  STEVE MARSH: Correct.

18                  HUGH RUSSELL: I think unless the  
19          buildings were just kind of stage sets  
20          there's an implication of a higher density  
21          perhaps than is there. Now, I guess it's

1           probably zoned mostly Industrial B or do you  
2           get some in C-3?

3                     UNI DENTIFIED MALE:   It's C-3.

4                     STEVE MARSH:    I'll ask Michael.

5                     UNI DENTIFIED MALE:   C-3 with a band  
6           of something or other.   But it's a  
7           residential based district.

8                     HUGH RUSSELL:   And you're thinking  
9           of perhaps going for some PUD or --

10                    STEVE MARSH:   I think we're early in  
11           the thinking of that, but I think we're  
12           obviously looking that there will be some  
13           change that is substantial and may involve  
14           one of those mechanisms, but we have not had  
15           any detailed conversations with the city  
16           about, you know, what are the mechanisms that  
17           we would deploy.

18                    HUGH RUSSELL:   Okay.   Other  
19           questions or comments from the Board members?  
20           Steve.

21                    STEVEN WINTER:   Let's see.   There's

1 a few things that really excite me about what  
2 you're talking about and I also want to say  
3 at the start while I feel the MIT focus, and  
4 MIT's a big player anywhere they go, I get  
5 that, I think you're on the right track to  
6 include all the other stakeholders, all the  
7 other people and to bring those people along  
8 with you. I think that's going to be a  
9 really important part of making a real  
10 movement to make this happen.

11 I think that the Charles Riverfront is  
12 -- if people should say, yeah, I'm in Kendall  
13 Square when they're on that part of the  
14 Charles Riverfront, I think that would really  
15 help the square to get the sense of identity,  
16 increase the sense of identity. Whether it's  
17 a site line or the streetscape, the way  
18 finding signs, whatever it is. The ease of  
19 getting over there that people should be able  
20 to walk along that waterfront and say, I work  
21 in Kendall Square and this is Kendall Square

1 and I come here everyday. And I'm not sure  
2 we really have done that yet, and made that  
3 happen. There's a couple of -- I'm not  
4 asking us to answer these, but I think, I  
5 think we need to think about them in this  
6 process and that is how can we inform the  
7 public infrastructure investment to match  
8 what we're trying to do here? How can we  
9 create some kind of a real transparency  
10 between the City of Cambridge and these  
11 parties that are operating to make Kendall  
12 Square turn into something really interesting  
13 and really unique? I think they've got to be  
14 in there together. And I'm talking about  
15 long term capital budgets and all those  
16 things throughout the city. Then there's  
17 other players, too. The Commonwealth of  
18 Massachusetts and possibly the Boston Region  
19 Metropolitan Planning Organization has  
20 something to do with a lot of that  
21 infrastructure that's out there.

1           We talked about the signage issue --  
2           not the signage issue, but the companies  
3           putting their names on the buildings, we've  
4           had a lot of talk about that. And this is  
5           not to have that discussion, but I think that  
6           part of that discussion, that is a company  
7           putting its name on a building, part of what  
8           that company is looking for I think can be  
9           answered by these really interesting sorts of  
10          defining the place, saying are we in Kendall  
11          Square now? Saying how does it, how does it  
12          feel when I walk out of the subway? I think  
13          a lot of those -- that's the snap and the  
14          crackle and the pop that those companies are  
15          looking for and thinking about. And I think  
16          that there's only, there's many, many ways to  
17          think about it and putting your name on the  
18          building is just one of them. And I think we  
19          can answer a lot of that defining the sense  
20          of the place. And also the cultural  
21          landscape by how we make the streets look and

1           how we make the streets feel. And I also  
2           particularly want to say, Steve, that I like  
3           what you talked about of designing the  
4           pedestrian accessible parts of the building  
5           for retail instead of providing retail  
6           opportunities in a building that's designed  
7           for R&D or designed for residential. And I'm  
8           not saying that's -- that's a difficult train  
9           to jump from both sides of the track, but I  
10          really like this concept of saying okay,  
11          let's think about designing it to be retail  
12          for the next 50 years. And I also think that  
13          the reconstruction and repair of the  
14          Longfellow Bridge is part of all this. And I  
15          think it's a once in 100 year opportunity to  
16          really say not the typical -- not just the  
17          top of the head business concern of oh, wow  
18          traffic is going to impact our business, but  
19          how can we look at this as an opportunity to  
20          make something happen that we really want to  
21          have happen in the sense of creating the

1 space, creating a really amazing place in  
2 Kendall Square that also involves the input  
3 into what the Longfellow Bridge is going to  
4 look like. We don't want to leave it to the  
5 traffic engineering at Mass. DOT. That's a  
6 big mistake. We want to be able to inform  
7 that process. I think you're really on the  
8 right track. And I know on my part I want to  
9 do everything I can to support that.

10 STEVE MARSH: I would make one  
11 comment if I could just in terms of the  
12 retail side. I think we have tried to do  
13 retail in several places before, and I will  
14 tell you that we, you know, have met with  
15 mixed results, clearly. Porcari's is one  
16 example of something that we don't want to do  
17 again. Not that Procari's is say bad  
18 restaurant. We did, you know, a development  
19 and thought about the retail as a second  
20 step. And what we're really trying to do in  
21 changing our thinking here is we're trying to

1 start with the ground plane. We're trying to  
2 start with the experience of people and the  
3 type of amenities and the type of places they  
4 can gather and work from that if we can. And  
5 that's a change that we've been dealing with  
6 some executives from the Rouse Company who  
7 have done things like the Quincy Market and  
8 the Baltimore Inner Harbor to give us some  
9 insights along those lines. So to change the  
10 philosophy is a start.

11 WILLIAM TIBBS: One thing I'll say  
12 it's been a long time coming. And I want to  
13 say in my whole professional career I've  
14 watched development that has happened on that  
15 east end of the campus. What has happened  
16 happen. And I think that area particularly  
17 that kind of vast central parking lot area is  
18 just a, has just been a problem so I'm glad  
19 that MIT has gotten to a point where you're  
20 thinking about it. I guess they're not  
21 really questions, I guess because I don't

1 think you have definitive answers, but these  
2 are the areas that I'm particularly  
3 interested in. And one is the academic use  
4 versus the commercial and real estate use of  
5 that. And it really gets into what Steve was  
6 talking about in terms of the mix, but  
7 there's an interesting public realm versus an  
8 institutional private realm that happens just  
9 on the campus as a whole at MIT and in  
10 particular is interesting compared to some  
11 other universities in terms of how public it  
12 is and how open it is. But I think you're  
13 now at a point where this, to use your grand  
14 scale or the grand idea that you have, you're  
15 at a point where those things are really  
16 coming together in a very unique and very  
17 different kind of way that it is. And so I  
18 just think that it's, it's a critical piece  
19 of this, what does the public feel as they  
20 come to there and when do they feel they're  
21 -- how comfortable they feel in terms of

1 being in a space before they get into a space  
2 that becomes so institutionally private that  
3 even though they are allowed to walk through  
4 it or whether they're realizing they're on a  
5 campus, and it's different than just having  
6 just a few restaurants scattered around the  
7 edges of things. I think it's real place. I  
8 think it's interesting your Sloan School  
9 development -- I think it's kind of an  
10 interesting example of the challenges that  
11 you can have doing that and the fact that you  
12 have Main Street right there and people can  
13 kind of flow in and flow out. And I think in  
14 order to really make it work, it's going to  
15 have to be much more permeable than I think  
16 it typically is. And I think that's going to  
17 be a very interesting challenge. But one way  
18 to think about it is that you could have an  
19 academic plan for the campus, for the east  
20 campus and it would have one feel and you can  
21 take that same property and say you know

1           what, we've decided to put no academic  
2           buildings in there and have real estate and  
3           commercial and have another feel, and this  
4           whole two street thing you have with the  
5           bridge means that you have to build those two  
6           together and I think it's going to be done in  
7           a way that's not necessarily -- I think you  
8           may be setting some new trends in terms of  
9           how to do that, which I'm going to be finding  
10          interesting and I think it's going to be an  
11          interesting challenge.

12                   HUGH RUSSELL: Tom?

13                   THOMAS ANNINGER: Okay. I've few  
14           reactions and comments and maybe some  
15           questions. I guess the first questions  
16           relate to some of the sites that belong to  
17           MIT and how they fit into this. On the  
18           extremes, you have at one end you have the  
19           Badger Building, I call it, you call it One  
20           Kendall now.

21                   STEVE MARSH: One Broadway.

1 THOMAS ANNINGER: One Broadway.

2 Okay. What is One Kendall now?

3 STEVE MARSH: One Kendall is I think  
4 over.

5 UNIDENTIFIED FEMALE: David  
6 misspoke.

7 ATTORNEY JAMES RAFFERTY: One  
8 Kendall is the cinema site at Hampshire.

9 THOMAS ANNINGER: Okay. One  
10 Broadway and the Badger Building is on one  
11 end, and the other is at the corner of Ames  
12 and Main. I call it 400 Ames or 400 Main  
13 Street, both of those buildings are not  
14 distinguished buildings, at least by my  
15 likes, and I wonder how you look at them in  
16 this scheme that you're thinking about. It  
17 seems unlikely to me that you're going to  
18 take a big ball and bring them down and start  
19 again. On the other hand, they are crying  
20 out for some major animation and improvement.  
21 Maybe you can tell me a little bit about what

1           you have in mind.

2                         STEVE MARSH: I would say on both of  
3           those in particular I mean they are today  
4           occupied buildings, useful for in the case of  
5           One Broadway the tenants that occupy things  
6           like Cambridge Innovation Center and a  
7           variety of other tenants that occupy One  
8           Broadway. And, you know, down the other end  
9           at 19 on Main Street, it has an variety of  
10          functions, some laboratories and some  
11          administrative spaces. I would say that both  
12          of those sites, they're not my favorite  
13          buildings in all honesty. But both of those  
14          sites provide some unique opportunities to  
15          try to improve the area. Certainly One  
16          Broadway as a vacant parking lot. It is the  
17          view you see coming into the City of  
18          Cambridge coming over the Longfellow Bridge.  
19          It's not the view that I'm proud of. There  
20          must be a way for us to try to transform that  
21          view and that area and add on to what is

1           there today to try to create the place and  
2           create some architecture that's interesting  
3           and try to drive that into something that you  
4           feel like you've arrived at someplace pretty  
5           special.

6                        The other part now, and you know, I  
7           don't happen to subscribe that the best --  
8           highest and best use on Main Street across  
9           from one of the most viable restaurants we  
10          have in Cambridge at Legal Seafood, is a  
11          loading dock.

12                       THOMAS ANNINGER: That's right.

13                       STEVE MARSH: Now, we need a loading  
14          dock so unfortunately we have to get supplies  
15          in, and there has to be a place in somewhere  
16          you get the supplies into the building. But  
17          we've thought about interesting opportunities  
18          to look at some possible in-fill. Can we  
19          create streetscape so that maybe there's a  
20          loading area there but that the place feels  
21          like there's a continuous street, retail down

1           there and it doesn't feel so isolated and  
2           baron. Long term they'll have to be thinking  
3           about well, what is the ultimate use of that  
4           building, and I think that building will have  
5           a useful life a little longer than maybe the  
6           initial planning period we have here. One  
7           Broadway will be there for probably a lot  
8           longer given the fact it has a contractual  
9           lease agreements in place.

10                   THOMAS ANNINGER: I mean, you're  
11           right. Talking about the Main Street  
12           building, what I call 400 Main I think it is,  
13           a big part of it is that surface parking  
14           right next-door to it, that loading dock, I  
15           guess right next to the old firehouse, in  
16           between the two, which definitely needs some  
17           attention. So, that's sort of point No. 1  
18           and those are two that are really crying out  
19           for just what you're talking about.

20                   No. 2, I guess I want to talk about  
21           height and it's a difficult subject because

1           there' s so much di versi ty there.   And I saw  
2           on the screen that you want to -- I forget  
3           the words you used, be sensi ti ve to the  
4           surroundi ng area i n terms of respondi ng to  
5           the hei ght.   But the hei ght i s all over the  
6           pl ace, from the Marri ott whi ch i s very tall  
7           to the south si de of Mai n Street whi ch i s two  
8           or three stori es hi gh.   Now, I' m not agai nst  
9           hei ght per se, on the other hand i f you wal k  
10          around there and try to deci de what feel s  
11          good and what doesn' t feel good, you wi ll  
12          gravi tate towards the south si de of Mai n  
13          Street, you wi ll not gravi tate towards  
14          Broadway where the Marri ott has I thi nk  
15          real ly made just about all of that secti on of  
16          Broadway a very unpleas ant stri p.   And so we  
17          have to deal wi th how you manage hei ght i n  
18          between those two extremes.   And i t' s --  
19          you' re not i n full control of all of the  
20          si tes.   You have the south si de of Mai n  
21          Street.   You don' t have the north si de of

1 Main Street.

2 STEVE MARSH: Right.

3 THOMAS ANNINGER: And I'm worried  
4 about, for example, the Koch Building? And  
5 that's a four-story building right now right  
6 next to the T. We got the feeling only a few  
7 sessions ago here in a rezoning request for  
8 the Broad Institute that the Koch Building  
9 might be a perfect site for a 250-foot  
10 residential building by Boston Properties. I  
11 have mixed feelings about that. On the one  
12 hand I see it as a plus because I think it  
13 would hide the Marriott which is a good thing  
14 and dilute its impact. On the other hand I  
15 worry about 250 feet on the north side of a  
16 street that feels very good in its lower  
17 dimensions, the lower height on the other  
18 side. So I think we have to be very  
19 sensitive to how that future is handled. And  
20 I think Boston Properties needs to be almost  
21 a part of this as does maybe the

1 redevelopment authority and so on.

2 And I just mention in passing that it  
3 was very interesting to see that those -- the  
4 lines of pathways of the access of Main  
5 Street and the street below and you did not  
6 draw Broadway which logically would have been  
7 another good access to draw there. I think  
8 you didn't draw it for a reason, because it's  
9 so unpleasant there. That you don't want to  
10 take advantage of it. But it's really too  
11 bad. And it would, it would almost, behoove  
12 us to see if we could find a way for the  
13 Marriott to improve that pathway as well. I  
14 think there's a lot of room for improvement  
15 there. And if they could be sort of co-opted  
16 into this larger scheme of things, I think it  
17 would help all of us and turn that into yet  
18 another access.

19 My final comment is architecture.

20 There was a time when this was all dedicated  
21 to brick and then people decided we didn't

1 want to have all brick. And the pendulum  
2 swung in the other direction and we now have  
3 a lot of buildings that are not brick. And  
4 there's a lot of diversity. We've got the  
5 Frank Gary building, Stata. We've got the  
6 brain and cognitive building which I happen  
7 to think is one of the most beautiful. And  
8 we have the Broad Institute and a lot of  
9 other things. Within that diversity there is  
10 a pattern, there is a vocabulary that is  
11 starting to become repetitious. I would say  
12 your new building right across from the Broad  
13 Institute is one of them. It's not a bad  
14 building, but it fits in with a certain kind  
15 of interplay between masonry and other kind  
16 of modern materials and glass that are  
17 starting to look a little bit like maybe we  
18 don't need any more of that, and I would like  
19 to urge you to rethink the pattern a little  
20 bit of the architecture that's going on in  
21 that area so as not to yet compound what I

1 think has started to become a little bit, a  
2 little bit wearisome at least by my taste.

3 So those are, those are my comments.

4 STEVE MARSH: Great. I think it's  
5 early in terms of obviously the design  
6 planning other than thinking about the urban  
7 plan and the fabric and the ground plane is  
8 really where we're concentrating our efforts.  
9 But those are welcome remarks and we will do  
10 a whole bunch of investigation on how to  
11 approach those very issues.

12 HUGH RUSSELL: Can we continue to  
13 put up what I would call the Times Square  
14 picture?

15 Other comments from other members?

16 WILLIAM TIBBS: I think calling it  
17 Times Square in Kendall says a lot.

18 H. THEODORE COHEN: Yes, an  
19 advantage. It would be wonderful if it ended  
20 up looking like something like that.

21 My comment is that when you were

1 talking about the two Main Streets, that the  
2 real Main Street is a very unpleasant street.  
3 I'm almost never there during the weekday so  
4 I can't really speak about what it's like  
5 then, but in the evenings and on the weekends  
6 it's just as urban. The buildings along it  
7 feel sort of like the worst parts of Park  
8 Avenue in New York with just nothing going on  
9 there. So I think anything that you can do  
10 to improve the real Main Street and a note  
11 like this would probably be great. And what  
12 also I liked about this is that, you know,  
13 I've lived in Cambridge now for 35, 40 years,  
14 I hardly know MIT at all. It's not a place I  
15 go to. My son went there as a graduate  
16 student. I think I walked around with him  
17 once or twice. And he took me through, you  
18 know, the infinite corridor. And while that  
19 was interesting, there's nothing above ground  
20 that's of particular interest to anyone who  
21 is not a student or otherwise affiliated with

1 MIT. I had no affiliation with Harvard, but  
2 I go through it all the time and I know all  
3 the buildings, and I feel that walking  
4 through the yard is an inviting place that  
5 the public is welcome to and just don't feel  
6 that way about MIT. No hostility towards it.  
7 And I do like the Gehry Building and the  
8 cancer research building and the feeling that  
9 is creating an inflow space that the public  
10 can walk through and participate in. And so  
11 I think that is definitely something in your  
12 studies that is much as it's for the school  
13 and the students and the people that are  
14 affiliated there, that it has to be a  
15 welcoming and inviting place for the public  
16 at large so that they can participate in the  
17 atmosphere.

18 STEVE MARSH: I think I'll just  
19 comment on that. We had one of the  
20 executives -- former executives of the Rouse  
21 Company didn't really know much about MIT at

1 all, and she spent several weeks -- and her  
2 basic remark was I just can't believe how  
3 many exciting things are happening in Kendall  
4 Square and happening in MIT. And, you know,  
5 it's almost as if you're trying to keep it  
6 from people. Like why aren't we telling  
7 people all the exciting things that are going  
8 on here, and we should be celebrating it.  
9 How we do that? We don't have a clue yet,  
10 honestly. I think the thing was meant to  
11 indicate a gesture as to how do we challenge  
12 ourselves? How do we let the world know  
13 what's going on and help them and allow them  
14 to celebrate with all of us about the  
15 wonderful things that are happening in  
16 Cambridge.

17 PAMELA WINTERS: Can I answer that?  
18 One good start would be to advertise the  
19 media lab because I was there at the opening  
20 and it was so awesome. And not only are the  
21 things going on there amazing, but the

1            building itself designed by Maki is just a  
2            piece of art as far as I'm concerned. So,  
3            that might be a good first step.

4            STEVE MARSH: My expectation is we  
5            will have the media lab involved in this in  
6            some fashion. Hopefully they will see into  
7            the future better than Mike or I or even  
8            David.

9            HUGH RUSSELL: I guess my comment, I  
10           mean, I think this is a very seductive image  
11           and I am seduced. Like this would be  
12           terrific. But I wonder about, something that  
13           happened about eight or ten blocks away which  
14           is the Cambridge side Galleria has sucked all  
15           the retail life out of the adjacent  
16           properties. If you want to be in retail down  
17           there, unless you're Pet Co. or a few other  
18           very specific people, you have to be in the  
19           mall. And so I think there's a -- you have  
20           to plan with, you know, say the man who's  
21           standing right behind you out of my line of

1           sight who is trying to work on retail at  
2           Cambridge Research Park and other things.  
3           How do you create a focus that could come  
4           sort of a center of a blossoming experience  
5           rather than pulling in? Because it's  
6           actually a whole district that you're trying  
7           to enliven. And you've got to -- I mean, the  
8           Alexandria approach was well, we can't  
9           enliven very much because we're just going to  
10          try just some limited areas. We're going to  
11          focus on a Second Street, Binney Street as a  
12          focus and then not try to do things that we  
13          don't think are going to work. So that's --  
14          to me that's a very difficult issue.

15                 The other, I think connecting to the  
16                 green dotted line in David's diagram of the  
17                 internal institute circulation seems to be  
18                 very important. The other thing about the  
19                 institute's internal circulation is that it  
20                 is by in large internal, and you can do it  
21                 more comfortably in the weather that often

1 occurs around here. And so, how do you  
2 imagine this, you know, like in November,  
3 late November day? You know, on one hand you  
4 say well, we really want people on the  
5 streets, but there is this very seductive  
6 path that needs to be extended and needs to  
7 be connected and it's nearby and how does  
8 that work? So to me that's a big challenge  
9 of how do you make this work 12 months a year  
10 because the institute, with the exception of  
11 sort of a small number of students, is a  
12 12-month operation. The biotech uses are --  
13 so that's, to me that's a real challenge.

14 The One Broadway site -- I'm glad to  
15 see you're including in this, in a way it  
16 doesn't fit this focus here, but it's an  
17 important piece to fix, and it's also a  
18 potentially important transition to what's  
19 happening in the Alexandria retail, the  
20 retail in the Twining, and that's a pathway  
21 that could get stronger and stronger and it



1 Downtown Crossing which I find to be an  
2 incredible failure having worked in downtown.  
3 And the reason I think that it's a failure is  
4 there's nothing to keep people there after  
5 five o'clock. And so as you are working on  
6 this, I would like you please to think about  
7 what happens when all the researchers go  
8 home? What happens when all the office  
9 people go home and there's, excuse me for  
10 saying it this way, but only the 240 units of  
11 apartment building there? I mean, they're  
12 just going to go in and hold up at night?  
13 So, I'm not sure how that dovetails in. But  
14 I would also add to it my husband's comments  
15 and I was reading all of these materials at  
16 breakfast. And he said, So, what's on the  
17 agenda? And I told him. And he said, Oh,  
18 Kendall Square? The only square in Cambridge  
19 where there is no there there.

20 WILLIAM TIBBS: Just to follow up on  
21 that. That's an interesting point, because

1 when I look at this I see -- I look at this  
2 and see a thoroughfare of a lot of things to  
3 go along the way. But I kind of -- but where  
4 is it going to? And so, either this is going  
5 to be the focus of which it's almost like  
6 things are going to radiate into it and  
7 everybody's drawn to it, or this is something  
8 that begins to link up other things and, you  
9 know, you're showing what looks like 100  
10 Memorial Drive, the apartment building in the  
11 distance, but that's definitely not a  
12 destination that people will be drawn to.  
13 And the river is kind of a tough thing to  
14 deal with from this place. And the river  
15 along the whole MIT edge is just kind of  
16 interesting. It's nice and it's very  
17 walkable, but it's not a big draw in terms of  
18 people. So I think that's an interesting --  
19 I think you've brought up an interesting  
20 point. Is this going to be the nugget that  
21 enlivens the whole area, in which case things

1 are drawn to it? Or is this a path with a  
2 lot of things happening, and if it is a path,  
3 where is it leading to? Very interesting,  
4 challenging questions.

5 I also want to just comment on the fact  
6 that you mentioned Pam, the --

7 PAMELA WINTERS: Media Lab?

8 WILLIAM TIBBS: -- the media lab.

9 The media lab is very interesting because  
10 historically, the first media lab is probably  
11 one of your most sealed off, closed and  
12 non-public buildings around so that it's kind  
13 of an interesting -- there is that kind of  
14 issue that you have as an institution as to  
15 what you want to encourage the public to do  
16 and what you don't. So.....

17 HUGH RUSSELL: In some ways I'm  
18 thinking of a Christmas, a strange Christmas  
19 present I got which was a soft toy brain  
20 cell. A million size larger than a brain  
21 cell. And there's this sort of squishy thing

1 in the middle, and there are pieces that  
2 reach out in direction. Of course in the  
3 brain there's another cell next to it and  
4 there are I guess billions of cells. But, so  
5 I think the image I'm thinking of is that  
6 this is one brain cell, and it's got a lot of  
7 places it reaches out to. And some of the  
8 places it reaches out to are other centers of  
9 activity. So it becomes a chain of  
10 activities. And, you know, ultimately  
11 there's this long one that reaches all the  
12 way down to Mass. Avenue. So I offer that.

13 H. THEODORE COHEN: Well, following  
14 up on that, one of the other cells to that is  
15 the new Binney Street which is going to, you  
16 know, if that's one side and this is in the  
17 middle and then you go through the campus and  
18 then you go to Mass. Ave. you know, we're  
19 talking 20-year build out or whatever. But  
20 maybe over time this will all develop as a  
21 destination for many people. And also I

1 think we have to remember in light of your  
2 comment about where are all the people going  
3 to be leaving, but there are what, 20, 30,000  
4 students around.

5 HUGH RUSSELL: They're all in the  
6 lab.

7 H. THEODORE COHEN: Well, they have  
8 to go out to eat.

9 WILLIAM TIBBS: I think this is kind  
10 of a follow up to that. This is such a large  
11 parcel with such a large piece to it, that it  
12 needs to be thought of in a broader context.  
13 We're all hinting up in terms of how does it  
14 relate to some of the other things?

15 HUGH RUSSELL: You've given us all a  
16 lot to think about. And I think we're all  
17 enthusiastic that you're taking this job on.  
18 We look forward to many other discussions.

19 STEVE MARSH: We appreciate the  
20 time. We recognize it's complicated. We  
21 recognize many of the issues that you brought

1 up here, many of the issues that are keeping  
2 us awake at night these days. It's nice to  
3 hear them. So it makes us realize that we're  
4 not worrying alone about that. So we need to  
5 address these issues. We recognize it's  
6 complicated, but we also have to start  
7 somewhere. So we figured we'd start by  
8 coming to talk to you and we'll put some  
9 responses together and get some plans.

10 HUGH RUSSELL: Thank you very much.

11 So we're going to take a five-minute  
12 break and then we'll go to the public hearing  
13 on First Street, Bent Street and Charles  
14 Street.

15 (A short recess was taken.)

16 HUGH RUSSELL: The Planning Board  
17 will hear case Planning Board 231-A, 159  
18 First Street, 65 Bent Street and 29 Charles  
19 Street. A PUD Special Permit. And those of  
20 who with even short memories will remember  
21 that we did this all a couple of years ago

1 and we have to do it again. So I get to do  
2 it twice. We have to do it in a preliminary  
3 hearing this week, and as Susan said, a final  
4 hearing three weeks from now, two weeks from  
5 now?

6 SUSAN GLAZER: The 3rd of August.

7 HUGH RUSSELL: The 3rd of August. I  
8 guess that's two weeks from now.

9 Mr. Rafferty, if you would.

10 ATTORNEY JAMES RAFFERTY: Thank you,  
11 Mr. Chairman. Good evening, James Rafferty  
12 for the record, on behalf of the applicant.  
13 And seated with me this evening is Jack  
14 Restivo. Mr. Restivo is the principal with  
15 Jones, Lang, LaSalle and they're the project  
16 proponent. This is a somewhat unique  
17 jurisdictional issue that we find ourselves  
18 in. The Board might recall that in April of  
19 this year the Board granted a request to  
20 extend the Special Permit at this location  
21 for an additional year. It was a two-prong

1 Special Permit that was at the time not a  
2 combined scheme to reduce a Special Permit as  
3 well as the PUD Special Permit. That  
4 extension upon examination with Community  
5 Development Department appears given some of  
6 the language in the PUD section of Article 12  
7 would appear not to apply to the PUD Special  
8 Permit because there is a reference to  
9 construction commencing within 12 months. As  
10 a result of that and reviewing this matter  
11 extensively, it was seen that the more  
12 prudent course here would be to re-advertise  
13 the PUD portion of the application, seek a  
14 new PUD Special Permit which is identical to  
15 the PUD Special Permit that was granted. So  
16 in the package that's been submitted this  
17 evening, as you know in the PUD process, the  
18 initial development proposal is then followed  
19 on by the final development proposal. Well,  
20 the initial development proposal that has  
21 been submitted here is in fact the final

1 development proposal that was approved by the  
2 Planning Board in the prior case. And by my  
3 calcu -- I believe every member with the  
4 possible exception of Mr. Winter may have sat  
5 on the prior case two years ago. I'm not  
6 sure but I could check that. So I understand  
7 the need to go into in-depth analysis here is  
8 probably not as great, but we're certainly  
9 here to answer any questions and refer the  
10 Board to the existing Special Permit from  
11 which this proposal is granted.

12 Briefly this is an application that  
13 involves three sites, one at 159 First  
14 Street, the second site at 65 Bent Street and  
15 the third site at 29 Charles Street. They're  
16 all depicted on the site plan.

17 The proposal at 159 First Street is a  
18 residential apartment building. It was  
19 approved and contains 115 dwelling units.  
20 You might recall that there was a  
21 considerable amount of modification made to

1 that proposal with the input of the Planning  
2 Board, particularly in relationship of the  
3 ground floor. It had a raised interior  
4 before it. It had parking at the ground  
5 floor level. Lots of reworking of that. It  
6 resulted in a building that was well received  
7 by the Planning Board in the final  
8 development proposal. Ironically or  
9 coincidentally it's located across the street  
10 from a site in a recent rezoning effort where  
11 the proponent was urged to put housing on  
12 that site. There's a building on the other  
13 side, on that stretch of First Street on the  
14 other side of Rogers Street that was  
15 identified as a site in the rezoning of  
16 Alexandria where housing is needed. So this  
17 is consistent with that. The height of that  
18 building at 65 feet. I should note also  
19 reflects ECaPs zoning for which the great  
20 support for the heights in that place. All  
21 of this project was approved under the ECaPs

1 plan. We have housing building at 65 feet  
2 and a commercial building at 45 feet. Just  
3 remaining at 159 First Street, that building  
4 will contain 115 dwelling units, seven of  
5 which are ground floor units at the entry.  
6 The balance of the building has a mix of  
7 ones, twos and studio units. There's also  
8 3800 square feet of retail space along First  
9 Street. And the proposal is exactly as  
10 approved by the Planning Board as the  
11 original PUD.

12 At 65 Bent Street which is depicted in  
13 illustration form at the image on the right,  
14 and that's a view looking at the corner of  
15 Bent and Second Street, that is a building at  
16 45 feet in height, approximately 108,000  
17 square feet. It contains -- it's a  
18 three-story building with below grade parking  
19 for 77 vehicles. It has landscape public  
20 open space at the corner of Bent and Second  
21 as you see right here. It also has 15

1 surface parking spaces.

2 The third parcel in the PUD application  
3 was a surface parking lot. In the initial  
4 development proposal that was going to remain  
5 as a surface parking lot to service the  
6 commercial building at 65 Bent Street.

7 Through the suggestion of the Planning Board,  
8 that approach was changed to result in the  
9 creation of eight townhouses. That site of  
10 29 Charles Street is a through-block site  
11 that goes out to Hurley Street. In fact, it  
12 was one of the Board members that suggested  
13 that a better use for that site would be to  
14 put housing there, townhouses. So the  
15 proposal was as approved and resubmitted this  
16 evening is for eight townhouses at that  
17 location. Four townhouses fronting onto  
18 Charles Street and four townhouses fronting  
19 onto Hurley Street. The parking is interior  
20 so it's not seen from the street. Those are  
21 all three bedroom, two-and-a-half-story

1 townhouses very much in keeping with the  
2 established residential character of the  
3 neighborhood. Along with eight parking  
4 spaces.

5 So in essence that's what we have here.  
6 We have the very project that was approved  
7 with the improvements and suggestions that  
8 frankly we think made it far more of a mixed  
9 use and better received project. The good  
10 news is the proponent is here for a reason.  
11 They believe that opportunities may exist in  
12 the near future to bring this forward. As  
13 you recall at the time when we were here in  
14 April on the extension, the Chairman asked a  
15 question suggesting that the appropriate  
16 level of inquiry for the Board was whether  
17 anything had changed in the surrounding area  
18 that would give the Board reason not to want  
19 to see the project continue, and this Board  
20 affirmatively and unanimously concluded that  
21 that was not the case. That extending the

1 Special Permit was appropriate. So with your  
2 action this evening we're hoping that we can  
3 essentially allow this project, this portion  
4 of the approval to join with the project  
5 review Special Permit which does have another  
6 year remaining.

7 So unless there's any questions, I  
8 would consider myself completed.

9 HUGH RUSSELL: Thank you. Are there  
10 any questions by the Board?

11 (No response.)

12 HUGH RUSSELL: We'll go to the  
13 public portion for testimony. People are  
14 invited to please come forward to the podium,  
15 give their name and address, spell their name  
16 if it is an unfamiliar name to the secretary,  
17 and to speak for three minutes or less. Pam  
18 will signal you if you reach that three  
19 minute limit.

20 So the first person on the list who  
21 said they wanted to speak is Barbara

1 Broussard. And the second looks like Charles  
2 Tanub (phonetic). I can't quite read that  
3 name.

4 Barbara, would you like to start?

5 BARBARA BROUSSARD: Sure. Barbara  
6 Broussard, B-r-o-u-s-s-a-r-d. I'm President  
7 of the East Cambridge Planning Team. The  
8 time that we saw it I believe it's over two  
9 years ago, most of the members disagreed with  
10 the building or the concept. Now after  
11 seeing the Twinning Development, I must say  
12 that this really is nothing more than a  
13 square box. I don't know what plans they  
14 have to ground floor retail or open space,  
15 but I certainly see that the roof is not  
16 going to add anything to the neighborhood.  
17 Thank you.

18 HUGH RUSSELL: Okay. Thank you.

19 Charles Tanub? 148 Third Street -- I'm  
20 sorry, that's Barbara. 123 Edmund Street.

21 BARBARA BROUSSARD: He's left.

1                   HUGH RUSSELL: He left. Next is  
2 Rhonda Massie. And after Rhonda is Charles  
3 Marquardt.

4                   RHONDA MASSIE: I think basically I  
5 have to agree with what Barbara had to say.  
6 Rhonda Massie, 211 Charles Street.

7                   I wanted to know how large the  
8 apartments are? When we last saw it was  
9 mostly studios and some one bedrooms were  
10 added. I'd like to see more family-friendly  
11 apartments here. That's something I didn't  
12 see. The noise in a biotech building  
13 concerns me. We always get promises of  
14 state-of-the-art noise reduction. Biotech  
15 buildings are loud. Take a walk in and  
16 around Kendall Square and listen for  
17 yourselves. We face responses from biotech  
18 reps ranging from petitioning the Licensing  
19 Board to be able to operate with a higher  
20 than loud decibel level even in the face of  
21 document adverse health effects of noise

1 above acceptable ranges to a representative  
2 of the Broad Institute saying that we  
3 shouldn't worry about the noise, their lease  
4 is up in four years. I worry with this about  
5 the eviction of local businesses. Some have  
6 already been evicted and have Sellcraft  
7 (phonetic) that moved into Boston.

8 THE STENOGRAPHER: Ma'am, I'm having  
9 trouble hearing you. Would you please speak  
10 more into the microphone and try to keep your  
11 voice up?

12 RHONDA MASSIE: I worry about the  
13 businesses. The buildings -- the businesses  
14 that were in the buildings have left.  
15 Calumet Photography is I believe the sole  
16 business still there. I wonder what will  
17 happen to it when they have to leave if they  
18 will ever come back.

19 Developers tell us that they're going  
20 to come knit the raveled edges of the  
21 neighborhoods. Well, Robert David Sullivan

1 who wrote the article Last Call in the Boston  
2 Globe in 2007 noted the ground floors of new  
3 office and housing buildings are often  
4 reserved for retail use, but CVS and other  
5 chain stores usually snap up the space. Then  
6 as if anyone really leases these places, we  
7 still have, and I know Mr. Twining is making  
8 an effort, but we still have a lot of empty  
9 storefronts. I also think that it would be a  
10 challenge to anyone to go into the mall,  
11 which did kill a lot of small business in  
12 Cambridge, and find one local non-chain  
13 business.

14 Also, the parking lot issue is a big  
15 issue to me. I prefer open space. I would  
16 like to see a dog park. I know I'm asking  
17 for pie in the sky. I've been told the City  
18 Manager won't hear of paying for the upkeep  
19 of a dog park in East Cambridge.

20 PAMELA WINTERS: Rhonda, excuse me,  
21 your time is up. If you can just finish up

1 your thoughts.

2 RHONDA MASSIE: No, no, that's it.

3 Thank you.

4 PAMELA WINTERS: Thank you.

5 HUGH RUSSELL: After Charles,

6 Heather Hoffman.

7 CHARLES MARQUARDT: Charlie

8 Marquardt, 10 Rogers Street.

9 Quick question to start off with. The  
10 permit and notice mentioned, I think they're  
11 called management questions that we're going  
12 to seek a Special Permit to reduce parking.  
13 I didn't hear any of that mentioned. I guess  
14 I don't know if that's dropped off or not.  
15 So I wanted to make sure that we're covering  
16 that.

17 We mentioned that we're adding eight  
18 units of three bedroom with eight parking  
19 spaces total. I want to point out that in  
20 this neighborhood parking is at a premium.  
21 There's five spaces outside my building.

1 Five. And if you start taking away from the  
2 residential right across the street, there  
3 are no permit parking along Rogers Street  
4 period. So, I really think that's something  
5 important to consider as we start reducing  
6 that requirement.

7 We don't see really any amenities. And  
8 I see the interior courtyard for the  
9 residential space on Bent Street that frankly  
10 sort of insults me. I'm a big fan of having  
11 at least open to the exterior so we can all  
12 at least share it. I don't see here where  
13 anybody but the owner sharing that courtyard,  
14 and we do really need some open space.

15 And I want to ask the question is it  
16 ownership or is it rental? We find there's a  
17 big difference in people how they view their  
18 neighborhood when it's ownership. They  
19 actually take some ownership in their  
20 neighborhood versus rental, and they'll be  
21 transient. Particularly as it was when they

1           showed it to us the first time, they're small  
2           700 square foot and less units. We're going  
3           to see students coming and going out of  
4           there, and that might be nice to have them  
5           there for a year or two. Is that the  
6           building we're trying to build there?

7                     And then we're talking about the  
8           buildings, we've looked at I learned an awful  
9           lot the last couple of years. I'd like to  
10          think that they can do better with the  
11          architecture. I'm not an architect, nowhere  
12          near it. But these buildings are boring. I  
13          mean look at this building here, and it looks  
14          exactly like the one Charles building right  
15          across the street. And if that's what we  
16          want is cookie cutter all the way down, I can  
17          live with that, but we have an opportunity to  
18          take some really hard scrabbled buildings and  
19          fix them.

20                    And last, it's been a couple years, I  
21          really hope that the owners while they're

1        waiting for this, take some interest in their  
2        property in how it looks today. Honestly the  
3        parking lot where SCA parks today is a  
4        disgusting mess of trash and weeds, and I  
5        really hope that that's not going to be  
6        indicative of how the property will be  
7        looking going forward. I drive by that or  
8        walk by that every single day and it is a  
9        disgrace. I mean, go and pick up someone's  
10       trash from someone else's parking lot  
11       yourselves before you get tired of it. I  
12       talked to the folks at SCA, they told us it's  
13       not theirs. So, I know we talked about it  
14       last time, but we really like to see it kept  
15       clean.

16                    Thank you.

17                    HUGH RUSSELL: Thank you.

18                    HEATHER HOFFMAN: Hi. Heather  
19        Hoffman, 213 Hurlley Street. I live very  
20        close to part of this. My first impression  
21        looking at that is not just that it's boring,

1 but that it can use some actual landscaping,  
2 and if they're calling that publicly  
3 available, why do they have a wall all along  
4 the sidewalk so as to tell the public you are  
5 not welcome? Two plus years ago when the  
6 proponent had no desire to build those eight  
7 townhouses on what's currently an extremely  
8 busy parking lot, in fact, it is probably the  
9 only parking lot in East Cambridge that fills  
10 up regularly. When you go by there, it is  
11 always full of cars. And I don't really know  
12 where all of those cars are going to go when  
13 they, when they put the eight townhouses that  
14 they don't want to build and I don't want to  
15 see there. As far as I'm concerned, until  
16 they have something that they actually want  
17 to do there, why don't they make it useful?  
18 It's -- I really don't see that it's going to  
19 look any worse, and it does provide a real  
20 neighborhood service especially since a lot  
21 of parking has been switched to resident

1 only, so there are even fewer places for  
2 people who don't want to pay for a garage to  
3 park.

4 I would also echo the comments about  
5 noise. More and more as I walk around my  
6 neighborhood, I feel battered by all the  
7 noise. It's not a healthy way to live, and  
8 it is really not fair to anybody, including  
9 the people who are going to move into these  
10 probably transient little shoe boxes to  
11 batter them with all of this noise. We need  
12 to think about this and think about the  
13 things that will actually do good things for  
14 our neighborhood. And I'm not convinced that  
15 this, that any of this is one of those  
16 things.

17 Thank you.

18 HUGH RUSSELL: Thank you.

19 Okay, this is the end of the list. Is  
20 there anyone who is not on the list who would  
21 like to speak. Carol?

1 CAROL BILLEAU: Carol Billeau, 257  
2 Charles Street, East Cambridge. I am  
3 concerned about the rooftop mechanicals since  
4 I've sat on that committee for the city.  
5 This is very close to residential and I don't  
6 know if this is going to be LEEDs building,  
7 but we are concerned about the noise. I have  
8 to say that it's kind of mundane looking  
9 after we saw the other properties that David  
10 Manfredi brought up. And I'm wondering if as  
11 all of this -- as we progress on all of this  
12 stuff, that things need to be readdressed,  
13 redesigned, even if it's two years, you know,  
14 we have to look at all of these, you know,  
15 the Open Space Committee, all of these issues  
16 from the ECaPs, you know, it was so long ago  
17 and things have changed a lot and they  
18 continue to change. You know, I was  
19 delighted to hear that MIT is really putting  
20 in some time and effort and money to see what  
21 possibilities there are for Kendall Square.

1 This is not a design that I would say is  
2 forward looking. So, it may have been good  
3 two years ago, but I really think it needs  
4 some work at this point.

5 And on the properties themselves, they  
6 do not shovel in the wintertime. They have  
7 not taken care of these properties. And, you  
8 know, that's probably one of the reasons the  
9 neighbors are so pissed off. But thanks.

10 HUGH RUSSELL: Does anyone else wish  
11 to be heard?

12 (No response).

13 HUGH RUSSELL: I see no one. So  
14 shall we close this hearing to public  
15 testimony?

16 (All agreed).

17 HUGH RUSSELL: I see everyone  
18 nodding.

19 PAMELA WINTERS: Yes.

20 HUGH RUSSELL: There were a couple  
21 of questions of fact that people had, would

1 you address those? The unit mix, the LEED  
2 question. Those are all in the book, but you  
3 didn't cover those. And also the parking.

4 ATTORNEY JAMES RAFFERTY: Sure.  
5 Let's start with the parking. It's R&L. The  
6 parking, however, is part of an Article 6  
7 Special Permit that is not limited by the 12  
8 month limitation of the PUD. So I think the  
9 extension granted in April dealt with that,  
10 but the factual response to that, and that's  
11 the only reason I didn't go into it in very  
12 great depth, is it is the -- there was a  
13 great amount of focus placed on a number of  
14 parking spaces in the residential building.  
15 And the residential building ties in with the  
16 other question contains 115 units. There are  
17 60 parking spaces on-site for that building.  
18 There was a lot of discussion about the size  
19 of the units, the likelihood of  
20 non-automobile owners being in the unit.  
21 There was testimony at the time around the

1 300 Third Street, the Extel Development where  
2 less than 50 percent of the parking spaces  
3 are being used. And then the type of  
4 occupants, the demographics of this building.  
5 The building is a 65-foot high apartment  
6 building will contain 115 apartments; 21,  
7 two-bedrooms, 10 one-bedroom plus studios.  
8 44 one-bedrooms and 40 studios. So, there  
9 are a range of unit sizes. I think it's  
10 probably a little harsh in their rhetoric  
11 about their characterization, I think there  
12 are households all over Cambridge that live  
13 in comparable sizes. Perhaps not luxury  
14 homes for empty nesters who want to live  
15 along the Charles River, but there certainly  
16 is a demographic that would be served here.  
17 More importantly the eight townhouses that  
18 will replace the surface parking lot and  
19 provide urban edges are all three-bedroom  
20 townhouses. Again, to accommodate a larger  
21 household size.

1           And the building is intended to -- the  
2           rooftop mechanicals in this building would be  
3           subject to what is anticipated to be the  
4           adoption in two weeks of the Zoning  
5           Amendments around green rooftops and the  
6           like. So, I think that will be part of the  
7           new zoning. And that may not have been the  
8           case had the permit been extended, but that  
9           all indications are that that is ripe for  
10          ordination on August 2nd, it will become law  
11          and the Special Permit will take effect after  
12          that. So, this probably will be required to  
13          have more elements of sustainability than  
14          perhaps had it been constructed prior to the  
15          adoption.

16                   HUGH RUSSELL: There was one other  
17                   question which was is it a rental apartment  
18                   or condominium?

19                   ATTORNEY JAMES RAFFERTY: It's  
20                   envisioned as rental, yes, definitely. With  
21                   the caveat that marketing conditions could

1 warrant the change. There was a lot of  
2 attention paid to building units to respond  
3 to the market and what is the market demand  
4 in that area. And the housing market  
5 continues to be challenging, particularly on  
6 the for sale side you may be aware. But  
7 there are, as we saw with the early proposal,  
8 there does seem to be interest in -- on the  
9 rental side. This is seen as a good rental  
10 unit for certain households that may be  
11 priced out of other neighbors in Cambridge.

12 HUGH RUSSELL: Pam.

13 PAMELA WINTERS: Mr. Rafferty, while  
14 you're up there to answer Carol's question  
15 about the noise. How will the new law impact  
16 the noise exactly? I'm a little hazy about  
17 that.

18 ATTORNEY JAMES RAFFERTY: Well,  
19 I largely the noise is governed by the Noise  
20 Ordinance so the building will need to  
21 accommodate that. Mr. Manfredi has designed

1 that. He's left. He has a greater  
2 understanding of that. But the big  
3 attributes that this building has as I  
4 understand it, is the size of the building  
5 itself, this by comparison, this commercial  
6 building, and it's not clear -- it's  
7 anticipated to be an R&D type building. The  
8 mere fact that the building itself is just  
9 over 100,000 square feet would suggest that  
10 it's probably a third the size of some of the  
11 more prominent buildings in the neighborhood  
12 that are -- that contribute greatly with the  
13 exhaust. So, it will have to meet -- the  
14 engineers will have to sign the acoustical  
15 requirements associated with the building  
16 permit. And I think the Green Roof Amendment  
17 does contain reference to noise as well, but  
18 I'm not an authority on that. I'm studying  
19 real hard until they become law.

20 SUSAN GLAZER: Stuart may be able to  
21 address that.

1           STUART DASH: It doesn't change the  
2 noise. It does change -- the LEED  
3 requirements will change.

4           PAMELA WINTERS: So it will change  
5 the LEED requirements but not the noise?

6           STUART DASH: Yes.

7           PAMELA WINTERS: Okay. Thank you.

8           HUGH RUSSELL: Other questions or  
9 comments by members of the Board?

10          STEVEN WINTER: Thank you,  
11 Mr. Chair.

12           Really the comments that I have is that  
13 first of all, I want to thank the proponent  
14 for preparing this. This is a very thorough  
15 package. This really helped me to understand  
16 what's going on and I'm appreciative of that.  
17 I feel like from my own sake that this  
18 project is the project that we looked at  
19 before. And I believe I was here.

20          ATTORNEY JAMES RAFFERTY: I believe  
21 you were.

1                   STEVEN WINTER: As I'm sure you know  
2                   better than I do whether I was here or not.  
3                   And I feel that this project is just where  
4                   it's supposed to be, and I'm very comfortable  
5                   that we're on the right track in looking  
6                   favorably at this renewal.

7                   Thank you.

8                   ATTORNEY JAMES RAFFERTY: I should  
9                   note, though, in fairness this is the easiest  
10                  package we ever had to put together because  
11                  we took what you approved the last time. So,  
12                  I appreciate it. But it's as thorough and it  
13                  contains everything. This is what was clear  
14                  -- these are the images, these are the floor  
15                  plans, these are the site plans. This was  
16                  everything that was approved in the final  
17                  development proposal as part of the PUD  
18                  Special Permit. So it should be very  
19                  familiar to everyone. There is simply no  
20                  change between what was approved and what was  
21                  here. And as I said, when we were here back

1 in April, we thought we wouldn't see you for  
2 a year, but then we've come to learn  
3 otherwise.

4 HUGH RUSSELL: Under the PUD process  
5 do you come back for a final review of the  
6 building plans before you move forward?

7 ATTORNEY JAMES RAFFERTY: Some  
8 Special Permits say that. In this case, the  
9 buildings were at a level of design that the  
10 -- it has ongoing staff review. And if the  
11 Special Permit were to mirror the earlier  
12 Special Permit, and I suspect in our  
13 submittal in the final we'll attach the  
14 earlier PUD Special Permit. As you know,  
15 it's a single Special Permit containing  
16 relief under different sections of the  
17 Ordinance. But the design of these  
18 buildings, I think at least on them -- but  
19 there's the ongoing design review. But my  
20 memory because it's not as expansive a PUD as  
21 the Cambridge Research Park or the recent

1        Alexandria, that this building -- and in  
2        particular the residential building with the  
3        retail and the courtyard, I thought that was  
4        pretty well set in place.

5                    HUGH RUSSELL: Because I've been  
6        thinking about the comments that we just  
7        heard that these buildings aren't as extreme  
8        as the other buildings we've been approving  
9        for the last couple of years. And I rather  
10       like the modest character of the commercial  
11       building in particular, and it talks to some  
12       of the historic buildings that are nearby.  
13       And I -- the housing building, I think  
14       there's a level of fine detail that's kind of  
15       missing on the building. You know, the idea  
16       of the massing is pretty simple. If you look  
17       at the rendering towards the end of our  
18       package, that kind of shows it. But, you  
19       know, the windows are kind of not fully  
20       worked out. They're, you know, there aren't  
21       any French balconies. There aren't a set of

1 glass level of detail that we sometimes see  
2 on these buildings and I think we'd like to  
3 see. Again, I think if Mr. Rafferty is  
4 correct about the process, those are the  
5 kinds of issues that the staff reviews as  
6 they're reviewing the plans for the final  
7 part.

8 One concern I had two years ago was the  
9 blank facades of these buildings, of the  
10 housing building which sticks up quite a ways  
11 above the adjacent buildings. And I frankly  
12 don't remember what we said about that.

13 ATTORNEY JAMES RAFFERTY: I recall  
14 the issue. And the issue had to do with the  
15 separate ownership of the abutting lot and  
16 the fact that a 65-foot building could go  
17 there as well and you couldn't put openings  
18 on a wall, and it's anticipated that some  
19 point that's a site that would likely be  
20 developed so to limit the ability to put  
21 windows on that wall.

1                   HUGH RUSSELL: Right. And so the  
2 question is what were you going to do on that  
3 wall that didn't look like it was just the  
4 end of a building that was incomplete? And,  
5 you know, there are examples around the city.  
6 The most wonderful example is probably that  
7 sort of wall on the Boston Architectural  
8 College which has a fabulous mural  
9 appropriate to the use and side.

10                  ATTORNEY JAMES RAFFERTY: Front lawn  
11 area?

12                  HUGH RUSSELL: Yes, exactly. But  
13 that was one area that I thought needed to be  
14 thought about. And I understand that you  
15 can't put windows there. Some of the  
16 interesting examples of this kind of thing  
17 you can actually find in some of the  
18 buildings from the thirties at Harvard like  
19 the squash court building and the Linden  
20 Street and it goes between Holyoke Street,  
21 and, you know, it doesn't have windows

1 because it's squash courts. And they develop  
2 a level of detail in the brickwork that  
3 creates a scale. I mean, so there are tricks  
4 from an older age that could be used that are  
5 not really particularly costly, they're just  
6 ways of enlivening what's a blank wall.

7 ATTORNEY JAMES RAFFERTY: So it  
8 doesn't look like it's a wall waiting for  
9 another building to abut it?

10 HUGH RUSSELL: That's right.

11 ATTORNEY JAMES RAFFERTY: I recall  
12 it. I think the design comment in the  
13 Special Permit does make reference to looking  
14 at that.

15 HUGH RUSSELL: I mean my  
16 recommendation is that we should treat this  
17 as if it were an extension of an existing  
18 permit and concept actually in our heads.  
19 That, you know, I don't see that they change  
20 circumstances that are conflicting. I mean,  
21 the Alexandria project has changed



1           tonight to move this on to a final plan?

2                         (All agreed.)

3           HUGH RUSSELL: So, would someone  
4 like to make a motion? The action is to  
5 approve this as a preliminary plan, not  
6 request any changes because it's consistent  
7 with the final plan that we issued before.

8           THOMAS ANNINGER: So moved.

9           WILLIAM TIBBS: Second.

10          HUGH RUSSELL: On the matter, all  
11 those in favor?

12                         (Show of hands.)

13          HUGH RUSSELL: All the members are  
14 in favor.

15          ATTORNEY JAMES RAFFERTY: Thank you  
16 very much.

17          HUGH RUSSELL: And I guess I have a  
18 comment for the staff. This is the second  
19 PUD project that's been caught by this  
20 wording that seems like we ought to have a  
21 technical amendment drafted before the

1 Council so that the expiration period is the  
2 normal two years I think.

3 Do we have any other business before us  
4 tonight?

5 WILLIAM TIBBS: I won't be here the  
6 next meeting. I'm not quite sure what the  
7 dynamics are in terms of count and for  
8 quorum. I won't be here next meeting.

9 HUGH RUSSELL: We need to have an  
10 affirmative vote of five members to do  
11 business.

12 LIZA PADEN: Right.

13 HUGH RUSSELL: There are seven of us  
14 at the table. So if six next week and we do  
15 not conclude the business next week, there  
16 will only be five of us.

17 LIZA PADEN: Right. Next meeting.

18 THOMAS ANNINGER: Next meeting.

19 HUGH RUSSELL: If we can't get the  
20 quorum together on the 2nd of August. I  
21 think we can. If not, we have to put this

1 off until September.

2 LIZA PADEN: Right.

3 HUGH RUSSELL: If the Petitioner's  
4 willing to be heard.

5 ATTORNEY JAMES RAFFERTY: Five is a  
6 quorum. Five works.

7 HUGH RUSSELL: We should have six  
8 based on what we know today.

9 Anything else?

10 (Whereupon, at 9:50 p.m.,  
11 the meeting adjourned.)

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

COMMONWEALTH OF MASSACHUSETTS  
BRISTOL, SS.

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

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

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

IN WITNESS WHEREOF, I have hereunto set  
my hand this 29th day of July 2010.

\_\_\_\_\_  
Catherine L. Zelinski  
Notary Public  
Certified Shorthand Reporter  
License No. 147703

My Commission Expires:  
April 23, 2015

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