

PLANNING BOARD FOR THE CITY OF CAMBRIDGE

GENERAL HEARING

Tuesday, August 2, 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
Steven Winter, Member
H. Theodore Cohen, Member
Charles Studen, Associate Member
Ahmed Nur, Associate Member

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

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P R O C E E D I N G S

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

HUGH RUSSELL: We now have a quorum.
This is the meeting of the Cambridge Planning
Board. And the first item on our agenda is a
review of the Board of Zoning Appeal cases
for August 11th.

LIZA PADEN: I didn't see any cases,
but I don't know if anyone else has something
they want to look at.

CHARLES STUDEN: No, I don't.

HUGH RUSSELL: Where is Hutchinson
Street? It's in a Residence B Zone.

LIZA PADEN: Hutchinson Street is
south of Concord Avenue off of Walden -- or
it's between Walden and Appleton.

HUGH RUSSELL: Okay.

LIZA PADEN: So, here's Concord
Avenue. Here's Hutchinson and here's Huron.
So it's in between.

1 HUGH RUSSELL: Okay.

2 Case 10142, 288-B Green Street.

3 LIZA PADEN: Yes.

4 HUGH RUSSELL: Where is that?

5 LIZA PADEN: So that's the
6 Greek-American Club.

7 HUGH RUSSELL: Oh.

8 LIZA PADEN: So it's next-door to
9 the Cambridge Housing Authority's property.

10 HUGH RUSSELL: And it's near the
11 Greek-American Club --

12 LIZA PADEN: Yes, it is the
13 Greek-American Club.

14 HUGH RUSSELL: Okay, and I guess we
15 are complete.

16 And the next would be the update from
17 Brian.

18 BRIAN MURPHY: I suppose the big
19 news is that last night at City Council, that
20 the Council passed amendments to 5.28.2. So
21 I know that you're disappointed not to have

1 it come before you again.

2 HUGH RUSSELL: And what did they
3 consist of?

4 BRIAN MURPHY: Essentially it was
5 similar to the last staff recommendation with
6 the exception of changing the amount of FAR
7 required to be open space from 25 percent to
8 30 percent. Am I remembering that correctly?

9 JEFF ROBERTS: The amount is going
10 to be common space for residential.

11 BRIAN MURPHY: Was 25 to 30. But
12 otherwise it was pretty much what the staff
13 had recommended.

14 When was the last time it went before
15 the Council, Jeff? It was a while, like
16 several weeks ago.

17 JEFF ROBERTS: Ordinance Committee
18 was about two weeks ago. And then the
19 Planning Board last heard it four weeks ago,
20 maybe five?

21 THOMAS ANNINGER: What was the staff

1 recommendation?

2 BRIAN MURPHY: The staff
3 recommendation was -- I mean, it's a fairly
4 complicated piece and I'll see if I actually
5 brought it down with me. But it involved, I
6 want to see if I can get this accurately.

7 JEFF ROBERTS: Do you want me --

8 BRIAN MURPHY: Do you have it? You
9 remember it fortunately here. This is
10 something where I managed not to get in the
11 middle of. But this is really Jeff, Stuart
12 and Susan who did the work to pull this up.

13 JEFF ROBERTS: Right. So, if you
14 remember when it came before the Planning
15 Board the last time, there were changes to
16 the criteria, including parking analysis and
17 some other factors that would come into play
18 for larger developments. There were some
19 changes -- actually the first set of changes
20 were meant to clarify what uses are allowed
21 in what districts, because there was a

1 question that came up around a project in the
2 Residence B District, and whether it was
3 allowed to be converted into a multi-family.
4 And it was cleared up. Much of the
5 discussion over the last Planning Board was
6 over the formula to determine the maximum
7 number of allowed units. And the Planning
8 Board recommended, I think, against having a
9 stricter formula. The City Council was
10 moving more in favor of having a stricter
11 formula that would tighten the number of
12 units, the maximum number of units that would
13 be allowed under a project. And in fact the
14 final proposed language tightened it down, I,
15 think even a little further than when the
16 Planning Board saw it, by putting additional
17 restrictions on projects where there was a
18 large amount of in-fill development within
19 the building. So for projects where you have
20 lots of in-fill development, that makes the
21 project vastly exceed what would be allowed

1 under base zoning, then the formula for cap
2 number of units drops down a little bit.
3 It's complicated to explain, but the next
4 time a project comes before the Board, you'll
5 hear a little bit more about it.

6 And what Brian was alluding to was
7 actually an additional piece that was added
8 to it towards the end dealing with the
9 concerns about the size of units within a
10 building and whether you limited the number
11 of units too much, it would result in the
12 overbuilding of units of a particular site.
13 So again, for projects that are particularly
14 large and particularly dense compared to what
15 the base zoning allows, there would be a
16 limit that -- under the ordained version, 70,
17 only 70 percent of the gross floor area of
18 the building could be occupied by private
19 living space in dwelling units. So
20 developers would have to find a way to work
21 within that limit, the remaining space could

1 be used for common areas, indoor recreational
2 space, storage space, lobbies. It also could
3 be used for any -- if there were above-grade
4 parking that were included, it could be used
5 for that or it could be used for some of the
6 approved non-residential uses that we -- that
7 were part of the proposal when it came to the
8 Planning Board.

9 (Now seated, Steven Winter
10 and Ahmed Nur.)

11 BRIAN MURPHY: And the other issue
12 is that -- let me look at my notes here, for
13 the first ten units gross floor area is
14 divided by 1100 square feet. For units over
15 that it's divided by 1900 square feet. So,
16 again, using the formula for the amount of
17 units that would be allowed.

18 JEFF ROBERTS: And that would be for
19 all districts. That formula no longer
20 differentiates between different types of
21 districts that was proposed in one of the

1 re-filed versions of the petition.

2 BRIAN MURPHY: And there are some
3 additional standards as well requiring the
4 Planning Board to consider on street parking
5 demand and protection of privacy for
6 abutters, as well as for larger projects
7 having the Planning Board evaluate the impact
8 of additional units on demand on street
9 parking and requiring a parking analysis.
10 So, sort of a high approach, but it was one
11 where they're taken direction from the
12 Council where they wanted to move to as one
13 that's relatively manageable. It's a fairly
14 complicated provision and just try to make it
15 simpler, I think, the discussion that the
16 Board reflected the tension between, even
17 when the Board comes out in the right place,
18 is there a merit in trying to make the set of
19 subjects clear for both neighbors and
20 developers. I guess greater level of
21 awareness and knowledge for a developer

1 (inaudible) and for a neighborhood, less
2 anxiety during the process before it finally
3 gets to a resolution.

4 HUGH RUSSELL: Okay, thank you.

5 THOMAS ANNINGER: Can I discuss just
6 one thing which is, if I'm not mistaken, this
7 will apply to Norris Street?

8 BRIAN MURPHY: Yes.

9 JEFF ROBERTS: Yes.

10 THOMAS ANNINGER: Because the
11 application -- how does that work when you
12 already have somebody applying for a Special
13 Permit? How do you apply new zoning to
14 something that was already applied for?

15 LIZA PADEN: So, a Special Permit
16 application doesn't preserve the Zoning. And
17 until somebody actually has a Special Permit
18 that's been filed with the City Clerk's
19 office, then they would have a six-month
20 preservation of the Zoning that they would
21 grant it. But if something's been

1 advertised, then they're subject to that
2 Zoning as well.

3 So this has been advertised and this
4 was passed. So Norris Street would have to
5 comply with this Zoning.

6 THOMAS ANNINGER: Has anybody
7 figured out how many units would apply to the
8 Norris Street project?

9 JEFF ROBERTS: Our estimation, when
10 we looked at it, was 23. They'll have to
11 come in with their own specific numbers. But
12 based on the numbers that we've had from the
13 Planning Board -- the original application
14 and some other information, that's what we
15 come up with.

16 THOMAS ANNINGER: And this will also
17 apply to that street that I cannot remember?

18 HUGH RUSSELL: Cottage.

19 THOMAS ANNINGER: Cottage with a C,
20 yes. It's also going to apply to that one.

21 JEFF ROBERTS: We don't have a

1 proposal for that one yet. But if that comes
2 in as under 5.28.2, then it would be subject
3 under the new provision.

4 CHARLES STUDEN: Before this was
5 approved was there any discussion at the
6 Council regarding what I thought was very
7 persuasive testimony in the part of private
8 developers suggesting that if we made this
9 too onerous, the net effect would be that
10 these buildings would sit vacant and not be
11 developed at all. And my fear, of course,
12 specific to Norris Street, 23 units seems
13 like an extraordinary small number of units
14 but perhaps it could still be economically
15 viable. I personally thought they made some
16 very good points about that, and I think it
17 would be a shame if we wind up with these
18 buildings boarded up and vacant for many
19 years to come as a result of these changes.
20 So again, my question is was there any
21 discussion of that?

1 BRIAN MURPHY: Not that I recall in
2 terms of that. And Stuart was there as well.
3 That was not really the main focus of the
4 discussion. It was more on I think concern
5 for the expectations of the neighbors, and
6 more of the bias of what's the fabric of the
7 neighborhood like right now and what are the
8 implications of that neighborhood.

9 CHARLES STUDEN: We'll have to keep
10 your fingers crossed.

11 HUGH RUSSELL: You had more to tell
12 us I guess.

13 BRIAN MURPHY: And then just
14 otherwise just to remind you of preview of
15 coming attractions. On the 16th North Mass.
16 Ave. will be coming before you for some
17 additional discussion. And I believe we'll
18 also have the Norris Street extension and
19 Harvey Street extension.

20 And then on September 6th we expect a
21 continued hearing for Harvey Street and the

1 EF International Special Permit, first
2 hearing on the 20th. As of now, it looks
3 like Archstone Maple Leaf conversion of
4 housing first hearing and MIT Kendall Square.

5 THOMAS ANNINGER: When is Harvey
6 Street coming?

7 BRIAN MURPHY: The request for an
8 extension I believe comes before you on the
9 16th, but I think the hearing is anticipated
10 for September 6th.

11 LIZA PADEN: The continued hearing.
12 That hearing is still open.

13 HUGH RUSSELL: Okay.

14 Are there any meeting transcripts to
15 review?

16 LIZA PADEN: I'm sorry, I'm still
17 behind.

18 * * * * *

19 (Sitting Members: Hugh Russell, Thomas
20 Anninger, William Tibbs, H. Theodore Cohen,
21 Steven Winter, Charles Studen, Ahmed Nur.)

1 HUGH RUSSELL: Okay.

2 Now that it's 7:20, we'll proceed to
3 our public hearing Planning Board case 133,
4 Special Permit amendment, 622 Massachusetts
5 Avenue.

6 ATTORNEY JAMES RAFFERTY: Good
7 evening. For the record, James Rafferty on
8 behalf of the Applicant currently called
9 Central Square, LLC. But for those of you
10 who are around 15 years ago, this was the
11 Holmes Building. The Holmes Real Estate
12 Trust owned it. And it was a Special Permit
13 granted by the Planning Board in 1997 after
14 an extensive period of public anticipation.
15 I'm just trying to check and see --

16 WILLIAM TIBBS: You're being kind.

17 ATTORNEY JAMES RAFFERTY: Well, I
18 think nostalgia does begin to set in after a
19 while. Mr. Liu, the architect hasn't been
20 back to Cambridge. He's only recently
21 recovered from his experience.

1 HUGH RUSSELL: I think it was 1998.

2 ATTORNEY JAMES RAFFERTY: I'm sorry?

3 HUGH RUSSELL: I believe it was 1998
4 that business was concluded.

5 ATTORNEY JAMES RAFFERTY: It was.
6 The application was in October of '97, and
7 the decision was filed in April of '98. And
8 I note that Mr. Tibbs, Mr. Cohen, Mr. Russell
9 and Mr. Tibbs were part of the deliberative
10 body at the time.

11 WILLIAM TIBBS: It's been emblazed
12 in my mind.

13 ATTORNEY JAMES RAFFERTY: This had
14 many memorable moments. There is a gentleman
15 here tonight by the name of Stuart Pratt.
16 Stuart Pratt, Jr., young Mr. Pratt. I'm not
17 sure he was even born when we did this in
18 1997, but he now works with his father. And
19 the building is, I'm sure everyone knows, has
20 actually been a great contribution. It was
21 one of the first residential buildings that

1 got built after the Central Square action
2 plan was adopted in 1981. And amidst charges
3 that Central Square would be divided and lose
4 its character. And I think it has stood the
5 test of time. It has ground floor retail.
6 Real neighborhood-based retail, particularly
7 the CVS store which is a very popular store.

8 And on the second floor of the building
9 as you might recall is office space. The
10 entire second floor is office. And the
11 balance of the building has 72 residential
12 units.

13 So, the building has a garage on the
14 ground floor with 80 parking spaces. So for
15 reasons of market conditions and other
16 reasons, the ownership of the building wishes
17 to convert the second floor from office to
18 additional residential units. And Mr. Liu
19 will walk you through the floor plan, how
20 they intend to achieve that. I believe it's
21 an additional 23?

1 MICHAEL LIU: 21.

2 ATTORNEY JAMES RAFFERTY: 21 units.

3 Which will give us a total in the building of
4 93.

5 The issues presented in the application
6 are pretty straightforward. One is change in
7 the facade of the building because of some
8 fenestration changes associated with the
9 change from office to residential. So you'll
10 see those occurring on the second floor.

11 The building is in a Business B
12 District doesn't require a multi-family
13 Special Permit, but because there are only 80
14 parking spaces, 72 of which have been for the
15 residential and the other eight were for the
16 commercial, this will be a building that will
17 have less than a one per one parking ratio.
18 And I was able to get late today, I don't
19 know if you've had an opportunity --

20 UNIDENTIFIED FEMALE: Yes, the Board
21 has it.

1 ATTORNEY JAMES RAFFERTY: And
2 Mr. David Gabeau, who is the building
3 manager -- it says here Mr. Gabeau has some
4 interesting experiences in the time in the
5 five years he's been managing the building.
6 Roughly -- not even roughly. Actually, he's
7 in charge. He's charged with the assignment
8 of the parking spaces. And his average, the
9 yearly average is about 38 spaces for the
10 current 72 units.

11 So, we're proposing to obviously not
12 increase the amount of parking. The eight
13 commercial spaces will now go into the
14 residential pool. So it will be 80
15 residential spaces or 93 units. And I also
16 took the liberty of preparing some proposed
17 findings on the issue of the parking pursuant
18 to Article 6.

19 It's, it was easy for me to do because
20 you don't have to be smart to do it. It asks
21 you have to be close to transit and things

1 like that. (Inaudible). The MBTA has those
2 park and ride facilities, this could be
3 considered a sleep and ride facility. You
4 could go out the door and there's the T. And
5 it's the management's experience with the
6 building, that's exactly the tenant
7 demographic that they attract. That the
8 accessibility of the T, the bus lines, the
9 taxicabs, and the increasing use of interim
10 cars like ZipCar really are showing a very
11 prevalent demographic of people living in the
12 building that do not use motor vehicles.

13 So we're looking for a -- hoping that
14 the Board will be able to make a finding
15 under Article 6, that a reduction in the
16 required amount of parking of 13 spaces is
17 warranted in this case. And because it is an
18 existing Planning Board Special Permit that
19 has conditions tied to a set of drawings, but
20 now we're going to have a few exterior
21 changes, we would also ask that the Board

1 make a finding that those changes are
2 consistent with the original Special Permit
3 and approve the amended drawings.

4 So, having said that. Mr. Liu has been
5 waiting years to come back. So I'll let him
6 tell you about this. And I think I've
7 introduced everyone who is here. And I think
8 I'm done, thank you.

9 MICHAEL LIU: I am also glad to work
10 with Mr. Rafferty again.

11 HUGH RUSSELL: You're going to have
12 to get closer to the microphone. You can
13 carry the microphone around with you.

14 MICHAEL LIU: So, this is Paul
15 Humphreys from my office and he's going to
16 distribute a package so you can look more
17 closely at some of the things that we are
18 also are going to show you on the board.

19 Not to make more of this as a design
20 exercise than is really warranted.

21 HUGH RUSSELL: So next request is

1 that you have to set up your easel back where
2 Mr. Humphreys is so people can see it. We
3 can't see it as well, but not everybody can
4 see it well.

5 MICHAEL LIU: So the second floor is
6 presently an office space of about 28,000
7 square feet. So, that would be converted to
8 21 apartments. We would be, as part of doing
9 that, we would close off one elevator that is
10 just there to serve that commercial space in
11 the second floor. That would be incorporated
12 in an adjacent retail space that's at the
13 street level.

14 The floor plate is quite deep. So we
15 have deep units. In the center there's a
16 fair amount of common space and mini space
17 and a fitness area and some storage
18 facilities for the residents.

19 With regard to the exterior changes,
20 there are -- it's really the conversion of
21 fixed windows that are office windows to

1 operable windows. So those windows which are
2 presently on the second floor, are I believe
3 they're fixed windows with eight, eight
4 panes, I believe. And those would be
5 converted to double hung windows in the same
6 pattern as the floor above. There would be
7 two new windows, which would be added on
8 Green Street above the loading dock. Where
9 there's presently loading dock, there are no
10 windows so we would be adding two masonry
11 openings. As part of the work that we did
12 12, 13 years ago, we had reconstructed a
13 portion of the facade of the original
14 building on Massachusetts Avenue. That
15 reconstruction really had to do with the
16 disassembly and reassembly of the stone
17 pieces that made it up, and then we put new
18 fixed pane storefront into it. That
19 storefront will have the same configuration,
20 except that we will replace some of it to
21 make operable awning type windows so that

1 those windows will be able to have operable
2 windows as well.

3 I don't think there are any other
4 changes to the exterior. And if you have any
5 questions about the interior, I'd be happy to
6 answer them.

7 There is a common -- there was a common
8 terrace which is on the second floor, those,
9 that would be broken up into three sections
10 and they will belong to the units that open
11 directly onto them.

12 CHARLES STUDEN: I have a question,
13 relative to the purpose of this change in
14 use. Mr. Rafferty mentioned that the -- one
15 of the drivers is the market. I'm assuming
16 that the reason that you're proposing this is
17 there's a strong market for residential uses
18 in Central Square. I'm just curious about
19 the office space. Is it fully occupied?

20 MICHAEL LIU: I think Stuart can
21 answer to the particulars of that. I think

1 our lease is running -- David, do you want to
2 speak to that question about the use of the
3 office space in Central Square. The present
4 tenancy lease ends.

5 DAVID GABEAU: August 31, 2011.

6 MICHAEL LIU: August 31st.

7 DAVID GABEAU: Yep.

8 MICHAEL LIU: Now, the space itself
9 is not an ideal office space particularly
10 because it's quite deep and one wall is blank
11 because it's a party wall condition. So it
12 has a great deal of interior space. So I
13 don't -- you can speak maybe at greater
14 length about the, you know, how difficult it
15 is to find tenants for that space. But my
16 understanding is that it is.

17 HUGH RUSSELL: Sir, if you're going
18 to speak, if you could come forward.

19 WILLIAM TIBBS: I just want to say I
20 have a similar question, and I was at the
21 original hearing, and I know that second

1 floor space was always, at least in my mind,
2 I was wondering how valuable it would be. So
3 I guess I have a similar question which is
4 historically since it was built, how has that
5 space faired as well as what it was doing
6 now?

7 DAVID GABEAU: Sure. My name is
8 David Gabeau G-a-b-e-a-u. So, yeah, the
9 space has been leased to National Indemnity
10 but they're changing their name to Resolute
11 Management. For the past ten years they
12 occupied the whole space for that time
13 period. I think since 2001, 2002. And as
14 far as the question about the market for
15 residential, yeah. So we're adding 19 more
16 bedrooms, I believe? And currently we have a
17 waiting list of people wanting to rent one
18 bedrooms, about 40 people looking for one
19 bedroom apartments at this time. I always
20 tell them I just can't help them because I
21 don't have enough. So I think the market for

1 the one bedroom apartments and the two
2 bedrooms, we have a waiting list for those,
3 too, will be very strong.

4 CHARLES STUDEN: Okay, thank you.

5 HUGH RUSSELL: Ahmed.

6 AHMED NUR: I have a question for
7 you with regarding to the storefront. You
8 mentioned that you might be changing the
9 front of the facade storefronts that you
10 have. What you're prosing, is it similar to
11 what's there now and what's it like to the
12 entrance?

13 MICHAEL LIU: What we're changing is
14 not on the first floor, it's not on the
15 street level. It's on the second floor.

16 AHMED NUR: Okay.

17 MICHAEL LIU: There's an area of
18 facade which -- and I'll point it out to you.
19 Here.

20 AHMED NUR: Okay.

21 MICHAEL LIU: And that was a -- we

1 took that facade down from the original
2 building that was on-site before this and we
3 reconstructed it. And then we put into it a
4 kind of window all system, fixed glass. But
5 now that we have apartments behind it, we're
6 modifying that to have operable sash on a
7 portion of it. So that portion that we're
8 changing was not original, and it will have
9 the same profile except that where there's
10 operable sash, it's going to obviously be a
11 little bit thicker because you have a frame
12 within a frame. But apart from that it's the
13 same. It will be the same.

14 WILLIAM TIBBS: I can say that
15 having some small existing drawings as a
16 reference from where to -- where we're going
17 could be helpful. Particularly on the second
18 floor, because I was sitting here trying to
19 remember just the scale and size of that
20 commercial space and, so --

21 MICHAEL LIU: If it helps, I think

1 on the last page of the photos of that
2 section.

3 STEVEN WINTER: We have photos of
4 where it is, but not where it's going.

5 WILLIAM TIBBS: There's an elevation
6 of what it is, but for me it's more the plan.
7 I just want to get a better sense of the
8 plan.

9 HUGH RUSSELL: I have a question,
10 which is your one bedroom units tend to have
11 a bedroom that doesn't have windows in it.
12 What's your strategy for providing light and
13 ventilation for those bedrooms?

14 MICHAEL LIU: I had a feeling you
15 might ask that question. Those are interior
16 one bedrooms. And this is actually a kind of
17 product we're seeing a lot of now,
18 particularly in urban settings. The -- there
19 are two code requirements that apply. You
20 have to provide light and ventilation. You
21 can provide it in one of two ways. You can

1 have an opening, which has to be a certain
2 size from that space to the adjoining space
3 from which it is barring light and air. In
4 our case that -- we're going to -- and you
5 can also reproduce artificial light to a
6 certain foot candles, I think 30 inches above
7 the floor, but to a certain degree. We're
8 doing those things, but in addition we're
9 also bringing in make up air, directly ducted
10 into the corners into the room because we
11 want to enclose those with glass. So those
12 rooms can be closed completely. So they will
13 be sort of shut off with a window, a
14 (inaudible) story window from the rest of the
15 room. So in that case you have to bring in
16 outside air which we will be doing.

17 CHARLES STUDEN: What is the square
18 footage of these apartments? They look very,
19 very small to me.

20 MICHAEL LIU: They're actually I
21 think -- what is the square footage listed on

1 the floor plans?

2 HUGH RUSSELL: It's on this plan,
3 but it's in very small letters and I can't
4 read it.

5 MICHAEL LIU: I think that actually
6 they're fairly large.

7 PAUL HUMPHREYS: You can read it
8 here. About 800.

9 MICHAEL LIU: Yeah, so, your typical
10 one bedroom is anywhere from 790 to 820. So
11 in terms of square footage, they're fairly
12 large. Reasonably large. Although the
13 writing is small.

14 CHARLES STUDEN: Although I would
15 make the observation that much of that space
16 is corridor as opposed to living space.

17 MICHAEL LIU: Some of it is
18 corridor, that's true. Because you have to
19 walk passed the sleeping areas.

20 CHARLES STUDEN: Right.

21 HUGH RUSSELL: The room sizes, the

1 remaining rooms are pretty common for market
2 rate one bedroom apartments. And you can see
3 just from the picture of a queen size bed in
4 the room, that there's plenty of room around
5 it. And, again the furnishings show it
6 (Inaudible).

7 CHARLES STUDEN: I also have a
8 question around housing affordability. Are
9 there any affordable units in in this
10 building?

11 ATTORNEY JAMES RAFFERTY: Oh, yes.
12 At the time the Special Permit was issued, I
13 think the Article 11.200 had just been
14 adopted. So the building is an HIP building,
15 and these units -- I've already spoken with
16 the Affordable Housing Department. This, I
17 think is best analogized to a second phase of
18 a residential project, because these second
19 floor units are different in their
20 configuration than the other units. And
21 while the affordable housing ordinance speaks

1 to having a representative sample of units in
2 the building, I think the early conversations
3 have been probably the easiest way to
4 approach this is to simply apply the required
5 formula to the second floor. So they will,
6 they will meet the -- so it is a 20 -- in
7 that context it's a -- probably somewhere
8 around three or four units subject to how
9 that formula shakes out. You round down at
10 0.5 and up, and I haven't done that math.
11 But it's clearly of the size and number of
12 units that will require additional affordable
13 as part of the additional market units.

14 CHARLES STUDEN: Good, thank you.

15 HUGH RUSSELL: Any more questions
16 from members of the Board?

17 AHMED NUR: The emergency egress at
18 the end of the hallway up on the side, on the
19 existing building.

20 HUGH RUSSELL: The new eighth
21 edition of the state building code increased

1 the length of dead end corridor that's
2 permitted to extraordinary length. It's like
3 50 feet permitted.

4 MICHAEL LIU: 50 feet.

5 HUGH RUSSELL: It is the 50 feet
6 here. And I guess that's a recognition of
7 the sprinkler, the alarms, and all that other
8 safety stuff. It used to be 20 feet.

9 AHMED NUR: I see.

10 HUGH RUSSELL: Okay, so we'll go to
11 the public hearing. There are two names on
12 our sheet, Steven Kaiser and Charlie
13 Marquardt.

14 JAMES WILLIAMSON: I'd like to be on
15 that list, too.

16 HUGH RUSSELL: Sure.

17 STEVE KAISER: My name is Steve
18 Kaiser, 191 Hamilton Street.

19 Jim Rafferty did identify two members
20 of the Planning Board who are still here from
21 those glorious times. I would note that Pam

1 Winters was also involved in that project,
2 but as a citizen before she got on the Board.
3 And responsible Roger Boothe and Stuart Dash
4 were around at that time, and I think at
5 least two others in the audience who were
6 around. And I could remember that time very
7 vividly because I was actually the traffic
8 consultant advisor to the citizens group on
9 that. And we met in the basement of the
10 building of the church, the brick Baptist
11 church there. And I remember this one
12 meeting before the Planning Board where we
13 had so many protestors and critics from the
14 neighborhood out, that the Planning Board
15 decided to have their meet in City Hall,
16 because of the number. Somewhere's between
17 200 to 300 people that came out. And I think
18 that was beyond the open hearing stage. So
19 there was no participation, so you had all
20 these angry people in the audience and the
21 Planning Board trying to do its business. It

1 was quite a spectacle, emotional spectacle, I
2 think.

3 And I also count that meeting as the
4 last gasp as the People's Republic of
5 Cambridge. The last time that we were to get
6 together in any large group and speak out.
7 So people make all these jokes about the
8 People's Republic of Cambridge. I think it's
9 been gone for 15 years.

10 Let me just comment on what was there
11 before. My recollection is it was a
12 two-story building with retail on the first
13 floor and offices on the second floor. I'm
14 not aware of any vacancies. I think there
15 were law offices on the second floor. First
16 floor had Herman's Clothing Store, Lucy
17 Parson's Bookstore, a small tobacco shop, and
18 a coffee restaurant. All in a very vigorous,
19 active frontage. Okay? They replaced it
20 with a larger building, twice as high. That
21 had no office -- well, it had an office on

1 the second floor unoccupied. And on the
2 first floor Jim Rafferty says oh, it has
3 ground floor retail. It also does not have
4 ground floor retail. It's only about half
5 full. And it's had a long period of vacancy.
6 It's that old story we run into, first floor
7 office -- first floor retail vacancy, and I
8 add the clause, by modern architects because
9 they seem to have great difficulty putting
10 quality retail and effective retail on the
11 first floor.

12 So, we're here tonight because the
13 second floor has failed as office. And half
14 the first floor has failed as retail. And
15 apparently they're not going to do anything
16 about the first floor, and they're gonna try
17 and solve the second floor problem. And I
18 don't think that the developer has presented
19 this in quite that form. He's already been
20 given a gift by this Board, didn't comply
21 with the requirements of it, and now wants to

1 come back and get more special favors. Is
2 that gonna be rubber stamped or not?

3 Again, I'm going to raise the ogre of
4 Article 7. Why should we give away any
5 further advantages to a developer unless he
6 can demonstrate that he's not making a profit
7 from it? That should be Mr. Rafferty's job.
8 And he did promise to me that he'd be working
9 on a treatise to Article 7. I haven't seen
10 it yet, but when I get it, I would love to
11 share it with the Board. So you would have
12 the benefit of at least a contrary view to
13 Article 7, and that will start the
14 discussion. Because the discussion on
15 Article 7 has not started on this Board and
16 it has not started on the City Council.

17 HUGH RUSSELL: Could you wrap up
18 your comments, please?

19 STEVE KAISER: Yes, I will.

20 I will note that in the finding that
21 you have to make for the modification of the

1 Special Permits, one of the requirements is
2 to show that you preserve and enhance the
3 unique functional environment of the square.
4 This building has failed to do that on the
5 first floor.

6 The second floor's less of a problem
7 because you don't notice a vacancy. But it's
8 another example of failed retail on the first
9 floor and I hope the Board will talk about
10 this.

11 Thank you.

12 HUGH RUSSELL: Thank you.

13 Charlie Marquardt.

14 CHARLES MARQUARDT: Charlie
15 Marquardt, 10 Rogers Street. I'll be quick.

16 First of all, if we were building this
17 new aside from all the other issues that went
18 along with this, this would be the
19 prototypical example for smart (inaudible)
20 oriental development. Can't miss the T
21 station. In fact, the only thing they need

1 to do is put an entrance into the T station
2 so you don't have to go inside the building.
3 So, they've got that going for them.

4 But I have some concerns about the
5 health of the residents that will be on the
6 second floor covering two general things:

7 The first is you look at the building,
8 you got Green Street and you got Magazine
9 Street. You've got a lot of busses. Those
10 busses are primarily diesel. They're going
11 to be near the windows. What's the impact on
12 those residents at the lower level? We're
13 dropping down one level to make sure that
14 they're healthy. Because right here we're
15 saying we don't want to have detriment of the
16 health, safety and/or welfare of the
17 occupants of the proposed use or the citizens
18 of the city. So if we're going to put them
19 that close to diesel busses, is there
20 something we can do to protect them?

21 Second, you raise the issue about

1 light, and I'm looking at the building here
2 and say all these things we're going to do
3 about blowing air in and turning on lights.
4 But nothing better than natural light.
5 There's all those studies about Vitamin D and
6 seasonal adjusted disorders and what not.
7 Could we put in some skylights and put real
8 light in there. It could be a short
9 skylight. It could be those window wells
10 that go back in the old fashioned building.
11 That would be phenomenally nice.

12 Still don't see facilities for
13 children. Don't know whether children can go
14 play. There's some great stuff down further
15 away. We keep building these buildings that
16 don't put anything in there for the kids, and
17 that continues to concern me. As you look
18 around mid-Cambridge in particularly and you
19 see kids hit the seven, eight-year-old phase,
20 and they're gone and shot through a cannon
21 and you're starting all over again. I think

1 it explains an awful lot of the five and six
2 year cycle in those neighborhoods.

3 I do support reducing the number of
4 parking spaces, but don't see anything for
5 visitors. Parking's really difficult around
6 there. And I'd just like to listen to that.

7 And then the last one is noise levels.
8 How noisy will it be that close to the busses
9 and all the people exiting and leaving those
10 busses? Particularly if people are working
11 off hours. Is the noise ordinance in effect
12 for busses and the noise they make? I know
13 it's not you, I know it's the License
14 Commission, but we really want to think about
15 the health and safety as we drop people
16 closer and closer to the street level there.
17 It was put in for office I think for a
18 purpose, and we want to make sure we don't
19 lose that purpose.

20 Thanks.

21 HUGH RUSSELL: Okay, thank you.

1 James.

2 JAMES WILLIAMSON: Thanks. My name
3 is James Williamson and I live at 1000
4 Jackson Place.

5 I think I should take this opportunity
6 to finally explain what meant when I said "I
7 know where you live." It's just like old
8 times. Maybe it's not as Steve pointed out.
9 And maybe in some ways it's just as well.
10 First of all, I see that there is -- I did
11 look at the plan. I'm sorry, I'm late.
12 There was a whole weather catastrophe and
13 transportation catastrophe. But I did have a
14 chance to look at these plans before this
15 evening, and I actually got some interesting
16 comments from someone you all know probably,
17 George Metzker. But my comments are my own.
18 First of all, I think there's a plan to
19 remove an elevator, and I would just like to
20 ask that it be understood that this has to be
21 done -- or to clarify, if it hasn't already

1 been clarified, that this has to be done by a
2 certified elevator company. And I would like
3 to ask publicly that it be done by a union
4 elevator company. There are union elevator
5 people that are currently out of work.
6 They've been out of work for a number of
7 years in some cases.

8 Secondly, the reduction in the parking
9 requirement. I'm sort of sympathetic to
10 that. I mean, as was pointed out, it's right
11 next to a T station. However, I think one of
12 the problems is that although there could be
13 an exemption, people have cars anyway and to
14 think about where are the people who have
15 cars anyway are going to be parking them.
16 Are they going to be parking them in the
17 municipal parking lot right across the street
18 on Green Street? And what kind of impact is
19 that going to have especially if the plan
20 goes forward to have parking there for the
21 new Cambridge Housing Authority building in

1 the old police station, which I believe the
2 plan is to have some of the available
3 parking -- some of the parking for them in --
4 I suggest that it be there in the municipal
5 parking lot.

6 On the busses issue. I take that bus
7 every single night. One of the busses that
8 leaves from the bus berth which is right next
9 to the building. And the issue is the MBTA
10 has rules that say you cannot supposedly run
11 the bus. However, in the winter it's very
12 important to be able to run the bus, and
13 there's some flexibility about running the
14 bus, idling the bus while the bus is waiting.
15 The busses have to wait until the last train
16 gets to Central Square and that's often --
17 that's very -- the time can differ a lot. So
18 the bus will be waiting there for quite a
19 while. People on the bus waiting for the bus
20 to get -- to be released. And in the winter
21 it can be very cold and there's a sort of a

1 flexibility there about idling the bus. But
2 there can be complaints from people in the
3 building. I think it's important to be
4 mindful of that, and to appreciate the fact
5 that people waiting on a bus in the winter do
6 like to have it idle from time to time so
7 they can run the heat so they can be warm
8 while people wait for the busses to be
9 released.

10 And finally in a way and most
11 interesting to me, and I didn't get to hear
12 the presentation, but without having heard
13 it, the most interesting question for me is
14 how does the inclusionary Zoning Ordinance
15 apply to this. If this were the total number
16 of dwelling units from the very beginning,
17 what would the calculation result in terms of
18 the number of affordable units? Is that
19 going to be how the calculation is done or is
20 there a separate calculation for these
21 additional 21 units that --

1 HUGH RUSSELL: That was covered in
2 the presentation, and they're going to comply
3 with the housing ordinance.

4 JAMES WILLIAMSON: Great. So
5 anyway, so thank you.

6 HUGH RUSSELL: Okay, thank you.
7 Is there anyone else who wishes to be
8 heard?

9 (No Response.)

10 HUGH RUSSELL: Okay, in that case we
11 will close the hearing for oral testimony.

12 We did not receive a communication from
13 the Traffic and Parking Department, but is it
14 fair to say that you would feel that given
15 their roughly 50 percent auto ownership and
16 the fact they can produce about 80 percent
17 parking, that would be okay?

18 SUSAN CLIPPINGER: Yes.

19 HUGH RUSSELL: Okay.

20 What do we want to do about this? Do
21 we want to discuss it some?

1 WILLIAM TIBBS: Just a couple of
2 things.

3 HUGH RUSSELL: Sure.

4 WILLIAM TIBBS: Just because of the
5 testimony I think it would be important to
6 clarify the parking that you just did.
7 They're only using only 50 percent of the
8 spaces that they currently have. So that
9 really isn't an issue. I guess I would -- I
10 am, the one thing that I think bothers me the
11 most about this are those bedrooms without
12 light. I'm going to defer to my practicing
13 colleague here just to see what he thinks,
14 and I'll hear if he can sway me one way or
15 the other on that one. But did you consider
16 something on skylights? I mean, clearly it's
17 the critical design issue. And even though
18 you said something you see in urban
19 environments, it's not something I would like
20 to see in the environment.

21 HUGH RUSSELL: I mean, there are

1 three units that have roof above them.

2 MICHAEL LIU: Yes. The issue we
3 would like -- it would be good to -- we would
4 like to put skylights in as many units as
5 possible, also. But the issue here is that
6 the configuration of the building on the
7 third floor, which is a donut shape is --
8 puts the courtyard sort of on the middle.
9 So --

10 WILLIAM TIBBS: It's only those
11 middle units?

12 MICHAEL LIU: Yeah. The shape of
13 the building above is like this. So, it
14 might be possible to do it here, but these
15 other units are outside of the footprint of
16 the --

17 WILLIAM TIBBS: I understand that.

18 MICHAEL LIU: Jim Rafferty also
19 asked me to boast that we've done -- we've
20 done about 60,000 units of housing. And you
21 see these different type housing typologies

1 come and go over the years and new ones
2 evolve, and this form of the interior one
3 bedroom is something that has -- we've
4 started seeing about the last three, four
5 years. An example of that, I think there's a
6 fair amount in -- some at Station Landing if
7 you know that development. And a number of
8 towers that others have done were involved in
9 now in Boston you're starting to see. But I
10 think you're going to see more of it as time
11 goes on.

12 HUGH RUSSELL: There is actually a
13 project close by that we thought was just
14 wonderful, which is the copper building at
15 the University Park which has deep units.
16 You know, the way in which the bedroom is
17 connected in the rest of the apartment is
18 slightly different, but it's the same
19 principle that the bedrooms are getting some
20 light during the day that sort of comes in
21 from the rest of the apartment.

1 WILLIAM TIBBS: That's more like a
2 studio which is, again, they're not quite as
3 long and narrow. So, again as I said, I
4 would probably defer to you.

5 HUGH RUSSELL: They're about this
6 narrow, not necessarily quite as deep.

7 WILLIAM TIBBS: I'm sorry, that's
8 what I meant in terms of depth.

9 HUGH RUSSELL: Yes.

10 WILLIAM TIBBS: As I look at that,
11 given the kind of studio that they were --
12 when I say studio, I'm not talking about a
13 studio apartment, but a real working studio
14 kind of feel, kind of high ceilings, and I
15 think that helps when you do something like
16 that. But again, as I said, I will defer to
17 you on this one.

18 HUGH RUSSELL: What will be the
19 ceiling heights in these apartments?

20 MICHAEL LIU: Nine and a half.

21 HUGH RUSSELL: So that's an

1 advantage, too.

2 MICHAEL LIU: I just would also
3 mention this as a point of interest, the
4 prominence of this particular kind of unit I
5 think comes originally from the loft. If you
6 think of the loft housing form, we typically
7 have long, narrow, deep with an interior
8 sleeping enclosed room, and it has sort of
9 morphed where it used to be associated with
10 existing buildings that are converted to new
11 use, it sort of morphed into a situation
12 where people are building them new now.

13 WILLIAM TIBBS: Well, all I'll say
14 is that as I said, I'll defer to my colleague
15 but you won't convince me as to whether or
16 not I like this, what my feeling about it.
17 But I just don't like it. And as I see it on
18 these plans. But again, in --

19 HUGH RUSSELL: Well, your colleague
20 would probably not be very interested in
21 renting one of these apartments for his own

1 use, but nobody's forced to rent these
2 apartments. So they are in the marketplace.
3 And somebody who maybe works, for example,
4 say at night, might think this is terrific
5 because they know their bedroom will be very
6 quiet. So it might be a particular personal
7 circumstances. I would -- my own guess is
8 that you won't see this rent, that these will
9 command rents. So that says something about
10 what the market wants. And that's like, if I
11 had this space, I'd rip out all the
12 partitions and make it one unusual looking
13 room.

14 ATTORNEY JAMES RAFFERTY: It's an
15 alternative to a studio. It's creating a
16 bedroom in the studio setting.

17 HUGH RUSSELL: Roger.

18 ROGER BOOTHE: I just had a question
19 for the architect. I don't know if you've
20 looked into light tubes, you know, for
21 example, the Genzyme building, there are

1 tubes that are aligned with reflective
2 material that bring a certain amount of the
3 changing quality in light in the space. I
4 don't know if that's something that's
5 feasible.

6 MICHAEL LIU: We have used light
7 tubes on other projects. The issue here,
8 though, is typically when we use them, you're
9 bringing them as an express light shaft from
10 higher floors. Here we would have to go
11 through occupied floors to get to these
12 units. So that, you know, in this particular
13 instance it would be difficult to make it
14 work.

15 AHMED NUR: Even on the top floor?

16 MICHAEL LIU: Well, if you think
17 about it, if you were to bring the light
18 shaft from the top floor, you'd have to bring
19 it through occupied floors before you ever
20 get to this one in.

21 AHMED NUR: Right. You're going in

1 the middle, right down the middle where the
2 apartments are, right where those apartments
3 to themselves to the extent that you want to
4 go. I see what you mean, you're losing
5 space?

6 MICHAEL LIU: You have to go into
7 occupied space. You have to take the space
8 away from those apartments for net loss.

9 HUGH RUSSELL: It would be very
10 long.

11 MICHAEL LIU: It would be very long.

12 HUGH RUSSELL: When I asked my
13 question about lighting and ventilation, it
14 was a very carefully phrased question because
15 those are specific requirements in the code
16 and not -- they're quite easy to meet. And
17 there are things that are being done here
18 that that go beyond that, the clear stories
19 and doing the hallways in the bedrooms and
20 between the bedrooms and the open space. So,
21 I've only designed one project that used

1 interior bedrooms, but they were 15-foot
2 ceilings. It was an old building. And it's
3 never been able to be financed. Actually,
4 I've drawn it many times. First time 22
5 years ago.

6 So if you want to use this building for
7 housing, this is the way you need to do it.
8 And I'm not terribly concerned about it.
9 But, again, it's not my preference, but there
10 are people who are happy to live this way and
11 it meets the codes for its safety and health.

12 I think one, I'm assuming that the air
13 intake for the corridor air doesn't come from
14 next to the bus stop so that they're getting
15 particular -- probably from the top?

16 MICHAEL LIU: Yeah, we'll bring air
17 from the roof at the very top of the
18 building, we bring it down to the corridor.
19 The corridor is circular. There will be a
20 loop. And then from that loop it will go, be
21 ducted into each individual unit. So all the

1 units will be getting outside air. And I
2 think someone raised a legitimate concern
3 about the traffic and the exhaust and so on.
4 And that was a subject of some discussion in
5 the development team. And in fact, there was
6 a discussion whether or not we should provide
7 operable windows at all, because we could
8 just leave the fixed windows. But the
9 thought was even though it was necessary,
10 there's an expectation if you live on the
11 second floor of a residential building, that
12 you can open your windows. So, this vision
13 was made to give them operable windows.
14 Although we were getting fresh air through a
15 mechanical means.

16 AHMED NUR: Question about the HVAC.
17 So you're going to have an RT unit on the
18 roof? And the AV boxes hold -- each room
19 will have its specific AV box or are they
20 sharing the AV boxes?

21 MICHAEL LIU: I can't speak to the

1 specifics of the equipment. I can say that
2 the same shafts that were -- remember, the
3 second floor was always a sealed space, so it
4 had a shaft and had a mechanical shaft that
5 was providing air. So we're going to reuse
6 those shafts. And whether or not -- I
7 imagine we'll be replacing the equipment
8 that's feeding them.

9 AHMED NUR: Right. So they'll all
10 have the supply they could be sharing the VAV
11 box basically?

12 MICHAEL LIU: They could. Again, I
13 don't know the particulars of the equipment
14 that we're choosing.

15 WILLIAM TIBBS: I just have one
16 other clarification based on the public
17 comments, and that is the occupancy of the
18 first floor commercial.

19 ATTORNEY JAMES RAFFERTY: I wondered
20 whether it would be appropriate to frankly
21 correct just some misstatements of fact.

1 I'll leave the revision as history, because
2 that's subjective, but the fact of the matter
3 is, as you've heard from Mr. Gabeau this,
4 what's been referred to as a failure of the
5 second floor, it's been occupied by a single
6 tenant office for ten years right up until
7 this month. So I don't understand the
8 reference that 40, 50 percent of it isn't
9 usable or hasn't been used.

10 As for the ground floor retail, I'm
11 informed by Mr. Gabeau that there is only
12 single vacancy, and that a lease has been
13 signed for that space and it will be
14 occupied. So the representation about 50
15 percent of the ground floor of the building
16 is a retail failure -- I remembered the --
17 back in the day we didn't have that many
18 banks in Cambridge. When Cambridge Savings
19 Bank decided to come to Central Square it was
20 seen as a positive contribution to Central
21 Square because Cambridge Savings Bank, the

1 bank was not part of the Central Square
2 community. So there's that.

3 There's an expanded CVS, which is a
4 very popular store providing food as well as
5 medicines. And then there's a range of small
6 retailers throughout the building. So a
7 whole host of incorrect assertions about
8 simply the facts of the building, and I
9 appreciate the opportunity to correct.

10 CHARLES STUDEN: Isn't the issue
11 before the Board this evening reduction in
12 parking specifically, and then as
13 Mr. Rafferty suggested, the small changes to
14 the exterior of the building that we should
15 probably note as well?

16 THOMAS ANNINGER: Change of use.

17 ATTORNEY JAMES RAFFERTY: Mr. Studen
18 has correctly identified the zoning issues.
19 The use is a permitted use. There's no
20 action required from the Board to change the
21 use. To increase the number of dwelling

1 units, we're within the lot area per dwelling
2 unit. There are no density questions
3 presented with the application. The
4 application does seek to do two things:

5 Relief under Article 6. Further
6 reduction for the required amount of parking,
7 80 spaces for 93 units. And also a design
8 change to the fenestration on the second
9 floor that relates back to the original
10 Special Permit, which was tethered to a set
11 of plans that had a different set of
12 openings. Those are the two issues.

13 WILLIAM TIBBS: You know these
14 things better than me, but the building was
15 designed, which is why we're having such a --
16 at least I'm having such a hard issue with
17 the way the units are configured, it was
18 designed to have commercial space on the
19 first floor. As a matter of fact, one of my
20 questions would have been how difficult would
21 it be to just continue that, continue that

1 use and not change it? But -- and that was
2 part of the original permit so that that is
3 concerned relative. It's not just a window
4 design, it's just a --

5 ATTORNEY JAMES RAFFERTY: Well, with
6 all due respect, I'm not looking to chill the
7 deliberation. But the legal issues presented
8 in the application are exactly as stated by
9 Mr. Studen. It's not, with all due respect,
10 it's not an issue before the Board as to a
11 change of use or a change -- that -- it's a
12 relevant conversation.

13 WILLIAM TIBBS: Why do you show us
14 plans?

15 ATTORNEY JAMES RAFFERTY: What's
16 that?

17 WILLIAM TIBBS: Why do you show us
18 plans?

19 CHARLES STUDEN: As a courtesy.

20 ATTORNEY JAMES RAFFERTY: The
21 applicant wants the Board to have a complete

1 understanding of the building as possible.
2 We provided you changes to the second floor.
3 I'm not suggesting it isn't a relevant point
4 of inquiry for the Board. I'm responding to
5 Mr. Studen's identification of the legal
6 issues. If you look at the legal notice, if
7 you look at the issues before the Board, they
8 involve the parking, the main change in the
9 building facade. We're happy to talk about
10 anything else related to the building,
11 mechanical, retail. I think the ownership is
12 very proud the building.

13 HUGH RUSSELL: I would like to ask a
14 question. I preface by saying I have no
15 problem with this application or any of the
16 issues raised. But it is advertised as
17 Planning Board case 133, Special Permit
18 amendment.

19 WILLIAM TIBBS: Amendment.

20 HUGH RUSSELL: So that leads me
21 first 133 is a case number that isn't

1 current, so we must have granted the Special
2 Permit for this building earlier.

3 ATTORNEY JAMES RAFFERTY: Oh, sure.
4 I'm sorry.

5 HUGH RUSSELL: In our public hearing
6 it says Planning Board case 133, Special
7 Permit amendment.

8 ATTORNEY JAMES RAFFERTY: Right.

9 HUGH RUSSELL: So we're amending an
10 earlier Special Permit that was granted for
11 the building.

12 ATTORNEY JAMES RAFFERTY: Right.
13 The term amending a Special Permit, I think
14 in the true legal context, might be a slight
15 misnomer. You can amend PUD Special Permits,
16 but I think the staff would agree the Law
17 Department has advised that an amendment is
18 really a new Special Permit. The Special
19 Permit that was granted in this case has a
20 set of conditions, and it includes floor
21 plans of each floor and elevations. And

1 obviously if you look at the Special Permit,
2 then say contingent upon these plans dated by
3 such and such a date. So these will be that
4 portion of the Special Permit. But it
5 does -- the original Special Permit in this
6 case, I think -- I was surprised when I went
7 back over the case, that it wasn't a
8 multi-family Special Permit. It predated
9 Article 19. It really had to do with the --
10 when you think about everything that went on
11 here, it really had to do with setbacks and
12 height. Because I think the height in that
13 district in Central Square overlay, and it
14 also is subject to Central Square overlay
15 which is probably why we're here.

16 I'm not suggesting -- I didn't mean to
17 at all suggest that this isn't a relevant
18 inquiry, but I think there is a narrowness to
19 the relief that's being sought here. And
20 it's related to parking. It's certainly a --
21 this is a in some sense an adaptive reuse or

1 a transformation. We see it in 5.28. It's
2 something not originally constructed for
3 residential use being converted to
4 residential use.

5 HUGH RUSSELL: I guess my point is
6 if there's an existing Special Permit. It's
7 tied to a set of plans, then part of this
8 application is to tie -- is to sever the
9 second floor plan from the old plan and put
10 in the is second floor plan for the new.

11 ATTORNEY JAMES RAFFERTY: Oh, agree.
12 Fully agree. All right. And the elevation
13 changes as well.

14 HUGH RUSSELL: And the elevation
15 changes.

16 ATTORNEY JAMES RAFFERTY: No, I
17 agree. It's a plan change for both of us.

18 HUGH RUSSELL: Right.

19 ATTORNEY JAMES RAFFERTY: So I guess
20 that's what you're saying that's the more
21 precise response to Mr. Tibbs, why do we have

1 the second floor plan? Because we're seeking
2 to substitute this second floor plan for the
3 second floor plan that was approved in the
4 original Special Permit.

5 HUGH RUSSELL: And there's a minor
6 change on first floor plan where the elevator
7 comes out.

8 ATTORNEY JAMES RAFFERTY: Right.

9 HUGH RUSSELL: Okay. Well, I don't
10 have particular reservations about this. I
11 think it's a good idea to do this, to put
12 more housing in Central Square. And I think
13 the market will respond favorably to it.
14 And, you know, Mr. Liu is very modest but,
15 you know, they are the definitive for
16 multi-family housing in this state more than
17 anybody else. They've been very successful.
18 Very knowledgeable. Very professional.

19 ATTORNEY JAMES RAFFERTY: I've
20 noticed the first time that I've had to
21 encourage an architect to boast about his

1 accomplishment. It's not generally the
2 situation that I encounter. It is
3 uncharacteristically modest.

4 HUGH RUSSELL: So, you know, I
5 always -- and this is not subject to fair
6 housing or is it?

7 MICHAEL LIU: As a rental it would
8 be, yes. Fair Housing Act. But as a rehab,
9 it's exempt from certain --

10 HUGH RUSSELL: Yes. But it's still
11 very generous.

12 WILLIAM TIBBS: As I said, the only
13 issue that bothered me I was deferring to
14 you.

15 HUGH RUSSELL: Okay.

16 So, we have some suggested language
17 from Mr. Rafferty on the parking findings
18 that we're required to make? And it seems to
19 me that's all very straightforward. We have
20 no problem with us making these findings.

21 Would someone like to make a motion?

1 THOMAS ANNINGER: I feel this should
2 be done by those who were there at the time
3 and have a sense of this. This discussion is
4 very much a part of people who participated
5 in this originally. I feel like this is
6 almost an old boy's club.

7 WILLIAM TIBBS: There's only two of
8 us.

9 HUGH RUSSELL: You know, there were
10 basically just two major issues 13 years ago.
11 One was the change of tenants, existing
12 tenants in the retail space that many people
13 felt was unfair and unnecessary and they
14 spoke furciferously at this point.

15 And the second was the general massing
16 of the building. And the building was
17 redesigned, and due to its massing to allow
18 more sunlight to get the proper (inaudible).
19 So, and so I mean to me the public hearing
20 process was excruciating at times as the
21 worst experience I've had on this Board. And

1 I think the result is it's a building that
2 has been a good neighbor, provided, you know,
3 retail that's useful, provided housing for
4 people. And now they're just saying well,
5 we'd rather have housing than an office
6 tenant. And that's, to me, is more like a
7 business judgment on the part of the owners.
8 It's their right to make those kind of a
9 judgment.

10 Ted, do you want to try a motion?

11 H. THEODORE COHEN: Surely.

12 I would move that we grant a Special
13 Permit pursuant to Section 6.35.1 to allow
14 the reduction in the required parking so that
15 there would be a total of 80 spaces for 93
16 units.

17 That incorporated into that the
18 proposed findings that were provided to us
19 with regard to this parking, specifically
20 that the building is located within a few
21 feet if not on an MBTA station. That the

1 city operates commercial parking facility
2 within the same block, and that we've been
3 provided historic usage of the parking to
4 show that it has been approximately 50
5 percent of the existing spots and that we
6 would still be below the capacity that's been
7 provided.

8 I also move that we authorize the
9 conversion of the second floor from office
10 space to residential use in accordance with
11 plans that were provided to us dated August
12 2, 2011. And that these plans, to the extent
13 they are applicable with regard to the
14 exterior fenestration of the space on the
15 second floor, and perhaps also space on the
16 first floor with regard to the removal of an
17 elevator, be substituted for the plans that
18 are referenced in the Special Permit issued
19 in Planning Board No. 133.

20 HUGH RUSSELL: Is there a second to
21 that motion?

1 CHARLES STUDEN: I'm wondering,
2 Mr. Chair, whether in the Special Permit
3 application there's also a note here that we
4 need to -- I believe this is true, that the
5 reduction of 13 parking spaces is consistent
6 with the requirements of Section 20.305 of
7 the Central Square Overlay District as well.
8 And that these changes would not be a
9 detriment to the public interest.

10 HUGH RUSSELL: Are you suggesting
11 that we can make that finding?

12 CHARLES STUDEN: I am, yes. It
13 needs to be made as part of this motion. And
14 I would defer to the staff on that. It was
15 part of the attachment and that's why I'm
16 raising it as an issue.

17 HUGH RUSSELL: Right.

18 H. THEODORE COHEN: I would
19 certainly accept that as a friendly
20 amendment. The Traffic Parking Department
21 were in full agreement with the proposed

1 reduction in the parking spaces.

2 CHARLES STUDEN: Yes. And I will
3 second the motion.

4 HUGH RUSSELL: Okay, thank you.
5 Because this is a Special Permit, I
6 guess we have to make the general findings
7 for all Special Permits.

8 ATTORNEY JAMES RAFFERTY: I suppose,
9 Mr. Chair, if it was more efficient, you
10 could adopt the findings made in PB#133 to
11 extend, I think you'll find most of them
12 continue to be relevant.

13 HUGH RUSSELL: Reaffirm those
14 findings.

15 H. THEODORE COHEN: Reaffirm those
16 findings to the extent that they're
17 applicable.

18 HUGH RUSSELL: On that motion all
19 those in favor?

20 (Show of hands).

21 HUGH RUSSELL: Six members voting in

1 favor.

2 (Russell, Anninger, Tibbs, Cohen,
3 Winter, Studen, Nur.)

4 HUGH RUSSELL: We'll take a brief
5 break.

6 (A short recess was taken.)

7 * * * * *

8 (Sitting Members: Hugh Russell, Thomas
9 Anninger, William Tibbs, H. Theodore Cohen,
10 Steven Winter, Charles Studen.)

11 HUGH RUSSELL: Okay, let's see, we
12 can get started again.

13 So the next case on the agenda is the
14 Planning Board case 141, Cambridge Research
15 Park, a minor amendment. We're going to
16 start with a presentation by Roger Boothe
17 which will bring all the members up to speed
18 that's been going for the last whatever it
19 is, 15 years.

20 ROGER BOOTHE: Yes, 1999 was the PUD
21 Special Permit granted for the site. And

1 this is an aerial just to the broadest sense
2 showing where it is in relation to the river
3 and Kendall Square and the East Cambridge
4 neighborhood.

5 And this is the Alexandria site plan.
6 And I realized as I was thinking how to
7 explain this project, which is down here,
8 that this is really a neighbor to the project
9 you're going to see later on tonight, which
10 is 225 Binney Street. So you can see how the
11 Alexandria project along Binney Street
12 actually comes up to the -- we used to call
13 this the Cambridge Research Park Project.
14 It's gone by several different names. I
15 think we still use that one as sort of a
16 default, even though we think of it as
17 Kendall Square.

18 So, this is the skating rink, which 100
19 Binney Street will front on to. A Vertex
20 building. Another RND building here. The
21 gas pumping station. This is the site of the

1 future constellation center. The beautiful
2 Genzyme center headquarters. The Watermark
3 building that has already developed the site
4 where they're about to do more housing, and
5 they have another house on Broad and Canal
6 here. So that this hopefully helps us think
7 about the first project tonight with a view
8 also to the one later on for the building
9 that Biogen hopes to move into.

10 Here's an aerial, it's a little bit out
11 of date because 303 Third Street hadn't been
12 built at the time. And this is Binney Street
13 over here where a lot of the Alexandria
14 projects are going.

15 This is the Vertex building. That was
16 before the other RND building got built.
17 Here's Genzyme. That's performance center.
18 And here's Watermark. And this is the site
19 where the Twining Group would like to build
20 housing instead of the hotel. This is the
21 site where they were permitted to build small

1 housing project and they'd like to do office.
2 And here's Broad, Canal.

3 The Board, some of you were here in
4 1999, remember that this was a seven room
5 building PUD that was anticipated to take
6 sometime to build out, and it's been doing
7 that and certainly has brought a lot of
8 energy to this part of Kendall Square even
9 though it's not all finished yet.

10 This is the model that's a part of the
11 original presentation showing how you're
12 breaking this up into a series of buildings
13 with a street pattern. And very importantly
14 having the ice skating rink that becomes a
15 plaza in summer and connections to Broad,
16 Canal. So a lot of those pieces are in
17 place. There's a nomenclature that helped me
18 once -- because it's sort of a funny site,
19 it's ten acres, it's seven buildings. If you
20 think about it, it goes A, B, C, D, E, F, G.
21 Maybe works for some, but maybe not for all.

1 D is the Genzyme building. E is the
2 Watermark building that actually includes E
3 west and east if you will. So this is a site
4 here that we're looking at for housing.

5 F is the little Cat in the Hat building
6 which is the cute little building that's the
7 entry to the parking garage. And that's G is
8 the small building at the end of the Broad,
9 Canal.

10 Here's a view standing on Binney Street
11 looking over at Genzyme with the Vertex
12 building on this side, and the other RND
13 building on this side. The ice skating rink
14 is in the middle view. And this site here is
15 the 100 Binney Street site for Alexandria.
16 So it, again, shows how this all fits
17 together.

18 And the -- here's the Genzyme building.
19 Just done our walking tours and remember what
20 a beautiful space is inside that building.
21 Here the elegant Watermark building that they

1 did in the first phase with the ice skating
2 rink being used as a plaza.

3 So that second part of the housing site
4 that was to be hotel is right in here. And
5 then the other site is off the view here.

6 I know Alex Twining is going to give
7 you a little more precise unfolding on how
8 all these uses changed around during the
9 permitting process, but suffice it to say,
10 we've always looked for either housing or
11 hotel in this to help with those goals to
12 enliven the whole district.

13 So, again, this is the site for the
14 constellation project. And if you remember a
15 few months ago, or maybe it was a year ago,
16 (inaudible) got permission to put the
17 temporary artwork that's out there for a
18 while and it's gone now. In anticipation of
19 tonight's meeting, I called up to find out,
20 and they're still a couple years off. I
21 don't know if others heard more definitive

1 ideas about that. But it is to go.

2 I'm standing in front of Genzyme
3 looking out over to 303 Third Street. And
4 that's the site where the constellation
5 center is hoped to be built. And the
6 housing, the new housing site in question is
7 just off the view to the left.

8 This is looking down 303 Third Street
9 and the frontage of the Cambridge Research
10 Park project on the other side. It's really
11 starting to be a real street. The Voltage,
12 or they call it Voltage Cafe has become a
13 center for get-togethers. I know Carol was
14 seeing Iram there last week for coffee. It's
15 a wonderful ground floor retail, which is
16 great.

17 This is the Cat in the Hat building. I
18 don't know if everybody calls it that, but I
19 do. It really does fit. It's just a
20 brilliant part of the developers to make
21 people come and go from that garage so

1 they're animating really that space around
2 it. And recently I guess Twining painted the
3 vent shafts in the same color scheme, which
4 really is a nice touch. So they don't look
5 so rusty anymore.

6 So there's the site supposed to go from
7 hotel to housing. There's the site proposed
8 to go from housing to office.

9 And lastly this is the view coming in
10 Broad, Canal. I always like to remind people
11 that this was the very first PUD that the
12 Planning Board did on the other side of the
13 canal. And we made them do the walk on that
14 side for 25 years waiting for the other side.
15 Now that this is here, it's just such a
16 fabulous success. And a lot of that really
17 goes to Alex's group for bringing in the
18 canoe rental. And Stuart was renting a kayak
19 this weekend, and it was like a hot place in
20 town. So it's really nice that there's a lot
21 of energy coming to this area.

1 So that was my quick overview trying to
2 situate the site. I'm now going to shut this
3 down if there aren't any questions about this
4 and turn it over to Alex who is going to be
5 using the computer here.

6 HUGH RUSSELL: Okay.

7 H. THEODORE COHEN: I have one
8 question. Roger, on various -- where is
9 EV00?

10 ROGER BOOTHE: Where is?

11 H. THEODORE COHEN: EV00.

12 ROGER BOOTHE: At the base of the
13 Watermark.

14 H. THEODORE COHEN: It's in
15 Watermark?

16 UNIDENTIFIED MALE: It's actually
17 right there. He's got a pointer.

18 ROGER BOOTHE: EV00 is back here in
19 Broad. It's on the front street. They kind
20 of share space. Remember the Planning
21 Board --

1 H. THEODORE COHEN: Yes, I just
2 wasn't remembering which building it was in
3 the presentation.

4 ROGER BOOTHE: Yes. And there's now
5 a Segway rental in this place. There's the
6 Altuna Restaurant (phonetic). The 303 Third
7 Street has the Voltage Cafe, and a couple
8 other retail uses coming along. We've got a
9 couple of other things happening on ground
10 floors all around. It's just really starting
11 to come to life.

12 ALEX TWINING: I'm Alex Twining from
13 Twining Properties, and I just wanted to
14 quickly run through with you what we're
15 talking about here, a Special Permit
16 Amendment No. 3. And let me see if I can
17 make sure I can run this thing.

18 So, basically within this request we're
19 asking obviously for you to approve a minor
20 amendment to the overall Kendall Square,
21 which actually the Cambridge Research Park

1 was renamed Kendall Square, which I probably
2 have as much trouble with as you, but that's
3 a long story. And we're looking for -- there
4 have been a number of changes for the Special
5 Permit over time which I'll show you in a
6 second.

7 And specifically within this minor
8 amendment, we're looking to change parcel E-2
9 or east as Roger talked about it, from hotel
10 to apartments. And then to replace the
11 portion of parcel G, which is the one on the
12 far right. And I'll show you the more detail
13 which is really a mixed use site which today
14 includes office retail and housing into a
15 pure office retail project. And let me show
16 you that in more detail up here.

17 And specifically I don't expect you to
18 read all those numbers in miniature, but just
19 for a macro picture, the result of these
20 various changes actually have a pretty minor
21 impact on the whole map on the site. And by

1 amendment No. 1, we had 738,500 square feet
2 of office lab which is about 54 percent of
3 the total. By changing just under 20,000
4 square feet in parcel G to office lab or 55
5 percent of the site or a one percent increase
6 will occur.

7 On the hotel under amendment one, we
8 actually removed the hotel completely. We
9 then came back for review meeting, and that's
10 when we were going to do the Kimpton Hotel
11 which unfortunately the recession killed, and
12 we'll come back to that. And now we're
13 really just asking you to go back to that.
14 So net change nothing between Amendment 1 and
15 Amendment 3.

16 Amendment 2, by the way, let me see,
17 had nothing to do with area change. It was
18 extending the date, the outside date for the
19 Special Permit I believe.

20 And then on the residential, under
21 Amendment 1 when we eliminated all the hotel,

1 we had 487,000 square feet of residential,
2 and in a review meeting we were going to
3 carve out some of the space with Watermark
4 One and make the entire hotel parcel E west,
5 east site hotel. And now Amendment 3 we're
6 basically putting back 467,000 square feet.
7 So we're almost exactly where we were back in
8 Amendment 1 one. We're lost one percent.
9 And, again, I'll show you more detail.

10 Now on the retail and the theatre
11 space, it's exactly what it was before. So
12 that's kind of a macro picture. And I
13 thought it would be helpful to give you just
14 some -- whoops, sorry. I'll get this
15 eventually.

16 So just sort of a macro reference
17 point. These are rough plotting of the
18 comparative of the different PUDs in Kendall
19 Square, either permitted or under discussion.
20 And I thought it was just useful. The green
21 represents residential. So just comparing

1 Tech Square, One Kendall, what I would call
2 Kendall BioMed just to distinguish it from
3 Kendall, Kendall. And Binney Alexandria. I
4 don't know what the official name is, sorry.
5 Joe.

6 MIT site, which there is now
7 discussion, and Cambridge Center. So, I
8 think importantly as you can see, although
9 this is by far not the biggest of the PUDs,
10 it has by far the most residential in it
11 compared to any of the others. So the
12 thought is really to continue that concept.

13 And then specifically to get into --
14 just to show you graphically that changes in
15 the total distribution, the original PUD, so
16 you can see seven or 26,000 feet of office
17 lab. Amendment 1 slightly increased that.
18 And this is when that hotel piece, which is
19 -- that's supposed to be yellow, but I guess
20 it's turned into yellowy-green. But that was
21 the hotel piece, that was the residential in

1 the original PUD. When we made it all
2 residential, it became 487,000. And then
3 when we went back for a revision, which
4 wasn't officially an amendment, we carved off
5 135,000 for hotel and we left about 351,000
6 for residential. So what we're asking for
7 today is basically to take these two bars,
8 add them back together, and make them
9 residential and take a tiny bit 19,570 square
10 feet out of parcel G and put it into the
11 office lab component. And let me just go to
12 the next -- whoops. I've become too used to
13 an Mac now so I can't handle a PC.

14 So, really just to help understand
15 where all these pieces are. All of these
16 changes are relative to what we call
17 Cambridge Landing, which we thought would be
18 a new -- at least explain to people since we
19 are really focussed around this whole canoe
20 and kayak boat landing and walkway area, as
21 we sort of loosely call it, these three

1 buildings, Cambridge Landing. Because we
2 found it very confusing to tell people that
3 these were located at the Kendall Square
4 project, and nobody really knows where that
5 is. So, it includes three projects:
6 Watermark 1, and what would be Watermark 2
7 and then 450 Kendall Street. And so
8 obviously this one's built, finished in 2007.
9 This is the actual old concept sketch of what
10 the Kimpton Hotel was going to be, which was
11 250 motel. That we're now talking about
12 changing to apartments. So it would still be
13 the same scale building. And this is the
14 small building called 450 Kendall Street,
15 which has a height cap of 55 feet. It's
16 53,000 square feet.

17 We were going to make this all
18 residential as many of you may remember. The
19 way the Special Permit was written, is any
20 use can be converted to residential. So even
21 though this is actually zoned for about half

1 office and half residential, to allow it to
2 be all residential, we didn't have to make
3 any changes, but to put it -- to take that
4 20,000 feet back from residential to
5 office/lab, we need to have a minor
6 amendment. And just for some quick history,
7 the reason it had that odd mix of units in a
8 very small uses in a very small building was
9 this was originally contemplated to be Lime
10 Properties Headquarters with retail on the
11 ground floor, a very small office building,
12 and then a single loaded eight condos in the
13 back which sort of worked if you owned it all
14 and you were gonna live there. But really
15 doesn't work as a mixed use building having
16 all those separate uses stacked in a 53,000
17 square foot building. Which is why at first
18 flush we thought why not do it all as
19 apartments, which is where we headed. The
20 reason we're looking to make these two
21 changes is quite simply as we -- and then we

1 actually -- and you may remember we came in
2 and got this approved, the design. And
3 unfortunately as we really got into it, it
4 turned out that the power plant over here in
5 the last seven, eight years as doubled in
6 size and the noise transmission from there
7 was dramatically higher than originally
8 planned. And while we had many discussions
9 with them -- and they are amenable to bring
10 it back to what was DEP required, that's
11 still about 10 decibels above what the city
12 requirement is for being next to residential.
13 And as we got into this, we found that nobody
14 would really finance a residential building
15 where you're gonna -- nor would we really
16 want to subject residents to that level of
17 noise. So that's why we're requesting it to
18 become all office lab. It seems that Genzyme
19 seems to be happy sitting next to this. So
20 it seems like an office lab would work here.

21 On the hotel site, the -- when the

1 market crashed, the hotel was put on hold.
2 And as most people know, hotel's a fairly
3 risky venture. We were excited to build a
4 hotel. In fact our capital partner wanted to
5 build a hotel for quite a while, and then we
6 decided we couldn't go to that. So we
7 decided to go back to apartments. So we
8 would put apartments in that building and
9 they'll all work together. They'll extend to
10 the second floor terrace and connect the two
11 buildings.

12 And last slide -- so in simple kind of
13 barn church comparing, this is sort of the
14 before, the current which showed the hotel,
15 the small bit of residential, and the office
16 lab. And this is the existing Watermark. So
17 obviously no change to that building. This
18 change is essentially to take what was all
19 hotel and make it into retail and
20 residential. And this is to take that little
21 piece of green there and make this all into

1 an office lab building. This is just to
2 remind you that was sort of the old concept
3 for the hotel, this was the old concept for
4 what we call canal loss.

5 So that's really the background of what
6 we're trying to do. Any questions?

7 H. THEODORE COHEN: I have a
8 question about parking.

9 ALEX TWINING: Sure.

10 H. THEODORE COHEN: Since I wasn't
11 here in '99. Where is the parking?

12 ALEX TWINING: Good question. The
13 parking, let me see if I can go back one
14 here.

15 HUGH RUSSELL: It's four levels
16 underground in the areas that weren't so --

17 ALEX TWINING: Yes, I've outlined
18 it. It actually goes -- there's a four level
19 underground garage that goes under this
20 entire three-building complex. Which as many
21 of you know, this was an environment Brown

1 Field cleanup site. So the advantage of
2 having an ugly parking deck was, you could
3 get both rid of the bad dirt and build an
4 underground garage and make the whole place
5 look better. Actually the question about
6 EV00-Za, Za's right there, EV00 is there.
7 And actually right now under construction is
8 Kika, which is a tapas restaurant. So we'll
9 have a hundred percent of the ground floor
10 will be restaurants, and we now have a brand
11 new fitness center occupying the
12 entire second floor. So, that's the
13 parking --

14 H. THEODORE COHEN: So the
15 underground parking is for the entire
16 complex?

17 ALEX TWINING: It's for the entire
18 complex, that's correct. So -- well,
19 actually there's two -- this one has 1,400
20 spaces. And up here under that other lab
21 building, there's a six level underground

1 garage with 900 spaces. And so most of the
2 Vertex building and the new lab will use some
3 of that, but this will be -- this service is
4 Genzyme. Today's service will service Vertex
5 until this other parking garage is built.

6 Any questions?

7 THOMAS ANNINGER: I've got a couple.

8 HUGH RUSSELL: Tom.

9 THOMAS ANNINGER: Just a minor
10 question. I'm sorry to see the hotel go. I
11 was sad when you first asked for residential.
12 I was happy when you went to hotel. I think
13 it adds some energy to the area, and I
14 realize that the market is stronger than my
15 wishes, so I yield to that. But at least I
16 do that sadly.

17 ALEX TWINING: We do, too, actually.
18 I mean, we thought it would be an exciting
19 use just for the whole complex.

20 THOMAS ANNINGER: I think so.

21 ALEX TWINING: And to have more of,

1 you know, the food and dining. Ideally it
2 would be nice to have that.

3 THOMAS ANNINGER: The design of
4 hotel now residential, does that stay the
5 same so that we don't see that building
6 again?

7 ALEX TWINING: No, you're gonna see
8 this all over again because hotel likes big
9 floor plates. So we're now working on a
10 brand new design. So another reason we hate
11 to see this go, we spent significant dollars
12 doing pretty advanced drawings which now go
13 in the garbage dump. And so we're starting
14 all over again and we'll be back to the Board
15 to show new concept for the apartments, and
16 obviously back to the Board to show the
17 concept for office here. So, we're gonna
18 basically go through both the design and the
19 planning review process again.

20 THOMAS ANNINGER: I see. Okay, that
21 answers my question.

1 HUGH RUSSELL: Anybody else?

2 Bill.

3 WILLIAM TIBBS: I'm ready to make a
4 motion unless people want to discuss it more.

5 STEVEN WINTER: I concur.

6 HUGH RUSSELL: I'm happy with it.

7 WILLIAM TIBBS: I move that we allow
8 the minor amendment to -- well, I think that
9 the amendment is clear what the request is.

10 HUGH RUSSELL: Okay. Any
11 discussion? Second?

12 H. THEODORE COHEN: Second.

13 HUGH RUSSELL: Okay.

14 And on the motion, all those in favor?

15 (Show of hands).

16 HUGH RUSSELL: Six members voting in
17 favor, and the amendment passes.

18 (Russell, Anninger, Tibbs, Cohen,
19 Winter, Studen.)

20 * * * * *

21 HUGH RUSSELL: The next we'll go to

1 the Binney Street design review and I think
2 there has to be a general scene change here.

3 LIZA PADEN: Yes.

4 (A short recess was taken.)

5 HUGH RUSSELL: Okay. Proceed to the
6 Planning Board case 243, 225 Binney Street,
7 design review.

8 ATTORNEY JAMES RAFFERTY: Good
9 evening, Mr. Chairman, members of the Board.
10 For the record, James Rafferty on behalf of
11 Alexander Real Estate Equities along with
12 William O'Reilly of Wilmer Hale representing
13 the applicant.

14 This is the third building undergoing
15 design review with the Planning Board
16 pursuant to this PUD Special Permit. And
17 there are a couple of notable differences
18 about this application or this review process
19 than the prior two.

20 First among them, you'll see
21 Mr. Maguire appears even more cheerful than

1 usual, because this is the first time he's
2 before you with a building where he actually
3 has a tenant signed up. So, this suggests
4 that there's a sequencing change here that
5 was frankly not originally contemplated when
6 we done the first two buildings at 50 and 100
7 Binney. And the early thinking was that one
8 of them might be the earlier initial
9 buildings, but it seems pretty clear with the
10 exciting news with the arrival of this tenant
11 that this building at 225 Binney Street will
12 be the first tenant.

13 This is also the first building we're
14 presenting to you with a design review with
15 architect other than the architect and the
16 PUD and the prior two buildings. And we love
17 the prior architect, we continue to love him,
18 but I know the Board has expressed some
19 interest in seeing a range of architectural
20 styles, so tonight Mr. Spagnolo and his firm
21 will be presenting.

1 I think Mr. Maguire just wanted to
2 introduce his new tenant, a company that may
3 be familiar to some of you, and I think some
4 someone from that company is going to say a
5 few words as well.

6 JOSEPH MAGUIRE: Good evening. I'm
7 Joe Maguire from Alexandria Real Estate
8 Equities and I am smiling tonight standing
9 before you. The -- we do have a new tenant.
10 As you probably heard, Biogen Idec will be
11 the new tenant. And we have created a new
12 design for this location. We've gone through
13 a process where we had a competitive process
14 with several architects competing. So what
15 you're going to see here tonight is the
16 result of that competitive process, and some
17 iterations that have occurred both internally
18 and with city staff as well. So I just very
19 briefly wanted to indicate where this
20 location was. Can you put up the slide?

21 So to recollect, we have the 1.5

1 million square foot development. The subject
2 of tonight will be 225 Binney Street, which
3 is furthest to the west, and is located
4 directly across the street from the current
5 Biogen Idec campus which is why we were
6 chosen as a potential landlord.

7 With that, I'd like to introduce you to
8 Ed Dondero of Biogen Idec who might want to
9 say a few words on behalf of his company and
10 we look forward to working together on this
11 and other portions of the project as we go
12 forward.

13 HUGH RUSSELL: Thank you.

14 EDWARD DONDERO: Thanks, Joe.

15 Mr. Chairman and Board Members, my name is Ed
16 Dondero. I've been with Biogen for 25 years.
17 So I've seen our growth. I'd like to thank
18 you first of all for your time this evening
19 and tell you how excited we are about being
20 able to reunite Biogen. As you all know, we
21 moved -- well, our move to the suburbs

1 probably started five, maybe six years ago.
2 When we picked up a group and moved it out
3 for a specific reason, they wanted isolation.
4 They wanted separation to run autonomously.
5 And as we saw that group -- that was a sales
6 and marketing group. And it functioned
7 fairly well. And we assumed that perhaps
8 moving other groups out, we would be as
9 successful. But as we've now experienced
10 this -- and but we've always kept the
11 research and development aspect in Cambridge.
12 That was always going to be in Cambridge.
13 Never moving out of Cambridge.

14 But as we started to experience the
15 separation of the companies, we realized that
16 we were losing a lot of efficiencies. When we
17 started to look to accommodate growth before
18 Weston, there weren't a lot of large 500,000
19 square foot buildings available to us. And
20 what was available, was the suburbs. But as
21 I say, we're probably experiencing more

1 problems with the separation. So we're very
2 excited to be coming back to a building that
3 was really the start of the Biogen. We were
4 first in this building in 1981. We set-up a
5 small lab in Central Square after the company
6 moved here from Switzerland in '79, but
7 almost immediately started to develop the
8 labs that were in, that were in what was 241
9 Binney. So this is a very familiar building
10 to us. And we're very excited about what
11 we're going to be able to do with this
12 building. The fact that we're going to be
13 able to come up with some unique uses for the
14 historical buildings that flank either side
15 of it. It will be our corporate
16 headquarters. So, this will be the front
17 door of our campus. The rest of the
18 buildings across the way are more RND
19 century.

20 So, again, thank you and we're very
21 excited to be coming back to Cambridge.

1 HUGH RUSSELL: Thank you.

2 AL SPAGNOLO: Good evening. I'm Al
3 Spagnolo. I'm with Spagnolo Gisness
4 Architects in Boston, and it's a privilege
5 for me to be here tonight. And it's an honor
6 to have this opportunity to present to the
7 board our design of 225 Binney Street.

8 So we've spent some exciting weeks
9 planning a design that really does
10 demonstrate compliance with the PUD Special
11 Permit. And I think I'll be presenting that
12 consistency with the development guidelines
13 this evening.

14 Let me just start with this: The
15 context of the site, we'll focus on first.
16 This is the Binney Street along the southern
17 edge of the site, Sixth Street to the west,
18 Fifth to the east, and Roger Street defines
19 the northern edge as you transition to the
20 East Cambridge residential communities of the
21 north. And there are several buildings

1 currently on the site. The dark -- the
2 rented buildings here in this photograph,
3 some of the historic buildings, and I'll
4 focus on as well, we have some good news to
5 share with this Board, preservation will be
6 an important part of the design statement
7 that you'll see here this evening. There are
8 some other buildings here that will be
9 demolished to make way for the new 21st
10 century urban forum that I'll be reviewing
11 with you.

12 There are some key relationships here.
13 Especially along certainly with our neighbors
14 to the west, with the Kendall crossing
15 building, the 301 Binney Street building,
16 apparently the Archstone residential
17 building, we'll demonstrate tonight too, how
18 we're going to re-establish edges of the
19 public realm. Redefine these streets and
20 create an important relationship to our
21 neighbors.

1 And starting with the urban design
2 connections, this is a little bit more of an
3 enlarged plan of our site, starting to get
4 some definition of the design here. But as
5 Ed pointed out, this will be the corporate
6 headquarters for the Biogen Idec. So this
7 corner, the crossroads here, Sixth and Binney
8 really becomes an important element of this
9 design. In fact, as you'll see in a few
10 moments, this design will really reinforce
11 and encourage foot traffic between some of
12 the main buildings here of the Biogen campus
13 that will connect to -- through pedestrian
14 routes to our site.

15 There are some important pedestrian
16 routes that exist as well. Sixth Street
17 being the primary one that affects our site.
18 Of course, Binney Street will be nicely
19 enhanced with expanded sidewalks going from
20 west to east. But in particular there's a
21 heavy amount of pedestrian traffic traversing

1 along Sixth Street. Along the Remmer Walkway
2 and on to the Kendall Square T Station. This
3 is a lovely walkway through here. And the
4 crossing is marked with signalization.

5 And the essence of our design -- I
6 should point out first that there are some
7 changes from the final development plan that
8 you had seen in the past. Most of that
9 occurs along Rogers Street. Certainly the --
10 in a service area here that the loading docks
11 are still in the location you've seen in the
12 past. One of the key changes here is the
13 vehicle access to the underground parking.
14 That originally had been proposed and was
15 going to bifurcate this wonderful building at
16 the corner of Fifth and Rogers Street. We've
17 relocated that just to the west of 219 Fifth
18 Street. So there will be a curb cut here
19 that will have access to the garage. We've
20 also established the bicycle parking along
21 this edge. Later on Chris Matthews will

1 describe some of the other elements that
2 really will transform Rogers Street into an
3 important local street. I think, again,
4 you'll see enhancements of the public realm
5 in some of our designs proposed along this
6 edge.

7 The other major change I think is some
8 of the adjustment in the overall massing of
9 the building to the east. We've expanded
10 this public gathering area here along Sixth
11 Street. So it's going to become a very
12 important feature that we're going to focus
13 on in a moment with some renderings.

14 The Binney Street, a streetscape type
15 (inaudible) is an important expression,
16 again, from west to east. As we edit and
17 develop the edges of this building, you'll
18 see that the London plane tree line has been
19 maintained. We're eliminating curb cuts
20 here. This is becoming a much safer
21 pedestrian experience along this edge. With

1 some additional London planes being
2 introduced at those points. We're also
3 expanding the sidewalk. There will be an
4 ample sidewalk going again from east to west
5 with a building projecting over that edge.

6 You'll notice a number of relief points
7 around the building. So really this large
8 active gathering space along Sixth, which
9 celebrates our key element here. This main
10 pavilion which links to the Biogen campus as
11 well as additional urban courtyards that are
12 introduced. And you'll see in a moment in
13 the renderings how they provide some visual
14 relief, they assist with the overall massing
15 of the building. And then there are some
16 secondary urban courtyards that I'll describe
17 as we progress through the presentation.

18 The most important aspect, and I think
19 really this is the most important element,
20 really in sustaining the design is saving
21 buildings and preserving buildings. Article

1 13.59 calls for two of the buildings to be
2 preserved. The building at the corner of
3 Rogers Street as well as the building along
4 the corner of Binney Street and Fifth Street.
5 But in addition to that, we'll present
6 tonight that we're also preserving this
7 important building, the oldest of the three
8 buildings, at the corner of Fifth and Rogers
9 Street.

10 This is a typical upper floor plan that
11 repeats itself for the five floors. The
12 building's approximately 302,000, 350 gross
13 floor area. It's six stories. You can see
14 the design that we've developed here, the
15 sixth story portions here are really
16 comprised of two components that are linked
17 together by this central connector. So the
18 courtyards again have a significant role in
19 bringing in and maximizing natural light to
20 the interior portions of the building. There
21 are repetitive functions here that are very

1 important to office efficiency when one is
2 designing a technical office building, which
3 this will be. There's also a wonderful
4 expression here that I'll point out in a
5 moment, a five-story pavilion that exists to
6 the west that reenforces that corner marker.

7 So existing -- the contextual photos,
8 this is a view now (inaudible), the sphere
9 complex, because this building was renovated
10 some years ago. This is 152 Sixth Street as
11 we're viewing to the northeast. And you'll
12 see rather a dramatic transition.

13 I'm going to show you two renderings.
14 One with the London planes and landscaping in
15 the foreground. And I'll remove that so you
16 can get a sense of the architecture that's
17 being proposed. Again, Mr. Dondero described
18 this as corporate headquarters. This
19 crystalline five-story element which has a
20 very dramatic setback here with the space,
21 and keeping with the street wall design

1 guidelines of the PUD Special Permit really
2 creates a strong sense of arrival and a sense
3 of place along this edge. And above that
4 projecting up to three stories is the main,
5 highly transparent building form that
6 establishes the corner marker and the
7 orientations of Biogen Idec campus.

8 And then further along, as we move to
9 the east towards the Archstone Kendall Square
10 residences, you'll see these urban forms that
11 also project over the sidewalk here. So by
12 holding back the building facades away from
13 the property line, we're expanding the
14 pedestrian experience along this edge. Not
15 only are we adding five feet to the width of
16 the sidewalks, but this line of planes
17 remains in place. And then there's a
18 five-foot cycle track that's being added
19 along both sides. You can see that in this
20 rendering. Along both sides that parallel
21 Binney Street. You'll get a sense, too, in

1 this expression here how the these urban
2 courtyards really help again to establish the
3 overall massing of the building and provides
4 some relief and creates some very, I think, a
5 very important hierarchy to building forms
6 that run parallel to Binney Street. And
7 they're in scale with its neighbors at 75
8 feet above average grade. That will be the
9 maximum height of our building excluding the
10 penthouse and the mechanical screening that
11 you see in this particular rendering.

12 Another important factor with a
13 technical office building is penthouse
14 requirements and screen mechanical systems
15 are smaller in scale and also generally
16 quieter. So we have a much less robust use
17 of the roof scape. But in a moment I'll
18 point out how they do integrate in a very
19 attractive way to the overall facade
20 treatment.

21 You also get a sense of the more -- the

1 continuity of glass that's also employed to
2 turn one's eye around corners. That's
3 repeated on all four sides of the building
4 and towards the residential areas to the
5 north start to break this massing down into a
6 punched repetitive windows that have two
7 patterns established within that. In fact,
8 those patterns are recalled and established
9 here in the glass plane as well. So there's
10 a great level of reference to all four
11 elevations within elements of the design that
12 you see here this evening.

13 I'll remove the trees for a moment, and
14 just for a moment. I don't want Chris
15 Matthews to be too concerned. But, again,
16 here you get a true sense of the two-story
17 high base, how this creates a podium-affect
18 and it extends along the entire southern edge
19 of Binney Street. And you'll even get a
20 glimpse of this important structure at the
21 corner of Fifth and Binney, and how it makes

1 a wonderful transition to the Archstone
2 building.

3 There are masonry elements that are
4 also called out that starts to reference its
5 neighbors and historic buildings. So we have
6 solid elements of facade that not only reduce
7 the overall solar gain, but they also have a
8 purpose then to inform one of the
9 architecture that exists at the corners of
10 this parcel.

11 Another important view, I'm not sure
12 why we're getting that blank on that side,
13 but -- of course it went away. This is the
14 other portion of the site, the eastern
15 portion of the site, the former Galena Signal
16 Oil Company. As you know, these buildings in
17 the early part of the 20th century were
18 represented of the industrial past of East
19 Cambridge. So it's wonderful that -- it's
20 important to appreciate that Alexandria and
21 Biogen have worked collaboratively to

1 encourage us to create an adaptive reuse of
2 these buildings that really links it to
3 proposed new design. So we're quite excited
4 by this effort to renovate these buildings.

5 This is the 213 Binney Street building
6 with its gabled treatment along the edges.
7 And its neighbor to the back. It's the third
8 building we've acknowledged to the
9 preservation effort. Beyond that you get the
10 sense of the scale of the AT&T building.

11 And then the transition and the
12 transformation that I believe will be so
13 wonderfully important to Binney Street. You
14 get a sense of the buildings themselves and
15 they're renovated state here. They're
16 actually physically connected to the Biogen
17 Idec headquarters building. So this will be
18 a true sense of adaptive reuse with port
19 programs. They're being established by
20 Biogen that will invigorate and enliven these
21 particular historic structures.

1 You get a sense, too, here of the
2 continuity of the glass treatment. How it
3 turns the eye of the corners, continues and
4 frames some of the punch window openings.
5 And then there are elements here that act as
6 a punctuation point at corners, that add a
7 three-dimensional effect to the overall
8 expression here.

9 Another solid mass of mainstream that
10 will tie into its neighbors, not replicating
11 the color, but to referencing the color. So
12 there's a nice complementary elements of the
13 pallet here.

14 I should point out at this very end
15 here, to mitigate the overall massing, we
16 stepped the building down at this point to a
17 five-story pavilion. And that's not unlike
18 what's happening at the Kendall Crossing
19 Building and 301 Binney. So along -- and
20 you'll see that in a moment, another
21 rendering, along Sixth Street there's a

1 really wonderful relationship that's
2 developing with our neighbors.

3 And, again, with the trees removed
4 along there so you get a sense of the
5 dramatic overhangs that occur here. The
6 primary entrance being here. There is a
7 secondary employee entrance at this location
8 adjacent to an urban courtyard that tucks in
9 around the western edge of our preservation
10 effort. Solid elements that complement the
11 patterns of glass above. The overhang that I
12 described earlier over the amplified
13 sidewalk. You get a sense of the life and
14 public realm in this view.

15 This corner particularly excites me. I
16 walked around yesterday morning for about an
17 hour and a half in this neighborhood with my
18 drawings and just examining again the
19 relationships. And this is -- unfortunately
20 Rogers Street is kind of a hostile
21 environment right now. We're going to

1 transform that. There's still rail lines
2 here. You can see them here, in the street.
3 It's cerated edge. There is parking -- this
4 car's parked perpendicular. There's really
5 no way finding available to pedestrians along
6 this edge.

7 But this building which was built in
8 1913 will be transformed into a very special
9 use on this site. Biogen Idec and Alexandria
10 are again exploring functional elements in
11 this building that will be more
12 community-based. The other historical
13 buildings will have a more internal type of
14 program. So we're still developing that.
15 We'll continue to review that with various
16 city departments and expand on the type of
17 uses that will occur in this wonderful
18 building. It was painted white. It is a
19 brick building. We're going to be presenting
20 this to the Cambridge Historical Commission
21 for their feedback. Here again is the

1 language of the building again and the street
2 walls that are defined in the PUD Special
3 Permit are again established in great order
4 here. We're employing sustainable materials.
5 Around the punched openings it's a product
6 called Swiss Pearl. That's made with
7 recycled content. And it's a highly durable
8 material. It was recently employed on the
9 University of Brandeis. One of the first
10 applications of a very significant material
11 because of its durability and longevity. And
12 we're examining some very subtle colors that
13 establish, again, as we have on the Binney
14 Street side, a wonderful urban order to the
15 building forms here.

16 Again, you see an urban courtyard on
17 Rogers Street that not only creates a very
18 special presence as Chris will point out in a
19 moment, but it provides us again with
20 ambience, abundant amount of natural light
21 being brought into the north side of the

1 building as well. You see the continuity of
2 glass occurring at the corners along the top
3 edges of the building, and here as well that
4 frames this active gathering area along
5 Rogers Street.

6 I think just removing seven pine trees
7 in that corner that exist off the public
8 safety facilities parking lot. But you get a
9 sense of the overall language of the
10 building. There's even a very nice hierarchy
11 that develops here where the skyline portion
12 of the building steps and there's some glass
13 and office relief, and these punch windows I
14 think really do relate nicely with their
15 vertical orientation to the neighbors to the
16 north.

17 And lastly, the third building, again,
18 that Alexandria has added to the renovation
19 program in concert with Biogen Idec is the
20 oldest building on the site. Actually it was
21 constructed in 1908, a former warehouse

1 building. This will become a very important
2 feature on the site. What Biogen is
3 developing is a program where employees will
4 come to the site for training. This will
5 become the future training facility. So this
6 building will have a wonderful new life in
7 the 21st century. We'll be removing
8 obviously a lot of the clutter that you see
9 here. And they'll be very important space
10 that I'll show you in a moment in the
11 elevations that links us to the proposed
12 building.

13 Here's the rendering and the changes
14 along Roger Street. This will be again,
15 transformation is probably the best way to
16 describe what Alexandria has planned for
17 Rogers Street. And again you see important
18 elements such as glass, and the recall of
19 that element acting as a disguise for the
20 access to the underground parking which will
21 support 273 vehicles, two levels below grade.

1 So the prominent expression here
2 architecturally, and then a very simple
3 expression for the opening.

4 You'll get a sense of the bike parking
5 facility here as well with a rhythm that
6 extends up to some of the window units that
7 you see above.

8 I failed to point out when I was
9 presenting the plan that our bike parking
10 facility is still in the process of
11 discussions with various city departments and
12 Biogen. We're trying to establish the more
13 definitive number for the bike parking
14 facility. But there will be an abundant
15 number of bicycles. I think, again, adding
16 that facility to Rogers Street enlivens the
17 public realm. It's right off this courtyard
18 so it's ample natural light as part of that
19 use.

20 And the last part of my presentation
21 are the elevations. Again, these reflect

1 truly the design guidelines under the Eastern
2 Cambridge design guidelines. You'll get a
3 sense of that in the overall composition of
4 the building. I describe -- I've already
5 described a base here and its projections.
6 The solid elements that extend down from the
7 roof line to the great plane. You can see
8 we're extending mechanical systems. We're
9 actually changing the overall massing of the
10 mechanical systems to create some visual
11 variation of the roof line. The vertical
12 planes of solid masonry that relate to our
13 historic neighbors. I think this is a
14 wonderful mosaic of what we're proposing.
15 The bookend historic buildings, and the 21st
16 century introduction of contemporary building
17 at the midpoint.

18 Very importantly to add and enliven
19 these buildings, there's a two-story
20 connector that actually literally extends the
21 program of our building right into both the

1 one and two-story buildings that are along
2 Fifth Street. So this will become a highly
3 active space. Kind of a breakout area off of
4 the conference rooms that will be part of the
5 training facilities. And again, this
6 language extends on all sides.

7 We're back to Rogers Street. You get a
8 sense of the prominence of the historic
9 buildings and their important facades with
10 the step gables, the two-story link, the
11 glass expression of the parking, the masonry
12 element. This wonderful mosaic of punched
13 openings. The bicycle parking area. And now
14 second urban courtyard that edits and
15 modifies the mass along Rogers Street.
16 Integration of louvers and overhead doors for
17 the service area. Some additional editing of
18 glass. And again a composition has
19 continuity and from elevation to elevation.

20 A Fifth Street -- the Fifth Street
21 building, the buildings along Fifth Street

1 will be obviously the most dominant feature,
2 and they relate again very nicely to
3 Archstone. And beyond that of course is this
4 courtyard that's partially enclosed with the
5 link to the new building. You get a sense of
6 the glass returning at the corners. Some of
7 the pattern and rhythm I described along
8 Binney Street. Here you get a good sense of
9 these vertical -- there's a very subtle
10 change in the glass color, but very, very
11 subtle. And then as a vertical extrusion
12 that accentuates that pattern, and it's
13 really extracted from the punched openings
14 and the neighboring or adjoining facades.

15 And then lastly, and not least, is the
16 again, the importance -- and in a moment I
17 think Chris will excite you with some of the
18 images that we have with this active
19 gathering space. This is the main two-story
20 lobby. This will be the main arrival point
21 on our site. The orientation to Biogen's

1 campus across the way. You'll get a true
2 sense of this image of the crystalline
3 pavilion that is angled so it expands the
4 view cartis to this historic building. And
5 then the relationships that we think
6 complement the historic neighbors that are
7 part of the overall ensemble.

8 There is one last slide, and then I'll
9 turn it over to Chris, is the program for
10 sustainability, which is exceptional for this
11 building. We have high efficiency mechanical
12 systems proposed. You get a good sense in
13 this overall view that with the life science
14 building we'll be extending the penthouse to
15 these edges so we've got a very much of a
16 condensed screened area and penthouse on the
17 roof to support technical office use. That
18 leaves ample room for future PV arrays. It's
19 PV ready. I've already talked about how
20 we're maximizing the natural light with the
21 abundance of glass and courtyards on all

1 portions of the building.

2 We're reducing the heat island effect
3 by putting all of our parking below grade and
4 introducing new landscape features. Have key
5 elements on the site.

6 The adaptive reuse again in my opinion
7 as an architect, probably the most important
8 statement of sustainability that we could
9 make here in the City of Cambridge.

10 The rooftop storm management system --
11 storm water management system which is
12 described in your submission. Construction
13 waste management will be as high as 75
14 percent based on our interface with our
15 construction managers, and then modeling
16 teams. Water efficiency will be key to our
17 design.

18 And then lastly we're employing a new
19 platform of how we design a building of this
20 nature. We're employing building information
21 modeling. (Inaudible) my firm has been

1 employing for the last four or five years.
2 And the importance about that software is it
3 allows us to do early and numerous energy
4 analyses. We can do early energy modeling as
5 we examine multiple solutions on this site.
6 And it's resulted in this building passing
7 the stretch code here in the City of
8 Cambridge, you know, and I'm just pleased to
9 share with you as required under the PUD
10 Special Permit LEED silver will be a minimum
11 for our design.

12 With that, that concludes my
13 presentation. And I've got the honor of
14 introducing my colleague Chris Matthews to
15 the Board.

16 CHRIS MATTHEWS: Chris Matthews with
17 Michael van Valkenburgh Associates, landscape
18 architects. Thank you, Al, for building me
19 up like that.

20 A modest proposal. The landscape on
21 this building really center around creating

1 streetscapes with real character on all four
2 streets around the building, and then
3 concentrating very much on bringing activity
4 from inside the building to the outside. So,
5 Binney Street, as Al has mentioned, we've got
6 a lovely row of London plane trees that run
7 most of the length of the street. So we're
8 going to be protecting and preserving the
9 existing trees there, and then filling in the
10 gaps where the curb cuts are at present. So
11 that we've got this row of plane trees that
12 go all the way along Binney Street and link
13 in with the other Alexandria buildings.

14 On Sixth Street I think we've got
15 probably the most exciting opportunities for
16 creating something much better than what's
17 there at the moment. You'll be able to pull
18 up very close to the entrance with parking on
19 the street here, a new row of street trees
20 that you can walk under. And then I think
21 what's pretty interesting, because the main

1 Biogen campus is across the street, and
2 slightly to the west, is the ability to like
3 connect to that across here. And I think
4 there will be a lot of Biogen employees
5 walking across the crosswalk. And there will
6 be an arrival point on the north side of
7 Binney Street where you can either choose to
8 walk down the sidewalk and into these
9 Cambridge neighborhoods, come up this ramp,
10 this part -- I shouldn't say ramp. It's a
11 path that's graded up to the raised ground
12 floor level of the brick of the historic
13 building. Or to come straight in the lobby
14 here. So this will be probably the most
15 lively street corner in the project. And
16 we've built upon that by creating these areas
17 where the people using the cafeteria are
18 inside the building will be able to spill out
19 into the landscape providing eyes on the
20 street, somewhere for the employees to sit
21 and then this kind of ribbon of trees and

1 plants that have -- I don't know if you can
2 see in the rendering, but embedded benches on
3 the inside and the outside. So a combination
4 of movable furniture and fixed furniture.
5 And at the higher level the raised ground
6 floor level in the brick building, another
7 terrace, which is about three feet above side
8 wall. And that was a slightly raised
9 elevation where activity from that building
10 can spill out here. Maybe you could have a
11 small exhibit space, have small event
12 something like that.

13 So there's a series of spaces that
14 we've tried to kind of connect in a fluid
15 way, the works to sort of highlight the
16 orthogonal nature of the architecture that it
17 was up against.

18 The second areas where we really want
19 to bring activity out towards the sidewalk,
20 the north and south courtyards. One which
21 will be very full of sun, south facing. One

1 which you'll be very shaded. And to a
2 landscape architect that's kind of exciting
3 because, you know, they're similar in many
4 ways, but actually in terms of microclimate
5 when you think of four seasons, it will be
6 entirely different, very different type of
7 plant pallet. And those will be breakout
8 spaces and we're sort of working with
9 Alexandria and Biogen to figure out how we
10 can link the functions of those rooms from
11 the inside to the outside. Places where you
12 can sit, have a small meeting, do a little
13 bit work on the laptop with the WI-FI.

14 WILLIAM TIBBS: Excuse me, can you
15 tell me how wide they are, the dimensions of
16 those spaces?

17 AL TWINING: They're about 40 feet.

18 CHRIS MATTHEWS: Yes, about 40 feet
19 wide and 40 feet deep.

20 As Al mentioned, there's a winter
21 garden between the historic building and the

1 new building with big double height glazing
2 on either end. And although in plan these
3 little pockets are creating a rather small --
4 that will create a cool connection sort of
5 telescoping effect down that corridor with
6 the greenery at the end.

7 And again, you know, as you're walking
8 on Binney Street, you'll be able to look into
9 that space, into the lobby, walk passed this
10 space. So, you know, it will be an animated
11 experience as you walk down Binney Street.

12 Fifth Street is kind of easy. There's
13 no sidewalk there at the moment. It's, you
14 know, complete -- completely impossible to
15 walk down Fifth Street. We're creating a
16 real sidewalk, a real street, new street
17 trees, parallel parking is all aligned with
18 Fifth Street as it heads up into the
19 neighborhood.

20 And then on Rogers Street, we're
21 actually able to -- this is not regular

1 street tree planting as super wide bed that
2 we're going to try to cram as many trees in
3 there as possible. So for a moment, you
4 know, as you walk along what's currently
5 quite a bleak experience, you'll be in the
6 landscape for a while. And I guess, I guess
7 that's the feeling that we're trying to
8 create on all of these streets. That you
9 sort of in and out, and it's on one side and
10 the other.

11 So looking from that moment of arrival
12 as you come across Binney Street from the
13 Biogen campus, you'll see how this path
14 slopes up to the brick building. This will
15 be a new entrance that we'll create. And
16 then we've embedded these permanent bench
17 features on the sidewalk and in the planting.
18 And then you can see into the cafeteria
19 terrace on the inside. And, you know, really
20 want to do something bold with the landscape
21 that will hold its own against the building.

1 So as you walk by the building you really,
2 the temperature will drop, you know, you'll
3 slow down perhaps. It will be different to
4 any other part of Sixth Street, more
5 pleasant, you know.

6 There you go.

7 ATTORNEY JAMES RAFFERTY: That's it.

8 HUGH RUSSELL: And that's it.

9 I think as I recollect, Roger, you sent
10 us a memo, right? Would you like to tell us,
11 remind us what was in that memo?

12 ROGER BOOTHE: Yes, I did send a
13 memo. And I think a lot of Al Spagnolo's
14 presentation sort of echoed what I was trying
15 to say in the memo. That I felt that it was
16 a very strong -- particularly they're saving
17 those wonderful buildings. It really does
18 provide an anchor and it makes it feel like a
19 part of Cambridge as well as an exciting new
20 re-introduction of Biogen. So I was very
21 pleased with the overall way it's fitting

1 into the urban design for the area, and
2 particularly that important walkway over to
3 the existing Biogen building. And, again,
4 the architect spoke in some length about the
5 intricacies of the facade treatment, and I
6 felt very convinced that it was making a very
7 special connection at each facade to the
8 surroundings in a way that I thought was
9 quite successful. So I did appreciate --
10 they've done a little more work to the plaza.
11 I was concerned about some of the benches and
12 stuff. It's very inviting at that important
13 main entryway.

14 HUGH RUSSELL: Okay, thank you.

15 Comments from the Board?

16 CHARLES STUDEN: I'll venture forth.

17 HUGH RUSSELL: Please.

18 CHARLES STUDEN: I agree with the
19 comments that Roger just made. I like the
20 way this building sits on the site. I
21 particularly like the way you've handled the

1 entry in relationship to the existing Biogen
2 building, and the creation of that garden
3 with the outdoor space adjacent space to the
4 cafeteria. I think that the small courtyards
5 are very nice. I think they break up what
6 would otherwise be a very long and somewhat
7 brutal elevation or facade or very nicely. I
8 -- they are kind of small. And I'm not sure
9 that the south facing one will actually be
10 all that sunny just simply because of the
11 adjacent buildings. But, again, I like the
12 fact that they are there and that they're
13 green.

14 I like what Michael van Valkenburgh's
15 office has done, especially along Rogers
16 Street with the notion that you walk along
17 and you wind up walking within the landscape
18 as opposed to a different experience on other
19 edges. And especially the winter garden, I
20 think that adjacent to the existing brick
21 building on the east side of the building is

1 very, very nice.

2 How will the winter garden be used? Is
3 that a space that employees just look at or
4 do you actually go into it and walk around?

5 AL SPAGNOLO: Al Spagnolo again.
6 It's really going to be a very important part
7 of the Biogen Idec program. It will be a
8 breakout area. Employees can meet in that
9 space, gather in that space. It will be
10 outside the training facilities which will be
11 occupying the historic buildings along the
12 corner of Fifth and on Rogers. So, it will
13 be quite an activity environment.

14 CHARLES STUDEN: Yes, again, that
15 sounds very good. I'm reacting again to the
16 preservation of these historic buildings. I
17 think it goes a long way toward softening the
18 affect of this building and, you know,
19 frankly when all of Binney Street is finally
20 developed along its entire length, it's going
21 to be all pretty much new construction and

1 some pretty big, new somewhat cold buildings.
2 And this adds a certain amount of warmth. So
3 anyway, I like it very much.

4 Thank you.

5 HUGH RUSSELL: Bill.

6 WILLIAM TIBBS: I was just
7 interested in the difference between the last
8 image that you showed, which was that, you
9 know, the one of the entry court and this
10 image, because that entrance showed just a
11 lot of warmth and character. And this one's
12 a little cold to me. And I think it's just
13 because of the glass. But as a matter of
14 fact, this particular view, and I don't have
15 any comment on what suggestion to make, but
16 it's something about the verticality I think
17 of the glass treatment of the upper floors
18 that just doesn't sit with me, but I'm not
19 quite sure why. As I look at all the other
20 elevations and how you transition, they seem
21 to be better. Obviously there's a, you know,

1 you have those double horizontal floor lines
2 of glass which I think are a help on the
3 other ones. And then when you turn around on
4 the other one, it went to a very horizontal
5 treatment of that which tended to give you a
6 glass pavilion. But something about this
7 doesn't quite sit right and I'm not quite
8 sure what it is. I'm just giving you an
9 initial reaction.

10 The urban courtyard I think I, when you
11 called them urban courtyard, I understood the
12 question, like how big is it? What is it?
13 And when I look at the elevations, it is
14 literally the sheer vertical sides of that
15 that just makes me wonder how it's going to
16 make you feel when you're in there. But
17 again, I think that's more of a question than
18 it is a comment. But, you know, they're
19 relatively small, 40 feet for such an
20 elevation. And everything just goes right
21 up. So I just wonder when you step out of

1 there, is it just going to be a notch in the
2 building with some landscaping and/or is it
3 really going to be a courtyard? I'm trying
4 to sort that one out.

5 I guess I had a question about what is
6 it about a technical office building that's
7 different than a regular office building?
8 And how is that expressed in the
9 architecture? And obviously we know the
10 buildings are bigger and you got -- this
11 actually looks sort of happy to me. I mean,
12 just in terms of scale. So I'm just
13 wondering -- I was interested. You kept
14 referring to like this technical office
15 buildings. So I would be interested in just
16 what that, how you see that distinction. And
17 how as the architect, you express that.

18 And then on the -- I always wonder how
19 do you cross such a large loading dock on
20 Rogers Street? As a matter of fact, I like
21 the idea. I too like at least the concept of

1 you walking in the landscape. As you're
2 walking in the landscape on the other, you
3 know, obviously on the other side. But you
4 come right out of that to that very broad
5 area where you have that loading dock thing.
6 And that's always -- as I have -- if I sat on
7 this Board over many years and seen people
8 struggle with that issue and then looking at
9 what happens in reality, you know, how do you
10 make that a people -- something that's a
11 scale that people can comfortably go across,
12 particularly when there's no traffic going
13 there. I mean, just a broad expanse of curb
14 cut and opening there. But, you know,
15 potential beeping and lights flashing and
16 stuff like that. So I think that's enough
17 for the time being.

18 HUGH RUSSELL: Okay, maybe we'll
19 just go down the table.

20 THOMAS ANNINGER: Sure.

21 HUGH RUSSELL: I think this is a

1 very artistic or sculptural effort in the way
2 the elevations are composed and the scale of
3 the materials. And I think that as Roger
4 pointed out, it's different on each street,
5 but the nice thing about it is that it's
6 clearly one -- it's still a clearly one thing
7 that simply different kinds of things show up
8 in different ways. It's not collision
9 architecture. There's a building down the
10 street that has collision architecture that
11 is -- but -- and it's -- so I'm looking -- if
12 I look at the elevations and things sort of
13 strike me as being slightly awkward, but then
14 when I look at the perspectives, they're not
15 -- I don't see them. And the one question I
16 would pose is that it looks like a good
17 portion of the back surface of the court --
18 urban courtyards are made up of louvers and
19 not made up of glass. And I'm just wondering
20 if that's a -- if you could think about that
21 balance some more because it seems like

1 you're not taking as much advantage of that
2 courtyard as you could because of that
3 decision. As you bring the louvers down, it
4 ties the top, the building to the bottom. So
5 it's just a sort of a dilemma.

6 The other thing which I don't like on
7 the elevation, but as I say in the
8 perspective, is next to the loading dock
9 there's a strip of glass that comes all the
10 way to the glass and a little piece of brick
11 in there. And I, you know, I look at the
12 perspective and I say oh, gee, that really
13 works quite well. And I look at the
14 elevation, and I say that's really strange.
15 So, I think I'm saying that really this is a
16 wonderful project. And very sensitively
17 done, and so there's not anything of any
18 substance.

19 Tom.

20 THOMAS ANNINGER: Let me start with
21 a few specific questions and then maybe some

1 more general comments.

2 I think I heard you say this, but I
3 just want to make sure I heard right. Rogers
4 Street is probably the roughest street in the
5 city. It really is an unpleasant experience.
6 And I've never understood why those railroad
7 tracks are still there. Is there some legal
8 reason why they have to keep them there? And
9 are those days over and can we say that
10 Rogers Street will become a nice, smooth drag
11 strip when all this is over?

12 ATTORNEY JAMES RAFFERTY: Do you
13 have time for the full Wilmer Hale
14 explanation? It's a private way owned to the
15 midpoint by abutting property owners. There
16 are segments of Roger Street that are public.
17 This segment is private. There's a process
18 by which the rails can be removed through
19 petitions and that process is underway. And
20 I think the vision that you see here is the
21 goal it will require some cooperation of the

1 property owner who owns the other midpoint of
2 the street. But it's being -- the goal is to
3 transform it, remove the rail and install
4 traditional parallel parking and sidewalks.

5 THOMAS ANNINGER: And you think you
6 can get there?

7 AL SPAGNOLO: Yes.

8 THOMAS ANNINGER: On another, and in
9 no particular order, you said something that
10 I was interested in, Mr. Architect, about how
11 you're stepping back the sidewalks, widening
12 them and thereby creating overhangs which
13 would be -- which would create some
14 excitement. I think that's the word you used
15 in how it felt on the street. Can you help
16 me understand how a building that is over
17 your head feels exciting rather than looming?

18 AL SPAGNOLO: May I respond?

19 THOMAS ANNINGER: Yes, please.

20 AL SPAGNOLO: Al Spagnolo again.
21 Let me clarify. In the street wall

1 guidelines, it does call for overhangs along
2 the north side of Binney Street. What we're
3 proposing along this edge here is to push
4 this facade back, Mr. Anninger, by five feet.
5 So we are expanding, and I think that's what
6 I was referencing. We are expanding,
7 creating a very ample sidewalk now. Right
8 now the dimension of that sidewalk is about
9 five feet or just about.

10 Let me go back, may I, to the site
11 plan.

12 EDWARD DONDERO: It's up there a
13 second.

14 AL SPAGNOLO: What I was referencing
15 here, you know, the facade of the buildings
16 along Binney Street here, that dotted line
17 again, identifies the expanded portion of the
18 sidewalk. And I felt that along this edge
19 with the courtyard, the courtyards that are
20 along this hedge that's what I think creates
21 more of the enlivening of the public realm

1 experience. The overhang is really something
2 that is dictated through the design
3 guidelines. And we were responding, and
4 maybe interpreting them too literally, but I
5 think it does help establish a really strong
6 two-story base, provides a little bit of
7 protection when you're traversing east and
8 west. But the most important feature is it's
9 two stories high along that edge. And you're
10 beyond creating an important dynamic between
11 the base of the building and the upper
12 floors. It really won't have impact beyond
13 that in my opinion.

14 THOMAS ANNINGER: I must admit I
15 don't remember where those guidelines said
16 anything about that kind of overhang. I
17 yield on that.

18 HUGH RUSSELL: It was for the
19 purpose of making the sidewalk wider.

20 THOMAS ANNINGER: Okay, all right.
21 Fine.

THOMAS ANNINGER: I'm convinced it
fine.

HUGH RUSSELL: Different place in
entation.

I had the same, and would have almost used the same identical words, I found this to be a little bit cold so that the words wouldn't be reused. When warm was used, it did fit the landscaping discussion, but as I look at this, I'm a little bit surprised by that volume of glass. And one question I

1 had, and I'm not any different from Bill
2 here, I'm not quite sure what's bothering me,
3 except it's possible coldness, and maybe that
4 some of those accents that you have on the
5 other two volumes seem almost to be missing
6 here. Not that it wouldn't become monotonous
7 with too many of those, but something seems
8 to be missing here, and I'm not quite sure
9 what it is.

10 ROGER BOOTHE: Could I rise to the
11 defense of the architect? I actually feel --

12 THOMAS ANNINGER: This is not an
13 attack here.

14 ROGER BOOTHE: I actually feel that
15 it's very helpful for that volume at the
16 entryway to really speak as a volume of entry
17 and not just, you know, it's done a whole lot
18 with the very high space at the street level.
19 And I -- actually having a difference in
20 texture. They didn't actually always have
21 the texture on the other glass planes. And I

1 feel that it helps break down the massing by
2 having it treated differently. And, again,
3 to my mind one of the really successful
4 things about this whole system that they've
5 invented here is having a different sense in
6 the different places along the building. So
7 I think if you just look at these renderings,
8 it's always misleading to render glass, but
9 when you add in the landscaping, I do think
10 there's a nice dialogue between the wonderful
11 courtyard that Chris Matthews described. And
12 admittedly when you say crystalline it does
13 mean a little bit cold and hard edge, but I
14 don't, I don't think it's dominating the
15 whole experience because of the really nice
16 high space and the sequence of spaces that
17 actually takes you across to the existing
18 Biogen facilities, takes you on down to the
19 neighborhood. It gives you all those
20 alternatives. And oftentimes a building like
21 this has -- you have problems figuring out

1 where the entry is. I don't think that
2 problem exists here. So I was actually quite
3 pleased with that difference myself.

4 THOMAS ANNINGER: Well....

5 HUGH RUSSELL: If I can get my two
6 cents in here. Part of the issue is how
7 transparent is the glass going to be at the
8 ground level? And in part because it's
9 shaded from up above, it helps to be more
10 transparent because you don't get the direct
11 glare off of that glass. And I think if you
12 think that you're really looking through the
13 glass and seeing activity in the lobby, that
14 it's not just a wall of mirrored glass. It's
15 different.

16 THOMAS ANNINGER: Okay.

17 CHARLES STUDEN: I'd like to also
18 weigh in, Tom, and what I like about it and
19 what Roger was saying, when you look at a
20 building when you're dealing with a site this
21 large and a building this large, an architect

1 comes along and you wind up with a building
2 that looks just like a single building. It's
3 awfully big and over scaled. We've taken a
4 300,000 plus square foot building and it
5 almost looks like a bunch of buildings,
6 several buildings, yet integrated in a way
7 that works to my eye very, very nicely
8 especially with the landscaping that Michael
9 van Valkenburgh's office is suggesting. So
10 the glass entryway just reads as exactly
11 that, a very strong statement about how the
12 heck do you get into this building? And
13 that's where you come in. So, I don't know,
14 it looks really good I think.

15 THOMAS ANNINGER: Well, let me move
16 then to my more general comments. Enough
17 said on --

18 H. THEODORE COHEN: Bring it back.

19 THOMAS ANNINGER: I think this is an
20 exceptionally well thought out project where
21 every corner and every elevation and every

1 facade has been thought through and how it
2 relates and it works very well. I'm very
3 happy with it. I think what it does is show
4 how successful your competitive process, your
5 competitive bidding, your competitive
6 architectural effort was, because I think you
7 have what is a winning outcome here. And I
8 think it also supports and sustains what I
9 think we've all been saying, that diverse
10 architects and architecture will benefit all
11 of us on the street. And I think this is an
12 example of that and so I'm very pleased with
13 that. Let me give you possibly the other
14 side of that.

15 If you had shown us instead of the
16 direction going east, if you took us on a
17 drive on the other side of Binney Street
18 going west, I think you will find the other
19 side of the coin, however, to a certain
20 extent. If you drive west, there are now
21 one, two, three, and will be when Biogen

1 fills in that corner, four or five glass
2 buildings, all large, corporate looking glass
3 buildings. And even if each one of them will
4 be done by a different architect, the overall
5 impression is overwhelmingly glass corporate
6 large buildings. And I think it will be
7 incumbent on everybody to make an enormous
8 effort to try to mitigate that, the
9 atmosphere that that can create. Because in
10 spite of all the effort here at
11 individuality, I think the risk is that
12 Binney Street becomes a monotonous strip of
13 glass buildings all the way down. Alexandria
14 is going to add to that in short order. And
15 so I do worry about that, and I think this
16 direction does not show it as well as if you
17 had shown it the other way. And of course
18 you couldn't even see it showing it the other
19 way unless you incorporated the curve,
20 because it's really in the curve that you
21 start to feel this overwhelming sense of

1 glass. And I wonder if you have any --
2 you're nodding your head. I don't know
3 whether you agree with that.

4 AL SPAGNOLO: May I respond?

5 HUGH RUSSELL: Please.

6 THOMAS ANNINGER: I would love a
7 comment.

8 AL SPAGNOLO: I could bring up that
9 view, if you like, Mr. Anninger. We do have
10 a view oriented westbound. Could you bring
11 it up a minute, Matt? And I think in
12 particular -- unfortunately we don't have the
13 view just beyond the area you're pointing
14 out, beyond the 301 building, the 301 Binney
15 Street and the Amgen building and beyond
16 which have greater height. But I think, you
17 know, and I've walked this street many times
18 since I've been involved in this submission.
19 You know, there are these pauses and relief
20 points. Fortunately for our location the
21 Archstone provides that, I think anchoring

1 this large building as Mr. Studen pointed
2 out, the historic buildings helps to mitigate
3 its setting. I think the high degree of
4 transparency in glass buildings, if it's done
5 carefully, and we're looking at again, low E
6 glass, a high level of transparency, I think
7 that can work in an urban setting just as
8 this. You know, we're not using high
9 reflective materials here. We're not using
10 highly colored glass, but I think we -- which
11 is occurring in some of the other buildings,
12 especially 301 Binney Street with its
13 coloration and pallet. So I think this
14 building tends to recede a little bit because
15 of its high level of transparency. And the
16 other articulations that all the other
17 members of the Board have been pointing out
18 that I think is an important statement along
19 Binney Street.

20 I hope that helps a bit in my
21 explanation.

1 THOMAS ANNINGER: Yes, but I'm
2 afraid when you add it all up together with
3 the others, some of that is lost when you
4 turn the corner. You don't have what you're
5 adding here is not as you keep going down the
6 street. It's not as good. And could get
7 worse particularly when Biogen adds another
8 building which you're not going to be
9 designing, and I do worry about that
10 building.

11 Well, there you go.

12 HUGH RUSSELL: Ted.

13 H. THEODORE COHEN: Well, forgive my
14 sort of ramblings because those are my
15 comments. I don't have any questions. I
16 really like the massing and the shape of the
17 building and the size of everything. I
18 really like the landscaping and I really
19 love, although I don't know what the material
20 is, the cement metal cladding, cement post
21 metal cladding in the fenestration there.

1 And I really love this Fifth Avenue -- Fifth
2 Street facade. The play of the glass versus
3 the cladding. And I think that's very
4 successfully done on the other facades except
5 Binney Street. And I think that the other,
6 you know, the play of the glass and the
7 cladding really works so well. And with the
8 historic buildings, reminds me of a couple of
9 things: One is an old mill building that has
10 been very successfully repurposed. And also
11 with the horizontal glass, it's reminding me
12 of sort of 1930s German electric stations or
13 railroad stations. And I really like the
14 horizontal glass.

15 I'm not generally a fan of glass
16 facades with glass changes. It seems to me
17 arbitrarily in the facade, and so I'm not
18 really wild about Binney Street where you've
19 got the one structure at the end with one
20 type of fenestration, one type of, you know,
21 vertical glass and then the rest of Binney

1 Street is this sort of different type of
2 vertical glass. And then you've got the
3 horizontal glass. I think it works nicely on
4 the Fifth Avenue where the vertical glass
5 sort of makes the corners. You know, really
6 I like the masonry work. I like the
7 brickwork. A lot of it I like.

8 When I first saw the plan and saw, you
9 know, the first page, you know, with Binney
10 Street, it was like oh, you know, another big
11 glass building. And then going through the
12 rest of the plans, I thought well, three
13 sides are really exciting. And unfortunately
14 I don't think the Binney Street side is that
15 exciting. I can understand Roger's comment
16 about your having something different at the
17 corner to make that be a major entryway and
18 connector to the other Biogen buildings, and
19 I don't have a problem with it. But, you
20 know, I like the massing. I like the
21 courtyards, but I am just not wild about the

1 facade of the wall of glass thing.

2 HUGH RUSSELL: Steve.

3 STEVEN WINTER: Thank you,
4 Mr. Chair. I'm just going to make some
5 comments in general and then I will not echo
6 anything that's already been said by my
7 esteemed colleagues.

8 I, you know, Tom and I have this
9 conversation a lot about glass, modern glass,
10 chrome or glass in New England in our
11 historic past. And in fact nobody wants to
12 build a mill building new that looks like it
13 was built in 1870 that -- we can't do that.
14 But I think this gets as close to giving a
15 nod to that. And I think that's really what
16 we're trying to do. I think we're really
17 trying to make sure that we do keep those
18 masonry columns, and we do keep, as Ted
19 pointed out, on the windows. The fact that
20 this has the old brick adaptive reuse and
21 preservation on either side of it, I think

1 really makes it work much better than if they
2 weren't there. If those pieces were not
3 there, I think this might be a little too
4 much chrome and glass, but -- and this takes
5 me to another comment, which is there's a lot
6 of visual texture in this building. And to
7 me that means that the designer took a risk.
8 And I like that. That's terrific.
9 Particularly when so much of it works. If
10 there's some part of it that is not perfect,
11 that is a little imperfect, you know what?
12 That's okay with me. If the designer took a
13 risk, and most of it works the way I think it
14 ought to go that's visually pleasing to me
15 aesthetically, I can get friendly with the
16 imperfections.

17 I wonder if pedestrians will cross
18 Binney Street safely to the other -- I wonder
19 if that campus connection is as strong as it
20 could be, or as it needs to be just for the
21 feeling of the campus, but also for

1 pedestrians to get from one side to the
2 other.

3 I also wanted to echo what -- Roger
4 said something, I think that the pedestrian
5 experience on Binney Street is enhanced by
6 the fact that the sidewalk is large, and the
7 pedestrian experience is different because
8 the building is pushed back and there's that
9 little overhang. You don't see that on every
10 building, and you wouldn't want to see that
11 on every building, but it's a little variety.
12 So I think the pedestrian experience is
13 enhanced by that. And I think that's gonna
14 work fine.

15 I also wanted to comment that 10 and 15
16 years ago, Rogers Street wasn't just
17 impassable to vehicles, it was a hazard to
18 humans, pedestrians. They were not safe day
19 or not. It was an unsafe place because it
20 was just falling apart and horrible. So it's
21 not just that that it's -- that the

1 infrastructure is bad. It was actually not
2 safe, urban territory. And then of course
3 we're changing that now.

4 I think that we've also, this design
5 creates new scenic vistas. Maybe vista's too
6 grand a word. But to view these old
7 buildings. So we see it up the ramp, and we
8 see it in different places. So there's
9 now -- these buildings are wonderful
10 buildings and they've been hidden because
11 they're covered in paint or they're
12 deteriorating. But now we see them in
13 different places from the building and from
14 the sidewalk, that's exciting. That's more
15 texture to the fabric of what's around that
16 building.

17 Let's see. I think, you know, and
18 generally I feel very good about this
19 building. I think we're going in the right
20 place. And I think it recognizes what
21 pedestrians feel when we're on the sidewalk.

1 So I think we're on the right track.

2 HUGH RUSSELL: Okay, Bill.

3 WILLIAM TIBBS: I just wanted to go
4 back to elevation. You said in some cases
5 you looked at the elevations and there were
6 things that you questioned, but then when you
7 saw the three dimensions -- when you saw the
8 view or the perspective, it looked better. I
9 think if we go back to that --

10 ATTORNEY JAMES RAFFERTY: On Sixth
11 Street?

12 WILLIAM TIBBS: Yes, the Sixth
13 Street glass. This is one where I think the
14 opposite. When I look at the elevation, the
15 elements tie together better. And the reason
16 why is that from this angle you don't see the
17 horizontal glass. It's framing those three
18 -- yes, can you keep going? Yes, sorry.
19 Yes, that one. See how the horizontal glass
20 and behind kind of frames the three levels of
21 the vertical piece sort of sticking out.

1 When you look at it in the thing, you don't
2 see that. So that this piece just seems to
3 be there by itself. But it has a lot more
4 integrity in terms of how those pieces fit
5 together. The two pavilions on either side.
6 Obviously the same cement composite stuff.
7 And that projecting lower part. So and again
8 I don't have any comment on the change, but
9 that to me makes more. I think that -- I
10 think the problem I was having was I didn't
11 see the context by which the, that vertical
12 glass projection -- I didn't see its context
13 where I can see only -- if you look at the
14 other corner or the opposite corner, it's
15 just a very well executed the way all the
16 pieces fall together. So I'm hoping that in
17 reality, even though you probably would see a
18 view very similar to that, just any movement
19 that you would have in terms of moving or
20 walking, you begin to see those elements
21 perking and you begin to see the context and

1 I think that's one of the things that was
2 bothering me earlier, is not seeing that
3 context, those horizontal panes of glass up
4 top on and the side.

5 HUGH RUSSELL: Okay, any last
6 remarks?

7 (No Response.)

8 HUGH RUSSELL: Well, thank you very
9 much. I guess the staff will summarize our
10 comments.

11 WILLIAM TIBBS: Can I ask that one
12 question is that technical offices there,
13 something about that jumps out at you as
14 something that makes it very different. Is
15 it just literally the height?

16 AL SPAGNOLO: You're looking at a
17 six-story building here. The floor to floor
18 heights are not as tall as they would be in a
19 lab building, so it's really --

20 WILLIAM TIBBS: A lot taller than a
21 regular office building? Somewhere in

1 between.

2 CHARLES STUDEN: And nor are there
3 rooftop mechanicals as large.

4 AL SPAGNOLO: This building is not
5 going to be as large as it would have been
6 had it been a lab building.

7 WILLIAM TIBBS: Okay.

8 ROGER BOOTHE: I would ask the Board
9 as you treat this the same as the other two
10 design review projects which have been PUD
11 which you voted to approve it and ask staff
12 to continue to sign, review.

13 STEVEN WINTER: Thank you, Roger. I
14 was a little worried about that as well. I
15 think we need to take proper action from the
16 Board whatever that action is.

17 HUGH RUSSELL: Well, I think that
18 Roger suggested the action is that we approve
19 it. So if someone would make a motion to
20 that effect?

21 CHARLES STUDEN: So moved.

1 HUGH RUSSELL: Second.

2 STEVEN WINTER: (Show of hand.)

3 HUGH RUSSELL: On that motion, all
4 those in favor?

5 (Show of hands).

6 HUGH RUSSELL: All six members
7 voting in favor.

8 (Russell, Anninger, Tibbs, Cohen,
9 Winter, Studen.)

10 (Whereupon, at 10:15 p.m., the
11 Planning Board Adjourned.)

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C E R T I F I C A T E

COMMONWEALTH OF MASSACHUSETTS
BRISTOL, SS.

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

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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
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IN WITNESS WHEREOF, I have hereunto set
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Catherine L. Zelinski
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