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PLANNING BOARD FOR THE CITY OF CAMBRIDGE

GENERAL HEARING

Tuesday, May 24, 2011

7:00 p.m.

in

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

Hugh Russell, Chair
Pamela Winters, Member
Steven Winter, Member
H. Theodore Cohen, Member
Ahmed Nur, Associate Member

Community Development Staff:
Brian Murphy, Assistant City Manager
Susan Glazer
Liza Paden
Roger Boothe
Stuart Dash
Jeff Roberts
Iram Farooq

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P R O C E E D I N G S

(Sitting Members: Hugh Russell, Pamela Winters, Steven Winter, H. Theodore Cohen.)

HUGH RUSSELL: Okay, let's get started. This is a meeting of the Cambridge Planning Board. And the first item on our agenda is review of the Board of Zoning Appeal cases. It appears that MIT is allowing somebody to add some antennas.

LIZA PADEN: Mr. Kelley is here to plain the application to you.

ATTORNEY MICHAEL DOLAN: Thank you very much. My name is Michael Dolan from the law firm of Brown Rudnick here on behalf of AT&T Wireless. As I think you all know, my client has an FCC license to operate a wireless network throughout the country and including Massachusetts. My clients, as part of the network of its wireless antennas, transmitting signals has an existing antenna facility at 77 Mass. Ave. on the Building 16

1 on the MIT campus. The existing facility was
2 permitted pursuant to a Special Permit issued
3 by the Cambridge Zoning Board on January 15,
4 2010. And the existing installation consists
5 of six antennas, three antenna arrays of two
6 a piece in three different directions. The
7 antennas are facade-mounted to the penthouse
8 on the top of the building. The antennas
9 have a center line height of 120 feet.
10 They're painted to match. There are some
11 ancillary equipment with that.

12 What we're proposing now is adding one
13 antenna to each of those three arrays. The
14 reason being that AT&T is rolling out and
15 building out its long-term evolution or LTE
16 network which is really a next generation
17 technology that allows AT&T to transmit more
18 data, essentially more capacity, and do it
19 that much faster. Consumer demand is heavy
20 for more content, faster transmission, and
21 this will help address that need.

1 The three new antennas will be located
2 at the exact same height as the existing
3 antennas. We'll be adding some ancillary
4 equipment, some known as radio heads and
5 surge arresters, which are small additional
6 equipment. None of this will really be
7 visible from any public way. The parcel on
8 which this facility is located is roughly 42
9 acres. And as you can see from the photo
10 simulations included with our application, we
11 think you'll agree that there's a minimal
12 visual impact from the addition of these new
13 three antennas. The property is in the
14 Residence C -- 3B Zone wherein a Special
15 Permit is required for this installation for
16 these antennas. We set forth in our
17 application the grounds for which we think we
18 comply such that the Special Permit is in
19 order and, you know, non-residential uses
20 predominate this property. It's the MIT
21 campus. It's an institutional use. And we

1 would respectfully ask that you give us a
2 favorable recommendation to Zoning Board
3 regarding our application.

4 HUGH RUSSELL: Well, there's one
5 copy of the photos circulating. The
6 building is -- is that a biochemistry
7 building or was it at one time? It's a
8 building from the sixties I think. It's
9 right in the middle of the campus.

10 LIZA PADEN: A resident and MIT
11 graduate thinks it's lab and classroom space.

12 HUGH RUSSELL: Yes, I think so. And
13 it's a building that was built, I believe, by
14 -- maybe its look maybe in the sixties or so.
15 Maybe the late fifties. I can't remember it
16 not being there. And if it showed up after
17 the mid-sixties, I might have remembered it
18 being built, but....

19 My sense is that this is not a big
20 change.

21 H. THEODORE COHEN: It seems fairly

1 i n n o c u o u s .

2 HUGH RUSSELL: I t ' s a n i n n o c u o u s
3 i n s t a l l a t i o n a n d a d d i n g o n e m o r e a n t e n n a
4 w o n ' t b e a c o n s i d e r a b l e d i f f e r e n c e .

5 PAMELA WINTERS: I a g r e e . A n d a l s o
6 w h e n t h e f o l i a g e c o m e s o u t i n t h e t r e e s ,
7 g i v e n t h e r e ' s n o f o l i a g e , w h e n t h e f o l i a g e
8 c o m e s o u t , y o u k n o w , f o r a t l e a s t n i n e m o n t h s
9 o f t h e y e a r , y o u w o n ' t b e a b l e t o s e e i t
10 a n y w a y .

11 HUGH RUSSELL: S o , a r e w e p r e p a r e d
12 t o s e n d a f a v o r a b l e r e c o m m e n d a t i o n ?

13 PAMELA WINTERS: S u r e .

14 STEVEN WINTER: D o y o u f e e l t h a t ' s
15 a p p r o p r i a t e ?

16 HUGH RUSSELL: Y e s , I t h i n k s o .
17 L e t ' s d o i t .

18 FRANCIS KELLEY: T h a n k y o u .

19 ATTORNEY MICHAEL DOLAN: T h a n k y o u
20 v e r y m u c h .

21 HUGH RUSSELL: W e ' l l g i v e L i z a b a c k

1 the paperwork.

2 LIZA PADEN: Thank you.

3 Are there any other cases anybody would
4 like to look at?

5 HUGH RUSSELL: It sounds, the
6 description to me, seems to be fairly
7 standard zoning appeal.

8 PAMELA WINTERS: Anything that
9 stands out to you, Liza?

10 LIZA PADEN: No.

11 H. THEODORE COHEN: What is the 163
12 Hampshire Street? It says to use existing
13 space for a coffee house. Is it a retail use
14 currently?

15 LIZA PADEN: 163 Hampshire Street is
16 the corner of Tremont Street, and it is
17 currently used as a hair salon/spa. So, it's
18 a change of use.

19 HUGH RUSSELL: But it's building
20 design for ground floor retail?

21 LIZA PADEN: Yes. There's ground

1 floor retail along that whole section of
2 Hampshire Street running from the Department
3 of Public Works all the way down to Inman
4 Square.

5 HUGH RUSSELL: So it's sort of
6 gratifying that we try to encourage such uses
7 if somebody is actually wanting to do it.

8 LIZA PADEN: Yes.

9 HUGH RUSSELL: It seems we might
10 even want to send a note to that effect, that
11 there's a high demand by residents for these
12 kinds of storefront uses.

13 PAMELA WINTERS: And retail, yes.

14 HUGH RUSSELL: And the Board of
15 Zoning Appeal will have to look at the
16 detailed facts.

17 H. THEODORE COHEN: So, is it just
18 because it's a change of use or is it because
19 it's a fast food establishment?

20 LIZA PADEN: Well, I think that's
21 one of the questions that they're going to

1 find out when they get there because 4.35 is
2 the retail uses. And I would have thought it
3 was a Special Permit to use it, but part of
4 the complication is that they're in a
5 Residence C-1 District, so I think that's why
6 it's a use variance, because fast order food
7 is not of a use for as of right. Even though
8 it's ground floor retail, and it's been used
9 that way and built that way, I think that
10 every retail use that comes in would have to
11 get the use variance versus the fast order
12 food Special Permit.

13 * * * * *

14 HUGH RUSSELL: Okay. So, we're
15 going on to No. 2, which is the update from
16 Brian.

17 BRIAN MURPHY: Thank you. Just to
18 give you a preview of coming attractions,
19 tomorrow at 4:30 the Ordinance Committee and
20 the Council will have a public meeting to
21 continue discussion on a Zoning Petition by

1 the City Council to amend the Zoning
2 Ordinance in Section 5.28.2, a topic that
3 we'll be covering here tonight.

4 In addition at the Council Monday, June
5 13th, will be a round table with the Planning
6 Board and the City Council, and the
7 description of the hearing schedule is for
8 the purpose of discussing with the Planning
9 Board division of Cambridge underlying the
10 city zoning and land use planning.

11 In terms of other Planning Board
12 business in addition to what's before you
13 this evening, on June 7th we expect to have a
14 public hearing on 34-36 Hampshire Street, an
15 extension request. We expect that it is
16 likely at that time that we'll also have St.
17 James back, although we don't have that
18 nailed down yet. As well as Four City CRDD
19 Zoning Petition discussion, recommendation.
20 That's for June 7th.

21 June 9th will be a -- the Red Ribbon

1 Commi ttee wi ll be hol di ng a charrette for
2 Central Square pl anni ng. That wi ll take
3 pl ace at St. Paul AME begi nni ng wi th food at
4 5:30 and then a di scussi on. Goody Clancy
5 wi ll be leadi ng that because that is sort of
6 the nexus between the Kendal l Central study
7 as wel l as the Red Ri bbon Commi ttee. As I
8 menti oned, June 13th is the round tabl e.

9 June 21st there wi ll be a Kendal l
10 Square charrette. That wi ll take pl ace at
11 the Marri ott. I thi nk we're j ust fi nal i zi ng
12 the detai ls on that.

13 And June 28th there wi ll be a publ ic
14 heari ng for the Pl anni ng Board for the
15 Cambri dge Housi ng Authori ty Central Square
16 Pol ice Stati on, and uncl ear whether or not
17 we' ll al so have MIT on for that one as wel l .

18 That' s where thi ngs l ook l i ke at thi s
19 poi nt. And as of now I thi nk we're
20 anti ci pati ng not havi ng a meeti ng ei ther on
21 June 14th or on July 5th.

1 HUGH RUSSELL: So we will have a
2 meeting on the 21st?

3 BRIAN MURPHY: 21st is right now
4 open. There's the Kendall Square charrette.
5 If we need to, we can do it then. But I
6 think our preference would be not to have a
7 meeting that night because staff and we
8 expect some of the Members of the Planning
9 Board might be interested in attending the
10 Kendall charrette.

11 HUGH RUSSELL: So, I was surprised
12 last week to learn that we've been invited to
13 the Council, and I still don't understand
14 what it is they want to talk about. Do you
15 have any notion?

16 BRIAN MURPHY: You know, I only have
17 a little bit. And I will follow up with
18 Mayor Maher and the clerk to try to get some
19 additional information, and perhaps we can
20 find some time to discuss that at the June
21 7th meeting to give a greater sense if there

1 are particular topics that would like to be
2 addressed and discussed. I would anticipate
3 that given so much the activity in Kendall
4 Square and Central Square, that those topics
5 would probably come up for discussion. You
6 know, this is pure speculation on my part,
7 but I can imagine that they maybe interested
8 in having a discussion on what is the best
9 way to encourage the right kind of ground
10 floor retail and just sort of have that kind
11 of back and forth. But I'd also say if there
12 are particular issues that Members of the
13 Planning Board would like to make sure are
14 discussed and if there's anything they'd like
15 Council to think of in advance, to let me
16 know that as well and I'll be sure to pass
17 that along as well.

18 HUGH RUSSELL: Okay.

19 PAMELA WINTERS: Brian, are issues
20 around the universities going to be
21 addressed, too? Because I know that issue

1 came up at the Town Gown report. I don't
2 know if you know or not. You may not.

3 BRIAN MURPHY: I don't know. But
4 it's also one that makes sense for us to
5 discuss particularly in terms of what are the
6 goals of the Council in terms of the Town
7 Gown report to make sure that it's still
8 being -- that they were doing that in a way
9 that's useful as possible.

10 PAMELA WINTERS: I know Councilor
11 Reeves was particularly interested in that at
12 the Town Gown meeting.

13 Thank you.

14 H. THEODORE COHEN: Are we meeting
15 next Tuesday?

16 LIZA PADEN: No.

17 BRIAN MURPHY: We are not. We heard
18 from some Members of the Board that as much
19 as you liked us, you wanted an occasional
20 break.

21 HUGH RUSSELL: Okay. Liza, are

1 there meeting transcripts.

2 LIZA PADEN: No, unfortunately I'm
3 behind on reading the transcripts, so there
4 are none.

5 HUGH RUSSELL: Okay.

6 We went many years without doing that.
7 We can probably delay another week or two.

8 LIZA PADEN: Okay.

9 * * * * *

10 (Sitting Members: Hugh Russell, Pamela
11 Winters, H. Theodore Cohen, Steven Winter,
12 Ahmed Nur.)

13 HUGH RUSSELL: So the next item on
14 our agenda is the discussion on the City
15 Council to amend Section 5.28.2, the Zoning
16 Ordinance. And you sent us a new sheet or
17 are you going to tell us about that?

18 STUART DASH: I'll walk you through
19 the new sheet, and that's the May 18th memo.
20 And it's responding to questions we've heard
21 and comments I'd say both at Planning Board

1 and somewhat at Ordinance, a fair amount of
2 overl ap.

3 The first one is looking at how the
4 unit sizes play out when you do a -- change
5 your GFA per unit numbers, and that was some
6 discussion we've had in both places. How we
7 got to the point of allowing a certain amount
8 of non-commercial in these projects and where
9 that number comes from and we have some
10 numbers that -- charts there to help that
11 out.

12 And the last one is something we, maybe
13 more Ordinance in here, but also hear from
14 others of is there a different way of
15 approaching the changed differences in
16 districts? And so we propose actually a
17 single number for all the districts as it is
18 in the current setup for 5.28. So I'll walk
19 people through that.

20 And on page two, this comes up quite a
21 bit over the years of we have our -- the

1 square foot per unit, lot area per unit
2 designation in the Ordinance, and we've
3 always tried to emphasize that that does not
4 mean that's the kind of the size of unit that
5 you'll come out with. And it's a little
6 different than 5.28, because actually it
7 winds up being closer to the units you'll
8 come out with because you're actually taking
9 the actual building as opposed to the lots to
10 determine what will come out.

11 But even so, and I think even as a
12 member of the public mentioned, there's a
13 certain amount of space that comes out of any
14 project that's devoted to public area, to
15 circulation, to stairs and hallways and
16 things like that. So, Jeff worked up two
17 examples that we felt were appropriate to
18 look at in terms of how they played out in
19 terms of what permitted.

20 So, the first one, Blessed Sacrament,
21 and if you'll step down where the arrows are

1 there, permitted GFA under 5.28 means if you
2 took the full volume, filled up the full
3 volume of those buildings, it was 87,000
4 square feet, what's allowed, and we note here
5 what's allowed in the base district which is
6 based on lot size, 20 units. Under normal
7 5.28 approaches, 900 square feet per unit,
8 you'd get 97 units. Actually permitted by
9 the Planning Board was 43. And that's after
10 much of, you know, the consideration that
11 most of you recall where you actually think
12 what works and what fits, you subtract areas;
13 they made common space for the public, they
14 made a number of different of concessions in
15 terms of how they approached that building.

16 HUGH RUSSELL: The 87,000 feet is
17 actually, that includes quite a bit of
18 in-fill on that project.

19 STUART DASH: Right. That's right.
20 That's right. Churches are similar to North
21 Cambridge Catholic sort of soaring 20 foot

1 spaces and 30 foot spaces, things like that.

2 HUGH RUSSELL: Right. And the
3 undercroft was divided into two layers of
4 parking, right?

5 STUART DASH: Right, that's right.

6 So, if you divide the 43 units by the
7 87,000, you get 2,000 square foot per unit
8 which is what you might expect when you sort
9 of looked and do the normal dividing under
10 5.28. Where you might think oh, I'm going to
11 get a bunch of 2,000 square foot units. When
12 in fact, what actually happened on the ground
13 is listed below in the chart. So it actually
14 happened on the ground is a range of
15 different size units, none of which are
16 larger than the 1570 for some of their
17 three-bedroom units, and on average a size of
18 1379. So that's actually more than 20
19 percent below what the actual, what the
20 square foot number might otherwise indicate
21 in terms of size of unit.

1 The next example, Hamilton Street, a
2 similar kind of thing in terms of how it
3 plays out. A little bit that you might
4 expect, 1395 square feet per unit. And the
5 actual units as they play out and are fully
6 designed, come out to be, on average, 1232
7 per unit. So not as high a reduction in
8 terms of percent, but a similar kind of
9 thing. But more of a sort of 10, 15 percent
10 reduction. But sort of the ball park sort of
11 that you get the sense of sort of that you
12 don't expect the unit size to be the same as
13 that first number.

14 On the second page, page three, we
15 requested about the choice of 10,000 square
16 feet or 15 percent of the project. And the
17 question came as to sort of where that would
18 play out. And here what we did, there's a 15
19 percent of these projects of the GFA in terms
20 of how it plays out. If you allowed the
21 maximum of 15 percent in those projects, and

1 how much you might be allowed on the
2 right-hand column using the maximum. So very
3 close to sort of what you might expect using
4 the 15 percent.

5 Some examples, on the bottom there of
6 non-residential uses to sort of get a sense
7 of just what things are certain sizes, I
8 often think of actually the CVS in Porter
9 Square is a 12,000 square feet base plate as
10 sort of a model for the size of things are.
11 And on the bottom we talked about, it's
12 conceivable that it may be very appropriate
13 to use all of the ground floor for a
14 commercial use. If you actually decide
15 having a commercial use is appropriate, and
16 it's a 13,000 square foot ground floor, you
17 might think God, it's sort of arbitrary and
18 strange to cut it off at 10,000. So, you
19 might allow with the notion on the bottom
20 bullet there that you might say or the
21 Planning Board may approve all of the ground

1 floor and basement as part of, as an optional
2 way approach to do something like that.

3 And on the last page -- and this, I
4 think it was interesting I think for us to
5 think about, sort of two really different
6 policy approaches to sort of how you think
7 about these projects. And we -- our first
8 approach is on the top of the chart that
9 says, we should maintain something that
10 relates to the current density requirements
11 for the different districts in the city. So
12 that Res A is a less dense district than Res
13 B and in contrary A is less dense than C and
14 C-1. And we heard from members of the public
15 and had some discussions ourselves about why
16 you have different numbers for this project,
17 and is that appropriate or is that sort of
18 continuing the trends that may not be
19 appropriate to continue? So we tried as a
20 different approach here, and played out the
21 numbers to see how that would play out, if

1 you choose a certain number, we actually
2 averaged for anyone wondering where that
3 number comes from, it actually averages the B
4 and the C numbers, and we came up with 1200
5 very brilliantly. But 1200 actually is oddly
6 enough the old C-1 number, as 900 was the old
7 C-1 number from its previous incarnation. So
8 it sort of works out like that. And then
9 playing out on the right-hand column, 5.28.2
10 alternative shows you how those numbers play
11 out. Very small differences. Just a small
12 reduction from our original proposed.
13 Because in fact we don't have a Res A project
14 in here. If you had a Res A project, you
15 would see an enormous difference. But we
16 don't actually have a Res A project to look
17 at. So the big differences are sort some of
18 this -- the differences in the Res B projects
19 notched down a little bit.

20 And I think as we looked at, I sort of
21 felt it's not bad to have a single number and

1 not bad to distinguish in a way not sort of
2 make that strong distinction between the
3 areas, the zoning areas like that. So I
4 think it's interesting to sort of talk about
5 that from a policy point of view and thinking
6 about the different projects that may well be
7 worth the simplification to look at that. It
8 still has the two-tier system where above the
9 ten units you actually notch to one and a
10 half times the density. So you actually sort
11 of have a place to say where you're actually
12 going to seek more less dense project than in
13 that regard.

14 So, questions on this?

15 HUGH RUSSELL: It's quite a --
16 trying to come up with numbers that
17 beforehand are going to reply appropriately
18 to buildings is really very difficult. And
19 you can see that the one that always is
20 troubling to me on these charts is 120 Rindge
21 Avenue because it always ends up saying it's

1 way overbuilt. And I don't believe it is way
2 overbuilt, although the market I guess does.
3 But the -- and that's because it's several
4 buildings, there's a lot of open space, and
5 there's parking. And it's a situation which
6 may not be duplicated anywhere else in the
7 city. And in some sense I wonder, you know,
8 don't change it at all. Don't change the
9 Ordinance at all except to clarify that it
10 applies in the Res B District because --
11 having made big mistakes? No. It doesn't
12 appear we've made big mistakes. Were we
13 going to make a big mistake on Norris Street?
14 It didn't look like that to me. This Board
15 did not feel the proposal was appropriate.
16 And in fact some of the numbers that you come
17 out with Norris Street may actually be more
18 than I want to see there. So, it's -- I
19 can't be terribly definitive saying one
20 system is going to work better than another
21 system for projects that I don't know what

1 they're like. There are a few things that I
2 sort of come to think that if you have a
3 large building that has a lot of floor area
4 that's essentially out of scale with the area
5 it's in, you probably shouldn't be adding
6 more floor area to that building. That,
7 because you're just exacerbating the problem.
8 So that's sort of my reaction to the notion
9 of a cap. Maybe a cap should apply on the
10 added square footage. If you're at a certain
11 level, you can't add square footage to a
12 building, but then how would that have played
13 out in Blessed Sacrament?

14 STUART DASH: Or some industrial
15 building which just has a ground floor and 30
16 feet above.

17 HUGH RUSSELL: Right.

18 We've approved projects on Brookline
19 Street, but probably not under 5.28 because
20 they're not on the list.

21 STUART DASH: Special districts?

1 HUGH RUSSELL: Yes. And so they
2 have their own rules on the special
3 districts. And so if there are additional
4 structures along there, they would still
5 follow those rules. I mean, one of the
6 interesting thing about like Aberdeen Avenue
7 project, an isolated mill building on a big
8 lot is that the base zoning was actually fine
9 in terms of that development density because
10 the lot was so large.

11 STUART DASH: I was thinking, had
12 similar thoughts and sort of a similar
13 question about those two projects and how
14 they would play out. I think you could have
15 some language that allows the Planning Board
16 to increase it based on the finding of
17 significant, you know, cover level with lot
18 and parking and things like that.

19 And the second thing I wanted to
20 mention is Susan and I were talking today and
21 having a conversation that if you include a

1 certain amount of commercial as possible,
2 that should be subtracted in terms of what
3 you allow in terms of number of units. And
4 that might be something worth considering as
5 well as an approach to this.

6 SUSAN GLAZER: However, that may not
7 be an incentive to do the commercial.

8 HUGH RUSSELL: Right. I mean, one
9 thing that I feel is very important is you
10 want the rules to be clear enough in the book
11 so that someone who's making an offer to buy
12 a building, will be proposing something that
13 is fundamentally reasonable, that they won't
14 pay too much based on an expectation. I
15 mean, if your expectation is you can -- as
16 it's written now, the expectation is you can
17 take a building, and you can put in as much
18 additional space in any double wide space
19 without limits, and you divide it by 900, and
20 that gives you the number of units. And then
21 you -- well, you can say I can afford to pay,

1 you know, \$100,000 a unit to acquire this
2 property, and so that's -- you offer -- and
3 that's a very simple math. Developers tend
4 to think that way. I mean, I do get, as you
5 know, I'm a housing architect. I work for
6 developers. And from time to time people
7 come to me and say, how many units can I fit
8 in the Malden Hospital or something like
9 that? It was some hospital out in one of
10 those M towns that I looked at ten years ago.
11 You know, you go around and you -- but I
12 actually, I take the plans and I lay out
13 apartments and corridors, and do it all. I
14 don't do it by formula, because the size and
15 shape is very important, and the number of
16 windows. You know, I did that for a very
17 strange mill building in Nashua, New
18 Hampshire, that was built to store cotton
19 goods. And the main mill was across the
20 river. And this building had eight-foot
21 ceilings, tiny windows, 100 feet by 200 feet

1 with brick walls every 50 feet across it.
2 And, you know, if you just divide it by
3 numbers, you can get an infinite number of
4 units there. If you actually say well, how
5 can I make something that I might be able to
6 rent or sell? You've got to have a theory.
7 And my client had a theory and I applied that
8 theory, and it, you know, the units were
9 enormous. They were 150 square feet a piece.
10 And that was his theory, that people would
11 buy units that had eight-foot ceilings and
12 not terribly big windows if they got a great
13 deal on the amount of floor area they got.
14 And it was, you know, two blocks from
15 downtown Nashua. It was a really nice place
16 to live. You could find enough people. I'm
17 sort of rambling, but you want to keep -- you
18 want to make the expectations realistic based
19 on what's written. That's one of the -- it
20 seems one of the real advantages of thinking
21 about a floor area cap, particularly as it

1 might regard to added space because it keeps
2 people from going crazy.

3 STEVEN WINTER: Hugh, can I say
4 something?

5 HUGH RUSSELL: Sure, go ahead.

6 STEVEN WINTER: Hugh, where is the
7 -- I understand the developer certainty. I
8 get that. Where is the intersection between
9 being able to provide and promise developer
10 certainty and also have the flexibility to
11 process and discuss and make the kind of good
12 decisions that these boards make here in
13 Cambridge? Where is that intersection?

14 HUGH RUSSELL: I think -- let's take
15 note.

16 H. THEODORE COHEN: And can I jump
17 in because my question was part of that
18 really, too?

19 HUGH RUSSELL: Yes.

20 H. THEODORE COHEN: Most of these
21 projects were before my time, but you know,

1 you have the hi stori c knowl edge. Is there
2 any project you feel that came under the
3 exi sti ng 5.28 where the Board was forced to
4 agree to something that it di dn' t thi nk was
5 an appropri ate project for the bui l di ng and
6 the nei ghborhood street?

7 HUGH RUSSELL: I thi nk there were
8 two projects that caused an awful lot of
9 thi nki ng about those i ssues, and they were
10 the 424 Wi ndsor and 173 Pearl Street. In
11 both cases church bui l di ngs bei ng i n-fi l l ed.
12 Where a lot of -- the use was very di fferent,
13 and a lot of floor space was bei ng created
14 because of the vol ume spaces. And it wasn' t,
15 it was very l i ttle l and associ ated and very
16 l i ttle parki ng. I thi nk there was one
17 parki ng place, the one on Pearl Street whi ch
18 I thi nk the pri est used. So, there' s one
19 that -- I can' t remember Hami l ton Street,
20 any more. I don' t remember what that project
21 was. What was that?

1 H. THEODORE COHEN: Is 424 Windsor
2 the Greek Orthodox Church?

3 HUGH RUSSELL: It's a different
4 denomination. It's almost on the Somerville
5 line.

6 ATTORNEY KEVIN CRANE: Lithuanian.

7 H. THEODORE COHEN: Okay. Wasn't
8 there another church on Windsor Street that
9 we referred to a couple years ago?

10 SUSAN GLAZER: Yes, that was
11 actually a fairly small development, but I
12 don't remember what the final outcome was. I
13 think it was originally proposed for 20
14 units, and I think it ended up with 14 which
15 could have been done by right, which is the
16 number that could have been done by right.

17 H. THEODORE COHEN: Was that a 5.28?

18 SUSAN GLAZER: That was a 5.28.

19 HUGH RUSSELL: So, in some sense
20 it's the -- to answer the question, it's the
21 projects that have a lot of in-fill that are

1 the more troublesome ones, but you couldn't
2 use those, because if you didn't they'd be
3 in-fill.

4 PAMELA WINTERS: Well, the Aberdeen
5 Avenue project was sort of a no-brainer,
6 because it was such a large space. There was
7 so much parking available, and there's a lot
8 of open space, so that was, you know, that
9 was easy. But what I'm hearing you say,
10 Hugh, is that if it's not -- if it ain't
11 broke, don't fix it. Is that what I'm
12 hearing you say?

13 HUGH RUSSELL: I'm wondering that.
14 It's like is it broken? I don't think these
15 changes are, you know, are actually enormous
16 changes to the basic idea for refinements.
17 So there's a refinement to the notion of the
18 parking study when it gets triggered, what's
19 in it? You know, the floor area or ratio is
20 a refinement based on experience. It's
21 tested against what we actually found. So,

1 in that sense tweaking something to make it
2 better -- it's similar between tweaking
3 and --

4 H. THEODORE COHEN: And refining.

5 HUGH RUSSELL: You know, there's
6 some changes here, but it's not changing the
7 whole idea enormously. I mean, I think if
8 this passes, we have a lot of questions on
9 projects like Norris Street we still have to
10 work through. This doesn't give you the
11 answer --

12 STUART DASH: Right.

13 HUGH RUSSELL: -- to that property.

14 STUART DASH: It gives you one more
15 significant tool, which is the commercial use
16 allowance. But, again, I think that also has
17 to be looked at very carefully because does
18 it actually help the situation or not.

19 That's one of the Planning Board criteria,
20 does it actually help the overall situation.

21 It's not just can we get mixed use in the

1 area.

2 HUGH RUSSELL: Yes, it's hard to
3 imagine what commercial use could go on that
4 block that would fit in easily and seamlessly
5 and not itself be a change in character.

6 So, I guess my question is what do we
7 want to do with this now? Do we still want
8 to ponder it some more? Do we want to figure
9 out where we stand at this point?

10 Ahmed.

11 AHMED NUR: I just need a little
12 clarification. You mentioned an address on
13 Rindge Ave., you mentioned 125. Are those
14 the three high rise, the Rindge Towers?

15 HUGH RUSSELL: No, this is a former
16 elementary and I guess high school? On --
17 it's a complex of brick buildings on a very
18 deep lot that goes around an open space.

19 AHMED NUR: Okay.

20 PAMELA WINTERS: So is it the City
21 Council that finally is going to make the

1 deci si on on thi s basi cal l y?

2 STUART DASH: Yes.

3 PAMELA WI NTERS: So, they' re wai ti ng
4 for our feedback here?

5 STUART DASH: Ri ght.

6 PAMELA WI NTERS: Al l ri ght, wel l

7 HUGH RUSSELL: We can say we thi nk
8 the thi nki ng of the Department al l makes
9 sense to us. There are deci si ons that
10 they' re maki ng aren' t -- between the vari ous
11 proposal s -- are not enormous di fferences.
12 The testi ng agai nst the rul es agai nst the
13 exi sti ng project s i s a very i mportant test.
14 And as some peopl e have testi fi ed here, you
15 know, i f somethi ng doesn' t fi t wi thi n the
16 rul es, then they can go and get a Vari ance.
17 And for project s that are sort of way outsi de
18 the norm that we' re thi nki ng of, that may be
19 the appropri ate way. I know that when I was
20 on the Zoni ng Board, we used to grant
21 Vari ances for exi sti ng bui l di ngs when the

1 fact that the existing building which had
2 been there before zoning was imposed
3 constituted a fact about the lot and that was
4 not true of the other lots in the district.
5 We thought we might be doing actually
6 granting equal Variances under the hardship
7 provision. And I'm not quite sure if that
8 particular point was ever litigated and our
9 decisions were litigated in that.

10 Steve.

11 STEVEN WINTER: I mean, this is very
12 interesting, I don't think I've heard from --
13 you've got to tell me if I've got this right.
14 I don't think that I've heard from staff,
15 whose opinion I value, or I've heard from
16 anybody on the Board, a hard, charging need
17 to go ahead and do this.

18 PAMELA WINTERS: Right.

19 HUGH RUSSELL: Stuart, would you
20 like to step up to the plate and take that
21 one?

1 STUART DASH: Well, actually I think
2 there's a range, and I think Hugh sort of, I
3 think, described it. And I think as we look
4 at it, and actually as we were thinking about
5 it today, I think the -- taking more, a more
6 rigorous look at the traffic and having it
7 trigger that says you must have more rigorous
8 look at the traffic, and must be submitted
9 with the Special Permit I think is a good
10 idea. Very little cost to, you know, the
11 process. And I think it does good things in
12 terms of how neighbors look at it and things
13 like that. And having it in advance and
14 having it just done. And also to allow Sue
15 Clippinger to make some decisions so you
16 won't have frivolous work done, but you have
17 what's necessary done and have it up front in
18 the process in any sense. To me I feel
19 really very clearly about that.

20 I think the commercial use can cut both
21 ways. And I think in a way it will depend on

1 a lot on the Planning Board's judgment about
2 does something make sense, does specific use
3 make sense in a certain situation, and I
4 think that would be very much customized to
5 the project. I think in some cases it might
6 allow a terrific outcome. And in some cases
7 it might be so-so. It's very possible in
8 some cases you might feel, the neighbors
9 might feel five years down the line they wish
10 they had, you know, there's interesting
11 debate about that. It's an interesting
12 dynamic I think as part of what we look at in
13 terms of allowing more mixes in the
14 neighborhood. And we tried to cut down the
15 use table to what we feel is appropriate. So
16 I think that's -- I think it's very much
17 worth looking at.

18 I think the density piece I think is an
19 important piece. I think, you know, we kept
20 them and we sort of knocked our heads out to
21 come up with a perfect formula that counted

1 for each one. That's hard to do given the
2 strangeness of these buildings. It's sort of
3 each one is notched down a little bit, and I
4 think probably, I'm comfortable sort of
5 saying these may sort of be overly dense in
6 terms of units. And actually the Planning
7 Board, you look at the Planning Board is the
8 approval of some of these were around 80 and
9 the Planning Board approved 40. So there's
10 something a little out of whack with what's
11 allowed as of right. And yet, 40 was
12 approved. So something got in whack. So,
13 you know, when part of it is a little bit it
14 then relies on the neighborhoods to sort of,
15 you know, sort of get under exercise and
16 everyone is sort of bent out of shape if 80
17 is allowed. And if someone comes in with 80
18 and it has to sort of be cut down. Is there
19 some better way to do that? I think the
20 formulations we've been getting are going in
21 the right direction. Whether they're, you

1 know, perfect or not, it's hard to say. And
2 I know Les was always an advocate to put the
3 lower number in like the 900, and let the
4 flexibility and process decide and the
5 judgment of the Board decide, which I think
6 is, you know, is a good approach. And I
7 think we're sort of trying to nudge that
8 approach by saying it's a refinement to that
9 approach. So I wish we could sort of find
10 something that accounted for each and every
11 one of these circumstances in sort of a
12 perfect way.

13 I was working out the numbers here for
14 the biggest outlier, the Rindge Ave. one and
15 I was thinking about how many, how many units
16 that would have -- how that would play out.
17 And it would be something like you get a
18 requirement, and it allows for 1500 square
19 foot per unit. You might expect units to
20 come in 20 percent less, you know, sort of in
21 the 1200 square foot average, some smaller,

1 some larger. So, I think what this does is
2 it does nudge off the unit size. And does it
3 play out in more generous units that have
4 more public space and more common space? Is
5 some sort of what we would hope. Does it
6 play out in terms of more bedrooms and not
7 particularly well designed, it's possible. I
8 think, you know, nudging up in many of these
9 cases makes sense if you get the outcome of a
10 unit where you don't walk in, you know, and
11 don't have any place to put your umbrella
12 because it's such a spare unit. Which I've
13 certainly seen many of the unit sizes we
14 stepped into over the last few years, they're
15 just, you know, real basic like that, they're
16 really a place to hang your hat. So I think
17 the direction's good but I think the
18 formulation, you know, and the flexibility
19 are hard to judge.

20 HUGH RUSSELL: I mean what would
21 happening I think on Rindge Avenue is the new

1 rules were in place, is somebody would have
2 paid -- would have offered significantly less
3 to the Arch Diocese for the property and they
4 would put in larger units. And that would
5 not have been a bad outcome. So, maybe from
6 the Arch Diocese point of view, it might have
7 been a less desirable outcome, but.... So
8 the advantage of the formula change is it
9 really changes the expectation of what could
10 be approved and keeps the people from
11 spending too much money and then getting
12 themselves boxed in to try to use -- put in
13 smaller units.

14 So I think that to me is in some ways
15 the most important thing, is the formula
16 change, because it will keep the prices
17 appropriate. And I'm not trying to make the
18 developer make more money. In fact they
19 won't make more.

20 STEVEN WINTER: I know that.

21 HUGH RUSSELL: But it's just that if

1 you're going in there and you don't have to
2 pack the project and you can look at it more
3 flexibly, you can work and you've got more
4 room to negotiate. You can tailor things
5 better for a specific situation. And that's
6 -- you want them to have that flexibility so
7 that they can sort of work together.

8 STEVEN WINTER: Do you feel that
9 this new proposal provides that flexibility?

10 HUGH RUSSELL: I think so. I think
11 on the projects that were too large you see a
12 small reduction. In looking at 424 Windsor
13 Street where the expectation might have been
14 the 27 units, there's a lot of very hard
15 negotiation. It was not done here. It was
16 done outside of this room that resulted in 14
17 units. If they had paid, based on thinking
18 they could get 17 and the negotiation
19 probably would have been a lot easier.

20 H. THEODORE COHEN: I'm very
21 uncomfortable about this concept that we are,

1 you know, establishing Zoning to deal with
2 how property owners and potential developers
3 will be setting their own prices and
4 negotiating amongst themselves. I think that
5 obviously it's good to have certainty, or at
6 least a range, a knowable range of what you
7 can and can't do without going for a
8 Variance, and that's another issue I'll
9 address soon. But, I think any sensible
10 person, sensible developer knows they're
11 going to have to deal with the neighbors and
12 they're going to have to deal with the
13 Planning Board. And that if they come
14 forward with a project that is so overly
15 large, it's just never going to happen. And
16 I'm not saying that there aren't rationales
17 to have a cap, although I'm not sure we
18 really need it. But the idea that we're
19 doing it because of the negotiations between
20 the owner and the developer, offends me. I,
21 you know, certainly agree with correcting

1 languages and clarifying the language and the
2 concept of commercial space. The possibility
3 of commercial space is something I definitely
4 applaud. My concern is that, you know, we
5 need to have flexibility. That every
6 neighborhood and every block is going to be
7 different. And every building that's in
8 those neighborhoods and in those blocks are
9 going to be different. And that saying you
10 must have, you know, units of a certain size
11 and it must force you to have large units, I
12 don't know that it's necessarily in the best
13 interest of the city or in the best interest
14 of the public.

15 And, you know, Stuart, I can understand
16 your concern that well, there's no place to
17 hang an umbrella. But a lot of people live
18 in apartments like that. And a lot of people
19 live in condos like that, and they make their
20 own choices and they decide how much they can
21 afford in rent or how much they can afford in

1 a mortgage payment and they get their size
2 based upon that. So, I don't, you know,
3 assuming that something is within, you know,
4 state building code minimums, I don't know
5 that we want to force people to have units of
6 a certain size. I mean, obviously we are
7 talking about how much density there can be
8 in any particular building, in any particular
9 lot, and that's what has to drive us. I
10 don't know that, you know, if they want to
11 have a half dozen, 900-square foot units in
12 two or three-thousand square foot units,
13 that's better or worse than having 10,
14 1500-square foot units and that's not our
15 decision really.

16 I'm also not wild about the idea that
17 people have to go for a Variance. Obviously,
18 you know, there's community -- community
19 whether Variances are granted or not, but
20 certainly it's easier to challenge a Variance
21 successfully and to tie it up in court for a

1 very lengthy period of time. And where we're
2 dealing with unique buildings with unique
3 situations, we may want to see something
4 happen faster than over a four or five or six
5 year period of litigation. So, you know, I
6 don't know that I think there was anything
7 broken with 5.28 other than clarifying the
8 language and certainly having parking and
9 traffic information at an earlier point in
10 time. That seems fine to me. And the
11 possibility of commercial seems fine to me.
12 Although, I don't even know that I
13 necessarily agree that we have to specify
14 what commercial might be allowed to such an
15 exclusive situation. Because I think you'll
16 know the last time we weren't allowing for,
17 you know, a small bed and breakfast or a
18 small hotel or something of that nature.
19 And, you know, as I say, I don't in theory
20 object to the idea that we can tweak the
21 numbers, although I'm not sure that there's

1 any problem with what it is now.

2 STUART DASH: Just to get the
3 numbers. Just to maybe help visualize. The
4 way the numbers worked out, especially on a
5 larger project when you have 1200 for the
6 first ten and then 1800, is you often get
7 close to 1500 as your average. And if you
8 look at our numbers as to what projects
9 actually sort of worked out to be, a 1500
10 square foot unit often, as a divider, often
11 gets you sort of an 11, 1200-square foot
12 unit. And that's sort of a single forward of
13 a typical triple decker, and that's actually
14 in the way why you'll see the old the C-1
15 number as I'm sure you'll have that match to
16 that sort of single, triple decker. And that
17 might be your, you know, expected unit size
18 as an average. It could mean that someone
19 might choose to do some smaller and some
20 larger.

21 HUGH RUSSELL: Ahmed.

1 AHMED NUR: Stuart, I just wanted to
2 ask you a quick question with regarding to --
3 you mentioned a very good point which is
4 traffic. Have you or have staff checked with
5 Traffic as to what this could result of?
6 Especially the with Rindge Avenue. You've
7 got Sherman, Rindge Ave., Mass. Avenue and
8 Franklin Parkway two way, all now -- as we
9 all know coming just more and more, you know,
10 jammed. And so, has anyone done a comparison
11 as of what this would mean in terms of
12 traffic?

13 STUART DASH: No. I think what
14 we're basically saying is that Sue Clippinger
15 would have to ask them to look at specific
16 items for something like this, but we have
17 not done something that we're trying to be
18 preventative in any way or making an
19 assessment as part of this piece here. We
20 are saying, however, that you do have to have
21 that study upfront as a part of the

1 submi ssi on for a Speci al Permi t. Sort of
2 cl oser to sort of what we have for a normal
3 Arti cle 19 or a PUD project where we expect
4 that i nformati on to come i n ri ght off the bat
5 as part of the Pl anni ng Board' s
6 consi derati on.

7 AHMED NUR: Sure.

8 HUGH RUSSELL: Susan.

9 SUSAN GLAZER: The one other pi ece
10 of the traffi c study i s the parki ng, and
11 that' s one of the thi ngs that Sue Cl i ppi nger,
12 knowi ng where al l the parki ng spaces are and
13 what ki nd of spaces there are i n the area,
14 she i s better to judge, you know, what ki nd
15 of study shoul d be done for a parti cul ar
16 l ocati on.

17 HUGH RUSSELL: Ri ght. And that' s
18 very i mportant to understand what' s goi ng on
19 over qui te a si gni fi cant area when you' re
20 tryi ng to have an expectati on of addi ng a
21 number of dwel l i ng uni ts on the street.

1 PAMELA WINTERS: We did that at
2 Blessed Sacrament, too, if I recall. And if
3 I recall, I think we -- the parking --
4 Traffic and Parking went out there at like
5 four o'clock in the morning to see how
6 crowded the streets were.

7 HUGH RUSSELL: The petitioner did.

8 PAMELA WINTERS: Oh, the petitioner
9 did, okay. And it provided good information.

10 HUGH RUSSELL: Right. And the
11 information was surprising to us, I think,
12 because the automobile ownership, the best
13 people could tell, was less than one, you
14 know, that whole neighborhood that there was
15 adequate off street -- it wasn't -- there
16 were spaces available at four in the morning.
17 The thing that really made an enormous
18 difference on this project was that it was
19 next to a park. And the spaces that were on
20 the park were -- the park wasn't generating
21 parking at four in the morning. That made a

1 big difference to how that particular project
2 was going to work.

3 STEVEN WINTER: I've got a couple of
4 questions here, comments I guess. It feels
5 to me that when we talk about this in-fill,
6 the urban in-fill redevelopment, particularly
7 these buildings that are wonderfully
8 different and unique and interesting, that's
9 when we don't want a tight jacket on us to
10 make those decisions because each of them
11 will be very, very different. Each of them
12 will require different approaches. And I
13 keep coming back to the fact that, is there
14 some part of this process that's broken? And
15 I'm not sure that there is. I think that
16 there's some parts of the process that are
17 not understood by the public maybe. Some
18 parts of the deliberative process or how we
19 make those decisions, and I'm not sure we're
20 going to change that unless we, you know,
21 hire a marketing expert which I don't want to

1 do anyway, but I'm not -- it could be that
2 the things that aren't working in the
3 process, the things that create a groundswell
4 of uncertainty or, you know, NIMBY is not
5 about something real, it's about fear of the
6 unknown. So when we see that in the public,
7 I think we have to respond to it and begin an
8 educative process and tell people what's
9 really happening, and I think that's what
10 this Board does. I keep coming back to the
11 point that I'm not sure that the Ordinance
12 process is broken. It could be that what we
13 do fits and starts with our own process
14 simply because people don't know how we
15 operate and how we work. And there's not a
16 lot we can do about that. This Board has
17 really a long history of making correct
18 proper and appropriate decisions. And maybe
19 it's to the point that we just need to lean
20 back on that and stand on that. I'm looking
21 to you for the leadership about where to go

1 on this. And I'm not real sure.

2 HUGH RUSSELL: Well, I think I'm
3 actually like agreeing with Stuart. That
4 there are three areas where there are sort of
5 significant -- there's a reason to make
6 changes. And the parking, I don't think any
7 of us disagree with that. Giving us the
8 ability to consider the limited commercial
9 uses in a building, seems like another weapon
10 we can have, another technique we can have.
11 So that seems to make sense to me. And then
12 the third piece is that the present formula
13 compared against what we actually do, is out
14 of whack in almost every case. And so to
15 change the formula so that it is more in line
16 with what the practice is -- now should you
17 set it so that every single project we've
18 generated would pass? That might be a
19 conservative way to do it. Say, okay, we've
20 got a set of 12 projects, we're going to come
21 up with a formula that passes every single

1 project that we've granted. And it would be
2 a formula that is more restrictive than the
3 current formula, but would not have prevented
4 anything. I'm not sure you have to do that,
5 but at this point there's only -- if you look
6 at the chart in the back of the piece we got
7 this week, the numbers aren't -- there are
8 four projects that are highlighted in dark
9 grey where -- and three of them are one or
10 two units or less. Should that formula be
11 tweaked slightly, too? I don't know.

12 So now -- or could you just trust us to
13 make the right decision? And do you think we
14 have made the right decision? I think in
15 general we have made the right decision.

16 H. THEODORE COHEN: I think a
17 formula that would only result in what was
18 actually done is too restrictive. That, you
19 need to have -- I mean, first of all, you
20 need to have some negotiating and wiggle
21 room, you know, for the Board to deal with

1 other things we may not like about the
2 project or things we may like about the
3 project, and that we may need to give some
4 developer some incentive to do something else
5 that we think is a better idea for the
6 project. And so I think if the formula's
7 going to match everything that we did, I
8 think it's too restrictive. And I'm just
9 curious, I mean, from my understanding from
10 what you've been saying, you don't think that
11 the actual permitted units, even for the ones
12 that were highlighted as being larger than
13 what would be allowed under the proposed
14 alternative were the wrong number of units?

15 HUGH RUSSELL: No. I mean, we voted
16 for those. I mean, if you take the first
17 highlighted one, 126 Charles Street, they put
18 in very small units in that building. It was
19 a very small floor plate. That was only last
20 year. But in the East Cambridge neighborhood
21 there are a lot of single-families. There

1 are a lot of people who would like to, you
2 know, walk to the many jobs. It's not a bad
3 proposal for that site. It was perhaps a
4 place that had even less resources with
5 families with kids. But the, you know, I
6 think we have a few that disagree with the
7 notion that if we set the expectation -- we
8 have to understand that developers re-zoning
9 Ordinances and they use the Ordinance as a
10 guide to say what's going to be permitted.
11 And if what's in the Ordinance is out of
12 whack with what's permitted, that's where I
13 think it should be corrected.

14 AHMED NUR: I agree with that. I
15 tend to lean towards you and Stuart's take on
16 this. I think that in the long run we don't
17 have to wait for things to come to us. We
18 can -- this new guideline that sits in front
19 of us would make our lives easier, and, you
20 know, I think as is. I'm willing to support
21 it the way it is. A third of the Planning

1 Board is missing tonight. I don't know what
2 you want to do with the other three guys that
3 are not here.

4 STEVEN WINTER: Well, I'd like to
5 move ahead and do something with the people
6 who are here. That's just me.

7 I just want to say that makes sense to
8 me, the parking, considering limited
9 commercial uses which these days are very
10 interesting and can be very innovative and
11 very unusual. Live/work isn't just artists
12 live/work anymore. It's an office, it's a
13 duplex. And what is it? The Court in
14 Haverhill has 20 duplexes that are -- where
15 there's an office upstairs of different size
16 and the residential is downstairs. That's
17 their commute, is the stairs. So there are a
18 real interesting ways that these can work out
19 for editors, for architects, for all kinds of
20 people that just require an office in their
21 home. And the formula that -- the fact that

1 the present formula allows conditions, allows
2 for conditions that don't or rarely occur.
3 And I think that what Hugh's getting at with
4 the developer, certainty is not so much
5 trying to figure out how to be in that
6 marketplace, but just trying to provide
7 certainty for the private sector. Well, the
8 private sector will a lot of times say, you
9 know, within reason, look, I don't care what
10 it costs, I just need to know ahead of time
11 what it costs so I can monitor or buy on it
12 or borrow on it, or whatever it is. So I
13 think I'm, you know, coming -- I'm ready to
14 -- my gosh, I'm ready to move ahead with this
15 if we think it's -- if we all think it's
16 something worthwhile.

17 And I appreciate your efforts, Stuart,
18 and the helping me to understand it.

19 PAMELA WINTERS: Well, Ted, it was
20 No. 3, right, the change -- that the changes
21 that go forward are more in line with what is

1 happening including what is in grey here that
2 you objected to because it was so close to
3 what was already there, therefore, you felt
4 as though, you know, why change it? You
5 know, have a little wiggle room for the
6 developers and so forth?

7 H. THEODORE COHEN: Well, yes, when
8 Hugh was discussing what the formula should
9 be, one possibility is that you have a
10 formula that only allows, you know, what
11 actually has been permitted.

12 PAMELA WINTERS: Right.

13 H. THEODORE COHEN: Or maybe what is
14 actually, I guess, what's actually permitted
15 or I'm saying that the proposed formula --
16 well, I'm being -- going roundabout. But if
17 you look at the proposal for the alternative,
18 in many instances, in most instances they
19 would not allow what was actually permitted.
20 Or I'm sorry, they allowed more than what was
21 actually permitted. But in four situations,

1 whi ch we' ve acknowl edged our were probabl y
2 the permi tted number was probabl y, you know,
3 there was nothi ng wrong wi th that. The
4 formul a woul d not al low that. And so, you
5 know, we' re not tal ki ng huge di fferences, I
6 guess, except when you look at Ri ndge Avenue.
7 And that' s my concern i s that, you know,
8 maybe Ri ndge Avenue was a parti cul ar
9 si tuati on, but there woul d be probabl y other
10 parti cul ar si tuati ons that come up wi th these
11 bui ldi ng, and that formul a wi ll make i t
12 di ffi cul t to properl y devel op that parti cul ar
13 bui ldi ng, whi chever i t may be.

14 PAMELA WINTERS: And i t' s a concern
15 that I have as wel l. Al though I' m for the
16 other, the parki ng and the --

17 H. THEODORE COHEN: Ri ght, I' m al l
18 for the other thi ng. And, you know, I' m not
19 -- I' m not sayi ng phi losophi cal l y opposed to
20 the i dea of the formul a, because obvi ousl y we
21 have a formul a --

1 PAMELA WINTERS: Right. And it's
2 just tweaking it a little bit.

3 H. THEODORE COHEN: Tweaking it a
4 little bit, and how do we change it which is
5 most of the discussion here tonight.

6 HUGH RUSSELL: So if you were to
7 tweak it, the three of the four projects that
8 failed were smallish projects. Eight, nine
9 and eleven units.

10 PAMELA WINTERS: Right.

11 HUGH RUSSELL: And that might -- and
12 it didn't fail by much. So it might be that
13 you might keep the current formula 900 for
14 say the first five units, step it slightly
15 differently. I think Ridge Avenue happened
16 -- if you applied that formula to each
17 building independently, you'd have come up
18 with a number that they actually built. The
19 fact it was, it was like three projects from
20 the building point of view. So, I don't
21 know.

1 I think what I'm hearing here is that
2 the formula question is a tug between the
3 wanting to have people start at a reasonable
4 point of view when they're thinking about the
5 buildings and can you give, can the Ordinance
6 do that against leaving the flexibility so
7 that you can actually respond appropriately
8 to each building that comes before us? And
9 -- so if the Council trusts us to do our job
10 properly, then we don't really think we
11 particularly need more tools in terms of
12 development density. I'm sort of -- and I'm
13 right on the cusp between the -- if you want
14 to have it be a little more cut and dried and
15 risk having some projects have fewer units,
16 which really means risking having some
17 projects that simply can't be done because
18 the economics won't work with fewer units,
19 and fewer units would work from an in-fill
20 points of view. So, I think that's where
21 we're at. I don't know how you write that up

1 as a recommendation.

2 H. THEODORE COHEN: Yes, I think
3 we're all on the same cusp with various ones
4 leaning more in one direction or the other.

5 PAMELA WINTERS: We are.

6 H. THEODORE COHEN: And I mean, I
7 don't know other than, you know, perhaps our
8 recommendation is that, you know, we
9 wholeheartedly support allowing limited
10 commercial, clearing up the language to make
11 it, you know, clear what it applies to, and
12 requiring parking studies in advance, and
13 that we're, you know, sort of conflicted as
14 to whether the current flexibility that we
15 have ought to be restricted, to a certain
16 extent, by changing the formula. And whether
17 that is beneficial to the City or to
18 developers, to the public at large or
19 retaining the flexibility is preferable.

20 PAMELA WINTERS: We can give that to
21 the City Council and let them do the work.

1 HUGH RUSSELL: We may discuss that
2 at the open round table.

3 STEVEN WINTER: I don't want to send
4 something to the Council that has a vacuum
5 within it because that vacuum would be filled
6 by whatever the --

7 HUGH RUSSELL: Well, I hope citizens
8 are (inaudible) convincingly? That's not
9 exactly a vacuum.

10 STEVEN WINTER: No, if we were to
11 say something, I would like to say something
12 to the City Council. That we like this or we
13 don't like this. Or we would like this to
14 look like this or that. But I -- if we're
15 letting something come across our desk and
16 we're not, we're not really commenting on it
17 or reflecting on it, then, you know, why did
18 it come here in the first place?

19 PAMELA WINTERS: Well, we can say
20 there are pros and cons on that particular
21 issue, though.

1 HUGH RUSSELL: Yes, and I think we,
2 we more or less feel like we've done a good
3 job with it the way it was, the old formula.

4 STEVEN WINTER: Okay.

5 HUGH RUSSELL: The outcome is not
6 unreasonable. Although we note that the
7 outcomes aren't often many -- much lower one.

8 STEVEN WINTER: Well, I mean maybe
9 we have provided enough to the staff to be
10 able to write an appropriate --

11 PAMELA WINTERS: Right.

12 STEVEN WINTER: -- get a bottle of
13 Jack Daniels and give it a shot.

14 HUGH RUSSELL: There's one other
15 item which is not part of the proposal in
16 front of us, but was very strongly spoken to
17 by virtually everybody, and the rest of the
18 people in the room, which was should there be
19 a cap of some sort to deal with the building
20 that is just way out of scale with the area
21 it's in? And my view on that is that it

1 doesn't make sense to add more square footage
2 to a building that is like that.

3 PAMELA WINTERS: Right.

4 HUGH RUSSELL: And I don't know if
5 there are other people who would agree with
6 that as a comment that we would make on the
7 testimony we've heard as opposed to the
8 proposal in front of us.

9 PAMELA WINTERS: I would agree with
10 that.

11 H. THEODORE COHEN: Well, I guess I
12 don't know enough to know whether I agree or
13 disagree because you've been talking about
14 other buildings that were just vast open
15 spaces, and unless you built floors in them,
16 presumably creating more floor area, they
17 couldn't have been redeveloped.

18 HUGH RUSSELL: Right, but one of the
19 things that happened at, let's say, at
20 Windsor Street was the number of floors that
21 were built in was reduced. That's how they

1 got down from their original proposal to what
2 we approved, is they simply built one less
3 floor. And so, I think if one were to
4 explore that notion, one would have to look
5 at those particular -- basically the church
6 buildings to see what the reasonable approach
7 should be. And at this point I don't know
8 what that reasonable approach would be.

9 PAMELA WINTERS: Hugh, I thought you
10 meant the envelope, the building envelope
11 itself. I didn't know you meant the FAR.

12 HUGH RUSSELL: Well, right now I'm
13 just responding to the -- everybody who spoke
14 from the Norris Street neighborhood --

15 PAMELA WINTERS: Oh, I see.

16 HUGH RUSSELL: -- talked about a
17 floor area cap.

18 PAMELA WINTERS: Yes, I see.

19 HUGH RUSSELL: And I think there was
20 a -- different people had different ideas of
21 what -- how you might calculate a cap and

1 what that cap should be. But the notion that
2 there should be a cap, I think, was very
3 widely held.

4 Should it be just calculated on the
5 residential square footage and not, you know,
6 excluded the non-residential use? Should it
7 be net square footage or gross square
8 footage, etcetera? So, given that we can't
9 say very much about that, maybe we should not
10 address the subject until -- all right, so it
11 looks like we're at the end of the
12 discussion.

13 STUART DASH: Okay, thank you very
14 much.

15 * * * * *

16 HUGH RUSSELL: Next item on the
17 agenda a discussion of Fox, et. al. Zoning
18 Petition to rezone from Business A-2 to
19 Residence B, an area between Cottage Park
20 Avenue and Edmunds Street.

21 CHARLES TEAGUE: Mr. Russell, I've

1 sort have been a proponent for the Fox
2 Petition. Do I -- I've seen other proponents
3 for Special Permits get to speak after public
4 comments closed. I did not know whether I
5 could get to speak very briefly.

6 HUGH RUSSELL: This is basically
7 marked up for our own discussion. If someone
8 on the Board feels it's important to reopen
9 this testimony.

10 CHARLES TEAGUE: Well, I didn't
11 think it would be testimony. I just wanted
12 to recap in two minutes.

13 HUGH RUSSELL: Right. I think we
14 feel like we thank you for your offer, but
15 we're not going to take you up on it.

16 CHARLES TEAGUE: Thank you.

17 HUGH RUSSELL: So when we first
18 heard this, we were discussing whether any
19 change was needed, whether the right district
20 was Special District 2 or whether the right
21 district was Residence B. And then at the

1 same, in the interim there's been a planning
2 process going on up there with a
3 recommendation that the right answer is
4 Residence B, because several of the parcels
5 are more or less at Res B already and are
6 houses. And that Cottage Park Avenue is --
7 looks like a Residence B street. It's -- I
8 guess a lot of the houses -- some of the
9 houses are -- some of them are three-family
10 as well as two-family, but it's -- and that
11 the solution to the large building is
12 application of 5.28. That it should be
13 converted to housing, in all probability, and
14 that that's doing it. So, why wouldn't we go
15 with the recommendation of the planning
16 study? This is my question: Why wouldn't we
17 endorse that and endorse this petition?

18 STEVEN WINTER: I got lost on that
19 term.

20 HUGH RUSSELL: In other words, we
21 looked at it before.

1 STEVEN WINTER: Right.

2 HUGH RUSSELL: We said we're not
3 quite sure. A study was done.

4 STEVEN WINTER: Right.

5 HUGH RUSSELL: The committee came up
6 with a recommendation, it's been embodied in
7 the language. And my question is why don't
8 we just accept that and recommend it on to
9 the Council? What reason would there be from
10 not doing --

11 STEVEN WINTER: I mean, I would
12 ask -- I would defer to staff and ask is
13 there a reason that we --

14 STUART DASH: I think that was our
15 recommendation.

16 STEVEN WINTER: Right, okay. Sorry.
17 I'm okay with that.

18 AHMED NUR: I don't see why not.

19 H. THEODORE COHEN: I don't see why
20 not either, but I think this came about
21 initially, I think, with our general

1 hostility to just re-zoning one particular
2 parcel at the request of the neighborhood
3 because they don't like something that's
4 going to happen, and that we've been adverse
5 to doing it on that type of rationale. But
6 this by happenstance occurred at the same
7 time the whole North Mass. Ave. study was
8 going on, which I think we think is the way
9 things should occur, but with regard to
10 rezoning something that should be part of a
11 larger discussion and a larger review. And
12 having done that, we've now have concluded
13 that the recommendation of staff thinks, you
14 know, makes sense and would be appropriate to
15 rezone it. So, our initial concerns of why
16 we should or shouldn't do it I think have
17 been alleviated because we've gone through
18 the process in which we've reached an end
19 point.

20 PAMELA WINTERS: Well put, Ted.

21 H. THEODORE COHEN: I can be clear

1 someti mes.

2 STEVEN WINTER: Can that stand as a
3 moti on?

4 HUGH RUSSELL: Sure? Second that.

5 PAMELA WINTERS: I'll second that.

6 HUGH RUSSELL: Di scussi on?

7 Okay, so we're voting to recommend
8 approval to the Council on the peti ti on as
9 submi tted. Okay?

10 We don't usual ly take votes, but we can
11 take a vote i f you want to.

12 STEVEN WINTER: I concur.

13 (Show of hands.)

14 SUSAN GLAZER: It woul d probabl y be
15 good to have a vote.

16 HUGH RUSSELL: Okay. So we di d. We
17 j ust di d and i t was unani mous.

18 PAMELA WINTERS: It was unani mous.

19 (Russel l , Wi nters, Wi nter, Cohen,
20 Nur.)

21 HUGH RUSSELL: We're going to have

1 to report to our colleagues that in their
2 absence we really sped along and really made
3 a lot of progress.

4 (A short recess was taken.)

5 * * * * *

6 HUGH RUSSELL: Please proceed.

7 IRAM FAROOQ: Thank you very much.

8 Iram Farooq, Community Development. So, I'm
9 here to give you a little update on the
10 Kendall Central study or K2-C2 as we call it
11 lovingly.

12 So, at the end of last year there was a
13 great deal of interest from City Council,
14 from members of the public in creating, I
15 guess I should say, refining the vision for
16 Kendall Square and for Central Square. As
17 you know, we've been working, all of us, with
18 you for a long time, for over a decade --
19 well, I should say more than that.

20 PAMELA WINTERS: More than a decade.

21 IRAM FAROOQ: Yes. We did citywide

1 whi ch framed a vi si on for the ci ty as a
2 whol e. We had pri or to that, the -- our
3 group pol i cy document whi ch we revi sed more
4 recently, whi ch al so frames the vi si on for
5 the ci ty, the ki nd of ci ty that we wanted to
6 see. Central Square had a pretty i nte nsi ve
7 vi si oni ng process i n the l ate ei ghties that
8 resul ted i n the square that we can see today
9 wi th a l ot of reconfi gurati on of the roadway,
10 tami ng Mass. Ave., and al so at the same ti me
11 a l ot of ci ty i nvestment, i mprovi ng
12 si dewal ks, havi ng a more pedestri an-fri endl y
13 envi ronment, worki ng on the T stop. And so,
14 as wel l as then subsequentl y, probabl y the
15 most recent thi ng was ECaPs. And i n the
16 eastern part of the ci ty, whi ch amongst other
17 thi ngs, l ooked at, you know, North Poi nt,
18 Eastern Cambri dge and Kendal l Square. So
19 there are al l of these components of vi si on
20 that have been evol vi ng over ti me. And I
21 thi nk we tend to sometimes forget when i t's

1 five or ten years from the time that we last
2 did something, so in some ways part of our
3 charge is to revive those components, really
4 dust them off, and see what still applies,
5 what doesn't, and work with what we see as
6 potentially a new wave of people who are
7 working and living in those areas now to come
8 up with the vision for today. That's the
9 most current.

10 So, really the biggest thing is looking
11 at all of those elements, but as I said, what
12 is the most -- what is most appropriate now?
13 Because we have seen a lot of change, also,
14 in the last two decades I would say. There's
15 been, as Roger always tells us, about a
16 million square feet of development every year
17 in this the city, and a lot of it has been
18 concentrated in the eastern part of the city.
19 There have been a much greater rush than we
20 saw before of tech development. Kendall
21 Square, which has always been the center

1 because of MIT of a lot of tech businesses,
2 has really, I think, come into its own in
3 many ways lately with numerous biotech firms,
4 life sciences companies headquartered there,
5 and wanting to remain, wanting to expand. We
6 now have the Boston offices of Google and
7 Microsoft are actually in Kendall Square. We
8 have Novartis, we have Millennium. We have
9 Genzyme. I don't have to name all of those
10 for you, but it's really -- that change has
11 really accelerated over the last several
12 years. So, again, it is something that we
13 really need to understand and find the
14 appropriate synergies of what's happening at
15 the business end and what works for the
16 neighborhood and how those interact as well
17 as, you know, the people who work there.
18 Where do they live? Are there opportunities
19 for them close by? Do they have the things
20 that they need?

21 I should say that what I'm using, I

1 neglected to mention, is an abbreviated work
2 version of Slide Show that's been developed
3 by Goody Clancy for our first set of
4 committee meetings that we're just starting
5 out on.

6 So, this is a look at what is the
7 demographic profile of the region right now.
8 And interestingly a much larger percentage of
9 singles and couples in the area than there
10 was just a decade or two ago. And so on the
11 one hand, you know, the kinds of questions
12 that you were asking earlier in the evening,
13 what's the appropriate size of a residential
14 unit? Are questions that really have to be
15 thought about in this new framework, but also
16 at the same time, we have to recognize that
17 sort of the people, the families that have
18 children are also a wonderful and scarce
19 resource that we need to provide for and not
20 just sort of just because their numbers are
21 dwindling, it doesn't mean that it's an

1 important substance. So we just have to be
2 more careful in all of the components and how
3 they, how they fit together.

4 So, this is just looking at the
5 diversity of the region and how that has
6 transformed since 1960 where it was
7 predominantly white and now it's
8 predominantly everyone else, or just an inch
9 and a half.

10 So one of the things that we have heard
11 a lot as we've been -- along with Goody
12 Clancy, as we've been talking to people in
13 the Kendall Square area particularly, as well
14 as what we call transitional, which is the
15 area where Novartis has wanted to expand,
16 that the greatest resource for businesses
17 when they're located in an area like Kendall
18 Square, is the workers. They're there
19 because that's where the workers are and
20 that's where the workers want to be. And so
21 the question is where do these creative or

1 innovation workers want to be? And it's a
2 question that people are grappling with
3 across the country, because most of them are
4 young, very well educated, recently out of
5 graduate school, and they can choose to be
6 just about anywhere because most of them
7 don't have the sorts of incumbrances that you
8 would think about. And so this is just to
9 look at what people in their twenties and
10 early thirties were looking at and aspiring
11 towards in the last century. And in the red
12 box is what they want to see now. So the
13 American ideal has changed from kind of the
14 white picket fence backyard to places where
15 you can mingle and hang out with friends,
16 with strangers, and just learn and interact
17 and sort of walk from place to place. We
18 heard a lot about people wanting to have
19 opportunities to do what is socially and
20 economically responsible. We heard from a
21 lot of firms that their employees love that

1 there are so many non-profits in Cambridge
2 where they can go volunteer on their lunch
3 hour or on the weekend which is not an
4 opportunity that they might have had if they
5 moved to the suburbs.

6 So the city also just by virtue of how
7 it's built, offers a better environmental and
8 energy profile that if you were in the
9 suburbs. But being here -- I mean, when I
10 talked about environmental consciousness and
11 a desire to do sort of environmental good, I
12 think people are a lot more responsible and
13 are looking to see the city also be equally
14 responsible from an environmental perspective
15 the place where they live and work. We've
16 seen that again in the proliferation of the
17 LEED buildings. And we often hear that a
18 developer is being driven to have a LEED
19 building not just because our regulation
20 requires it, but because the tenants demand
21 it. And they don't want to be in a non-LEED

1 building at this point. So we're starting to
2 see the same thing. I mean, I think the next
3 step is at the district level. What does
4 that mean, what is a sustainable
5 neighborhood, or a sustainable city? And I
6 think Cambridge does very well compared to
7 other places around the country and even
8 within the region, but there are certainly
9 other avenues that we would like to explore
10 as part of this process.

11 So, again, I think this goes back to
12 what I was talking about earlier, not just
13 are people looking for a different model in
14 the place where they live and work, but also
15 the physical form of the building where they
16 work in. So, if you think about Google or
17 Microsoft's campus out on the West Coast, it
18 includes not just an opportunity to live and
19 work within close proximity, but, you know,
20 ways for people to be entertained and be able
21 to play football in the middle of the day and

1 be able to have coffee and to sit in an
2 interesting lounge and have a conversation
3 with their co-workers who may be working on
4 something completely different.

5 So, you've been hearing a lot about
6 this from the time that we approved the state
7 censure project all the way up to now where
8 we're talking about Broad, where people talk
9 about the chance encounters as being the
10 thing that spurs innovation. And then, you
11 know, the Koch Center is essentially built
12 around the concept of pulling all these
13 diverse people together. So in some ways the
14 value of Kendall Square is that you don't
15 have to artificially do that because all
16 these people are in close proximity, and you
17 can turn it inside out and have an
18 opportunity to have a lot of those
19 interactions, functions happen out in the
20 public realm, and in the sort of the
21 commercial retail environment. And so, that

1 I think is a valuable idea that we have to
2 figure out further how we're going to
3 capitalize on. I mean, I'm saying a lot of
4 things that we are just thinking about. So
5 you'll hear a lot of we have to do this, but
6 it's just because of where we are in the
7 process and I'm going to get to that in a
8 little bit.

9 So, well, this is the Voltage Coffee
10 Shop. This image is from our cold day -- I'm
11 not even sure if the coffee shop was open
12 that day. But if you go now, and especially
13 on a nice day, this is on 303 Third Street or
14 Third Square, it's a great little cafe, and
15 it incorporates an art gallery within it.
16 And it is always full of people. I think
17 Roger and I happen to be there one day and
18 saw a very interesting art exhibit and a lot
19 of people sitting outside. And so that was
20 -- I think that makes it a really good model
21 for us as we think about how to go forward

1 for incorporating ground floor retail with
2 residential in -- actually right in the
3 square. Because, when you think about what
4 is a great place and you -- we've always
5 thought about a mixed use environment where
6 people can live and work in close proximity,
7 and their needs can be satisfied in terms of
8 their need for not just to have coffee, but
9 also to buy a pair of socks. And so, that's
10 kind of the vision in the end that I think
11 we're moving towards.

12 So I think I've talked about most of
13 these things, but we will certainly also be
14 looking at ideas like a bid which, you know,
15 the Kendall Square Association was formed a
16 couple years ago and very quickly they have
17 gelled together and have been able to do many
18 interesting things. And our, you know, they
19 just hired about a year -- less than a year
20 ago, a new executive director. So they're
21 moving forward quickly and they're very

1 organized. Central Square has had a business
2 association for a while, and I think what we
3 hear from our economic development team is
4 that they are experiencing a renaissance.
5 They're looking to hire an executive director
6 who will take more of a pro-active role. So
7 we hope that there will be that similar
8 positive synergy in Central Square.

9 So Central is a little bit different
10 because some of -- if you look at the Main
11 Street corridor which connects Kendall and
12 Central, and then kind of the University Park
13 edge, there is more of a blending of the lab
14 and innovation economy with sort of the
15 traditional downtown. And then as you get
16 closer to City Hall, it gets more civic and
17 kind of, you know, it's the place where
18 everybody came to do their weekend shopping
19 back in the day. And it's a little bit less
20 so today, but I think for the neighborhoods
21 what we are hearing, and our conversations on

1 Central Square are just beginning. They're
2 running a little behind just because of the
3 way we're phasing the project. But I think
4 that it still serves that role for many of
5 the surrounding neighborhoods. For area 4,
6 for Cambridgeport, as well as mid-Cambridge
7 really. And the interesting sort of thing
8 that nobody had planned but has happened in
9 Central Square is this great sort of music
10 and art movement. So, there is the Nora
11 Theatre which of course everybody here fought
12 long and hard for. But at the same time
13 there are many clubs and, you know, areas
14 where -- that just spontaneously have spouted
15 in the area, and actually have a very active
16 nighttime environment. So, you know, some of
17 the things that people are looking for in
18 Kendall Square in terms of having a place to
19 hang out after work and be there on the
20 weekend and be there until whatever, ten
21 p.m., you actually have in Central Square and

1 a great proliferation of restaurants as well.
2 And I think it's just getting better and
3 better day by day.

4 So, you know, is there -- how do we
5 think about the two squares? Are they
6 separate entities? How do they connect? Are
7 they feeding off of each other? That's going
8 to be another part of what we are, what we're
9 thinking about and trying to answer.

10 But I don't want to forget about
11 transportation which, you know, we talk --
12 I've said several times, a walkable
13 environment. But transportation was really
14 important. Both Central and Kendall Squares
15 are -- have their own Red Line stations which
16 makes them ideal locations for transitory and
17 development, but what is the appropriate
18 amount of development and what is the
19 appropriate shape that that development
20 should take? It's very different in Kendall
21 and in Central. And we have to think about

1 the kinds of uses that are most appropriate
2 again in the two squares. Clearly Kendall
3 has a need to continue to be the city's
4 economic engine. And how much more
5 non-residential development should there be?
6 Should there be some amount of residential
7 that builds in? Should it be along Kendall
8 Square or should it be along Main Street
9 which it helps create a transition into
10 Central Square which is more neighborhoody
11 and more of a place where you during the day
12 -- I mean, Central has all of these
13 manifestations at different times of the day
14 and different times of the week, but at all
15 times it is sort of a place of the people
16 which is kind of a neat thing.

17 So, Goody Clancy did these images which
18 are, they're before and afters, and they're
19 kind of like the before and afters in
20 commercials for weight loss or something. So
21 this is all snow. Next time we'll have a

1 happier picture of a person who's not, you
2 know, grumpy and doesn't have any taste, good
3 tastes in clothes for the before shot. But
4 here's the after shot for the same area.
5 This is along Third Street actually. Here is
6 the 303 Third Square building to the right.
7 And to the left is the Vertex building.

8 And here if you were to have something
9 else happen on the Volpe side more so here
10 303 you could have in fact a more vibrant
11 environment. So I spent a few hours sitting
12 at the Voltage Coffee Shop and looking out at
13 the activity. And it was a Friday afternoon.
14 And it was amazing the number of people who
15 were just kind of hanging out on the street.
16 But, you know, there were moms with push --
17 not pushcarts what are they called?

18 SUSAN GLAZER: Strollers.

19 IRAM FAROOQ: Strollers. Thank you,
20 strollers. And some of them as a matter of
21 fact, many people who worked in the area who

1 were j ust stoppi ng by. And there seems to be
2 an awful l y l arge number of peopl e who j ust
3 hang out at the coffee shop whi ch coul d be
4 good or bad.

5 And then thi s here i s Main Street
6 l ooki ng from the Central and -- and thi s i s
7 to the ri ght-hand si de i s the Chi nese
8 restaurant.

9 H. THEODORE COHEN: Royal East.

10 AHMED NUR: Royal East on the corner
11 of Wi ndsor.

12 PAMELA WI NTERS: Oh, that' s a good
13 pl ace.

14 IRAM FAROOQ: So we' re getti ng to
15 expl ore a l ot of restaurants as part of thi s
16 process because there' s so many new pl aces
17 openi ng up i n Kendal l Square that I hadn' t
18 anti ci pated, and now we feel mi ssi on-dri ven
19 to go to each one. Sorry.

20 So thi s i s more sketchy, but thi s
21 envi si ons more resi denti al devel opment al ong

1 that stretch as a way to both create a
2 posi tive correcti on and al so to bring peopl e
3 to an area -- or bring more peopl e to the
4 area close to Kendal l Square.

5 Another part of the charge of the Goody
6 Clancy team is to do a peer review of the
7 three rezoning peti ti ons that are before you
8 right now; the Novarti s, Forest Ci ty and MIT
9 peti ti ons. And those are highl ighted there.
10 The red l ines, I apol ogi ze, don' t actual ly
11 al ways refl ect the peti ti on because thi s is
12 more of an anal ysi s that they had done for
13 thei r i ntervi ew and we' re j ust usi ng the same
14 sl ide. But those are more rectangul ar
15 bl ocks. And MIT' s peti ti on is that whol e
16 darker secti on, the pentagon.

17 ROGER BOOTHE: MIT hasn' t qui te
18 arri ved yet.

19 IRAM FAROOQ: Yes, i t has. I t' s
20 here. Sorry, there i sn' t. We haven' t had
21 the heari ng, but the peti ti on is before the

1 city already. It's been filed at City
2 Council.

3 PAMELA WINTERS: Will we get their
4 information, their recommendations before we
5 weigh in on the application?

6 IRAM FAROOQ: There will be
7 different levels as we go along. So we
8 actually got -- when we brought in
9 recommendations on Novartis, those were a
10 combination of staff and Goody Clancy
11 recommendations. And as in that case there
12 might be instances where you agree with them,
13 and there might be instances where you don't
14 agree with them, which is all fine, because
15 they are providing their best expertise in
16 terms of what are, what they feel are good
17 and important things in urban spaces. But
18 also as we move along in the process, the,
19 their recommendations will be further
20 enriched by hearing from the committees and
21 the residents. So we have actually -- that

1 brings me to the process component.

2 We are doing the project in two phases.
3 And looking at Kendall Square and what we
4 call the transition area, which is the
5 triangle, the section sort of runs along
6 Mass. Ave. on in front of University Park as
7 the transition area. So we'll look at the
8 Kendall Square area and transition area in
9 phase one. And Central Square and, again,
10 the transition area in phase two because Main
11 Street being such an important connector, we
12 feel it needs to be thought about in both
13 areas. And then we'll sort of put the plans
14 together and create an integrated plan.
15 There will be approximately five committee
16 meetings and three public meetings in each
17 phase. Those are with Goody Clancy, but we
18 had a first meeting in Kendall Square without
19 Goody Clancy in April and then a meeting with
20 them in June -- I'm sorry, in May.

21 The Kendall Square process, as you can

1 see, the green arrows continue to extend
2 beyond because we're doing a combined effort
3 with DPW where they are going to be looking
4 at some of the implementation elements very
5 early. So Main Street, Broadway, and some of
6 those pieces are actually going to probably
7 come -- this might be a stretched part of the
8 process because some of those pieces will be
9 going along in tandem with our work.

10 AHMED NUR: What do the colors stand
11 for? The light blue and dark green?

12 IRAM FAROOQ: Oh, so the -- I'm
13 going to have to make this up as we go along.
14 The bright green is stakeholder interviews.
15 You know, it's on top.

16 AHMED NUR: Oh, I see.

17 IRAM FAROOQ: The dotted lines.

18 AHMED NUR: That's fine.

19 IRAM FAROOQ: So --

20 H. THEODORE COHEN: And there are no
21 lines on the bottom. They're the same

1 colors.

2 AHMED NUR: All right. It's a
3 mirror image.

4 IRAM FAROOQ: Thank you.

5 So, yes, and our first public meeting
6 for the Kendall Square component is going on
7 on June 21st at the Marriott in the evening.
8 The first -- well, we are -- while we are not
9 intending to start the Central Square process
10 in earnest until late summer, early fall,
11 there is a Red Ribbon Commission that is
12 spearheaded by Councilor Reeves that is
13 doing a lot, that has been doing a lot of
14 thinking over a year I think in the Central
15 Square area. So we want to wait for their
16 recommendations and use those as input to our
17 process. But Councilor Reeves has requested
18 that Goody Clancy help facilitate a charrette
19 of the Central Square Red Ribbon Commission.
20 So that's going to happen June 9th in the
21 evening at the Christian Life Center on

1 Bishop Allen Drive. But if you -- we can
2 keep you posted of all of the developments.

3 The Kendall Square -- we don't have a
4 schedule for Central Square Committee yet.
5 We actually don't have a committee yet, but
6 Kendall Square Advisory Committee is a 20
7 member committee, and they have elected to
8 meet in the mornings from eight -- we'll meet
9 on the third Thursday of every month from
10 eight to ten. So this was my first learning
11 experience about the innovation people, is
12 that they start very early.

13 And here is the Goody Clancy team. So,
14 as you can see, it's a pretty
15 multidisciplinary set of folks, all very we
16 think well respected in their fields. We
17 have Nelson Nygaard for transportation.
18 Goody Clancy taking the lead -- and we
19 haven't actually worked much with Michael
20 Byrne except he was the consultant -- that's
21 the retail consultant. He was the consultant

1 during the Alexandria process. So those of
2 you involved in that might be familiar with
3 him. And then WCHA is a development
4 economics person who is at both residential
5 and retail and commercial economics as well
6 as, you know, there was zoning and zoning
7 person and then the people I mentioned.

8 So that is it. I have other written
9 words and other things that we have been
10 hearing from people more specifics, but I
11 think I should stop now and see if you guys
12 have any questions.

13 Thank you.

14 STEVEN WINTER: I have some comments
15 if that's okay, Mr. Chair.

16 I want to start by sharing a thought
17 that Kendall and Central are two different
18 squares. I think they're very unique. They
19 have their own flavor, and I think they
20 always have had. And I think one of the
21 things that I would be looking for is not to

1 have the fabric merge, but to have each place
2 remain -- each square maintain its identity
3 in a very interesting way, but not look for a
4 megalopolis as it were. And I don't, I'm not
5 even sure we can make that happen if we
6 wanted to. But I think recognizing the
7 unique character of what Central Square is,
8 it's a little funkier, that's what I like
9 about Central Square. The buzz in Kendall
10 Square, it's the buzz. It's that private
11 sector buzz that you talked about in Kendall
12 Square. You can shoot adrenal glands in the
13 morning and go to work at six a.m. That's
14 the feel there. It's always going to be that
15 way and I like them both.

16 I also want to say that boy, this
17 process, I want to say this is not an average
18 city planning process. This is the top of
19 the line. I mean, this is really a
20 significantly well done process that you're
21 setting up and I have -- and I see a lot of

1 them across the country. So, this is really
2 exciting to me. It's exciting to see it well
3 done. It's exciting to see it in hand. And
4 it's exciting -- you talk about things in a
5 way and in a very casual way, in fact, it's
6 state of the art stuff and it's city stuff
7 and a lot of city's all over the country we
8 don't hear that at all. We don't hear that,
9 talk about innovation, public spaces. That's
10 just not in people's language. So I just
11 think we need to realize once again what a
12 great place Cambridge is and how we're really
13 mining the store here very well. And the
14 other thing, following on that, I want to
15 keep telling the story of what we're doing so
16 the public really knows how thorough it is
17 and what a great job it is we're doing.
18 That's our responsibility to inspire, to keep
19 inspiring confidence. And people say wow,
20 something really interesting's happening.
21 And wow, it's a bunch of professionals who

1 really have their hands around this. This is
2 really going to be good stuff. I'm really
3 impressed with what's going on there.

4 HUGH RUSSELL: Ahmed.

5 AHMED NUR: Yes, I am really
6 excited. I don't really know what was going
7 on so this is great. Yes, I think we've been
8 to Kendall Square, my family and I, we
9 visited Kendall Square on an annual basis
10 maybe twice. One is usually -- of course
11 both times happens to be -- one is the 4th of
12 July to watch the fireworks. And the second
13 is sometimes they have, you know, the music
14 that connects the two together. People hang
15 out and sort of listen to drums.

16 I think it's possible. This is one
17 block that's not so inviting to us, and
18 that's on the other side of Windsor Street,
19 both side of the road, you've got the housing
20 over here and then you've got the old I think
21 it's 30 Main Street, the old buildings, 45.

1 That's a long block. If you have to walk,
2 you have to really be motivated to walk a
3 long block and the parking lot to get on the
4 other side of Portland and see the
5 restaurants there. But, yes, I mean based on
6 what you're doing I'm pretty excited.

7 HUGH RUSSELL: Pam.

8 PAMELA WINTERS: Ahmed, you're going
9 to have to bring your kids to see the MIT
10 Museum, they're going to love it.

11 AHMED NUR: Oh, I have. But that's
12 on Mass. Avenue.

13 PAMELA WINTERS: That is, yes.

14 AHMED NUR: Yes, 150, that's great.

15 PAMELA WINTERS: It's a great spot.

16 Iram, great presentation, and I have a
17 question for you. I know Goody Clancy did
18 another study in the city and I'm trying to
19 remember what it was. I can't remember what
20 it was.

21 IRAM FAROOQ: She actually did two

1 studi es. They helpe d us wi th ECaPs as wel l
2 as wi th Concord Al ewi fe.

3 PAMELA WINTERS: That' s what i t was
4 the Concord. And they di d an excell ent job
5 wi th both of them. I was very i mpressed so
6 I' m sure they' ll do an excell ent job on thi s
7 one, too.

8 H. THEODORE COHEN: I thought i t was
9 great. I have an anecdote for you about your
10 tech-type peopl e. I' m affi liated wi th the
11 Communi ty Charter School of Cambri dge, and
12 the seni ors there every year do i nternshi ps
13 for a semester. And the ki ds at school wear
14 quasi uni forms, and one gi rl was going to
15 work for Googl e, and the head of the school
16 took her asi de and sai d, remember you have to
17 be wel l dressed. You have to be wel l
18 behaved. You have to be on your best
19 behavi or. She came back after the fi rst day
20 and sai d, what am I supposed to do, I' m more
21 dressed i n a shi rt and a ski rt and

1 everybody's there in shorts and T-shirts and
2 sandals and they're lying around on couches
3 all day long. And the head was in a quandary
4 of how to deal with this kid.

5 I have a question for anybody, how do
6 you define Area 4?

7 STUART DASH: The normal
8 neighborhood definition is by street
9 boundaries. So, Jeff, you can help me with
10 this. You have to go to Broadway.

11 JEFF ROBERTS: It's Prospect -- so
12 start with Mass. Ave. Mass Ave. up to
13 Prospect Street. Then turn up Prospect
14 Street, make a right on Hampshire, and you
15 take Hampshire all the way back down until
16 you get to Portland Street. You take that
17 around until you get to the railroad tracks,
18 and you follow the railroad tracks back up to
19 Mass. Ave.

20 H. THEODORE COHEN: Okay. That just
21 came up because the mural on the back of, I

1 guess, on Portland Street by the tire
2 company, had a big part of the mural talks
3 about Area 4. And I was saying geez, is this
4 really Area 4? I thought this was Kendall
5 Square. And I was just curious what you were
6 talking about.

7 STUART DASH: We're expecting Jeff's
8 definition to be in the restaurant called
9 Area 4 that's opening.

10 JEFF ROBERTS: Tech Square is right
11 within Area 4. So part of that -- part of
12 Kendall Square does go into the neighborhood.

13 H. THEODORE COHEN: Okay.

14 And, you know, following up on Ahmed,
15 we've been walking around, you know, Third
16 Street and Binney Street a lot lately and
17 things are really improving dramatically.
18 You know, EV00 came in and now Abigail's is
19 going in and you've got Voltage, and there
20 are a number of other restaurants that are
21 all being planned. And you start seeing more

1 people walking around. It's really starting
2 to happen.

3 HUGH RUSSELL: I guess I'm seeing in
4 this as a piece of a larger vision which is
5 kind of a pedestrian spine that stretches the
6 entire length of the city and basically has
7 two branches. It follows the Red Line from
8 Porter Square to Kendall Square and then
9 continues north on Mass. Avenue until it sort
10 of peters out somewhere. But, you know,
11 you're planning -- there are places that have
12 been planned. There are places that we're
13 now looking at to connect, make the
14 connection between Kendall Square. First
15 we've got to make Kendall Square a place.
16 It's starting to be that. Central Square
17 was, I think, public improvement process that
18 happened 10 or 15 years ago, created the
19 framework for the activity that's happening
20 now. The other piece of this -- of the route
21 is Third Street and Cambridge Street. And

1 then what -- I'm not quite sure what happens
2 after -- between Inman Square and Harvard
3 Square on Cambridge Street. It's not a very
4 heavily used pedestrian route, and in some
5 ways Broadway is a more heavily used
6 pedestrian route, but you know, the
7 connection with the completion of the library
8 which connects Broadway and Cambridge Street,
9 and once they finish the high school, you can
10 actually do it comfortably. But I think, you
11 know, the vision is essentially a pedestrian
12 boulevard, pedestrian strolling space that's
13 about five miles long that ties together the
14 entire city. And we're getting closer to
15 that. And I mean, we're not -- we haven't
16 talked about Mass. Avenue from Harvard to
17 Porter Square, that's because it's already
18 there. And, yes, the street is kind of ugly,
19 but, you know, the amount of the students --
20 STUART DASH: We're working on that,
21 too.

1 IRAM FAROOQ: Soon, we'll have
2 Stuart come and talk to you about Harvard
3 Square.

4 STUART DASH: We're in the middle of
5 talking that.

6 BRIAN MURPHY: We're calling that
7 Harpo.

8 SUSAN GLAZER: Harvard and Porter.

9 HUGH RUSSELL: The public realm so
10 that it serves the interest of the people in
11 the city, and that's all we're talking about
12 here. It's mostly what we're talking about.
13 But I don't -- you have to keep in mind the
14 biggest division --

15 H. THEODORE COHEN: Does anybody
16 talk about Inman Square?

17 STEVEN WINTER: No.

18 H. THEODORE COHEN: Because I don't
19 think anything's come --

20 STUART DASH: There's an interesting
21 thing coming from Inman Square which is

1 actually the Green Line, but it's actually
2 the Union Square stop in Somerville. It's a
3 very short distance to get from Inman Square
4 by T stop which Inman square hasn't it. So
5 we, you know, talk about -- and our economic
6 development department is very --

7 H. THEODORE COHEN: People walk from
8 Inman to Union?

9 BRIAN MURPHY: Well, one of the
10 things that's interesting as well --

11 STUART DASH: It's a very short walk
12 there.

13 BRIAN MURPHY: -- as bike share
14 starts to get up and running, we're in the
15 process of negotiating, Inman's a place where
16 bike share can be particularly helpful for
17 that first mile, last mile piece and sort of
18 making those transit connections and really
19 envision that really working quite well as it
20 is now. Inman's a square that is much more
21 Harvard lined to the city, and I think pretty

1 soon it helps to alleviate that issue.

2 PAMELA WINTERS: It's difficult to
3 find a spot there, too. Because I go there a
4 lot because the restaurants are so awesome
5 there. So, and there's, it's a very lively
6 place particularly on the weekends. And you
7 can't find a parking spot, you know.

8 AHMED NUR: Go to S&S.

9 PAMELA WINTERS: Pardon?

10 AHMED NUR: They got two parking
11 lots over there.

12 PAMELA WINTERS: S&S. I like the
13 East Coast Grill and Olay's the Mexican
14 restaurant. I mean, there are so many good
15 places there.

16 AHMED NUR: I was saying their
17 parking lot.

18 ROGER BOOTHE: Don't forget is that
19 we had this Cambridge Street process just a
20 few years ago where I think it came out
21 really well. We did -- we couldn't do as

1 much as we did in Central Square in terms of
2 widening sidewalks because it's so narrow.
3 But I think the street light system that we
4 put in there has really worked well. And the
5 1970 fixtures to widen the roadway and the
6 pedestrian fixtures and we fit in as many
7 trees as we could. It just lifted it up a
8 bit. And I think Inman Square itself went
9 through a big rehab, it's a lot better.

10 H. THEODORE COHEN: And the mylar
11 birds are great.

12 ROGER BOOTHE: Pardon?

13 H. THEODORE COHEN: The mylar birds
14 are great.

15 ROGER BOOTHE: Yes. I don't know if
16 they migrated.

17 STUART DASH: You said you might
18 walk from Lechmere to Inman Square. And this
19 is consistent with New York would be nothing
20 in terms of people walking the streets. And
21 we have Cambridge would be in that kind of

1 context.

2 PAMELA WINTERS: I'm not going to do
3 that but that's a nice thought.

4 STUART DASH: You can use the bike
5 share.

6 HUGH RUSSELL: It's actually a nice
7 walk.

8 STEVEN WINTER: I'd like to mention
9 a study that we're doing at MIPC, but before
10 that, I want to say that, Brian, if I use in
11 no-Harpo or So-Harpo, maybe some day we'll
12 talk about that.

13 We worked with first 37 and then down
14 south and then 37 Metrowest communities to
15 help them understand the connectivity between
16 their municipalities in terms of open space
17 and where open space lines are. Generally,
18 the municipalities don't look outside of
19 their own border to see where the open space
20 leads. And I think, I suspect this happens
21 with neighborhoods also in Cambridge. So it

1 will be really interesting to see how
2 successful we can be at telling people about
3 these larger pedestrian tracks essentially
4 that are really intra-municipal to us, but
5 huge -- five miles is huge. I mean, that's a
6 wonderful stroll, a wonderful promenade, but
7 I suspect most people wouldn't say oh, I know
8 how to do that in Cambridge or I know where
9 that goes.

10 BRIAN MURPHY: It's interesting in
11 the initial Kendall Square discussion there's
12 a lot of talk about way finding is an issue.
13 But I think one of the other challenges is
14 we're going to face is how do you make it so
15 that those walks are appealing and attractive
16 and some of those might be a public garden
17 component. Some might be space making and
18 what you said about Kendall Square, and MIT
19 has had some additional thoughts about that,
20 whether that's at right vision or not. But
21 it's clear that we have the discussion about

1 the need for a vision and what vision becomes
2 because it's a very important component of
3 making this really work and it's, you know,
4 perception is reality for a lot of people.
5 And there are some half mile to mile walks
6 that seem, you know, like a like a walk in
7 the park, and others that really seem like a
8 much less pleasant experience than you really
9 want to walk and get through. And I mean one
10 of the pieces that comes up frequently is how
11 many people choose to take the Red Line from
12 Central to Kendall as opposed to making that
13 walk. And it's, you know, it's going to be
14 one of our goals to the point where that walk
15 becomes more of a desire to walk. And I
16 think it's starting to get there, but it's
17 some more work to be done.

18 AHMED NUR: I think a couple more
19 ice cream along the way.

20 BRIAN MURPHY: That also leads
21 people to guilt to walk off.

1 AHMED NUR: I was listening on the
2 news today that Washington, DC or Mass.
3 Avenue in Washington is adopting this. I
4 guess it's happening all over the states.
5 These roads were built four lanes to get cars
6 to move fast, and now they have, you know,
7 we've got old people with canes and they
8 can't cross it in an amount of time, and so a
9 policeman was standing on the other side and
10 gave this lady a citation obstruction to
11 traffic. And now they changing the rule
12 where they're actually taking two lanes on
13 each direction and changing it to a bike to
14 make it smaller for people to go across it.
15 And so, we don't have that problem with Mass.
16 Avenue here but, you know.

17 HUGH RUSSELL: Well, what made a
18 huge difference is Central Square to make the
19 pedestrian distance across the street cut by
20 a third to a half.

21 ROGER BOOTHE: It used to be 70 feet

1 to go from curb to curb. And by doing --
2 taking out a lane of traffic out, we're able
3 to narrow that down to more like 50 feet. It
4 made a huge difference. Because it felt like
5 a highway before. Now it feels like a busy,
6 main street. And obviously that was the key
7 to it.

8 HUGH RUSSELL: I drive through
9 Central Square a lot, and it looks -- always
10 looks like it's going to be a mess, but it's
11 amazing traffic engineers were right, it
12 works, you're not moving at 35 miles an hour
13 which is what you shouldn't be moving at, but
14 you can move at 20 miles an hour. And, you
15 know, it's easy to stop for pedestrians in
16 the crosswalks.

17 ROGER BOOTHE: The other thing that
18 really helped that was again the lighting
19 system where we have those very tall lights
20 that mark where the bump outs are in the
21 crosswalks and they put in the pedestrian

1 fixtures to line the sidewalks. What we had
2 before were cobra heads that didn't do a good
3 job lining the street or the sidewalk
4 particularly because we have had the trees
5 there. So getting these lower lights that
6 got their light under the trees for
7 pedestrians, and then having the tall lights
8 that mark the crosswalks, this was Steve
9 Car's idea and I think it's worked quite
10 well.

11 STUART DASH: How many times do you
12 drive through there again, Hugh?

13 ROGER BOOTHE: With his bike.

14 HUGH RUSSELL: I have to confess
15 that when I have to go out in the morning to
16 a job site, I always stop and park at Douglas
17 Street next to one of the restaurants whose
18 -- the City Council gave them an award for
19 that restaurant. The Star Preservation Award
20 for not preserving the building that the
21 restaurant replaced. It's the McDonald's on

1 Central Square. But my husband has
2 determined that the best way to go the
3 opposite direction is actually cheating and
4 going on Green Street. Anyway. . . .

5 H. THEODORE COHEN: Have people been
6 to Floating Rock in Central Square?

7 IRAM FAROOQ: No.

8 STUART DASH: Jeff's been there.
9 He's the new advocate.

10 JEFF ROBERTS: I have.

11 H. THEODORE COHEN: Did you used to
12 go -- did you go when it was up in Revere?

13 JEFF ROBERTS: No, I never been to
14 the one in Revere.

15 H. THEODORE COHEN: In Revere it's
16 this tiny little hole in the wall. And now
17 the one in Central Square is where did this
18 come from?

19 STEVEN WINTER: What's it called?

20 H. THEODORE COHEN: Floating Rock.
21 It's a Cambodian restaurant. And in Revere

1 it's really like --

2 AHMED NUR: Where is it here?

3 H. THEODORE COHEN: Well, it's right
4 by Douglas Street.

5 STUART DASH: You come down
6 Brookline Street and it's right across from
7 Mass. Ave. you when you come down Brookline
8 Street and Mass. Ave. It's right across the
9 way.

10 IRAM FAROOQ: So, Ted, have you
11 tried it?

12 H. THEODORE COHEN: Yes.

13 IRAM FAROOQ: The one here? It was
14 good?

15 H. THEODORE COHEN: It was good.
16 They were still doing the shake down, but
17 they had a limited menu. But we were so
18 stunned because I was with a friend from
19 Revere and we went to the other one a lot and
20 we expected the same thing. It was quite
21 different.

1 PAMELA WINTERS: Is it the same
2 restaurant?

3 H. THEODORE COHEN: It's the same --
4 I think it's the same owners, but it's very
5 upscale here. It's very fancy and very
6 upscale.

7 PAMELA WINTERS: Oh.

8 HUGH RUSSELL: Okay. Well, thank
9 you all for the vision. And a short evening.

10 ROGER BOOTHE: Hugh, can I add one
11 little footnote to the meeting if that's all
12 right?

13 HUGH RUSSELL: Sure, of course.

14 ROGER BOOTHE: Hugh and I, I think
15 none of the other Board Members were there
16 for the award presentation for the Cambridge
17 Public Library this week. It was such an
18 uplifting presentation. And of course the
19 Carlson Parker Award from the Boston Society
20 of Architects was given for the most
21 beautiful building in the last ten years in

1 Boston. And the Cambridge Public Library got
2 it. And their description of how the library
3 worked, being a part of the civic heart and
4 how people use it, felt so right and it's
5 what we've all been trying to do for the last
6 decade working on the library. And the other
7 thing that's interesting is this award is
8 given jointly by the Boston Society of
9 Architects and the City of Boston. So to get
10 an award from the City of Boston who hasn't
11 been so nice to us lately, was nice.

12 And the other thing that was gratifying
13 was they had four finalists, and the other
14 three, there was the Macallen building in
15 South Boston which is that really interesting
16 green building. But the other two were also
17 in Cambridge, and they also had come before
18 this Planning Board. And one was the Media
19 Center at MIT, and the other was the Harvard
20 Housing by Chensheng Lu.

21 PAMELA WINTERS: The media lab?

1 ROGER BOOTHE: The medi a l ab MI T.

2 PAMELA WINTERS: By Maki ?

3 ROGER BOOTHE: Yes, Fumi hi ko Maki .

4 PAMELA WINTERS: That' s awesome.

5 ROGER BOOTHE: We shoul dn' t pat
6 oursel ves on the back too much, but we don' t
7 get to do that very often.

8 H. THEODORE COHEN: Whi ch one i s
9 Harvard housi ng?

10 ROGER BOOTHE: The Harvard housi ng
11 i s the one ri ght next to the Ri versi de Park.
12 I t ki nd of steps down from Certs (phoneti c)
13 Peabody Terrace.

14 PAMELA WINTERS: I t' s the one that' s
15 part wood?

16 HUGH RUSSELL: Yes.

17 PAMELA WINTERS: Yes. They di d a
18 good j ob on that.

19 ROGER BOOTHE: I t' s a beauti ful
20 bui l di ng.

21 STUART DASH: I t' s a sol i d wal l .

1 The other two are actually all glass.

2 PAMELA WINTERS: Oh.

3 ROGER BOOTHE: It's a gorgeous
4 building. But I think the library is really
5 good, they acknowledged it because it has so
6 many dimensions. It is such an important
7 building for the community.

8 PAMELA WINTERS: Thanks, Roger.
9 Thank you.

10 HUGH RUSSELL: Heather, did you want
11 to add something to this?

12 HEATHER HOFFMAN: Well, I had an
13 invitation to all of you that the East
14 Cambridge Planning Team is having a forum,
15 and I think some of you have been to the
16 prior ones about the Lechmere Square area on
17 June 15th at seven o'clock at Broad
18 Institute. And we would really like any and
19 all of you to come. And there will be a
20 large number of interesting speakers from as
21 many places as Barbara could arm wrestle

1 peopl e i nto comi ng.

2 BRIAN MURPHY: Qui te a few.

3 HEATHER HOFFMAN: Yes, I bel i eve so.

4 And the other thi ng was just a questi on
5 because I noticed the slide that had huge
6 swaths of area currentl y under zoni ng
7 peti ti on, and so my questi on is whether thi s
8 is making it harder to do a study when
9 normal l y you do the zoni ng after the study
10 and not before? So I'm real l y curi ous how i s
11 that affecti ng your abi l i ty to do a good
12 study and to feel as though you're doi ng
13 something that i s real as opposed to well ,
14 thi s woul d be nice i f i t weren' t all getti ng
15 rezoned? So I'm real l y, real l y curi ous. I
16 personal l y woul d be depressed.

17 BRIAN MURPHY: I don' t thi nk that
18 they' re taki ng -- I thi nk Goody Clancy i s
19 l ooki ng at the three peti ti ons i n di fferent
20 -- I thi nk i t' s sort of vi ewed i n di fferent
21 l ights. I thi nk I woul d say that on the four

1 city petitions we're looking to try to have
2 some more discussion with them about what the
3 possibilities are there. I would say without
4 sort of prejudging the direction in general,
5 I think Goody Clancy is looking at more
6 density in terms of height in terms of what
7 that does in ground floor, for example, one
8 way to look at it is essentially say the
9 ground floor belongs to the public, floors
10 two and up belong to the private development.
11 And then I think at MIT there's a lot more
12 discussion to be had. And my own personal
13 bias on the MIT piece is that while it's an
14 interesting proposal as you look at the study
15 for Kendall Central, it's not enough of a
16 what we want to hear from MIT. And I think
17 what we're going to look to do is try to make
18 sure that we bring MIT more into the
19 conversation, particularly when it comes to
20 the residential piece, especially when you
21 look at what we're -- a lot of what we're

1 doing in the transition zone, when you look
2 at the Main Street spine, they're really a
3 dominant landowner. And if the premise
4 becomes that the Kendall Square dirt is
5 hypo-precious for commercial, life sciences,
6 computer sciences, institutional uses, then I
7 think that creates a counterbalance pressure
8 for residential uses elsewhere and for the
9 transportation connections. So I don't think
10 -- I think we're choosing and looking at it
11 to be depressed as a conversation that needs
12 to take place, but not something that's
13 dispositive in the sense that, you know, one
14 can propose a Zoning Petition but you that
15 doesn't mean that you have to act favorably
16 upon it within that limited time period. You
17 can make a -- again, not to be judged, but
18 one can make a recommendation that says this
19 is interesting, we're not going to do this
20 yet.

21 HEATHER HOFFMAN: Okay, that's

1 because once you introduce a petition you've
2 got to --

3 BRIAN MURPHY: There's a time clock,
4 right.

5 HEATHER HOFFMAN: A time table, and
6 it seems to me maybe, I don't know,
7 depressing route or something. But knowing
8 that there's a study going on that, you know,
9 would you let us do our study, please?

10 BRIAN MURPHY: I think there's a
11 little bit of a back and forth at MIT when I
12 think they were looking at it and thinking,
13 you know, which way do we go? If we don't
14 put it in there, are people going to say
15 we've got -- you've got plans and you're
16 hiding it in part of the dialogue or on the
17 other hand, just that if you put it out
18 there, there's a sense of wait a second.
19 We've got to study this. Another piece
20 that's interesting in MIT more so with the
21 institutional side is that they have some

1 building needs that have presented new
2 challenges. I mean, they're looking at some
3 sites and, you know, as a liberal arts major
4 way beyond my time, and for example, specific
5 with research, Red Line vibrations may affect
6 an otherwise site that was lovely but just
7 not functioning. If you look at that more
8 constrained, there's a use that really needs
9 to be, you know, over here. And, again, that
10 I think is something to work with but, again
11 how do the other pieces of the puzzle work in
12 if that goes in there if we try to make it a
13 community effort going back to your point,
14 Hugh, as it really works as a walking
15 pedestrian space for the entire city. Part
16 of that has to be housing component and where
17 does that fit into the equation?

18 HEATHER HOFFMAN: Well, speaking to
19 someone who does actually walk this.

20 BRIAN MURPHY: Right. And I think I
21 assume there's the notion of there are

1 different half miles that give you a great
2 different experience and warm, fuzzy I'm
3 having a nice walk here today versus trudge,
4 you know.

5 HEATHER HOFFMAN: Yes. And so, you
6 know, it was not in criticism or anything, it
7 was --

8 PAMELA WINTERS: Heather, if you
9 could send us that info at the Broad
10 Institute of the meeting --

11 HEATHER HOFFMAN: I will make sure.

12 PAMELA WINTERS: -- to Liza and she
13 will disseminate it because there are several
14 members not here tonight.

15 Thanks.

16 HEATHER HOFFMAN: Because Barbara
17 does have an amazing ability to twist arms.

18 HUGH RUSSELL: Okay. So I think
19 we're adjourned.

20 Thank you.

21 (At 9:45 p.m., the Meeting adjourned.)

C E R T I F I C A T E

COMMONWEALTH OF MASSACHUSETTS
BRISTOL, SS.

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