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PLANNING BOARD FOR THE CITY OF CAMBRIDGE

GENERAL HEARING

Tuesday, July 12, 2011

7:00 p.m.

in

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

- Hugh Russell, Chair
- Thomas Anninger, Vice Chair
- William Tibbs, Member
- Pamela Winters, Member
- Steven Winter, Member
- H. Theodore Cohen, Member
- Charles Studen, Associate Member

Community Development Staff:
 Brian Murphy, Assistant City Manager
 Susan Glazer
 Roger Boothe
 Jeff Roberts

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I N D E X

GENERAL BUSINESSPAGE

- | | | |
|---|---|---|
| 1 | 1. Board of Zoning Appeal Cases | 3 |
| 2 | 2. Update, Brian Murphy,
Assistant City Manager
for Community Development | 5 |
| 3 | 3. Adoption of the Meeting Transcript(s) | x |

PUBLIC HEARING

4	Zoning Petition by Massachusetts Institute of Technology Investment Management Company, to amend the Zoning Ordinance by creating a new Section 13.80	13
---	---	----

5	PB#258, 119-135 Harvey Street, Special Permit to construct 29 units of housing and 29 parking spaces, Section 11.10 Townhouse Regulations, 11.15.5.1 Open Space Dimensions and 17.23 Multi-family Use	159
---	--	-----

GENERAL BUSINESS

6	4. PB#247, 22 Water Street, Review and approval of modifications to the 392 unit multi-family housing project and determination to be considered as to a minor amendment	178
---	--	-----

20

21

P R O C E E D I N G S

(Sitting Members: Hugh Russell, Thomas Anninger, Steven Winter, H. Theodore Cohen, Charles Studen.)

HUGH RUSSELL: Good evening. This is the Cambridge Planning Board and we're going to get started now. And our first item on our agenda is a review of the Zoning Board of Appeal cases for the month.

JEFF ROBERTS: I guess I'm doing BZA. I might need to turn this one down. Are there any BZA cases that the Board would like to see? I have copies of the files. Liza did not leave me any notes about any cases that she notes being of particular interest.

THOMAS ANNINGER: No antenna?

JEFF ROBERTS: Not this time.

H. THEODORE COHEN: Could I hear about the Brattle Circle?

JEFF ROBERTS: The Brattle Circle

1 case, I'm looking at somebody who has a
2 future agenda, that's the project that will
3 require a Planning Board Special Permit for a
4 townhouse development. I believe that is
5 scheduled for our next meeting, so they are
6 seeking BZA relief as well, a number of
7 Variances for that project. It's a site that
8 currently has 12 units that have been
9 developed and expanded on at various times
10 throughout history, and the proposal is to
11 reconfigure that into 10 townhouse units.
12 They will be coming in to the -- like I said,
13 to the Planning Board for a townhouse Special
14 Permit review, and the Planning Board will
15 get to review it at the next meeting.

16 HUGH RUSSELL: So I guess our
17 question is would we want to ask the Zoning
18 Board to not make a decision until we have a
19 chance to review the project? And since it's
20 in a joint jurisdiction?

21 H. THEODORE COHEN: Well, looking at

1 the dates here, it would appear we're going
2 to meet before the BZA is meeting.

3 HUGH RUSSELL: So, therefore, we
4 don't need to do that.

5 JEFF ROBERTS: I think that was
6 deliberately scheduled for that purpose.

7 HUGH RUSSELL: Okay. So, therefore,
8 cancel that.

9 These all seem to be the usual Board of
10 Zoning Appeal kinds of cases.

11 * * * * *

12 HUGH RUSSELL: Okay, the next item
13 on our agenda is an update by Brian Murphy.

14 BRIAN MURPHY: Thank you.

15 In addition to tonight's hearing,
16 tomorrow night at the Ordinance Committee the
17 City Council will be taking a look at the MIT
18 petition.

19 In addition, on the 18th, the City
20 Council have before it bike share zoning and
21 5.28.2. The topic I think you've heard once

1 or twice.

2 July 26th, back here we've got bike
3 share zoning, Harvey Street and Brattle
4 Circle as well as North Mass. Ave., I
5 believe, will be on the agenda.

6 HUGH RUSSELL: What is bike share
7 zoning?

8 BRIAN MURPHY: Bike share zoning is
9 -- you may have seen some publicity about the
10 hub way bike share, bike share program,
11 that's going to be launching first in Boston,
12 but Cambridge, Brookline and Somerville will
13 be following soon on its heels. It's
14 essentially a bike share system where someone
15 can have a long-term membership or a tourist
16 could have a more temporary membership to
17 rent a bike for short-term parking. It's
18 partly funded with an FTA grant, and it is
19 helpful for the first mile, last mile transit
20 connections. But to put this in place, you
21 need to have a bike station which can have

1 fit, say have 10 bikes, but really have a
2 capacity for 17 bikes. And upon looking at
3 it, we decided that we're probably better
4 suited to explicitly to allow it as of right
5 throughout the city.

6 (Sitting Members: William Tibbs,
7 Pamela Winters.)

8 HUGH RUSSELL: Is it a commercial
9 enterprise?

10 BRIAN MURPHY: It is a commercial
11 enterprise. We are going to -- the Zoning
12 proposal before you does limit it to a bike
13 share program that has been approved by the
14 City Manager, so that we can have a greater
15 amount of control, but that's what will be
16 coming before you. And our hope is to fairly
17 rapidly work out our agreement for all of
18 this so we can get bike share in place in the
19 months ahead.

20 HUGH RUSSELL: Okay, thank you.

21 Is there anything else we can do in the

1 next seven minutes before the scheduled
2 hearing?

3 CHARLES STUDEN: Is it possible to
4 do the Water Street or is that going to take
5 longer period of time?

6 ROGER BOOTHE: I don't think they're
7 here.

8 H. THEODORE COHEN: Do we have to do
9 anything on Harvey Street today?

10 HUGH RUSSELL: It's marked at 8:30
11 p.m. the public hearing.

12 H. THEODORE COHEN: But hasn't --
13 isn't the request to continue the hearing
14 until next meeting?

15 CHARLES STUDEN: It is.

16 HUGH RUSSELL: But the hearing is
17 still open for it. And because it's still
18 open, the post has been noticed. It's also
19 been suggested to me that it would be a good
20 idea for us to make clear the sorts of
21 changes that we're looking for on Harvey

1 Street so that when they come back, it won't
2 be just a wasted trip. Because, you know,
3 they have one set of plans, and the second
4 set of plans that didn't seem to address too
5 many of the comments that were made.

6 STEVEN WINTER: Mr. Chair, we had
7 mentioned the possibility of a walkabout at
8 that site. And I wanted to look to my
9 colleagues on the Board and see if there's
10 any interest in walking that site together?

11 WILLIAM TIBBS: I know I did walk it
12 so I think there's always an advantage to
13 walking together (inaudible).

14 PAMELA WINTERS: I've walked it
15 also, but I agree with Bill, I don't know how
16 that comes under the rules, though, with --

17 HUGH RUSSELL: We post it as a
18 meeting of the Planning Board.

19 PAMELA WINTERS: Oh, okay.

20 HUGH RUSSELL: Discussion meeting,
21 and people can listen to us.

1 They're usually pretty informal. We
2 walk around and talk with people.

3 STEVEN WINTER: Given that they
4 would like to extend the public hearing to
5 July 26th, that's our next -- is that our
6 next meeting?

7 HUGH RUSSELL: Yes.

8 STEVEN WINTER: Okay. So anything
9 would have to happen between now and that
10 time which may in fact may not be enough
11 time. Is that what -- what do we think about
12 that?

13 HUGH RUSSELL: I think we only need
14 to have a 48-hour notice on the City's
15 bulletin board because it's not a hearing.
16 It would be a discussion. So I think we can
17 schedule.

18 I think the next question is if we can
19 actually agree on scheduling it. That may be
20 more challenging.

21 STEVEN WINTER: Instead of doing

1 this now, do you want to -- we'll ask staff
2 to do an e-mail to us and just take
3 everybody's temperature that way. And that
4 will let us go ahead or drop it right away.

5 HUGH RUSSELL: Okay.

6 STEVEN WINTER: Thank you.

7 WILLIAM TIBBS: I just wanted to
8 mention that I won't be around on the 26th.
9 I'm not quite sure what that does to counts
10 and quorums and stuff like that. I was
11 obviously here at the first hearing, but I'm
12 not sure if you have to be at every public
13 hearing.

14 HUGH RUSSELL: You do have to be at
15 every public hearing to vote.

16 PAMELA WINTERS: I'm going to have a
17 problem on that night, too, but I can be here
18 at seven. If we have the meeting for one
19 hour, I need to leave by eight that evening.

20 ROGER BOOTHE: Well, Liza set up
21 anticipated that Bill and Charles would not

1 be here on the 26th and has a question mark
2 for Tom.

3 THOMAS ANNINGER: I'm here.

4 ROGER BOOTHE: She's been assuming
5 to continue the meeting on that basis so I'm
6 assuming to continue to vote. If there are
7 others that are missing at that time, we may
8 have to find another one. So if you could
9 please let Li za know. She'll be back Monday.

10 PAMELA WINTERS: I did, I e-mailed
11 her already, I did.

12 WILLIAM TIBBS: I think since
13 they're asking us for an extension, it will
14 be nice to know --

15 HUGH RUSSELL: That we can actually
16 do it.

17 WILLIAM TIBBS: -- that we can
18 actually do it as opposed to, you know.

19 ROGER BOOTHE: That is scheduled for
20 later, and I think the petitioner is going to
21 be here.

1 (Sitting Members: Hugh Russell, Thomas
2 Anninger, William Tibbs, Pamela Winters,
3 Steven Winter, H. Theodore Cohen, Charles
4 Studen.)

5 HUGH RUSSELL: Okay, well, it's
6 about 7:20 now. So, I think we can proceed
7 with the Zoning Petition by MIT, Investment
8 Management Company to amend the Zoning
9 Ordinance creating a new development
10 district.

11 STEVEN MARSH: Good evening. For
12 the record, my name is Steve Marsh. I'm the
13 managing director of real estate for MIT
14 Investment Management Company, and I'm joined
15 tonight by my colleague from MIT, Michael
16 Owu; David Manfredi from Elkus, Manfredi
17 Architects; Jeremy Grossman from Grossman
18 Retail Advisors; and Dan Biederman, from
19 Biederman Redevelopment Ventures, Corp.

20 So, as you know, MIT filed a rezoning
21 petition on April 28th. And although we've

1 been here informally twice before in the past
2 year, this is a formal hearing on the Zoning.
3 Since we last met with you we've engaged
4 experts in urban place making and retail to
5 help us plan and design the public spaces
6 early in the process as a top priority,
7 rather than as an after thought common in
8 many developments.

9 In addition to MIT and David Manfredi
10 tonight, Jeremy Grossman and Dan Biederman
11 will present their impressions of our plan as
12 well as their thoughts and strategies for
13 making the public space successful in Kendall
14 Square.

15 The game plan this evening is to take a
16 step back to show you how we got to where we
17 are, and why we feel strongly and we believe
18 in our proposal. We struggled with the level
19 of information to provide you. We respect
20 your needs and desire to understand our
21 approach. We recognize it's a complicated

1 project. And naturally we haven't figured
2 out all the details as this is a Zoning
3 discussion, but we look forward to engaging
4 conversations with you, the City Leadership
5 and the community as we collectively help
6 shape the thinking of our plan.

7 It is important to make you aware of
8 some additional items of interest. We are
9 working with Charlie Sullivan from the
10 Historic Commission about the Commission's
11 interest in several properties in the Square.
12 We are committed to a continued dialogue and
13 hope we can find protective solutions to meet
14 our respective goals as we've done
15 successfully many times in the past with the
16 Historic Commission on many significant
17 assets in and around Cambridge.

18 Also, you may be aware that our
19 neighbors, the Kendall Hotel, are before the
20 Zoning Board of Appeals, seeking to develop
21 additional hotel space over a private street

1 adjacent to our proposal . We are working
2 with the owner, Gerald Fandetti and his son
3 Nick to try to find cooperative solutions to
4 this as well .

5 So with that I would like to set the
6 stage for tonight by framing MIT's strategic
7 motives for our Kendall Square initiative.

8 Let me start first with a quote.

9 "America's future economic growth and
10 international competitiveness depend on our
11 capacity to innovate." This is directly from
12 President Obama's strategy for American
13 Innovation. It was just released this past
14 February.

15 Advancing innovation represents one of
16 the Federal Government's most important
17 economic policy initiatives, guiding our most
18 important national interest.

19 You might ask yourself why the Federal
20 Government and the President so focussed on
21 innovation? It's because we need it to

1 survive and prosper as a nation, and there's
2 a collection of communities, including
3 Cambridge.

4 Everyone here will likely recognize a
5 couple of forces that are in play everyday
6 that are shaping our lives. Emerging
7 countries like India and China and others
8 with 2.5 billion new entrants into the world
9 economy are affecting economic balances in
10 the United States and elsewhere. They are
11 competing vigorously and have low cost
12 advantages over the United States.

13 Secondly, the United States is burdened
14 by heavy debt loads which is constraining our
15 flexibility. I think you're reading about
16 that on a daily basis today. In order to
17 survive and prosper as a city, as a region,
18 and as a nation, we need innovation to spur
19 economic growth. Innovation helps create
20 productivity which helps create economic
21 growth which ultimately allows us to find our

1 ambitions as a nation and as a city.

2 The importance of innovation is not
3 lost on our competitors. They are taking
4 action everywhere. Clearly this is happening
5 globally in Europe and Asia. This morning I
6 witnessed an ad on Ireland as claiming itself
7 as the center of the innovation universe.
8 People are activating globally and across the
9 United States. And locally I think you've
10 seen this happen more recently with Boston in
11 its innovation district, and in Lexington's
12 RND campuses as well as Waltham. We've seen
13 major companies like Vertex and Shire
14 Pharmaceuticals leave Cambridge, and for
15 these other alternate locations, often
16 supported by fairly sizable public subsidies.

17 Why is MIT interested? Fundamentally
18 our mission is advancing knowledge through
19 teaching and research. That's what we do.
20 MIT's role, we are a basic research anchor.
21 We answer the fundamental questions about

1 science, engineering, and a variety of other
2 disciplines. We're the people who help mount
3 the genome. We figure out how the brain
4 works. We try to address a number of
5 fundamental science questions that are
6 important to our society.

7 We are also a facilitator in the
8 innovation environment through tech transfer
9 and our land development. For decades we
10 have been seeking to create a creative
11 cluster in and around MIT which we believe is
12 critical for attracting talent to this
13 locale, which helps us attract talented
14 faculty and students. We're also working in
15 solving some of the world's most profound
16 problems. We're attacking brain disease.
17 Trying to find cures for cancer. Trying to
18 address sustainable energy solutions, and
19 looking to improve the environment,
20 addressing issues such as clean water for 6.7
21 billion people on the planet. These are

1 agendas we pursue with you as an enlightened
2 community of which we should all be proud.

3 Why is our Kendall Square initiative
4 important? Kendall Square is recognized as
5 one of the most successful innovation
6 clusters on the planet, but it needs to
7 continually evolve to compete. To improve
8 this cluster, we believe it requires enhanced
9 interaction with places for our occupants,
10 and our community to gather, socialize and
11 collaborate. We need to increase the
12 interaction. At the same time we're
13 constrained by a limited capacity as we
14 compete with other centers. We know that
15 innovation is far more productive when we
16 have proximity of many innovators in our
17 society. We believe the focus here needs to
18 be in Kendall Square.

19 If I just briefly remind you of our
20 goals. We're seeking to create a destination
21 gathering place with lifestyle amenities and

1 services. We want to establish a vibrant
2 gateway and connective link between the
3 institute, the central business district, and
4 the surrounding Cambridge community. We want
5 to create the mixing bowl. We want to
6 provide space both for our new innovative
7 academic initiatives and commercial
8 enterprises with like-minded forward thinking
9 activities.

10 If we do this right, together with you
11 and others, we can create powerful
12 innovation. We can solve many of the
13 problems facing human kind, and we can create
14 a vibrant community that we continue to be
15 proud of.

16 I'd like to pass this on to Mike Owu to
17 talk a little bit about the process a little
18 bit.

19 MICHAEL OWU: Thank you, Steve.

20 Good evening. My name is Michael Owu,
21 director of real estate. Before we get into

1 the process, I'd like to introduce a few
2 members of the team who are here with us
3 today. In addition to Steve and David and
4 Dan and Jeremy, Steve introduced -- Sarah
5 Gallup is also here from our office. Sarah
6 Gallup. Dave Chilinski (phonetic) is here
7 who is working with us as well, the local
8 Cambridge resident whose office is just down
9 the street. Susan Sloan-Rositter is here.
10 Susan is from VHV Traffic consultants, and
11 she's working closely with Sue Clippinger and
12 her team on the traffic impacts of the
13 project. We're also working with Niche
14 Engineering and several engineering services
15 and the several services of the MIT team here
16 as well who are here tonight as well and here
17 to answer questions if you have any.

18 We started this process probably a
19 couple years ago, and since then we have
20 engaged literally with hundreds of Cambridge
21 residents and employers, employees as well.

1 As you can imagine, we heard lots of
2 comments, many of them consistent, shared
3 comments, some of them conflicted on a wide
4 range of issues. At the risk of over
5 simplifying them, we have narrowed them down
6 to five or six that are -- that we heard the
7 most from the majority of the people that we
8 talked to and engaged with over the past
9 year.

10 First, there was generally broad
11 support for change in Kendall Square. I
12 think almost everyone we talked to is not
13 satisfied with the way things are and really
14 sees a great opportunity for improvement in
15 Kendall Square.

16 Second, many people want to understand
17 how MIT's proposal fits in with the larger
18 Kendall Square and East Cambridge context.
19 And I'll come back to that in a second.

20 Third, we heard lots of questions about
21 retail even though we're early in the

1 process. Everything from, you know, how much
2 is enough to request for specific retailers.

3 Fourth, some of the concerns, some of
4 retail, you heard questions about place
5 making and how we can create an active,
6 vibrant space. A central organizing theme of
7 our proposal is the plaza as a central
8 gathering place, and people want to
9 understand how that will work.

10 Fifth, there are a lot of people who
11 feel housing is an important component of
12 anything in Kendall Square, and they want to
13 see more of it.

14 And finally as we propose new buildings
15 in Kendall Square, we've been challenged to
16 consider the old and historic context in the
17 square. And we've also looked more recently,
18 since we've put this presentation together,
19 heard additional concerns about signage and a
20 few other things that we are now hearing
21 about.

1 What we've done to respond to some of
2 these issues, first, we commissioned David
3 Chilinski to do an urban study of the larger
4 Kendall Square area, the broader context and
5 there's a copy right there. And hopefully
6 you've seen that study, and if you haven't,
7 please let us know and we'll be happy to get
8 you a copy of that. It's also downloadable
9 from the website if anyone has not seen that.
10 It was also presented to the meeting of the
11 East Cambridge Planning Team at the organized
12 back in April.

13 We are closely working with Goody
14 Clancy, the urban design team, that's looking
15 at Kendall Square and Central Square, we are
16 represented on the committee, and we have met
17 several times with CDD staff and Goody
18 Clancy, and we expect to continue those
19 meetings in the weeks and months ahead.

20 Although we're early in the zoning
21 process, we got a lot of specific questions

1 that we normally wouldn't address this early
2 in the process. On the retail side --
3 specifically regarding retail and space
4 making. So on the retail side we brought in
5 Jeremy Grossman and his team from CBRE,
6 Grossman Retail Advisors to develop a more
7 specific merchandising plan for us. And
8 later on Jeremy will share some of his
9 initial thoughts with you on that.

10 And on the place making, to help us
11 figure out how to bring more life and
12 activity to Kendall Square, particularly in
13 the evenings and on weekends, we brought in
14 Dan Biederman to advise on how to design and
15 activate the publicly accessible spaces in
16 our proposal and in Kendall Square in
17 general. Dan is best known for transforming
18 Bryant Park many years ago in New York City.
19 And later on he'll share some of the lessons
20 he's learned at Bryant Park that he's applied
21 successfully all over the country.

1 In response to requests for more
2 housing, the proposal, we doubled the amount
3 of housing that we originally proposed a year
4 ago from 60,000 to 120,000 square feet. With
5 a corresponding decrease in the commercial
6 square footage to maintain the same overall
7 request.

8 And finally, we are continuing to
9 evaluate ways to balance the historic context
10 of Kendall Square and the place making goals
11 that we established early on in the process.
12 Now, I'd like to turn it over to David
13 Manfredi who will review the project goals,
14 discuss our planning process and go over the
15 zoning petition itself.

16 David.

17 DAVID MANFREDI: Good evening. Let
18 me move this back just a little bit.

19 MIT has been committed from the very
20 beginning of our work in planning for two
21 very related goals; planning for innovation

1 and planning for placement. And really
2 planning for place making first.

3 The subject of the Zoning Amendment, as
4 I think you all know, is a 26-acre site
5 that's really quite diverse and represents
6 both east campus of the institute as well as
7 the southern edge of Main Street. With MIT
8 we have developed a series of urban design
9 goals. You've had a chance to look at them.
10 And I'm not gonna read them to you, but I
11 want to make a couple of points.

12 Place is important, and place is both
13 the sidewalks of Main Street as well as the
14 opportunity to make new publicly accessible
15 space off of Main Street. We think it's the
16 integration of those two from an activity
17 point of view and from the opportunity it
18 creates to activate and support different
19 activities.

20 We do respect the historic grid. This
21 is a place in Cambridge where actually two

1 grids meet. We looked at a series of schemes
2 where we displayed streets or reconfigured
3 streets, but we think that the texture of the
4 grid is in fact an important part of the
5 historic context. We want to make
6 connections, those connections are both
7 planning connections, but they're also
8 opportunities for personal connections.

9 We talk about design for innovation
10 tenants, and we want to create floor
11 plates -- and I want to describe this in a
12 minute with a little bit more precision --
13 that work specifically for these innovation
14 tenants. We recognize the importance of
15 mixed use. As Michael said, we recognize the
16 importance of residential as part of the mix,
17 and certainly as part of this district.

18 And finally, and Steve mentioned it, we
19 want to make a new gateway to the campus. A
20 gateway that, in fact, carves into the campus
21 and makes the campus more accessible.

1 So the first question is: Why here?
2 And I'm going to go back quickly to our
3 process and how we got here and then a little
4 bit more detail on what this represents.
5 This place is the confluence of these two
6 very important paths. There is Main Street,
7 which you know well. There's the infinite
8 corridor, which is the spine of the institute
9 that leads all the way from West Campus to
10 basically this point today, and then sort of
11 disappears but then is anchored, or the
12 possibility of anchored, by the Sloan School
13 and new development at the Sloan School.
14 Where these two paths almost touch is right
15 here at the ellipse. And what they have in
16 common, of course, is this is the heart of
17 public transit. This is the T Station.
18 It's also adjacent to Cambridge Center
19 Plaza. And we don't think these are in
20 conflict. We think in fact that these are
21 quite complementary, and the opportunity to

1 combine these for different kinds of activity
2 is important. And this represents an
3 opportunity for gateway, not only into this
4 commercial business district, but gateway into
5 the heart of the academic district.

6 There are three components to planning
7 here: Place, innovation and residential.
8 And as I talk about each one of them, we
9 highlight the goals, but really there's --
10 all of those goals are quite interrelated.
11 We want to talk about public realm. We want
12 to talk about connections. And we'll always
13 keep coming back to this diagram of the 26
14 acres.

15 We look specifically at places that
16 represent residents. And we were looking for
17 places that have, that are common in terms of
18 their urban context, in terms of their scale,
19 the amount of retail and the adjacencies.
20 How they, how they connect to streets that
21 surround them. And these are five -- we

1 could do much more, but we're really looking
2 for validation in the opportunity here. And
3 with each one of these five are -- I just
4 want to describe our methodology -- what you
5 see in the upper right is an aerial
6 photograph of the place, and the red line
7 describes what we think is comparable, what
8 we think is comparable to the place that we
9 are proposing. A couple photographs of that
10 place. And then we take that red box, and in
11 scale, drop it into the place that we are
12 proposing. And what we've done is we've
13 taken Main Street from this zone, and you
14 recognize health sciences and the existing
15 street grid, and we've dropped in kind of
16 generic footprints, but the footprints that
17 correspond to the proposal. So, Site 2, Site
18 3, and Site 5. You're going to ask me where
19 4 is, and 4 is on the little piece of the
20 edge of health sciences. And so the space
21 that we're proposing is about 70 feet wide.

1 It's about 290 feet long. It's about 20,000
2 square feet. And as it compares to Bethesda
3 Row in Bethesda, Maryland, it's a little bit
4 wider, a little bit shorter. But Bethesda
5 Row is a manufactured space. It was a
6 created place. It's a place that supports
7 all sorts of activities, but it's a place
8 that also represents what we think is a very
9 nice dimension for the kind of oscillation
10 that makes retail work. And what I mean by
11 that is, the people who stroll, who bounce
12 back and forth between these places, and for
13 whom this will become an anchor that we can
14 create continuous frontage like you see in
15 this photograph. South Campus gateway in
16 Columbus, Ohio, is a project that we
17 designed, again very, very similar in
18 proportion. You can see how it drops into
19 this space. You can see the kind of space it
20 creates with the kind of density around it
21 and the activity it supports.

1 South Street Seaport, very different,
2 more commercial. Very different than the
3 other two, I mean. More commercial, but
4 again, longer, similar in its width. And
5 we're looking for that kind of validation.
6 We're looking for that -- those kinds of
7 edges. We're also looking at the height of
8 the buildings on those edges, and that's
9 important. And I'll come back to it.

10 Church Street in Burlington, Vermont, I
11 think a very good analogy. A little bit
12 narrower. A reclaimed vehicular street.
13 Very similar in length, but very similar in
14 what we are trying to do here, make a place
15 where people can gather with active edges
16 that spill out and make the place alive.

17 And then Palmer Square in Princeton.
18 And Palmer is the most different. It is more
19 square than it is long and thin. And in some
20 ways it's more like Cambridge Center, the
21 Plaza at Cambridge Center. And that's

1 deliberate on our part. We think these two
2 things, meaning this space and that space,
3 those two places are complementary. We think
4 they have the opportunity to be connected for
5 an event, but we also think that they can
6 support the different kinds of activity at
7 the same time and at different times.

8 How do we get to 70 feet? And it's no
9 accident how we got the 70 feet. You know
10 why we're here. And the T head house is a
11 fixed object. Our plan is to basically leave
12 the head house, leave the platform of course
13 where it is, leave the vertical circulation
14 where it is, rebuild the head house, but not
15 move the head house. There are two buildings
16 here. The building -- the MIT press
17 building, the building next-door known as --
18 we call it the Rebecca's building. And we
19 know that they represent historic context.
20 But what we're trying to do is create
21 footprints here, footprints here. Really the

1 only two footprints on Main Street, on the
2 south side of Main Street that can support
3 our innovation kind of uses, and create a
4 place that in fact draws people into campus.
5 And relatively deep into campus, and makes
6 the connection between Main and infinite
7 corridor. And that's where we come to that
8 dimension. Reserve or propose that
9 footprint, recognize the T isn't going
10 anywhere, and try to carve a space out that
11 really connects those two lines.

12 There is existing retail. We've
13 colored it in here. It is where it works
14 well. It is of a good scale, and it's not
15 insignificant in its amount, but it is
16 discontinuous. There are limited
17 opportunities for growth as things exist
18 today. And the opportunity that this
19 proposal represents is not just to increase
20 density, but to create -- and our proposal
21 does not include the north side of the

1 street, but you've seen much of what's not --
2 not much, all of what's colored here. The
3 opportunity to create a two-sided experience.
4 So, significantly increased frontage. More
5 than double the amount of frontage. And in
6 the world of retail, frontage is every bit as
7 important as square footage in terms of
8 diversity, multiple tenants. You're looking
9 at tenant footprints that are 1500 2,000, the
10 opportunity to do something that's maybe five
11 or six thousand square feet, to combine
12 convenience retail with specialty retail with
13 food and beverage, to anchor it with multiple
14 tenants, but lead to that anchor with
15 continuous retail as connect some of the
16 really good pieces that exist today, extend
17 that length, which by the way is about 1200
18 feet, which is a very important metric when
19 we think about pedestrian spaces and public
20 realm that engages pedestrians.

21 When we talk about planning for

1 innovation, what we really mean is planning
2 buildings that increase the capacity of
3 science in Kendall Square. And we have to
4 look at this in the context of that historic
5 grid and the scale of streets. And what I'm
6 gonna suggest to you, and I think you're all
7 very familiar with it, because I've had this
8 conversation with you all before, there is a
9 new generation of innovation buildings in
10 Kendall Square, and you've seen them all.
11 And they have floor plates that are anywhere
12 from 25,000 to 80,000 square feet. The total
13 building is typically over 200,000 square
14 feet. And what we want to do is give you
15 some comparisons to some recent buildings.
16 And so what we've done is we've looked at
17 some recent buildings that have been built in
18 Kendall Square, like the Koch Institute, and
19 its footprint which is about 40,000 or its
20 typical floor plates. We are proposing floor
21 plates above the second floor that are no

1 more than 25,000 square feet south of Main
2 Street. We think that's important because it
3 allows us to preserve velocity, to preserve
4 that historic grid. And we just want to
5 compare so the red outline, I picked up off a
6 previous slide, I brought it over here, I
7 laid it on top of Koch and so you can compare
8 it to Koch. It's 130 feet by 195 feet. That
9 may not be exactly what it ends up being. It
10 may have shape to it, but it's the comparison
11 that we're interested in. We laid it on top
12 of (inaudible) sciences which is on Main
13 Street which is a 60,000 square foot plate.
14 We've laid it on top of 301 Binney.

15 I know from my conversations with you
16 that the topography of these buildings has
17 been questioned by this Board. The
18 similarity in the size of these buildings,
19 the size of the floor plates, the kind of
20 bulkiness -- I think we have an opportunity
21 here to do buildings that are in fact smaller

1 floor plates, that preserve light and air,
2 and still support the signs. And on 50
3 Binney, again, a 50,000 square foot floor
4 plate with our proposed floor plate laid on
5 top of it.

6 The third important component is
7 residential. Michael's talked about the
8 increase in the proposal to 120,000 square
9 feet. That equates to roughly 120 units.

10 We know residential is important. We
11 know it contributes to mixed use. What has
12 happened over the last ten years, and ECaPs
13 is truly the catalyst for this, is the
14 development of a kind of spine along Third
15 that includes a variety of different kinds of
16 buildings, some high rise buildings, some
17 medium rise buildings, some lower buildings.
18 You know that Volpe is planned for more
19 residential. What we're proposing or what we
20 think is the most appropriate site for
21 residential in this 26-acre district is here

1 on the what's the, what's surface parking
2 today is adjacent to One Broadway. The
3 opportunity is to do a mixed use building
4 with retail at the base, innovation plates in
5 the middle floors, and then 120,000 square
6 feet in smaller, thinner floor plates above
7 as part of that kind of developing zone. It
8 also gives us the opportunity to really
9 activate this edge. Site 8 is this corner
10 where we can make a little bit more retail.
11 We have the opportunity to activate this
12 north edge of the One Broadway block to build
13 a building or design a building that has an
14 address on this side of the street for
15 residential and participates in the
16 development of everything that's happening
17 along the canal.

18 So, the proposal itself, it's really
19 simple. We've talked about it a lot. It's
20 about making a great street and a great
21 public space. It's about the connection or

1 the overlap of those two ellipses. About
2 filling in some of the missing spaces and
3 taking advantage of the opportunity that
4 exists today.

5 We've shown designated eight different
6 sites, and I just want to break them down
7 into types as we think about it. Sites 2, 3
8 and 7 are really the -- they're important
9 components of street scape. They're really
10 the sites that accommodate urban research and
11 innovation, and a full floor plate of retail
12 at the base with continuous edge. And what
13 you're looking at, and you can look at it in
14 the model, and you can see it in a
15 three-dimensional, is the lower footprints
16 are bigger. They reach out to strengthen
17 street wall, to define these north/south
18 edges. And the floor plates above, and the
19 setbacks are significant are smaller.
20 They're 25,000 square feet. So in fact those
21 first floor, second floor plates can belong

1 to the street, can be defined -- designed for
2 retail, not ancillary to the building, but
3 part of the street scape.

4 Sites 1, 4, 6, and 8 are small.
5 They're in-fill sites. They represent
6 opportunity to mask loading dock. They
7 create a little bit of edge on health
8 sciences. They in-fill along Third. The
9 in-fill behind 238 Main Street.

10 Site 5 is what we call the anchor. And
11 what we mean by anchor is that it combines
12 retail, cultural. It acts as anchor for
13 these edges of retail. It also acts as
14 anchor -- as gateway, sorry, as gateway into
15 this entire East Campus precinct.

16 The program, we show it to you as we
17 described it six months ago in December, and
18 as it has been revised, and really what's
19 important here is that the housing's been
20 increased to 120,000 square feet. The
21 reduction is in lab and office so that the

1 total has not changed. The 100,000 square
2 feet of retail we talked about is made up of
3 60,000 square feet. That what's been defined
4 in front of this Board before and as
5 proposals as active use. That means it's on
6 the street and it's at grade. The additional
7 40,000 square feet is primarily in the upper
8 levels of that anchor building, but the
9 commitment is that enhanced retail to
10 whatever we can at 100,000 square feet. And
11 I want to emphasize that the existing
12 entitlement, future academic development of
13 800,000 square feet is maintained, is a
14 constant.

15 We've proposed height zones. And the
16 strategy here is really very simple. Greater
17 height along Main Street, transitional zone
18 that's in that greater height defined as 250
19 feet stepping down to 200, stepping down to
20 150 as you get to the water. We think
21 that's -- there's a logic and rationale. We

1 have described the opportunity to a single
2 building on the south side of Main Street, a
3 single building on the north side of Main
4 Street that can go a little bit higher, and,
5 again, with the appropriate setbacks and size
6 of floor plates.

7 We drop it all in -- and this is really
8 very conceptual, but simply to give you an
9 idea -- and the model probably gives you a
10 better idea more tangible of what it feels
11 like on the site. How it relates to that
12 historic grid of streets. How it relates to
13 Main Street. And how the massing relates in
14 its orientation to Main Street, and the
15 opportunity to preserve some important views.

16 You've seen some of these images
17 before. There's a couple of new ones. What
18 we've added is some photographs, and we thank
19 Roger -- we're using Roger's photographs in
20 many of these cases. The point is the people
21 are here today. They're in Central Square.

1 They are in Kendall Square. Kendall Square
2 is a global brand. And, again, when you get
3 here, you don't know you're here. Really we
4 need to create destination. We need to
5 capture those people that are here today,
6 moving through that space today. And I just
7 want to emphasize the importance of designing
8 to the street, designing buildings that
9 connect to the street in scale, and taking
10 these floor plates of 25,000 square feet and
11 pushing them back, not five feet, but maybe
12 20 feet. Really setting them back, and
13 making the architecture distinct. So there
14 is an architecture of this street, and
15 there's an architecture to the innovation.

16 A view looking east towards the
17 Longfellow Bridge as it exists today. And
18 the kind of activity as it exists today in
19 Cambridge. I think Roger's photographs are
20 only a few weeks old. And you see those
21 people are in Kendall Square today moving

1 through Kendall Square.

2 You saw this image in a slightly
3 different iteration before, and there's been
4 controversy or different people have liked
5 our big screen and other people don't like
6 our big screen. I don't think it's important
7 to the proposal frankly. I think what's
8 important is the space and the edges to the
9 space. The opportunity to make gateway, to
10 make the campus more accessible, to make a
11 place that's off the sidewalk, that has the
12 kind of square where people can gather.

13 And then finally a new view that's
14 looking north. And it is about that
15 connectivity or connection across Main Street
16 and to the -- and to Cambridge Center.
17 Again, it's a space that we think is
18 meaningful in size. Its location can truly
19 be a portal. And its relationship across the
20 street we think is meaningful.

21 Let me introduce Jeremy Grossman to

1 talk specifically about retail strategy.

2 JEREMY GROSSMAN: Thank you, David,
3 and good evening, everyone. CBRE Grossman
4 Retail Advisors specializes in both the
5 formation and implementation of retail
6 merchandising strategies primarily in urban
7 mixed use environments, and like the rest of
8 the team we're thrilled to be involved in
9 this early stage of retail planning and
10 strategy. The goal is to assure that the mix
11 of retail meets the needs of the community
12 and as important viable long term.

13 Before I get into the active use plans
14 and to discuss the active use plans, I want
15 to briefly highlight the primary retail
16 goals. And the first goal is activation.
17 Today for the most part Kendall Square is a
18 nine to five workday and academic
19 environment. As the plan will show, with
20 added storefronts and a unique and diverse
21 mix of retail services and restaurants and

1 vibrant sufficient public space, Kendall
2 Square can be transformed into an exciting
3 and unique shopping and dining destination
4 throughout the week and weekends, day and
5 night.

6 Secondly, Kendall Square already has
7 great retail and great restaurants. It has a
8 substantial commercial density and
9 established and growing residential base.

10 The added retail density in public space will
11 provide additional services in demand
12 currently by this space, and clearly the
13 population is underserved.

14 And lastly, by adding retail density by
15 its unique mix of uses and active public
16 space, Kendall Square will have broad appeal
17 assuring that the neighborhoods have long
18 term viability.

19 This first plan is the existing active
20 use plan, and you'll notice the street
21 frontage along Main Street is approximately

1 625 linear feet as referenced in the bubbles
2 that highlight the figures. The retail
3 primarily falls along Main Street and lacks
4 the density or the mix of uses needed to
5 support the consumer base in Kendall Square.
6 There is limited pedestrian only public
7 space. And without sufficient retail
8 density, active public space or a retail
9 anchor, Kendall Square is often passed
10 through by its consumers and passed by
11 retailers.

12 This next plan demonstrates the
13 proposed improvements to the district. And
14 most noticeable are the added retail
15 storefront along Main Street and surrounding
16 the plaza. Storefront space increases from
17 approximately 625 feet, as shown on the
18 previous plan, to about 1500 feet on this
19 plan. On the MIT parcel it's an increase of
20 about 144 percent. All offering new
21 opportunities for unique and preferred retail

1 food and services.

2 Much of the frontage falls along the
3 plaza. A vibrant place where retail and
4 restaurants open up to wide sidewalks, and
5 the consumer is engaged with a variety of
6 experiences; whether it's people watching,
7 outdoor dining or outdoor activities which
8 Dan will get into in a minute.

9 We believe the plaza is critical to
10 both the consumer appeal and the experience
11 in Kendall Square, but as important the
12 appeal of future retail and restaurants
13 coming into the area. The diverse mix of
14 uses shown on the plan is also important.
15 The retail will primarily support the
16 established residential, academic and
17 commercial base in the community and in the
18 neighborhood. The mix will include
19 convenience and service uses, food and
20 entertainment, traditional retail, both local
21 and broad based that will add to the

1 character and culture already present in
2 Kendall Square through its great retail
3 restaurants and its neighborhoods.

4 As it's early in the leasing process,
5 I've highlighted a few of the key leasing
6 strategies that are being considered by our
7 group and MIT. Early thoughtful design and
8 planning provides the most flexibility to
9 accommodate the different retail sizes and
10 configuration especially smaller boutique
11 shops or restaurants that vary in different
12 shapes and sizes.

13 Secondly, we'll encourage the tenants
14 to engage with the consumer through the
15 public space. As I mentioned outdoor
16 sitting, transparent storefront and
17 participation in public space programming.

18 As I've mentioned, the mix of retail,
19 retail that directly meets the needs of the
20 consumer and the community with a blend of
21 local, regional and national tenants and

1 tenants that operate during evenings and
2 weekends are critical to the long term
3 viability of Kendall Square. Unique, local
4 and most national retailers prefer their own
5 storefront and sign identity. It's that
6 variation that adds to the character of the
7 street and is certainly more exciting to the
8 consumer.

9 And lastly, as we all know there are
10 already great retailers and great restaurants
11 in Kendall Square and within a five to ten
12 minute walking distance of this site, but it
13 feels very much to the consumer and to the
14 retailer as fragmented from a retail
15 perspective. Adding the retail density in
16 support of this great retail, the retail
17 that's across the street as well as the
18 neighborhood and throughout Kendall Square,
19 combined with the active and programmed
20 public space will help transform Kendall
21 Square into the vibrant place that it can be.

1 And to speak a bit more about that activity
2 in the public space I'll hand it over to Dan.

3 DAN BIEDERMAN: Let me, let me tell
4 all of you two things that MIT is not doing
5 wrong in this project.

6 One, is typically, and they'll remain
7 nameless, my clients bring me in in crisis
8 where public space is already opened and it's
9 dull as can be or it's dangerous, too late
10 really to affect the design but programming.
11 This is awfully early for us to be involved,
12 and we're delighted as Jeremy to be involved
13 this early. So early for programming is good
14 with regard to likelihood of public spaces.

15 Second, if you go to enough
16 presentations in front of planning boards,
17 you'll hear the misquoted phrase from Field
18 of Dreams: If you build it, they will come.
19 First of all, that line is never said either
20 in the book or the movie. It's "If you build
21 it, he will come." Architects tend to use

1 it. And what they're saying is, give us
2 enough money, client, to build a beautiful
3 capital plan so that people will just show
4 up. The fact is they don't. If you build
5 it, they will not come. Unless you do the
6 kind of things that MIT has invited us to do.
7 So, let me show you some of those things and
8 give you an idea of what we mean.

9 First, this is not a great room to
10 pitch this to because it's a pitch to women,
11 and this is mainly a male audience. But
12 women are your most important park users by
13 far. Why? They are discriminating. They
14 will flee from a public space that's dirty or
15 dangerous. To give you an idea, go to a
16 dangerous public space sometime, one you know
17 not to be safe, count the first 100 people
18 you see. I bet you 80 of them will be male.

19 We've run Bryant Park, we take counts
20 everyday as shown in the upper right picture.
21 And as you can see, it's at least 50 percent

1 women at all times, more discriminating users
2 are saying yes to the public space with their
3 feet. So Christmastime it gets more like 60
4 percent. We have a heavy retail component
5 along a skating rink. What appeals to women
6 specifically other than the cleanliness?
7 There are some other things we're going to be
8 advising you to do and access to very clean
9 restrooms, certain kinds of seating. More
10 about that in a second. And a second
11 constituency that's critical, is it obviously
12 tends to be 50/50 female if you play it
13 right, is single people. Single people are
14 great. And by the way, you'll notice as I
15 talk about these constituencies, it adds up
16 to about 90 percent of humanity which is
17 another advantage. So, first women. Second,
18 single people.

19 Single people have two days. One
20 starts at about nine o'clock, and it goes to
21 five or six or seven, depending on where they

1 work. And then they don't go home. They go
2 into the second portion of their day, which
3 if you're lucky, is in your space. So at six
4 or seven o'clock they change clothes, they
5 change appearance and you've got them until
6 one a.m. if you can. That's why Jeremy and I
7 keep talking about 18/7 perhaps. Maybe not
8 on Sunday, but most of the time. So, we do
9 things to engage them whether it's places for
10 them to meet, entertainment that tends to be
11 their kind of entertainment. It can be very
12 low scale. And Steven has been asking me how
13 much are you going to cost me with this
14 approach? But he said he's willing to do it
15 for the community. And this will, this will
16 work. And this will be continuously
17 programmed. And plans are already underway
18 three years early in my view.

19 Last, we don't want to forget about
20 families, who on the weekend will gather.
21 And you do little things to get them there.

1 These are photos from Bryant Park, Herald
2 Square. Reading rooms for little kids.
3 Little children's books around. It's amazing
4 how popular it is. Magic shows. This guy is
5 one of our entertainers. You can do a
6 carousel if you want, it could be a little
7 jewel like this one. It doesn't have to be a
8 huge carousel. Friendship has done very well
9 with these. So, this is your weekend
10 programming to make sure the space stays
11 active seven days a week.

12 Then, we have to deal with the
13 Cambridge climate, which you're all aware of.
14 You're on the border of climate zones five
15 and six. It's cold. So we don't give up on
16 the outdoors in October. We keep working.
17 We might do something like ice sculptures.
18 We've done this -- that's one of our clients,
19 the New York Jets, we've done ice sculptures
20 as one of ten activities around their
21 stadium. You can put a fire pit into the

1 kiosks that work during the summer, in nice
2 weather. And I pointed out to MIT, if you
3 have good Wi-Fi system, the lunatics who use
4 it, in the winter will still show up and sit
5 amidst the snowdrifts because they've got
6 free Wi-Fi and they're delighted with it.
7 So, there are a lot of things you can do.
8 Rinks have been used in a lot of places. We
9 do use them. It's hard to make them work
10 financially. You have a nearby rink on Third
11 Street, but you keep plugging away for those
12 added six months, and there are 20 or 30 uses
13 that will work.

14 Now, back to movable chairs. I was
15 mentioning to you, Tom, Ted and Steve, that
16 if the rest of us weren't here and the four
17 of them had come in and said to each other,
18 let's have a meeting, there's absolutely zero
19 chance they would be sitting where they are
20 now. Why? Because they want to face each
21 other so they can have a conversation. Not

1 sit at a long table. And what is a long
2 table for a four-person meeting, but exactly
3 the same thing as a bench is in a public
4 space. Totally horizontal. And yet 99
5 percent of parks in America only have
6 benches, no movable seating.

7 William H. White, Jr. of Holly White
8 was my mentor. He insisted, before he died,
9 Bryant Park was going to be a movable chair
10 place. We do that in all the other spaces we
11 do. You can see women love it, because they
12 can orient themselves the way they'd like in
13 conversation, near gardens, away from the
14 shade, in the shade, facing each other.
15 Here's the bad kind of seating which you'll
16 see everywhere. The thing on the left is
17 catching on like wildfire for reasons that
18 escape me. Why would a family of five want
19 to sit on that bench rather than movable
20 chairs? But Roch Center has that seating in
21 a bunch of other places. And this will not

1 be seated that way if MIT and we have
2 anything to say about it.

3 WI-FI, we spoke about a key --
4 especially in a tech area, a key draw for
5 public spaces. System has to work though. I
6 go to a lot of presentations and somebody
7 raises their hand and says we have WI-FI,
8 too, in our space. And somebody on the other
9 side of the room says, But it doesn't work.
10 So this has got to work. And if anywhere in
11 the America it should work, it's at MIT.
12 We've got enough geniuses to make the WI-FI
13 sophisticated.

14 Games are a fantastic energizer of
15 public space. Ping-pong does very well in
16 tech areas also. This is a huge hit in
17 spaces we've run. By the way Coke sponsors
18 it. You can barely see that it's Coke, and
19 that's one way to do this kind of thing
20 affordably.

21 UNIDENTIFIED AUDIENCE MEMBER: Which

1 Coke?

2 DAN BIEDERMAN: C-o-k-e. Not the
3 K-o-c-h Koch.

4 And then games. A lot of you in France
5 have seen Petanque and bocce on the left.
6 Backgammon, chess. Little crowds of people
7 will materialize for these games, and it's 40
8 here and 60 here and 30 here, and before you
9 know it you've got a crowd no matter what the
10 weather is. It would have worked today in 92
11 degree heat with humidity, because people --
12 that's their weekday activity, they'll keep
13 showing up, so that's why we do games. With
14 the recession coming in, people have stopped
15 being so loyal to their health clubs, too
16 expensive. So the Zumba, Cabrera -- I can't
17 even keep track of these new forms of dance
18 exercises that keep happening, free. We
19 provide tai-chi, yoga and ballroom dancing
20 all in a public space. And they will work in
21 this space. The narrowness will not matter.

1 Other advice we're giving to the
2 client, MIT, keep away from too much hard
3 scape. This is an infamous case, Lincoln
4 Center 50 years it's looked like this. They
5 just spent a billion-two to supposedly
6 improve it. Not a wit -- it looks just like
7 it did now with a few fancy touches. So the
8 trouble with that is most hot summers it's
9 going to be hotter than the places around it
10 because there's no shade. And it feels
11 somehow colder in winter. It does nothing to
12 block the wind. So a mix of hard scape and
13 soft scape is much better. This is Greeley
14 Square in New York, a space we redid. We got
15 the drugs and crime out of it first in the
16 upper left, but then it was boring. And in
17 the lower right we stood up and made it work
18 as a public space with a mixture of soft
19 scape and hard scape. And even Bryant Park
20 we thought there was a little too much
21 bluestone, and added some planters so that

1 the greyness of the pathways wouldn't
2 distract people from the fact that this is a
3 public park.

4 Transition, we've already heard about
5 the retail that should spill out. Even in
6 parks where you have kiosks that we've built,
7 you want to wrap them in ways that make them
8 engage the public spaces better. You can see
9 the before, and this is a very successful
10 singles gathering space in Bryant. And then
11 the way we're gonna be advising MIT, along
12 with Jeremy, for these storefronts to hit the
13 public spaces in the plaza, for example, is
14 the way some very successful scenes on the
15 upper left and the bottom. Brattle book shop
16 down on West Street, and Grafton Street
17 Restaurant in Harvard Square. But there are
18 thousands of other restaurants in America
19 that look just like that. And when you don't
20 spill out because you're not a food use, it's
21 -- we happen to pick a high tone one here,

1 Paul Stuart where the window dresser is
2 extremely successful. But I was pointing out
3 to the MIT people there are dry cleaners in
4 Central London that look just as good as
5 that. So, it's a matter of getting the
6 storefront designer to pay attention, or in
7 cases of stores that, you know, don't have an
8 in-house dresser, you get them to borrow the
9 expertise from somewhere. So, we'll be
10 pushing for that.

11 Last slide. This is a great
12 opportunity for the community to tell us what
13 it wants. You are more expert in the things
14 your neighborhood needs than we are or even
15 than MIT is, because you're here all the
16 time, and many of you have been 40 or 50
17 years. So, just to take a place, we're
18 working on Dallas, a park over an interstate
19 highway. Amazing, 250 Dallasites showed up
20 on a miserable Saturday in February to tell
21 us what we should we put in. Ignore the

1 specific uses because we're going to give you
2 a choice. But they voted one to five what
3 they wanted. And then we're putting in the
4 ones that got the highest ratings in green
5 and leaving out the ones that got the lower
6 ratings in red.

7 So, we hope this will be a beginning of
8 a conversation with what we call a
9 programming charrette, where the community
10 will be asked for the activities that will
11 make the most difference to it. And we'll
12 start fairly early on that quest.

13 So with that I'd like to turn it over
14 to Steve Marsh to wrap up.

15 STEVEN MARSH: Thanks, Dan.

16 Let me conclude with a few takeaways.
17 First, Kendall Square is a critical
18 innovation engine in a very competitive
19 global environment today. We recognize that
20 to remain a leader, Kendall Square must
21 transform as a place to continue to foster

1 collaboration. If we want to be the best,
2 we're going to need to find places to gather,
3 socialize and collaborate. We need to
4 improve the productivity.

5 MIT is well positioned as an anchor to
6 drive the transformation by providing the
7 basic research knowledge and the real estate.
8 We think we can enable innovation and place
9 making. And we believe innovation and place
10 making can be complementary in this
11 circumstance. And we believe that our plan
12 is a solid blueprint for the transformation
13 of Kendall Square. So, we're happy to take
14 questions.

15 HUGH RUSSELL: Are there questions
16 from the Board prior to the public hearing?

17 Okay, then I have a list of questions I
18 think I will, as my colleagues recommend,
19 hold them until after the public hearing.

20 So the way the public hearing works,
21 for those of you who may not remember, is

1 there' s a sign-up sheet which establi shes the
2 order i n whi ch peopl e wi ll speak. When you
3 come to speak, you wi ll gi ve your name and
4 spell your last name for the person who' s
5 recordi ng thi s. You have three mi nutes to
6 speak. And Pam i s our ti mekeeper, and she
7 wi ll l et you know when three mi nutes have
8 el apsed. And then, because some peopl e
9 haven' t found thi s, I' ll ask at the end of
10 the l i st i f there' s anyone el se who wi shes to
11 speak.

12 And one of our i nformal rul es i s that
13 we recogni ze Ci ty Counci ll ors. And I
14 understand Counci ll or Kel ley i s here,
15 al though I don' t see hi m at the moment. I
16 saw hi m a whi le ago.

17 FEMALE AUDI ENCE MEMBER: He' s
18 outsi de.

19 HUGH RUSSELL: And we al low them to
20 speak fi rst i f they want because they often
21 have other commi tments. I thi nk Jeff has

1 gone to see if Councilor Kelley wants to
2 speak.

3 He's good. Great. The first person on
4 our list is Mr. Winters and he says he
5 doesn't wish to speak.

6 The second person is Carol O'Hare.

7 CAROL O'HARE: You know me from last
8 year, I think, many of you. I generally
9 support this application, but I'm not here
10 for that. In my e-mail to you I asked what
11 can MIT be thinking in seeking an exemption
12 from all zoning signage and illumination
13 restrictions for its 20 -- I gather 26-acre
14 parcel? 28 was in the newspaper
15 advertisement. Including 0.3 miles along
16 Memorial Drive. In a two sentence zinger at
17 page 11 of its -- of page 11 of 17 of its
18 formal zoning application, rezoning
19 application, it asked for this exemption.
20 This, after last year's five-month civic
21 ordeal about building identification signage

1 whi ch ended wi th thousands of regi stered
2 voters sayi ng no.

3 There was i nsuffi ci ent noti ce, as i n
4 none, of thi s two sentence exempti on request.
5 It shoul d be wi thdrawn i mmedi atel y. Then MI T
6 coul d proceed wi th the rest of what l ooks
7 l ike a very good posi ti ve start to i mprovi ng
8 Kendal l Square.

9 I f the si gnage exempti on porti on can' t
10 be wi thdrawn wi thout wi thdrawi ng the enti re
11 appli cati on, then I suggest that MI T shoul d
12 bi te the bul let and start afresh wi thout i t.
13 I s i t real ly good publ ic process after al l to
14 conduct the publ ic heari ngs i n the mi dst of
15 the summer vacati on ti me and dol drums? I
16 know that ci ty offi ci al s work duri ng -- and
17 personnel and vol unteers work duri ng the
18 summer, but for a bi g deal l ike thi s maj or
19 rezoni ng and the si gnage exempti on that i s
20 bei ng requested, I suggest that i f necessary,
21 you wai t unti l after Labor Day.

1 This evening Mr. Owu said that he has
2 recently -- MIT has just recently heard about
3 signage concerns. Well, I think I may have
4 raised them, because the exemption on page 11
5 was not mentioned in a legal notice, it
6 wasn't mentioned in the 48-page presentation
7 that was presented in April with all the
8 pretty pictures and images. It wasn't
9 mentioned in this presentation except for
10 whatever it was, MIT wanted a screen. I'm
11 guessing that no mention was made of it when
12 there was two informal presentations to you.
13 I don't believe it was mentioned in community
14 meetings. And there's no mention of it in
15 the brochure that was handed out. In fact,
16 most of the lovely graphics look like that,
17 which is the delightful. I remind the Board
18 that I'm concerned about building
19 identification branding signs high up, and
20 there's plenty of places where tenants could
21 place corporate branding signs on top of

1 thei r bui ldi ngs i l l u mi nated for everyone to
2 see. Not everythi ng needs to be bi gger,
3 wi der, tal l er, hi gher, bri ghter and j ust more
4 genned up. We don' t have to di spl ace our
5 stars or our moon wi th corporate names i n
6 l ights.

7 So, for your grandchi l dren' s sake, I
8 ask that you demand that thi s ri di cul ous,
9 al most l aughabl e, and i n fact, i nsul ti ng
10 request be wi thdrawn.

11 PAMELA WI NTERS: Thank you.

12 CAROL O' HARE: Whether i t means that
13 they have to wi thdraw the enti re peti ti on or
14 not and start afresh.

15 Thank you for your attenti on.

16 PAMELA WI NTERS: Thank you.

17 CAROL O' HARE: Good eveni ng.

18 HUGH RUSSELL: Okay, thank you.

19 Chris Matthews. And after Chris wi l l
20 be Barbara Broussard.

21 CHRIS MATTHEWS: Chris Matthews, 26

1 Sixth Street in East Cambridge, also a member
2 of the East Cambridge Planning Team.

3 I don't have my thoughts very well
4 organized mostly because we haven't had this
5 proposal brought before the East Cambridge
6 Planning Team, and we normally have something
7 of this size. In fact, something -- any
8 project comes to the planning team a week or
9 two before they come and see you, so we get
10 the chance to assess it, think about it,
11 discuss it, vote on it, write a letter,
12 figure out if we want to come to this hearing
13 or not.

14 Anyway, my first impressions are with
15 the City having just embarked on the master
16 plan process for Kendall Square and Central
17 Square, why are we considering this huge
18 change right now? Why don't we just wait to
19 see what the master plan comes up with, at
20 the taxpayers expense, and then see how this
21 fits in with that.

1 Secondly, I appreciate the attempt to
2 make a meaningful open space. Previous MIT
3 master plans had a two-acre open space in
4 this area, South Main Street. Beautiful
5 green space that actually looked a lot like
6 Bryant Park, had a lot more soft scape, and
7 looked a lot more usable than this paved
8 street that we're looking at. Not that this
9 isn't, you know, promising, but how we can go
10 from that two acres to this half acre and
11 claim that it's improvement, I'm not sure.

12 On the question of innovation,
13 Mr. Marsh brought up at the beginning, I
14 think we'd all agree, Cambridge, and
15 particularly this part of Cambridge, is a
16 very special place. But this has always been
17 zoned -- south of Main Street has always been
18 zoned as part of the core MIT campus. And
19 that academic research that goes on on the
20 MIT campus is really the root of all the
21 innovation that happens here. The commercial

1 activity that happens on top of that, while I
2 support it, is really the blossoming of the
3 work that goes on in the academic
4 institution. So taking that area and making
5 it into commercial lab space when there's
6 millions of square feet of commercial lab
7 space already slated for this part of
8 Cambridge, beats me. I don't get why that's
9 more innovative.

10 MIT has a huge need for housing. Its
11 students particularly, its post-doc students
12 are paid extremely poorly, have a very hard
13 time finding a place to live near the
14 institution. All of us, I think, in the East
15 Cambridge Planning Team would love to see
16 more people living in Kendall Square. So
17 it's 120 units really, you know, of the scale
18 that we need?

19 And finally I'd like to echo the
20 comment about the signage. I just don't see
21 how after having had an extended conversation

1 about it last year, we can just throw all
2 that out of the window with this petition.
3 So I would just like everybody to slow down,
4 and think a bit longer about this.

5 HUGH RUSSELL: Thank you.

6 Barbara Broussard. And after Barbara
7 Carol Bellew.

8 BARBARA BROUSSARD: Good evening. I
9 live on Third Street and I use Kendall, and I
10 must say up until very recently I wouldn't
11 allow my girls to walk down from the Red Line
12 home on Third Street. It's a dangerous place
13 at night. It's dead. And I believe that
14 Kendall Square has -- they've tried to
15 redevelop it three times and failed. From my
16 point of view they failed, because what I
17 have now is absolutely nothing. It is
18 growing, it is changing, but I'm not positive
19 that this is the right way to go.

20 I believe that after listening to many
21 programs on NPR there are major cities in the

1 United States on the West Coast, Asia and
2 Europe, people are changing the way they
3 live. They're getting rid of this suburban
4 house out in the sticks. No one wants to be
5 on Route 93 coming in an hour. I can tell
6 you, I drive in the opposite direction and I
7 see them, single occupied vehicles. It's
8 horrendous. It is a parking lot.

9 Innovation occurs when you have an
10 innovative savvy workforce. In order to keep
11 that workforce, a first rate workforce, you
12 need to have not only an area to work, but an
13 area to play, and an area to live very close
14 by. I honestly believe that this design
15 doesn't have that. I have serious concerns
16 about the amount of housing. I know that all
17 of the people working for MIT: Steve, Mike,
18 and their consultants have told me they
19 really wanted to make the community a better
20 place to live. Well, I will tell you that I
21 think they are deaf. They haven't heard what

1 the community has told them in every public
2 meeting. 120 units of housing will not go.
3 They can -- took away some of the retail in
4 order to say they increased housing. It's
5 not gonna fly. The neighbors are not happy
6 about that.

7 The Koch Institute and the Broad are a
8 dead area on Main Street. I'd like to find
9 some life. I'm not gonna walk there because
10 I can't defend myself. I really believe that
11 all along Main Street, going up to Central,
12 we need at least three to four hundred units
13 of housing. And in every one of these
14 buildings, I need ground floor active retail.
15 And postage stamp open space really isn't
16 very useful. Little corridors, aren't gonna
17 make it around the T stop, because I've
18 cleaned them in the Kendall Square clean-up
19 and believe me, it is a very restricted area.
20 We need a very large area of open space that
21 the community, the MIT community and all of

1 the workforce, the innovative workforce that
2 we want to come here and stay here, can use.
3 I don't want an industrial park. This is not
4 suburbia.

5 Thank you.

6 HUGH RUSSELL: Thank you.

7 Carol Bellew. And after Carol,
8 James Williamson.

9 CAROL BELLEW: Carol Bellew
10 B-e-l-l-e-w, 257 Charles Street.

11 To start off, we have an RFP. What are
12 we doing here in the middle of the summer
13 with an RFP that's already been paid for with
14 Goody Clancy for a whole year? And here we
15 are looking at MIT months before they even
16 come up with anything at the RFP. So that's
17 kind of put me off.

18 Let's look at the past history of
19 Kendall Square. Many, many years ago it was
20 manufacturing. After that it was
21 electronics, and then it was software.

1 Dot-com and telecommunications. Let's not
2 forget telecommunications, because what's the
3 police station? Well, when
4 telecommunications went down, we got the
5 police station in a telecommunication
6 building to save the poor people who were
7 going to be bankrupt. Biotech is here and
8 commercial, Steve Marsh is selling like
9 crazy. My concern is when does the bubble
10 break here? What we really need and what
11 we're talking about, I mean I met Tim Rowe
12 from CIC out in the hallway, we were talking.
13 Boston's already collected him to do a
14 housing for entrepreneurs in Boston in --
15 down on the waterfront. Well, why isn't MIT
16 doing this with Tim? He's at CIC. He's at
17 One Broadway. He's at their location. He's
18 renting from them. Why isn't he considering
19 housing like this? This is perfect for
20 something that Tim is doing. He has 400
21 people in his building, entrepreneurs and

1 startups. That's a definite housing need
2 right here today.

3 Human resource people have told us in
4 Kendall Square, they can't get people to come
5 and work in Kendall Square because there's
6 nothing there to live, to go and shop, to do
7 anything. So, yes, do we need retail across
8 all, all of the property? Yes, I think we
9 need retail all on the first floor.

10 I think personally that Kendall Square
11 needs academic housing. MIT is a university
12 that has post-docs. Where do we get our
13 tenants? We get our tenant from post-docs,
14 graduate students. They don't have housing
15 at MIT. MIT has grown phenomenally, and
16 Steven hasn't addressed this issue at all as
17 far as I'm concerned. Retail, yes.

18 Open space. Alexandria came up with
19 two acres and they bought 12 acres. They're
20 talking 26 acres, and they're not even coming
21 to the table with a two acre lot. There were

1 plans in the 1980s for a very nice park off
2 the Planning Board for this whole site. I
3 don't know where it went, but it's not here.

4 Signage, well, that's, I mean that's a
5 joke. How can they possibly put it in this
6 and ask us to be even respectful of them? We
7 already said no to signage. Why would they
8 even consider putting it into this? It
9 really put a lot of people off I'll tell you
10 that.

11 So, that's all I have to say, and I'm
12 at the table.

13 Thanks.

14 HUGH RUSSELL: Thank you.

15 James Williamson. And after James,
16 Rhonda Masse.

17 JAMES WILLIAMSON: Thank you. My
18 name is James Williamson. I live at 1000
19 Jackson Place and I'm wearing my David Koch
20 Memorial T-shirt for integrated community
21 planning tonight. It says: Stand with

1 Wisconsin. Don't know who David Koch is.

2 A couple of comments. Three minutes is
3 hardly enough time and, you know, it's really
4 not fair to expect people to make thoughtful
5 comments after an extensive presentation and
6 the much touted hundreds and hundreds
7 community meetings, but I'll do the best I
8 can.

9 First of all, it is ridiculous to be
10 here tonight when there is -- what is it? A
11 million dollars -- something on the order of
12 a million dollars, the city manager picked
13 Goody Clancy to do a significant study. The
14 first significant meeting was only June 21st
15 and here we are with MIT coming forward with
16 a full court press with their rezoning
17 petition. I would submit that it's
18 unethical. It's also poor planning. We
19 should be going forward with this well-funded
20 community-based survey and study for Kendall
21 Square without the push already on the table

1 for what they want to see happen in a
2 significant part of it. So this should be
3 taken off the table. Or if they don't want
4 to take it off the table, let us have that
5 million dollars and put it to some useful
6 purpose.

7 Secondly, as far as innovation is
8 concerned, let's be honest, it's not just all
9 the wonderful things that people like to talk
10 about when they talk about innovation, it's
11 also inertial guidance systems for nuclear
12 weapons at Draper Labs, and a bunch of other
13 things that aren't necessarily always so
14 wonderful. Not all innovation is necessarily
15 the kind of innovation that we as a community
16 might like to support.

17 Getting down to some specifics. At the
18 time when it begins to be appropriate to
19 really begin to look at more specific
20 proposals after we've done the well-funded
21 community-based survey that's gonna come up

1 with some -- a visioning for Kendall Square,
2 that seems to be already done by some people,
3 once we've done that, here are a couple of
4 things that I think we would then want to
5 look at:

6 I took the T today, it's jam packed
7 already. Where is the capacity going to be
8 for -- on the Red Line for this area? Where
9 is the -- all of this new development, where
10 are people gonna -- how are they gonna fit in
11 the already crammed coaches of the Red Line
12 as it is today?

13 Secondly, the signage. I mean, look,
14 we just went through this community process,
15 a hundred thousands of people signed
16 petitions. The City Council had to either
17 withdraw the Ordinance or put it on the
18 ballot in the coming election. They didn't
19 want to risk putting it on the ballot, it
20 would be embarrassing to them, so instead
21 they withdrew it. Here it is, a subterfuge

1 for this whole area that's going to be exempt
2 from the signage. I would submit that that's
3 reprehensible even the way they're going
4 about it. It's also wrong.

5 And then finally, the model --

6 PAMELA WINTERS: Is this your last
7 point?

8 JAMES WILLIAMSON: Yes.

9 The model, here are those 300, these
10 two so-called signature buildings beware, you
11 know, reach for your revolver when you hear
12 the word signature. The two giant buildings
13 there, are they 300-foot buildings or are
14 those 250-foot buildings? I'd like to see a
15 model that reflects the option they're
16 requesting of 300 feet. And I would really
17 like a careful examination of the huge height
18 that's being proposed that rises up out of
19 the screen in at that image there above the
20 land marked buildings, potentially land
21 marked buildings that are going to become

1 facetectomies I guess as this giant building
2 rises above them. I just think it's going to
3 be way, way too big of an allowance for MIT
4 and the commercial developers who are going
5 to be profiting from this.

6 Thank you.

7 HUGH RUSSELL: Thank you, James.

8 Rhonda Masse. And after Rhonda, Alex
9 Evans.

10 RHONDA MASSE: Hi, Rhonda Masse, 211
11 Charles Street in East Cambridge. I wasn't
12 going to mention the signs, but I did find it
13 very interesting that there was a news item
14 in yesterday's Boston Globe saying that the
15 Mass Turnpike has begun to write, you know,
16 regulations reducing the amount -- reducing
17 the size of their allowable signs to 80
18 square feet. Neighbors who live within sight
19 of the signs are disturbed by them.

20 It may not be easy to improve Kendall
21 Square at this point because so much has been

1 done over the past several decades to kill
2 it, much of which cannot be easily undone.
3 It's easy, however, to see that more density,
4 more height and much more commercial
5 development will put the final nail in the
6 coffin. A year or so ago I received an
7 e-mail, and Councilor Kelley may have sent
8 it, with an attachment which gave density
9 comparisons between the Kendall Square area
10 and other computer tech and biotech areas.
11 Kendall Square was already far, far more
12 dense than other areas. One was Silicon
13 Valley, and I believe the other -- one of the
14 others was the San Francisco Berkeley area.
15 Kendall Square is also far smaller.
16 What will be great for MIT and biotech
17 companies will not necessarily make for a
18 great Kendall Square. A brief look at local
19 squares, which I think work, and have a
20 lively mix of businesses and pedestrian
21 traffic tells me that the best squares have

1 mixed housing close by. Single-family
2 houses, triple deckers, small apartment
3 buildings, some larger apartment buildings
4 from which residents can walk to shop, eat
5 out or gather in an open space, to play
6 sports, watch their children play sports or
7 just relax to enjoy an important connection
8 to nature. Then they have some surface
9 parking, a lot with meters and more than just
10 a handful of metered spaces so that people
11 that drive to or through the square, can get
12 out of their cars to shop or stop for coffee
13 or a meal without having to drive into a
14 garage and pay high fees for parking. They
15 have useful retail, too. Like a grocery
16 store for residents. And the best areas have
17 a playground for young children nearby.
18 Planning some of these things in Kendall
19 Square might encourage present residents of
20 the area, future residents, and families with
21 young children to stick around to see what

1 Cambridge and their Community Development
2 Department can provide in the next decade or
3 two. Our last chance for housing in the
4 square may have been lost last year when
5 Boston Properties was given permission to
6 change one of the few, if not the last,
7 housing sites to biotech. In my opinion,
8 that was an egregious mistake. And when
9 planning for Kendall Square, the Board has
10 some hard decisions ahead. If the
11 neighborhood is desired or just a large
12 collection of biotech and commercial
13 buildings which will crowd out any chance of
14 life for the area.

15 My last comment, I wasn't going to
16 include a quote, but Steve Marsh did so. . . .
17 I read last year a book called "Hubbub:
18 Filth, Noise and Stench in England from 1600
19 to 1700," and the quote that struck me so
20 much, and since I didn't prepare ahead, I
21 think I have it, I may be off by a word or

1 two, and has struck me through a lot of these
2 planni ng processes. "For many, the economi c
3 heal th of the nati on outwei ghed the comfort
4 of i ts ci ti zens. "

5 Please consi der the peopl e who live
6 there and will live there.

7 Thank you.

8 HUGH RUSSELL: Thank you.

9 Alex Evans. And after Alex, Heather
10 Hoffman.

11 ALEX EVANS: Hello. I'm Alex Evans.
12 I live at 304 Washi ngton Street, and I'm al so
13 Presi dent of MIT's Graduate Student Council.
14 To provi de some context on graduate students
15 at MIT, we are over 6,000 in number. We have
16 an average income of about \$25,000 per year.
17 Nearly hal f of that is spent on housi ng. We
18 work long and irregul ar hours outsi de of a
19 ni ne to fi ve schedul e. And we live in the
20 very same nei ghborhoods as many of you here
21 thi s eveni ng. Two-thi rds of us actual ly live

1 off campus, and most of us walk home alone
2 after ten p.m.

3 Overall, we're excited about the
4 prospect and the possibility of revitalizing
5 Kendall Square. Particularly the opportunity
6 that any revitalization project in Kendall
7 has providing a diverse retail, dining and
8 recreation options. And for this we applaud
9 the City's efforts in particular in looking
10 at how to improve Kendall Square. But with
11 so many of us living off campus and in
12 transit late at night, we urge the Planning
13 Board to consider the current state and
14 long-term viability of affordable and
15 accessible housing for MIT graduate students
16 as part of any project in Kendall Square. We
17 encourage this process to take into account
18 our constituencies that seeks this affordable
19 and accessible housing, dining and recreation
20 options. With the oversaturation of demand
21 for affordable and accessible housing near

1 MIT's campus, graduate students have become
2 increasingly concerned. And MIT graduate
3 student's council and the graduate student
4 community as a whole are interested in being
5 involved in contributing to the process and
6 revitalizing Kendall. We are invested in
7 this community and we encourage the Planning
8 Board to take the opportunity of a Kendall
9 revitalization project to mold Kendall and
10 into a greater center of innovation by
11 keeping graduate students invested in the
12 community, by not only living here but
13 working here and treating Kendall as a
14 welcoming home and as a vibrant social
15 center.

16 Thank you.

17 HUGH RUSSELL: Thank you.

18 Heather Hoffman. And after Heather,
19 Charles Marquardt.

20 HEATHER HOFFMAN: Hello, my name is
21 Heather Hoffman. I live at 213 Hurlley Street

1 in East Cambridge, and I actually walk to and
2 from Kendall Square fairly often. I'm not
3 quite as down on Kendall Square as many
4 people, but I agree that there is a whole lot
5 that could be done to improve it. I -- the
6 first thing that I thought of when I heard
7 this was what several people have said before
8 me and what I've said in a huge number of
9 public meetings so that I am feeling like a
10 broken record. What are we doing having a
11 study of this whole area if all of the land
12 is going to be rezoned while the study is
13 going on? It is a waste of everyone's time
14 and money, and it's an insult to the people
15 who are trying to do a study. I think that
16 just having them look at this, without
17 actually having finished their study, is
18 insufficient, because if that's all they need
19 to do, then why are they doing a study?

20 I would also like to echo what several
21 people have said before me about the signs.

1 As far as I'm concerned, no signs. Zero.
2 You want them down at the street level so
3 that people can find their way around. There
4 are many pretty cool signs currently in
5 Kendall Square that are down at street level.

6 My neighborhood is where most of the
7 current testosterone waving branding signs
8 are on top of buildings, and they are doing
9 nothing to enhance the sky scape or the
10 street scape. They are simply flaunting
11 people's names and trying to make them feel
12 big. So, please, no changes on the signs.

13 And finally, I want to remember someone
14 who I think would have been here except that
15 he died on Sunday. Tony Figarado (phonetic)
16 who was very active in the
17 Wellington-Harrington neighborhood fought
18 long and hard for his neighborhood and for
19 his family, and for all of the other
20 neighborhoods in the area and for all of the
21 other families. And I think it would be a

1 really fitting tribute to him and his memory
2 for us to remember the neighborhoods and to
3 see what we can do to make this an actual
4 neighborhood.

5 Thank you.

6 HUGH RUSSELL: Thank you.

7 Charles Marquardt. And after Charles,
8 Steve Kaiser.

9 CHARLES MARQUARDT: Hi, Charlie
10 Marquardt, 10 Rogers Street. I'll try and be
11 brief, Pam.

12 First, I want to say thank you for the
13 model. The model is great. It gives us
14 something to look at. Something else that
15 would have been really helpful is what can
16 they do today versus what are they asking
17 for? It's really hard to figure out what the
18 change is. I know what they're asking for.
19 I don't know what they can do side by side.

20 Now I want to talk about housing. Alex
21 hit it on the head. Where are these grad

1 students gonna live? \$25,000 a year
2 qualifies them for affordable housing.
3 That's a shame that MIT is housing one-third
4 on campus. I know they can do better.
5 They've done some really wonderful graduate
6 housing right there on 60 Wadsworth Street.
7 Do it again. Put two or three more down
8 there and let's get some of your students on
9 campus. Instead of having them trying to
10 drive in from the suburbs, because those are
11 the only places they can afford to live. Or
12 living in places where they're walking back
13 from labs at one or two in the morning. They
14 can't get there.

15 Next, I want to say about housing is
16 let's make sure that whatever we put in there
17 is net new, not just new. This is a big
18 26-acre site that's being rezoned, including
19 300,000 square feet at 100 Memorial Drive.
20 Which, I'm trying to remember exactly when,
21 but there's a ground lease on that building

1 that expires in the next decade. So, I hate
2 to see us put 120 in and have 300 come off.
3 So, we want to make sure we're covering that.

4 Another interesting thing, we went
5 through this enormous 26-acre discussion,
6 didn't hear the word parking once. And
7 they're proposing maximums as proposed to
8 minimums. That's a pretty good change. I
9 thought we would have discussed that as part
10 of the hearing.

11 And lastly, Mr. Marsh made a really
12 good positioning for MIT as a leader of
13 innovation. They are the engine for a lot of
14 what goes on in Kendall Square. They're
15 pushing out the grad students, the post-docs
16 and the undergrads and they're helping fill
17 up these buildings with those great
18 innovations. Why are we then taking what
19 could be academic space, converting it into
20 commercial space potentially depriving all
21 those other areas of these wonderful

1 students? And if these grad students don't
2 have a place to work on campus, where are
3 they going to go? North Carolina,
4 California. You know, without those grad
5 students, we don't have Kendall Square. So,
6 and there's three or four million square feet
7 going on all around there. And they'll
8 mention that there's 800,000 square feet, I
9 don't see it. It's just sort of a throw away
10 line right at the bottom of one of the
11 slides. Let's talk about what that plan is
12 to keep those graduate students which have
13 continued to grow, both housed on campus and
14 places to work, play, and do their science,
15 whether it be a gyroscope that led to GPS so
16 we don't get lost any more. Or either
17 working in the Koch Center so that they can
18 come up with a cure for cancer. That would
19 be wonderful.

20 And finally, you know, we all talked
21 about signs. We've done it over and over

1 again. They've heard it many of their
2 meetings. The fact that they asked for an
3 exemption from the sign ordinance, it just
4 doesn't make sense.

5 PAMELA WINTERS: Perfect timing,
6 Charlie.

7 HUGH RUSSELL: Thank you.

8 Steve Kaiser. And after Steve,
9 Charles Teague.

10 STEVE KAISER: Yes, I'm Steve
11 Kaiser, 191 Hamilton Street. Barbara
12 Broussard of the East Cambridge Planning Team
13 identified various key issues that she's
14 concerned about both in the planning and in
15 the zoning that's in front of you. Key
16 issues: Open space, ground floor retail,
17 housing, lighting and signage, and academic
18 versus commercial uses. A lot of people have
19 spoken on those issues, too, and have raised
20 the issue of how can we do zoning before
21 planning? In other words, MIT has it

1 backwards. You should do the planning first
2 and then do the zoning.

3 I've had some discussions just tonight.
4 I have a letter that I'm going to submit to
5 you, which would be rather critical of the
6 existing zoning, but there is a fascinating
7 logic for it, for putting the zoning in now,
8 that it starts a discussion on something very
9 specific. We can talk about sizes of
10 buildings and heights of buildings and
11 amounts of parking or no parking or whatever
12 these things are, and this can be much more
13 specific and useful than the process that CDD
14 is going through with their generalized
15 study.

16 Furthermore, the Planning Board process
17 is better because it has a hearing process.
18 You can get public comment. What's happening
19 at CDD is they rush through the meetings,
20 they have ten minutes at the end, everybody's
21 putting their papers together, and oh, we

1 will allow for public comment and you're
2 lucky to get two or three minutes in. I
3 don't like the three-minute rule either.
4 It's better, you see?

5 So, I think there's an odd way of
6 taking the MIT zoning and putting it together
7 with your process, stretching it out to allow
8 for time. I don't want you to close the
9 hearing tonight. I don't want you to shut
10 anything off. Let's keep the discussion
11 going. If the traffic stuff hasn't been
12 handled, let's do it. If the architecture
13 stuff needs more work, let's do it. Let's
14 have the discussion. And I think we can do
15 it better than that other planning process.
16 Believe it or not.

17 So, I'm gonna skip over most of my
18 comments because, you know, I don't like the
19 FARs. I don't like the building heights. A
20 whole lot of things in there, but at least we
21 have this specific topic that we can talk

1 about.

2 On the second page of my letter I
3 returned to an old topic, which is legal
4 concerns about zoning. And our process here
5 allows us to talk about that and think about
6 that again on a somewhat more extended time
7 scale. And I talked about Article 7 of the
8 Constitution. Well, I've gone back and read
9 some more of the Constitution, and found more
10 pieces of it that are relevant in terms of
11 the rights of the public and the proper role
12 of government. Not only Article 7, but
13 Article 6, Article 11, Article 18 and Article
14 29.

15 Article 18 and Article 11 basically say
16 no stonewalling. A citizen has a right to
17 know what his rights are and get a response
18 from government. So far I've been
19 stonewalled. So, hey, you know, let's try
20 and fix that.

21 Article 29 relates to the right of the

1 public to get an impartial interpretation of
2 what the laws are. And I had earlier
3 suggested that we try to get one from the
4 city solicitor. Trouble is the city
5 solicitor is not impartial, he represents the
6 city manager. How do we get an impartial
7 judgment as to what the laws are? I suppose
8 we have to go to court, okay?

9 So please take a look at the second
10 page and all of these legal concerns they
11 have to do with things every time you're up
12 zoning. So it's Alexandria, it's University
13 Park, it's Novartis, and the up zoning which
14 is proposed here. So there is some homework
15 to do for the Planning Board.

16 And also I couldn't find any
17 three-minute rule in the Constitution. It
18 doesn't exist.

19 PAMELA WINTERS: Well, your time is
20 up.

21 STEVE KAISER: I'll have to take it

1 to court, won't we?

2 Okay, just one last quick thought here.
3 Innovation has been thought of something as
4 very positive, and one of the great things
5 that MIT did is the guy who invented the
6 cheap eyeglasses for people overseas for poor
7 kids, that's a great one. The other bad side
8 of innovation is something like the Segway,
9 which is really a stupid, horrible invention.
10 So when people talk about innovation, I hope
11 they will distinguish between good innovation
12 and bad innovation.

13 Thank you.

14 HUGH RUSSELL: Thank you, Steve.
15 Charles Teague. And after him, Richard
16 Fanning.

17 CHARLES TEAGUE: Hi, I'm Charles
18 Teague, 23 Edmunds Street. I came on
19 generally to support the East Cambridge
20 Planning Team, especially their objection to
21 signs, of course, and the limited housing.

1 But I was watching the presentation and I'm
2 just -- I'm really troubled by a couple of
3 quick points. I'm just going to go very
4 briefly which I hope you'll appreciate. It
5 really ignores the other owners who presented
6 in Kendall Square one of the planning teams
7 forums where Alex (inaudible) in particular
8 proposed Main Street as a connection to
9 Central Square, and that the development
10 occurred along there. And that connection's
11 ignored. The other connection is to North
12 Point. North Point's a huge development, and
13 it has the huge amount of housing, but that
14 doesn't connect anywhere in here. As Charlie
15 Marquardt said, there's a very limited amount
16 of discussion in this proposal as to the
17 actual zoning of the 26 acres, it really
18 discusses seven specific sites. And why
19 change the zoning for everything if you just
20 going to do this, if we're just talking about
21 seven sites tonight. And that really goes to

1 my -- one of my reoccurring themes, which is
2 that this is, this is just another example of
3 patchwork zoning which I find constantly
4 bothering. It's all over Cambridge and
5 there's little spots here and little spots
6 there. And every now and then something bad
7 happens.

8 So, thank you very much.

9 HUGH RUSSELL: Thank you, Charles.
10 Richard Fanning. And after Richard, Jay
11 Wassermann.

12 RICHARD FANNING: My name is Richard
13 Fanning. I live at 21 Cornelius Way. I
14 agree with most of what has been said. This
15 is MIT presenting its plan. This is a
16 for-profit institution. This is not an
17 educational proposal. So perhaps their
18 intent here is to make money as opposed to
19 being eleemosynary.

20 One of the things that disturbs me, as
21 that it has other people here, is the process

1 here. Early on one of MIT's representatives
2 said they engaged Goody Clancy. I thought we
3 had engaged Goody Clancy.

4 Looking at this slide here, it looks
5 lovely. The only problem if I read a prior
6 slide correctly, is that 70 feet wide, and
7 each building on either side of it is 400
8 feet high. There's no study. There's no
9 shadow study here because there would be no
10 shadow. It would be all shadow. Sort of
11 darkness at noon.

12 Again, the amount of housing here as
13 was brought up previously by East Cambridge
14 Planning Team's President, it's ridiculous to
15 have all, you know, to have the little amount
16 of housing that they propose. That's not
17 enough to support anything. In an earlier
18 meeting with one of the members of the
19 development team I asked whether or not the
20 ground floor commercial spaces might be
21 subsidized in order to attract commercial

1 spaces and at least to get them started or on
2 a permanent basis and express the view that
3 unless that happened, this commercial base
4 would either not be successful or No. 2, it
5 will be so expensive that there's nobody in
6 the neighborhood that's going to be able to
7 afford to go to.

8 I thank you.

9 HUGH RUSSELL: Thank you. Jay
10 Wassermann. And after Jay, Bob Simha.

11 JAY WASSERMANN: Good evening
12 members of the Board, I'm Jay Wassermann
13 W-a-s-s-e-r-m-a-n-n of 34 Second Street.
14 I'll quickly just cover the points that I
15 wanted to go over and a few extra new ones.

16 The first point is it's nice to see the
17 housing go from 60 to 120. That's a good
18 start. But as we've seen with the study and
19 the discussion with Alexandria, housing is
20 critical to getting retail in here, and it's
21 still not just enough housing.

1 Retail. We need more than just a
2 pretty picture. We need ways to encourage
3 that the retail will be filled. As we've
4 seen all too often in this area, we get
5 retail, it's just not filled. It was a long,
6 hard battle and we're starting to see parts
7 of Kendall Square get retail in. But it was
8 a hard battle. The developers were not
9 willing to put in there. We know about First
10 Street. And I don't think I have to remind
11 the Board here that we've seen a prime spot
12 in Central Square sit empty for four years up
13 until recently.

14 I make a point to -- they said
15 something about build it and they will come.
16 My sarcastic comment would be, give them the
17 density and maybe they'll fill the retail.

18 I'm glad someone brought up a traffic
19 study. We need to, we need to address
20 traffic. I understand this is the Red Line.
21 We still know there's a lot of people coming

1 on the commuter rail. We've got EZ Ride
2 bringing them across. We just need to
3 address it. And, again, for such a large
4 increase we need it to understand the streets
5 and what we're going to do for public
6 transfer and other things to support all
7 this.

8 One thing I haven't seen or heard
9 anything about is noise. These buildings are
10 lab space and they are extraordinarily noisy.
11 And they'll be on the edge of the MIT campus
12 with the students. They're very high,
13 they're not that far from the East Cambridge
14 neighborhood, and we know there's issues with
15 that. And I'll remind, and I think I'll send
16 out a study that we did several years ago in
17 the neighborhood where we got some
18 professional noise meters and we went around
19 the square, and the noise in the area was
20 significant. There were several brand new
21 buildings over 70 dB which is just incredibly

1 noi sy.

2 And then in the end I just want to
3 reiterate that, you know, I'm not sure I'm
4 against the plan, I'm not sure I'm for the
5 plan, we are just starting to relook with a
6 master plan and we really need to study this.
7 It just seems like it's moving faster than
8 the master plan which sounds a little
9 backwards.

10 Thank you.

11 HUGH RUSSELL: Okay, thank you.

12 Bob Simha.

13 BOB SIMHA: I believe the Board has
14 a letter from me and some attachments so I'll
15 just summarize my concerns.

16 THE REPORTER: Sir, would you spell
17 your last name for me, please?

18 BOB SIMHA: S-i-m-h-a.

19 THE REPORTER: Thank you.

20 BOB SIMHA: They really fall into
21 two categories: One, as many of you know, I

1 was the director of planning for MIT for 40
2 years. During that time I participated in
3 making significant commitments on the part of
4 MIT to both the City of Cambridge and the
5 Federal Government with respect to the
6 development of the south side of Main Street
7 and other properties that MIT owned for the
8 exclusive use of academic space. Those
9 agreements resulted in the ability for the
10 City of Cambridge to finance the Kendall
11 Square Urban Project. There are differences
12 of opinions about whether these agreements
13 still hold. It is my firm belief that they
14 do, and that if even for technical issues,
15 there may be some argument about that, the
16 ethical and morale questions which are
17 embodied in those agreements I think must be
18 given respect and hold. The City's
19 reflection of the institutional district I
20 think reinforce the principle that the area
21 south of Main Street should be used for the

1 ability for the institution to logically
2 expand its activities over the years, not
3 just for the next five years or the next ten
4 years, but for the long haul.

5 The institute is now rapidly moving and
6 in the direction of being landlocked, and the
7 kind of development which is proposed by the
8 MITIMCO, the MIT investment management
9 company, I think will seal the fate of the
10 academic community for many, many years.

11 Finally, I'd like to say that in
12 addition to reinforcing many of the issues
13 that have been raised here particularly the
14 desperate need for housing for both the MIT
15 community and the community that's developed
16 in this area, I think what the MITIMCO has
17 proposed is really quite sad and quite
18 disrespectful for the needs of this
19 community.

20 And finally, I would just want to
21 emphasize one very important consideration:

1 That if this area is devoted to commercial
2 use, it will throttle academic in this area.
3 Over time the academy will press for the
4 acquisition of this space for academic
5 purposes and remove it from the tax rolls
6 just as the time the City believes it's
7 enjoying significant revenues from commercial
8 development, it will find itself confronted
9 with the fact that these buildings and these
10 facilities will be removed from the tax
11 rolls. And the conflict that will result
12 from that, and I've experienced many of those
13 events over the years, over a period of 50
14 years, I know exactly what happens here in
15 Cambridge. I urge you not to set a course
16 for this area in that direction. It will be
17 painful to all, but more fundamentally it
18 will undermine the future development of this
19 institution that's the engine of the success
20 of this part of the city. I urge you to put
21 this proposal aside or to ask the institute

1 to withdraw this.

2 Finally, let me just remind everybody,
3 MITIMCO is the MIT investment management
4 company. It is not the academy. You do not
5 see faculty members here tonight. You do not
6 see people who in fact make the institution's
7 academic life work. They are not represented
8 here. If they were, with the exception of
9 the graduate -- the President of the Graduate
10 Student Council came, I think you would hear
11 quite a different story about what the future
12 of this area should be.

13 HUGH RUSSELL: Thank you.

14 That is the end of the list. Are there
15 others who wish to be heard? Okay, sir, I
16 saw your hand first. Give us your name.

17 WALTER MCDONALD: My name is Walter
18 McDonald. I live at 172 Magazine Street.
19 Throughout this proposal I have heard no
20 comment about what is known as Block F on the
21 proposed zoning plan. This includes an

1 apartment building that's not owned by the
2 management company, but is essentially not
3 part of Kendall Square. It is along Memorial
4 Drive. And I see no reason for this Planning
5 Board to consider Block F as part of its
6 overall plan.

7 Further, I respectfully ask that the
8 Planning Board keep its hearing, its hearing
9 and hearing records open for both oral and
10 written comments until well beyond this
11 initial hearing so that the public has been
12 advised by the petitioner, who has been
13 public presenting its plans for some months,
14 that's major rezoning of 28 acres includes
15 this complete exemption of signage
16 elimination in Cambridge Zoning Ordinance
17 Article 7.

18 Thank you.

19 HUGH RUSSELL: Okay, thank you.

20 Yes.

21 CONRAD CRAWFORD: I'll be brief. My

1 name is Conrad Crawford. I live at 195
2 Binney Street, and I'd like to point out the
3 distinction of that address. I believe I'm
4 the only neighbor that lives in Kendall
5 Square. I appreciate all of the comments
6 from the residents of East Cambridge, and I
7 concur with many of their comments, but I'd
8 like to sort of raise that distinction, and
9 also mention that I'm a member of the Kendall
10 Square Advisory Committee as well, and I'll
11 look forward to a thorough discussion of this
12 issue as part of that process.

13 So, thank you.

14 HUGH RUSSELL: Thank you. Robert.

15 ROBERT WINTERS: Hi, my name is
16 Robert Winters. I live at 366 Broadway, just
17 up the street from here. I originally hadn't
18 planned to speak here, but there was a lot of
19 interesting reading material and testimony so
20 I thought I would just chime in a bit here.
21 I know some people commented that we

1 shouldn't be here because we have to do the
2 planning first and whatever. I personally,
3 my understanding is that MIT or the -- this
4 separate entity here, sort of came forward
5 with proposals which is the reason why the
6 Goody Clancy thing was initiated. So
7 chronologically, there's no, there's no
8 problem with the way things are. And if
9 there are problems, of course this petition
10 could always be re-filled or withdrawn and,
11 you know, submitted later on. We're all
12 adults who are all capable of doing more than
13 two things at once. I think that shouldn't
14 be a problem.

15 The second thing is, I'll just simply
16 say I read Bob Simha's stuff. You ignore him
17 at your peril. I won't say much more than
18 that. Maybe some of those old agreements
19 from the '60s, whatever, need to be revised.
20 Much of what he says is an interesting read.
21 And I hope people take it very, very

1 seri ousl y.

2 And the thi rd one I' ll j ust refl ect
3 somethi ng I sai d at the Goody Clancy
4 meeti ngs, and thi s i s not actual l y meant as a
5 joke, but I di d hear i n some of the
6 di scussi on about publ ic space and programmi ng
7 and whatev er, and I j ust want to chime i n
8 wi th a noti on that I propos ed back at those
9 meeti ngs, whi ch i s i n some of the open space
10 you have a publ icl y free mi ni ature gol f
11 course ri ght i n the mi ddl e of Kendal l Square.
12 And,agai n -- i t' s you may thi nk i t' s a joke,
13 but i t coul d be actual l y parti all y a publ ic
14 art project. Hol e No. 7 coul d be the dome of
15 Bui l di ng 7, for exampl e, i nstead of a
16 wi ndmi ll. Thi nk about, that' s all I ask.

17 Same thi ng as the housi ng propos al s,
18 wheth er i t was the ori gi nal , was i t 60,000?
19 I t' s now up to 120,000. Agai n, I' m not a
20 person wh o' s, you know, chi mi ng i n al ways
21 about bui l d more, more housi ng here. But i n

1 this particular context, I really do think
2 this is significantly lowballing what the
3 housing numbers should be. I'm not saying
4 what it should be exactly, but I think it
5 really needs to go up.

6 And then I think more or less, finally
7 here, I heard some people -- I don't know
8 whether it was in the testimony here, somehow
9 they'll like the fact that any proposed
10 housing should be somehow relegated to the,
11 you know, sort of the dark corners of Kendall
12 Square, you know, as a second, as an
13 afterthought. That it somehow should be
14 chocker block with all of the retail and all
15 of the vibrancy and all of that, and I just
16 want to say speaking very personally, that
17 sometimes it's not a bad thing to have a
18 little bit of a buffer between where you play
19 and where you sleep. All right? And that's
20 that little hint, hint for something going on
21 down the street right now, too, by the way.

1 You do need a little bit. So, you know, if
2 you've got a building between you and the
3 plaza from where you live, that might not be
4 such a bad thing.

5 And then the last -- the very last
6 thing I'd say here is when people talk about
7 retail, I heard that one -- probably my least
8 favorite word, boutique. You know? When
9 talking about retail, some of us still like
10 to go to supermarkets. We like to buy basic
11 clothing, and it's not always boutiques. The
12 real stuff. Let's get some real stuff, too.

13 Thank you.

14 HUGH RUSSELL: Thank you. Does
15 anyone else wish to be heard?

16 (No Response.)

17 HUGH RUSSELL: It's been suggested
18 that we've been sitting here for an hour and
19 45 minutes, it would be a good time to take a
20 short sort of utility break and we'll come
21 back and discuss what we've heard.

1 Let's come back for 9:15.

2 (A short recess was taken.)

3 HUGH RUSSELL: We'll get started.

4 Can you tell people who are outside that
5 we're going to start up again?

6 Okay, we're going to get started again.
7 So, we can't get started if people are
8 talking in this room. So Councilor Cheung
9 said he wanted to speak, but I don't believe
10 he's in the room at the moment.

11 Okay. So the first question I would
12 think we could go is the question -- usually
13 at a public hearing we decide whether we're
14 going to leave the hearing open or close it.
15 I think this one should definitely be left
16 open. Does everyone agree?

17 (All Board Members in Agreement).

18 HUGH RUSSELL: I'd also like to make
19 a comment which relates to something that was
20 said very well by Robert Winters, which is
21 this is a public process and it's not

1 in appropriate that MIT is here putting
2 forward a plan that they have thought about.
3 It's appropriate that the City has hired a
4 consultant to examine that plan. You know,
5 we are going to examine it. The Historic
6 Commission is going to examine it. So, we're
7 starting talking. But what would be
8 inappropriate and maybe I should -- is if the
9 City Council in three weeks passed this,
10 right? Without that process. I have no
11 worries that the City Council is gonna do
12 that. But, we have here actually a member of
13 the Council who would like to speak.

14 So, Leland, would you like to speak?

15 COUNCILLOR LELAND CHEUNG: I'm going
16 to have ample opportunity to talk about this
17 tomorrow night. The reason I came tonight is
18 to hear people's comments and just wanted to
19 thank people for coming out and giving a lot
20 of commentary. We were just talking about
21 this a second ago. I think that a lot of the

1 public comment has come out of this tonight
2 not just tonight, but also in the e-mails
3 I've gotten and the calls I've gotten, has
4 been not, has been very intelligent, very
5 thoughtful and very informative to me
6 personally and I'm sure well to the Board as
7 well. So I just want to thank the people for
8 coming out to do that. And thank the Board
9 for taking the time to hear everybody and
10 thoughtfully consider what people are saying.

11 I think I share a lot of people's
12 concerns. I guess I think that we've been
13 shown, you know, a lot of very pretty
14 pictures, but not -- those pictures don't
15 necessarily match up to the language that's
16 on paper and don't necessarily match up to
17 the vision that I think we have for what the
18 space can be over the next, next few decades.
19 And I, you know, greatly respect the work
20 that Steve Marsh does, but, you know, the
21 visionary, the person that should be driving

1 this that came up with this vision in the
2 first place was Susan Hockfield. I'm
3 concerned that we haven't seen her here. And
4 on projects this big, I would expect to
5 personally see the head, the CEO of the
6 corporation there. I would like to see her
7 come and talk about her vision, how it's not
8 just development for Cambridge or Kendall
9 Square but for the institute, who the
10 institute can work together with the city.
11 So I have a lot of concerns, but I am
12 thankful that there are so many people out
13 tonight and tomorrow I hope.

14 So thank you, thank you all, again, to
15 the Board. I know it's getting really late,
16 so thanks.

17 HUGH RUSSELL: Okay, thank you.

18 I think given the time of the evening
19 and the complexity of this and the fact that
20 many other people are involved in reviewing
21 this, we can't dive in and have an hour and a

1 hal f di scussi on, but I thi nk i t mi gh t be good
2 to l ay out on the tabl e the thi ngs that we
3 see as i ssues that need to be l ooked at as
4 the process moves forward.

5 So, woul d anybody l i ke to ki ck that
6 off?

7 Charl es. Are you goi ng to gi ve a
8 di scl osure to say that you' re formerl y
9 pl anned another i nsti tuti on i n the ci ty?

10 CHARLES STUDEN: No di scl osures are
11 necessary.

12 I thi nk that the testi mony that we' ve
13 heard thi s eveni ng has been very, very
14 hel pful . And actual l y the poi nts that peopl e
15 have rai sed are many of the same concerns
16 that I' ve had as I' ve l ooked at thi s starti ng
17 back a whi l e ago when MI T very graci ousl y
18 came to us and fi rst i ntroduced us to thi s
19 i dea. And I was struck earl i er by the
20 presentati on. It seemed l i ke you got the
21 goal s ri ght. I hear the goal s and I say wow,

1 that's -- that sounds great. That's
2 something we can all get behind probably.
3 And all of the words seemed right, but what
4 didn't quite seem right to me was the program
5 itself. And I'm wondering if maybe we need
6 to focus on the program a little bit, and
7 that in doing so, it will get us a little bit
8 closer to where we all want to be in terms of
9 an actual plan and zoning that supports that.
10 Because I think that the -- because the
11 program, I don't think is necessarily quite
12 right now. The plan itself, and the zoning
13 isn't exactly what I'd like to see. So I'm
14 just going to very quickly mention a couple
15 of things that actually other people have
16 raised, but I just want to do it in terms of
17 emphasis.

18 And the first is, of course, that this
19 plan calls for 100,000 square feet of retail.
20 I worry because there's so much vacant retail
21 in Cambridge now. Everywhere you look.

1 Porter Square, Harvard Square, Central
2 Square. And who is going to be using this
3 retail? Also, it goes to how people are
4 shopping now. Most people shop on-line.
5 They go to big box retailers. So I want
6 to -- I'm just wondering about that. And I
7 also worry about the way it's arranged on the
8 site. 60,000 on the street and 40,000 in
9 Building 5 on the ground floor and upper
10 floors as I understand it. Perhaps I don't
11 have it quite right, but I worry about retail
12 off Main Street and in the heart of the
13 campus Building 5. How that's going to be
14 viable, because it's so far away from it
15 seems the action on Main Street itself.

16 In terms of housing, I think that the
17 testimony tonight was very compelling. We
18 heard a representative -- a graduate student
19 and council talk about the number of graduate
20 students. I'm sure there are other members
21 of the MIT community that also are worried

1 about housing, especially affordable housing
2 as well as market rate housing for the other
3 residents of Cambridge. And I think the
4 amount of housing is way too low. I think it
5 should be four or maybe even five times as
6 much. Again, if that's supportable. And I
7 don't know. I think that's what part of the
8 dialogue has to be as we move forward. And
9 then in terms of the academic research, I'm
10 not sure exactly what that is on page 39.
11 I'm assuming we're talking about MIT's need
12 to expand its campus at some point for
13 teaching and research. And I think that
14 Mr. Simha raised this point as well. I think
15 if I were at MIT I would want to be very
16 careful that I wasn't precluding my ability
17 to expand the campus in a sensible way over
18 the next 20 or 30 years by making a
19 commitment to this commercial development in
20 a way that doesn't quite work. This is a
21 question I don't know the answers to. But I

1 think needs to be dealt with.

2 And then finally I think we need to add
3 open space as one of the program elements
4 specifically. And whether it's as some
5 people suggested as much as two acres or some
6 variation of that, I'm not -- I just look at
7 the plan and I look at the whole Kendall
8 Square area, and I think that having
9 something more meaningful, something green,
10 something where there's both active and
11 passive recreation. Whether it includes a
12 top lot or other activities, needs to be
13 obviously resolved as part of the programming
14 for it. But we need well located meaningful
15 open space, and I think probably in
16 conjunction with the housing component that's
17 going to eventually be developed.

18 And so I have other comments but I want
19 to let my colleagues comment as well. But I
20 think that, again, I'm just suggesting that a
21 discussion may be around the program itself

1 might be helpful at this point.

2 HUGH RUSSELL: Okay. Bill.

3 WILLIAM TIBBS: I, too, have a lot
4 of comments and even trying to get my brief
5 summary of them is going to be a challenge,
6 but I'll give it a try.

7 I think my concerns are more about the
8 vision that's created and how we get there.
9 I'm not gonna -- I won't go into whether or
10 not I like the vision or don't like the
11 vision. There is a vision in here, and as I
12 look at the pictures and with the
13 understanding that we are here for zoning,
14 which is one of the course tools that we're
15 using to get to that vision. It's like how
16 do you get from there to there so to speak.

17 I think my first question is: What is
18 this? And when I say, "What is this?" I'm
19 really saying the thing that strikes me, that
20 you -- that we haven't talked about very
21 specifically is this is MIT and it's MIT's

1 property, and it's also part of MIT's campus,
2 so what is this -- we need to talk more -- I
3 need to get a better understanding of what
4 the new campus model is. You know, in
5 disclosure I am a campus planner and have
6 been one all my life. But campuses are in
7 the city. So, I'm having a hard time
8 understanding as I look at the whole East
9 Campus area, what is campus, what is
10 commercial and what is not? And what is the
11 MIT vision for all of that? I think probably
12 the best correlation that we all know is the
13 difference between Harvard Yard and Harvard
14 Square. Harvard Yard is a contained area and
15 it's all academic, and Harvard Square -- as
16 Harvard scattered all amongst all sorts of
17 other things. Probably with a lot of
18 property owned by Harvard. And I just don't
19 get a sense of what that is. So that's
20 something I'm just interested in getting a
21 better sense of.

1 Scale and size is a big concern to me.
2 I look at those nice yellow buildings that
3 are on the model, and then I look at
4 buildings that I know are just large
5 buildings that are, that look small in
6 comparison. The Marriott Hotel, the Koch
7 building that we just saw. When you walk
8 down those streets, they are big buildings.
9 And so many of those, the yellow kind of
10 ideas of volume and FAR that you have on the
11 model are significantly larger than those
12 even though you're talking about (inaudible).
13 So I want to get a better sense of that.

14 I think the other question I would have
15 is how is this developed over time? The
16 worst that could happen is, you know, for
17 whatever reason everybody says yeah, this is
18 fabulous, we connect to zoning. One of those
19 buildings get built and then that's it. So
20 in terms of phasing and in terms of how do
21 you make sure that the things we like and we

1 still have to talk about what that is,
2 happen, and happen in a way that's triggered.
3 And it gets to whether the key factors or
4 catalyst that make the vision, whatever that
5 vision is, happen. Zoning is a very crude
6 and rough way of doing it, and I think in
7 time matters. I mean, when I first came to
8 this area, and that would have been in 1971
9 which is now 40 years ago, this was a barren
10 desolate area, and I came here to go to MIT.
11 And so that -- and it's changed a lot in the
12 40 years, but still has some pressing
13 problems that I think one of them, one of the
14 people in the public comment said that a lot
15 of things have been built there, and what's
16 working and what's not working and how are --
17 what are the things we can do to make what's
18 not working, work or those things not working
19 still gonna be a real problem to whatever
20 you're trying to do in the future. And then
21 what are the kind of -- and understanding

1 this campus piece, what are the -- what are
2 the, you know, you talked about the kind of
3 different modes and trends and retail.
4 What's the different modes and trends in
5 research? I mean, we've had before us two
6 Broads now, which are very different. It's
7 not the old MIT does the research on the MIT
8 campus proper and then, you know, all the
9 commercial. But I need for MIT to talk about
10 a little bit about that vision of where they
11 seeing it, how this fits in and does it
12 require this new integrated campus thing.

13 And the other thing is just this whole
14 issue of who is MIT? I think that, you know,
15 that is a little confusing. I think
16 obviously MIT has elected to have its real
17 estate arm present this stuff to us, and I
18 don't have any problem with that. But I do
19 want to hear -- I don't -- I think it may be
20 easy for the folks at MIT to see that
21 separation, that we're the real estate team

1 and then there is the academic team. But for
2 me on the Planning Board, I see it as MIT
3 and the real estate team is a vehicle or a
4 catalyst or a tool to make a vision happen,
5 but it's still MIT's vision. And so I think
6 that's critically important and I think other
7 people have commented. Where the City
8 Council or just commented that it's important
9 to hear. The president's vision, it's
10 important for me to hear the MIT academic or
11 the whole MIT vision so we cannot fall into
12 this trap of really looking at what is a
13 series of real estate investments that may or
14 may not link up to those academic ideals.

15 Going back to that campus issue, I
16 think that some people in their public
17 comments talk about neighborhood. This is a
18 neighborhood. And it's -- and that's really
19 important. And I just had a couple of
20 comments for the -- your consultant. And
21 that is as -- Jeremy, to you, I just want to

1 know what needs to happen to make retail
2 work? I can tell you I've been on this
3 board, many, many, many, many years and we've
4 heard more plans and developers about retail
5 space that just hasn't worked. And this is
6 huge compared to that. And you've got to
7 tell us what makes it work and what doesn't
8 make it work.

9 And for Dan, I actually found that
10 your -- a lot of the imagery and the vision
11 you have is interesting. It's almost for me
12 is you start there and go backwards. You'll
13 say if you look at the stuff that's working
14 in Bryant Park, why is it working? You talk
15 about movable chairs and stuff, but does it
16 scale? What are the things that you have to
17 have in order -- and then you almost have to
18 start piling those on. And I find it hard to
19 understand that. And if we go back to -- and
20 I'll try and finish up really quickly. If
21 you go back to the comparative models that

1 you use, one of the things that I did when I
2 looked at those comparative models, was
3 really look at the context that was around
4 those models; the size, the shape. Whether
5 it was closed, whether it isn't. The very
6 first one you had two streets on the end, and
7 there was a long alleyway. And you had two
8 streets. And as I look at that model, I
9 don't -- this contained courtyard or this
10 contained open space is very -- the edges
11 aren't really defined very well and I just
12 don't see how those things work. So as you
13 go to those comparative models, I want to
14 understand how they work. What's the retail
15 in them? How does that retail relate to
16 what's around them? Are there residential
17 people around those areas? So I think we
18 just can't lift these models and just pick
19 them up and just look at them in sense of
20 size. And so I think that's very important.
21 And I think that, you know, I'll leave it at

1 that. I have many other comments. We'll
2 have much more time to talk about it.

3 And I think I would like to at least
4 hear an explanation on the MIT side about
5 Mr. Simha's comments about those agreements
6 and his vision. I will say that an
7 institution can change its visions,
8 particularly over a 40-year span, but I think
9 that some of the comments he makes are
10 interesting and I think it's very important
11 for MIT to address that. So just to get a
12 sense of where you are right now.

13 PAMELA WINTERS: I want to echo
14 Charles's comments. The public gave very
15 thoughtful comments tonight in presenting
16 their concerns.

17 Carol Bellew, I liked your idea about
18 housing on waterfront for entrepreneurs or
19 someplace in that area for entrepreneurs.
20 And also Alex Evans' comments about graduate
21 students having more affordable housing. I

1 think that's important. Especially your
2 comments about the two thirds now live off
3 campus.

4 Carol, you also mentioned more open
5 space and, Charles, you did, too. I think
6 that that's, that would be a good thing.

7 And Robert Winters, I love your comment
8 about miniature golf and also needing more
9 housing. And I really need to go through
10 Mr. Simha's comments more carefully. I think
11 this is a very interesting presentation that
12 he gave, and I really, really wanted to study
13 it more. And I think it should be studied
14 more, and I would like to hear MIT's response
15 as well to it.

16 So, thank you.

17 HUGH RUSSELL: Okay, I guess we'll
18 just go down the table. And perhaps there
19 will be some comment left for Steve. I don't
20 know.

21 I'm finding that my colleagues'

1 comments already are very thoughtful and so
2 I'm going to talk about different things.

3 I had great difficulty in putting
4 together the soft, idealistic program with
5 the specifics of the zoning proposal. So, 26
6 acres is 1.1 million square feet. If you
7 multiply that by three, you get -- which is a
8 present FAR, you get 3.4 million square feet.
9 And I believe you're asking for an FAR of
10 3.8. So that's 4.3 million square feet of
11 total build out in the PUD district. And I'm
12 guessing that the 800,000 square foot
13 entitlement means right now there's only 2.6
14 million square feet built up. And that
15 there's more -- there's zoning potential
16 beyond the seven parking lots.

17 So, my one question is this about what
18 you build on seven parking lots or is it we
19 might want to build a 200-foot tall building
20 over there that we're not showing on the
21 model sometime in the future to use up that

1 800,000 square feet entitlement, whatever
2 that means? This is very unclear to me, and
3 I think we really need much more specific
4 statistical data. Now, what is you're asking
5 for? What you've got? So that's -- I find
6 that just really annoying that that's not
7 there.

8 The second reaction is what's the point
9 of taking a strip of land along Memorial
10 Drive which has buildings between I guess
11 about 1620 feet, and raising the height limit
12 to 150 feet? What's that about? None of the
13 yellow buildings are in that strip. Are you
14 going to tear down Walker Memorial and build
15 150-foot tall building? If Walker Memorial
16 is actually in that zone, maybe it's beyond
17 that. So, you know, apparently under this
18 you could ask for that.

19 I think the general height regime
20 you're proposing is about twice as high as it
21 is appropriate. And I'm going to point out

1 one particular model over here, which is the
2 building next to One Broadway, that was
3 explained as maybe eight floors or ten floors
4 of RND and then another bunch of floors of
5 housing. If we were trying to construct
6 sunscreen to screen the public open space
7 that we've finally created after 25 years of
8 work, that's the building you build. It's --
9 the afternoon sun is gonna be pretty much
10 blocked, pretty much most of the year on that
11 public grass. Now that's crazy. And I just
12 don't think the heights make any sense. I
13 think uses, you're making it a dramatic
14 statement. I like the thinking about how you
15 shape a space and surround it with uses. It
16 all makes a lot of sense to me, but I don't
17 see where that, where the document, it
18 requires that. And, you know, if that's
19 what's important -- well, the other thing is
20 if you think about -- we've had several
21 similar proposals similar to the extent that

1 an owner of land comes forward and they say I
2 want to do some more. I want to do something
3 more than the zoning permits. So we had
4 Alexandria come to us and say we want -- and
5 I think it was like an extra half million of
6 square feet of commercial development. And
7 City Council cut a deal that said, okay, two
8 acres for the park. In fact, the park was on
9 the table when they brought the proposal in.
10 They've been doing their homework. And was
11 it \$20 million to design and build out that
12 park? And a bunch of housing units that
13 Alexandria has no interest in building, but
14 it's important. And giving the building for
15 the neighborhood use in East Cambridge.
16 There was an historic building that they
17 didn't fit into their plan. I mean, now
18 that's a deal. Those are substantial public
19 benefits. And Novartis came, and just
20 recently to Council, and they didn't ask for
21 very much. You know, they asked for a small

1 bump in floor area, and we -- and I think our
2 reaction on the Board was here's an important
3 company that's really, you know, committing
4 here. They want to expand. We should help
5 that. That same kind of discussion came with
6 the Broad, and we were disappointed because
7 we had actually initiated that site as a
8 residential site, but they said well, we can
9 do it other places. There are three other
10 places we can do it, all of them appear on
11 this model. Now, that's got to be part of
12 the larger consideration of the building
13 process. Where does that housing go?

14 On the housing, it may be that those
15 five parking lots aren't the best place to
16 put more graduate student housing. I believe
17 that might be the outcome of a study. But
18 there's a lot more land that MIT owns.
19 There's a long street that goes down the
20 Central Square, but it might be. You know,
21 maybe the building that is the center place

1 building, the anchor building, you know, and
2 there's a smaller building back towards the
3 campus. The MIT plan in '86 had two more
4 estate towers which have now been precluded
5 on that site that have been lovely addition
6 to the Sloan School.

7 So, I think it's got to pop up
8 somewhere. It's really got to be done.
9 Harvard now houses half of their graduate
10 students. That's better. It's probably not
11 enough.

12 It became clear that the plan, the
13 drawings that you had demolished one building
14 that Charlie Sullivan is interested in
15 studying, and preserved one building in its
16 entirety and another building partially if I
17 understand the drawings. I think that's got
18 to be more clearly thought out. Oh, and just
19 the basic principle. We did a study ten
20 years ago on rezoning the eastern part of the
21 city, and there was a very big traffic

1 component to that. My understanding is that
2 ten years later the background growth in
3 traffic that this study assumed hasn't taken
4 place which is good news. On the other hand,
5 it's not a breeze to drive around the eastern
6 part of the city in the morning and the
7 evening either. It seems to me that just as
8 a baseline you -- if you're gonna go propose
9 significantly more development, you've got to
10 stay within the basic traffic impact rules
11 that were set up ten years ago or show good
12 reason why you should be different. That's
13 the baseline we should start with.

14 Okay, I think I will pass it on to Tom.

15 CAROL BELLEW: Hugh, Craig came in.
16 It was the East Cambridge Planning Team that
17 cut the deal with Alexandria, not the City
18 Council. He wanted to make sure you
19 understood that.

20 HUGH RUSSELL: And I am corrected
21 and let the record show that.

1 CAROL BELLEW: Thank you.

2 THOMAS ANNINGER: All right. I
3 think what I'd like to do is just bring up an
4 issue that has not come up at all, which is
5 of interest to me and I think it's an
6 important part of what was obliquely
7 mentioned tonight, and then I have one other
8 point and maybe I can do this briefly.

9 I actually think -- I've walked the
10 site carefully, and looked at all of the
11 in-fill sites. And while I agree with all of
12 the questions that Hugh is raising about the
13 implications of this rezoning, I think much
14 of the thought that has gone into the
15 specific sites, the one, two, three, four,
16 five, six, seven buildings are actually very
17 interesting and thoughtful in a number of
18 ways. How high it should be? How much floor
19 area ratio is something I think I would like
20 to have put to Goody Clancy as part of their
21 process. What is the appropriate height?

1 And with an answer to that, we might be able
2 to get a better answer to what is the
3 appropriate floor area ratio. But I do feel
4 that the thought that has gone into the plaza
5 is an important one, and one that I support.
6 But the implication of having the plaza the
7 way you've designed it means that one of the
8 three historical buildings has to go. And
9 that has not been said yet tonight, but it
10 needs to be understood that that's what's
11 going on here. And that's an important thing
12 for the Historical Commission to deal with.
13 And I don't want to speak to the historical
14 side to it, we have others who can do that
15 better than I, but I think if we look at it
16 from a site planning point of view, it makes
17 a lot of sense what they've proposed because
18 it -- because by -- I don't know the number
19 of the building, but there are three
20 historical buildings in case you don't know.
21 Two of them are in brick and one of them is I

1 guess it's in a lighter colored concrete.
2 And I think a more recent building. That is
3 the building, it's the largest one of the
4 three if I'm not mistaken. And that is the
5 one that would have to be brought down. And
6 I think that is the only way that that plaza
7 can work is if it is lined up with the space
8 on the other side of Main Street. And that
9 is why they've done that and it makes sense
10 to me, but I think we need to speak perhaps
11 as a Board on that question not from a
12 historical point of view, but from an urban
13 planning and site planning point of view.
14 And I support that because I do think it is
15 the crux. I do think it is the hub of
16 everything that has been designed here and
17 everything actually turns around that.

18 As for the rest, I think I start to
19 repeat ourselves. The only thing I would say
20 as a general matter, it's interesting to note
21 that what we're doing as a Board is a little

1 different than what we usually do. Often
2 when we get a zoning petition, we debate the
3 question whether we recommend yea or nay or
4 something in between to the City Council,
5 we're not really doing that tonight. We're
6 just probing a very complex proposal that we
7 have before us. There are 13 pages of zoning
8 that's been put before us. And if I had the
9 willingness and the patience of you and
10 myself well, I have questions on every page
11 on why did you do that? It really changes
12 the nature of our role and the typical
13 developer's role in some substantial ways.
14 And we need to go deeper into it. But I have
15 a feeling, given the time and what we've done
16 so far, that we're gonna have to do that on
17 another night. But there is really a line by
18 line reading of those 12, 13 pages that are
19 still before us.

20 Ted.

21 H. THEODORE COHEN: Well, I also

1 agree with what my colleagues have had. I
2 also like what's been shown on the model and
3 what has been shown on the program, but
4 picking up from what Tom just said, I am
5 concerned about the metamorphous nature of
6 the proposed ordinance which, yes, might end
7 up with that program, but on the other hand I
8 think would allow for many different types of
9 buildings in many different locations and
10 many different shapes and sizes. Especially
11 the way the FAR and a lot of the other
12 provisions are which, you know, you need a
13 total percentage for the entire PUD rather
14 than for any particular area, so that gives
15 me a lot of concern.

16 And I'm also concerned a lot about the
17 traffic and about the parking and the way the
18 parking has been phrased in terms of no
19 minimums and absolute maximums which are
20 lower than what we generally have been
21 talking about. And where all parking is

1 proposed is a question that I have.

2 I agree with the comments that it
3 appears there should be more housing, and
4 there appears there should be more open
5 space. But I, like Hugh, think this is
6 something that may be coming out of the Goody
7 Clancy study that maybe this is not the
8 location for the housing or the location for
9 two-acre open space. Maybe it's a block
10 away. Maybe it's, you know, two blocks away.
11 And I think seeing this just one PUD area in
12 the abstract doesn't enable us to say, you
13 know, this is where the housing should go.
14 And of course that's the difficulty with, you
15 know, this is MIT's land and this is their
16 zoning proposal and we can't force them to
17 say, you know, what their other plans may be
18 or what the usage of other areas might be.
19 But it would be helpful to know what Goody
20 Clancy has to say. And also what MIT might
21 be saying is their current perception of

1 where they're going to go in the next 20, 30,
2 40 years.

3 The last point I want to make, you
4 know, the idea of the open space and the idea
5 of the broad promenade and how parks are used
6 is great. And I'm glad that MIT is thinking
7 about it right now, but you know, guys, I was
8 just in Bryant Park. I mean, it's wonderful.
9 But there must be 500,000 or a million people
10 within a two block radius of it. So what
11 works there, and you know I watched them
12 played Petanque. I watched the kids in the
13 puppet shows. It's wonderful. But that's
14 not gonna happen here. So, you know, we need
15 to have something, but I think you need to be
16 really, you know, rational about what's going
17 to happen here in the next 20, 30, 40, years.
18 That's it.

19 Steve, I've left it up to you.

20 STEVEN WINTER: Well, there's
21 nothing that any of my colleagues have said

1 that I could not also stand up and defend and
2 put forward. I think we're on the same page.
3 I do want to say that let's remember that
4 this is a process. It's not the end of the
5 process, but this is, this is a careful and
6 deliberate and a very thoughtful way of
7 looking at these issues. We do that very
8 well here in Cambridge. So let's not lose
9 sight of that. We do this very well.

10 I'm just gonna touch the pieces that
11 really haven't been brought up. I think
12 there are some really good formative
13 perspective by David Chilinski and from the
14 things that Dan Biederman is bringing into
15 this study. And I think we need to pay
16 careful attention to it. Because that's all
17 about what is it like for us as humans on the
18 street level? How are we interacting in the
19 space? Now, I think that's formative and
20 really should drive our discussion. We need
21 to understand what they're saying.

1 I also think that the issue of how
2 should the planning processes that are out
3 there, and there's two, most appropriately be
4 linked? And I don't think this is anything
5 that is gonna be a problem for MIT and the
6 City to really think about. And how to --
7 and figure out what's the best way to do
8 this? What's the best way to make these
9 processes better?

10 And, Robert Winters, I did enjoy your
11 point very much. MIT did come forward with
12 this months and months and months ago. And
13 it was followed up by the other study.

14 And I also believe that the comments
15 made by Mr. Simha are very reflective, and I
16 think we need a sense of what that really
17 means.

18 And my last comment is that I would
19 really like to know, not challenging, but I'd
20 like to know what the metrics are that tell
21 us why this much more innovation economy

1 space needs to be put here. What are the
2 metrics that say we will definitely be using
3 this space, it will definitely complement the
4 patterns that are existing the university
5 research and development machine and it's
6 definitely space that's necessary to do the
7 business incubation and all the other things,
8 I want to see that it's really a system that
9 is real and not something we'd like to see.

10 Thank you.

11 HUGH RUSSELL: Okay, thank you. Any
12 closing comments?

13 (No Response.)

14 HUGH RUSSELL: Okay. So that's our
15 discussion, and we're --

16 BRIAN MURPHY: Right on schedule.

17 HUGH RUSSELL: -- we will take this
18 opportunity to probably want to hear a
19 response from the proponent from these
20 comments and begin a dialogue.

21 Thank you very much.

* * * * *

1
2 HUGH RUSSELL: The next item on our
3 agenda is the request to extend the Special
4 Permit public hearing on Planning Board case
5 258 on Harvey Street to July 26th, 2011. And
6 ordinarily we sort of just do this
7 automatically. There are two questions, and
8 one is: Are we in fact going -- now that we
9 have people here, are we going to actually
10 have enough people to hear the case on the
11 26th or not?

12 CHARLES STUDEN: It doesn't sound
13 like it.

14 WILLIAM TIBBS: Hugh, I just bring
15 up, I'm looking at a letter from Mr. Morrison
16 on the June 28th, and he says the next
17 available meeting at which all seven members
18 will be in attendance is the 26th. And --

19 STEVEN WINTER: Which he must have
20 gotten from Liza I assume.

21 WILLIAM TIBBS: Yes, there won't be

1 seven members if I'm not here. And you have
2 to leave by eight. There's no way we're
3 going to get through this in an hour.

4 PAMELA WINTERS: No.

5 HUGH RUSSELL: I think if we -- I
6 don't think we should probably limit it to
7 the 26th, because we may not be able to have
8 all the members. Is that okay with you?

9 ATTORNEY TERRENCE MORRIS:

10 Mr. Chairman, for the record, my name is
11 Terrence B. Morris. I'm an attorney
12 representing the petitioner in this
13 application. My offices are located at 57
14 Elm Road in Newton. I'm sorry, I didn't --
15 it was our understanding, I think, Mr. Winter
16 was correct, the information I received about
17 the availability of all the members was from
18 Liza Paden, apparently that's not accurate.

19 HUGH RUSSELL: Things change.

20 ATTORNEY TERRENCE MORRIS: Things
21 change, I understand.

1 HUGH RUSSELL: I'm sure it was
2 accurate when Li za told you.

3 ATTORNEY TERRENCE MORRIS: I guess
4 the questi on then comes, Mr. Chai rman, what
5 is the next avai lable meeting we can expect
6 the seven members to be present?

7 HUGH RUSSELL: Correct. Are we the
8 seven? Who are the seven?

9 CHARLES STUDEN: It doesn't i nclude
10 me because I di dn' t -- I wasn' t here for the
11 fi rst one.

12 ATTORNEY TERRENCE MORRIS: Well, I
13 do have some notes. Let' s see, Chai rman
14 Russel l, Mr. Anni nger, Mr. Ti bbs,
15 Ms. Wi nters, Mr. Wi nter, Mr. Nur, and
16 Mr. Cohen.

17 THOMAS ANNI NGER: Ri ght, everybody
18 but you, Charl es.

19 CHARLES STUDEN: Exactl y.

20 ATTORNEY TERRENCE MORRIS: Mr. Nur,
21 is not here. Those are the seven.

1 THOMAS ANNINGER: We could have done
2 it tonight.

3 HUGH RUSSELL: No, because Ahmed
4 isn't here.

5 THOMAS ANNINGER: It might not be
6 until August or September. We don't -- and
7 somebody's going to have to --

8 HUGH RUSSELL: Somebody is going to
9 have to ask.

10 ATTORNEY TERRENCE MORRIS: I am --
11 although I did request an extension to the
12 15th of August I think it was. Yeah. I am
13 authorized to extend that to the end of that
14 month, September 1st, if that is helpful.
15 If, you know that there's going to be a full
16 membership sometime in August.

17 HUGH RUSSELL: We simply --

18 ATTORNEY TERRENCE MORRIS: Can't
19 know that.

20 HUGH RUSSELL: None of us here know
21 that because -- right? Is that correct?

1 PAMELA WINTERS: I am not.

2 WILLIAM TIBBS: I am.

3 HUGH RUSSELL: So it doesn't look
4 like we are --

5 ATTORNEY TERRENCE MORRIS: Well, I
6 would hope, Mr. Chairman, the members would
7 agree with me, this matter is of significant
8 importance. We would like to have a full
9 seven members present when it's voted up or
10 down. We'd like to have that opportunity to
11 have seven members vote on it. I understand
12 it has to be the seven that first heard the
13 petition. So you don't have the provision in
14 Somerville where you can listen to the second
15 of the two or the first of the two hearings?

16 STEVEN WINTER: We've expunged all
17 such references.

18 PAMELA WINTERS: When is our first
19 meeting in September?

20 SUSAN GLAZER: The 6th.

21 HUGH RUSSELL: So maybe as late as

1 that.

2 ATTORNEY TERRENCE MORRIS: As what,
3 the 6th of September?

4 HUGH RUSSELL: Yes.

5 H. THEODORE COHEN: I can't
6 guarantee that I'll be here on the 6th. I
7 don't know.

8 WILLIAM TIBBS: You may be stuck
9 with less than seven.

10 STEVEN WINTER: Mr. Chairman, is
11 that his prerogative to accept that?

12 HUGH RUSSELL: Yes, it's his
13 prerogative in discussion with his client.

14 THOMAS ANNINGER: So, you know, you
15 have raised an interesting point that I have
16 to pick up on and this is really for Brian
17 and maybe Roger and Susan. Maybe it is
18 possible now that the rules have changed
19 somewhat in terms of procedure, and maybe we
20 can find a way for someone like Charles to
21 read the transcript and therefore be eligible

1 to participate in a voting meeting. And that
2 might be helpful. Maybe we have to -- maybe
3 we revise that.

4 BRIAN MURPHY: I'll follow up with
5 the Law Department and see what we can do.
6 Because --

7 H. THEODORE COHEN: The Law has
8 changed and allows it, but I think it has to
9 be the City Council that has to accept that
10 provision in order to allow us to do it.

11 THOMAS ANNINGER: That would be a
12 good thing to accept because it does
13 hamstring us in this case and in others.

14 ATTORNEY TERRENCE MORRIS: Thank
15 you, Mr. Anninger. As I said, Somerville
16 provides useful guide because they have
17 employed that technique, and apparently has
18 passed legal muster with the Attorney
19 General.

20 THOMAS ANNINGER: That's a good
21 point.

1 ATTORNEY TERRENCE MORRIS: Thank
2 you.

3 HUGH RUSSELL: Okay, so I think
4 we'll just have to stay in contact. You'll
5 have to stay in contact with the staff to try
6 to work this out.

7 ATTORNEY TERRENCE MORRIS: Okay.
8 And I'll be in touch with the owner of the
9 property as well.

10 HUGH RUSSELL: Right.

11 ATTORNEY TERRENCE MORRIS: And we'll
12 try to arrange a mutually agreeable date
13 where we can reach closure.

14 HUGH RUSSELL: Yes.

15 There is one interesting point I would
16 like to bring up which is I want to make sure
17 that when you come back, you've actually
18 addressed the issues that are on our minds.

19 ATTORNEY TERRENCE MORRIS: Yes,
20 Mr. Chairman, you and I at the break had
21 discussed that. And I indicated to you and

1 I'll do so now for the members that are
2 present. At the last meeting, the reason I
3 was able to identify the members who were
4 present is because we did take copious notes,
5 comments attributed to each one of you and
6 your concerns. And I can assure you we did
7 use the intervening time to modify the plans.
8 They were placed on the City's website in
9 anticipation of the meeting on the 28th, but
10 notwithstanding that, there was a flurry of
11 activity right before the 28th from
12 communications from persons who had issues
13 with the development. So we used the
14 intervening time to address those concerns
15 because we did not want to leave those
16 unresolved and come back and have those
17 unresolved and have you blindsided by those.
18 So, we're pleased to report that since that
19 time we have had meetings with --
20 particularly with those abutters who were
21 somewhat aggrieved by the certain design

1 elements, we've had at least two such
2 meetings, and we most recently had a meeting
3 by the Cambridge North Stabilization
4 Committee hosted by Cornerstone this past
5 week to present those plans to a larger
6 group. I can assure you that when we do come
7 back, we will have addressed all of the
8 concerns that you have identified at May 3rd
9 public hearing, and I thank you for that.

10 STEVEN WINTER: If I may, Mr. Chair,
11 but please be assured, Mr. Morris, that it's
12 never the intent of the Board to drag our
13 feet on any of these issues.

14 ATTORNEY TERRENCE MORRIS: I
15 understand.

16 STEVEN WINTER: The citizen board
17 works extremely hard as does the staff at
18 CCD. But we, we feel as poorly as probably
19 as you do that we can't take care of this as
20 fast as we all like to.

21 ATTORNEY TERRENCE MORRIS: Well, I

1 appreciated that comment, Mr. Winter.

2 As I might have indicated before, I sat
3 in your chair once years ago as Ms. Glazer
4 knows. I was Chairman of the subcommittee of
5 the board while on the special permit
6 granting. And I'm well aware of the
7 pressures in advance and I appreciate the
8 time you give.

9 HUGH RUSSELL: Okay. I guess I feel
10 like I want to reiterate the points that I
11 want to see addressed, and I'm just going to
12 do it in a bullet fashion.

13 Consideration of saving the existing
14 residential structure that you're proposing
15 to demolish, and to report on what the
16 Historic Commission may or may not have said
17 about that structure.

18 Are you planning to subdivide the
19 property or not into individual lots?

20 Explain how the project complies with a
21 45 degree bolt control plane for a facade

1 facing a residentially zoned lot. I believe
2 Special District 2 is a residential zone and
3 I do not see those setbacks.

4 On the yard requirements, the latest
5 plans seem to show a sum of 18 feet on the
6 side yards; eight feet on one side of the
7 project, ten feet on the other. The zoning
8 requirement is 20 feet.

9 I'd like to see a plan that shows the
10 open space that identifies the areas that are
11 -- for which a ten foot Special Permit relief
12 is requested.

13 There was a proposal to provide access
14 from the Linear Path to the project. There
15 was also a proposal for access for the
16 public. So I would like commentary on both
17 of those proposals. That's one of the
18 criteria of the 19.30 review is how you
19 connect the open spaces.

20 The tree plan, and usually we have a
21 tree plan that demonstrates how you conform

1 to the tree plan. I haven't seen that
2 submitted. The -- under the 19 -- Chapter 19
3 there's a requirement that open space should
4 provide business -- sorry, this is 10.74 that
5 open space provide visual benefits to
6 abutters and passersby. What's the fence
7 along the Linear Path like? Because that
8 clearly is of importance.

9 And it says that -- what is the
10 pedestrian access plan to get back to the
11 units in back? Do they have to walk down the
12 drive as opposed to what is shown?

13 Another criteria is not substantially
14 detracting from the use of the adjoining and
15 neighboring properties. And I noted the
16 plans in my possession show no really, your
17 driveway is abutting up against porches and
18 the shade property next-door and there's
19 actually an egress from that property which
20 goes across the Cambridge Lumber site. It
21 has lights, and apparently part of the second

1 means of egress from some of these units.
2 And I don't see any discussion of what's
3 going to happen with that. And I thought you
4 were going to be a good neighbor.

5 And also there's a driveway down the
6 street that right now seems to be used by the
7 two abutters for their individual parking.
8 And there were three vehicles there the last
9 time I was up there. And your plan is to
10 throw them off, and I would like some
11 rationale why that's good public policy to do
12 that.

13 ATTORNEY TERRENCE MORRIS: We never
14 said we were going to throw them off. As a
15 matter of fact, we met with Mr. Grant who is
16 one of those two people. On two occasions I
17 met with him on the site, so... I don't
18 mean to interrupt you, Mr. Chairman.

19 HUGH RUSSELL: That's the end of the
20 list.

21 ATTORNEY TERRENCE MORRIS: I have a

1 copy of the e-mail you sent so I wasn't
2 taking notes because I'm fully aware of all
3 of the things that you're reading from and I
4 can assure you we'll have answers to all of
5 those questions for you.

6 HUGH RUSSELL: Thank you.

7 THOMAS ANNINGER: I'm reluctantly
8 wanting to venture out a little bit here.
9 Rather than to give you chapter and verse in
10 a detailed way that Hugh did. I'm attempted
11 to just say to you what I guess I tried to
12 say the first time out, and I'm not sure I
13 really got the message across. I would say
14 that this is, this is a neighborhood that I
15 like and value and I understand why the
16 neighbors feel strongly about their
17 neighborhood, and I can understand why for a
18 site of this magnitude, while I think it's
19 important that it get developed, why they
20 want it to be developed carefully and
21 integrated well, and my reaction to what

1 you've got is that it is probably as marginal
2 a project as I've seen in my last ten years
3 here as to how it fits. By marginal I mean
4 weak. I think there are a number of things
5 that I really don't like about it. I don't
6 like the way the cars are placed. I don't
7 like the architecture. I don't like the
8 density. There are just a number of things
9 about it that I -- I'm almost tempted to say
10 for this to come through us successfully, and
11 most projects do come through here
12 successfully, it's very rare. But this one I
13 think is borderline. And I think it's
14 important that you know that at least from my
15 perspective because there are consequences to
16 a negative vote and I want you to realize
17 that I think there's possibility of that
18 happening here.

19 PAMELA WINTERS: And, Tom, I agree
20 with your comments also. So. . . .

21 ATTORNEY TERRENCE MORRIS: I

1 appreciate the candor of both of you. I've
2 been doing this a long time. I'm well aware
3 of the consequences of a negative vote.

4 THOMAS ANNINGER: I'm sure you do.

5 ATTORNEY TERRENCE MORRIS: And we'll
6 see what happens the next time we come
7 together.

8 HUGH RUSSELL: These may not be the
9 only members that are harboring such
10 sentiment.

11 WILLIAM TIBBS: That is true.

12 ATTORNEY TERRENCE MORRIS: I have a
13 procedural question, Mr. Chairman.

14 HUGH RUSSELL: Yes.

15 ATTORNEY TERRENCE MORRIS: If we're
16 able to agree upon some date certain, should
17 I simply write another letter asking for that
18 and then come back? How would you handle
19 that?

20 BRIAN MURPHY: Mr. Chair, I think
21 Todd has just mentioned to me that we do need

1 to come up with a date of extension at some
2 point because otherwise this will expire
3 prior to the next meeting; is that correct?

4 UNIDENTIFIED AUDIENCE MEMBER: I
5 don't remember the exact --

6 BRIAN MURPHY: But we're in the
7 middle of that.

8 HUGH RUSSELL: I would propose that
9 we would agree upon September 6th.

10 PAMELA WINTERS: I like that.

11 HUGH RUSSELL: That would be our
12 first meeting in September. It's close to
13 the end of August that you said, and hope
14 that we can do it before then because I don't
15 think we should be dragging this out.

16 ATTORNEY TERRENCE MORRIS: Okay,
17 fair enough. Thank you.

18 HUGH RUSSELL: Okay, motion to
19 extend the date to September 6th, all those
20 in favor?

21 THOMAS ANNINGER: So moved.

1 BRIAN MURPHY: Todd, did you want
2 to.

3 UNIDENTIFIED AUDIENCE MEMBER:
4 (Inaudible).

5 HUGH RUSSELL: Yes, I know. You
6 want to write the decision, too?

7 UNIDENTIFIED AUDIENCE MEMBER: If
8 you could be a little past September 6th --

9 ATTORNEY TERRENCE MORRIS: We might
10 extend it again.

11 WILLIAM TIBBS: It's just to get it
12 past tonight.

13 HUGH RUSSELL: Let's just pick a
14 date and try to get it on the August agenda
15 and then we'll have time.

16 ATTORNEY TERRENCE MORRIS:
17 Mr. Chairman, members of the Board, thank you
18 for your courtesy and your time.

19 HUGH RUSSELL: Thank you.

20 * * * * *

21 HUGH RUSSELL: And the last item on

1 our agenda is Water Street. It's somewhat
2 ironic it's the last item has to wait until
3 10:20, but here we are. Please proceed.

4 Already I like the graphics.

5 CHRISTOPHER KANEB: Good evening,
6 Mr. Chairman, members of the Board. My name
7 is Chris Kaneb and I'm with Catamount
8 Holdings, the owner of 22 Water Street, and I
9 appreciate your having us tonight. I just
10 want to introduce what we're going to talk
11 about and also touch on a couple of other
12 things, and then Brian Lawler who has
13 presented to you several times in the past on
14 our project, will be discussing in a little
15 bit more detail what we're seeking. But just
16 to -- I know many board members are familiar
17 with the site, but a quick history, very
18 quick history. It's a 2.4 acre site that we
19 acquired in 2005. We secured permits to
20 redevelop it from the old Mac-Gray site into
21 392 residential units. And two floors of

1 parking. We concluded that permitting in
2 2007. Last year we came back in front of the
3 Board and re-filed for basically the same
4 permit with two minor modifications which --
5 both of which were granted, that related to
6 parking and access to the parking garage.
7 That Special Permit is valid today. And
8 since that time we have been continuing to
9 move forward with the project. And with me
10 tonight is Bill Caulder who is an executive
11 with the Gutierrez Company and we're going to
12 be partnering with Gutierrez to build the
13 project. And so we're very proud and excited
14 that it's actually coming together. We're
15 advancing drawings. We are here in front of
16 you today to talk about some of that work,
17 and we're also, you know, advancing other
18 discussions, most significantly lining and
19 financing to make this an actual real
20 project.

21 So, the in terms of what we want to

1 talk about tonight, the primary, the crux of
2 it is changing the building. It's actually
3 reducing the building size very slightly.
4 We'll be reducing a bay and a half from the
5 structure of the building. Brian will walk
6 you through it. What we've done is basically
7 kept the same unit count, same parking count,
8 but in refining the drawings we found that
9 we've been able to make it more efficient.
10 Obviously more cost-efficient, better able to
11 finance it, and also keep the same design of
12 the building that was originally permitted.
13 So with that I'd like to turn it over to
14 Brian.

15 WILLIAM TIBBS: I can say, Brian, if
16 you can be succinct because we're used to
17 doing this very quickly. So, you don't have
18 to -- just let us know what the change are.

19 BRIAN LAWLER: Very good, thank you.
20 Brian Lawler. And I even left the easel in
21 the corner just so we wouldn't get into a

1 presentation. So, let me move through this
2 very quickly.

3 We identified four -- what we consider
4 to be fairly small changes that we are asking
5 you to consider as a minor amendment. The
6 first Chris related to is a reduction in
7 building length. So very quickly let me just
8 show you simple visual on this. This very
9 simple model, this represents the building
10 that was approved last year. And essentially
11 what we are doing is we are eliminating a
12 section of the 14-story building tower and a
13 section of the 13-story and essentially we're
14 using the building length like so. So just
15 picture it as a full bay here and a half a
16 bay from this and the building is reduced.

17 So, overall geometry, height, excuse
18 me, the overall height is unchanged. As
19 Chris said, a number of units is unchanged.
20 The number of parking spaces unchanged. The
21 total length is reduced by approximately 26

1 feet from end to end.

2 The second change is visible in the
3 front elevation that I see a number of you
4 have open in front. And that is the --
5 essentially the elimination of the single
6 column.

7 STEVEN WINTER: Is that the
8 building?

9 BRIAN LAWLER: Yes, thank you.

10 So the addition of a second column at
11 the building at the cantilever at the
12 overhang portion at the corner like so. That
13 was developed with architect Tom Legat
14 (phonetic), essentially as we came through
15 the realities of trying to work through the
16 diagonal bracing on the units, it became
17 impossible. Or became just impractical. So
18 we've added that second column, and we always
19 think it's been done thoughtfully. We're
20 limiting it to I think certainly the sense
21 was that between the design architect

1 (inaudible), and architect Tonni cut
2 (phonetic) thought that this was a good
3 solution. But we also know there was a lot
4 of discussion and a lot of -- we spent a lot
5 of time on the front elevation, so we just
6 wanted to let you know that we wanted to make
7 that change so we're requesting that change.

8 PAMELA WINTERS: Can I ask a quick
9 question about that? I notice the colors are
10 different in the approved plan. One is the
11 left one was white and now the left one is
12 grey.

13 BRIAN LAWLER: That's just shadow.

14 PAMELA WINTERS: That's just the
15 shadow? Okay. You're going to paint -- it's
16 white; is that correct? They're both white?

17 BRIAN LAWLER: Off white, yes. Yes,
18 yes.

19 PAMELA WINTERS: Okay, thank you.

20 WILLIAM TIBBS: I guess --

21 STEVEN WINTER: It was a noble

1 effort.

2 WILLIAM TIBBS: I guess my question
3 is more in terms of at least on the other one
4 it was kind of obvious because of the
5 asymmetry, the entrance seemed to be a little
6 bit more wear and now it gets a little lost
7 behind it, and I'm wondering what your
8 thoughts were as you were trying to sort this
9 one out.

10 BRIAN LAWLER: Yeah, in terms of the
11 actual --

12 WILLIAM TIBBS: The entrance.

13 BRIAN LAWLER: Yeah, yeah. I think
14 the placement of the additional column was
15 subject to a much, much review. In terms of
16 its entrance impact on the entrance, I don't
17 know that I can really comment. I can share
18 with you in more detail the building plan if
19 you like to see how that column falls
20 relative to the entrance, but I think the
21 design sense.

1 WILLIAM TIBBS: I guess my main
2 concern is how much thought -- was that
3 something that was really thought about as
4 you said as you were replacing it?

5 BRIAN LAWLER: Oh, yes. There was
6 much debate back and forth and that including
7 Catamount and Gutierrez.

8 HUGH RUSSELL: Has the unit mix for
9 the building changed? And if so, what's the
10 current unit mix?

11 BRIAN LAWLER: The unit mix has
12 changed. So there are now more one bedroom
13 and studio units than in the previous -- so
14 the total number of units is unchanged,
15 whereas the total number of bedrooms has
16 changed from 542 to approximately 465.

17 HUGH RUSSELL: Okay. In the modern
18 world everyday on my computer I get like four
19 multi-family, you know, magazines and with
20 many articles in them. And so it's like, but
21 one thing that's sort of consistent is that

1 the -- one of the changes in the economy is
2 that people are wanting less space. And part
3 of that is, you know, that less space is
4 slightly more economical. But, I think more
5 of it is, that's the way people want to live.
6 So it doesn't surprise me that in, you know,
7 six years you might readjust your -- how the
8 building is being used.

9 BRIAN LAWLER: Yes.

10 HUGH RUSSELL: And it doesn't seem
11 like it's a radical change in concept. It's
12 just a shift.

13 BRIAN LAWLER: Yeah, yeah, I think
14 that's, that's exactly consistent. And I
15 think a lot of that is also informed by
16 Bill's expertise and what he has brought to
17 the team also in terms of really
18 understanding the marketplace.

19 The next -- I'm sorry, if I may? The
20 next change is the -- just some changes in
21 the organization of the roof terrace. So it

1 might be easiest to show quickly with the
2 larger plan.

3 HUGH RUSSELL: Please.

4 BRIAN LAWLER: So, again, the plan
5 as approved, showed two terraces on the --
6 essentially on the garage roof level. And
7 we're really just looking to do is
8 consolidate those two into one larger terrace
9 here for a number of reasons.

10 An important one is that the way the
11 building lays out, we have two good points of
12 egress from the building out on to this
13 terrace. We only had one that was really
14 making sense in this location. It also makes
15 a whole lot of sense from management and an
16 operational perspective to gather them
17 together. And then also we wanted to
18 eliminate the impact on these units on this
19 level of having an exterior space. So it
20 limits, it basically limits the impact. So,
21 again, we think the overall design, the

1 nature of the planting and the nature of the
2 general layout is very consistent, but a lot
3 of operational reasons to want to consolidate
4 that into one larger.

5 HUGH RUSSELL: What does the light
6 blue color material, what material is that?

7 BRIAN LAWLER: We're just describing
8 that at the moment as a textured roof. And
9 we're still locking in some detail. So we're
10 just labelling that at the moment as a
11 textured roof scape and what we're, the
12 thought there is that we're maintaining the
13 idea of having the skylights, because we want
14 this garage roof, we want the level to have
15 some interest from the building and from the
16 neighboring builds. So the actual -- the
17 actual material I think is somewhat still in
18 -- under consideration as to what it will be.
19 But we're not gonna do is just end up with a,
20 you know, an APDM roof. So we're looking at
21 different options and different materials to

1 give that some interest. And clearly the
2 color is very important from the LEED
3 perspective.

4 HUGH RUSSELL: Are you looking at
5 green roof?

6 BRIAN LAWLER: We are not looking at
7 a green roof at this point. We're looking to
8 -- we're obviously looking to have some
9 fairly extensive planted areas, but we are
10 not looking to build an actual functioning
11 green roof per se.

12 And just finally, is really I think
13 this one is particularly minor, but it's --
14 we had shown earlier the building footprints
15 that showed potentially some separation, some
16 jogs in the building at the MBTA embankment.
17 I think there's every chance at the end of
18 the day we will have a zero lot line building
19 along the embankment, and I think we're just
20 saying at this point that as that design is
21 -- as we're working with the MBTA and trying

1 to understand their embankment details that
2 we just need -- we want to alert you that we
3 need some flexibility on that side, and I
4 think there's every chance that there will be
5 zero or along zero lot line along the
6 lengths.

7 HUGH RUSSELL: What's the
8 relationship between the grade of your blue
9 roof and the tracks?

10 BRIAN LAWLER: Well, the --
11 essentially as we cross Water Street. Excuse
12 me, Roger. As we cross Water Street, the
13 tracks are above our roof. And then as they
14 drop in grade, we believe we'll be very close
15 to the at grade, approximately here. So the
16 tracks are the grade is dropping and we're
17 approximately, depending on the final grades
18 of the green line extension, we believe we'll
19 be approximately at the same grade somewhere
20 through here.

21 HUGH RUSSELL: So it won't be a huge

1 blank wall up against the tracks. It will be
2 some portion of the blank wall, but it won't
3 be that tall and it won't be that long if
4 you're on the train.

5 BRIAN LAWLER: Yeah, if you're on
6 the train, there will be very little wall,
7 yeah, yeah.

8 HUGH RUSSELL: Okay.

9 BRIAN LAWLER: So I think that is
10 it. Other than that we're into the details
11 of design and we're confident that as the
12 rest of the design emerges, we're still in,
13 you know, very consistent with the permit of
14 the project.

15 Thank you.

16 STEVEN WINTER: Mr. Chair, I just
17 had a question. This is a very quick
18 question. If I missed it, I'm sorry. What
19 was the reason in fact for the compression of
20 the building and the lifting of the size that
21 you lifted?

1 BRIAN LAWLER: Essenti al l y getti ng
2 i nto the detai l . Once we start to reall y
3 look at the detai l of the uni ts and of the
4 l a yout, there were effi ci enci es that were
5 j ust real i zed.

6 STEVEN WINTER: You uni t si zes?

7 BRIAN LAWLER: Yeah. Adj acency,
8 uni t si zes. The l i ght change i n the uni t
9 mi x. Al l that pl ayed i nto i t.

10 STEVEN WINTER: Okay, got i t.

11 HUGH RUSSELL: So what' s requested
12 from us i s that I guess we woul d -- we' re
13 aski ng to gi ve a mi nor amendme nt Speci al
14 Permi t to i ncorporate the revi sed pl an, i s
15 that i t? And that we woul d fi nd that there
16 i s a mi nor amendme nt, not a maj or amendme nt.
17 Steve.

18 STEVEN WINTER: Roger, may I ask i f
19 you have any comments that you l i ke to make
20 before we di scuss, before you take a vote.

21 ROGER BOOTHE: Yes, when thi s fi rst

1 came in we were very concerned that we
2 wouldn't want to see any compromise in the
3 facades that had been so carefully worked
4 out, and the whole configuration of the site
5 being pretty particular. And I'm persuaded
6 that this is actually -- amazingly unchanged.
7 If anything it's, you know, it's a little
8 shorter which from the neighborhood's point
9 of view is probably beneficial but they were
10 very meticulous in reducing it without
11 changing any of the architectural qualities
12 and I feel very comfortable with this.

13 WILLIAM TIBBS: I just want to say
14 my test for a minor amendment is if it's over
15 a certain amount of time then it's definitely
16 minor and this definitely passed.

17 STEVEN WINTER: Is that a motion?

18 H. THEODORE COHEN: Did you count
19 the bays?

20 HUGH RUSSELL: Would someone like to
21 make a motion?

1 WILLIAM TIBBS: I move that we, that
2 the proposed changes are indeed a minor
3 amendment.

4 HUGH RUSSELL: And that we grant
5 that minor amendment.

6 WILLIAM TIBBS: And grant the minor
7 amendment.

8 STEVEN WINTER: To the Special
9 Permit.

10 WILLIAM TIBBS: To the Special
11 Permit.

12 STEVEN WINTER: Second.

13 HUGH RUSSELL: Any discussion on the
14 motion?

15 All those in favor?

16 (Show of hands.)

17 HUGH RUSSELL: Everybody raised
18 their hands.

19 (Russell, Anninger, Tibbs, Winters,
20 Winter, Cohen, Studen.)

21 HUGH RUSSELL: We are complete and,

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therefore, we are adjourned.

(At 10:40 p.m., the Planning
Board adjourned.)

C E R T I F I C A T E

COMMONWEALTH OF MASSACHUSETTS
BRI STOL, SS.

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

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

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

IN WITNESS WHEREOF, I have hereunto set
my hand this 22nd day of July 2011.

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

My Commission Expires:
April 23, 2015

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