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PLANNING BOARD FOR THE CITY OF CAMBRIDGE

GENERAL HEARING

Tuesday, March 20, 2012

7:00 p.m.

in

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

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

Community Development Staff:
Brian Murphy, Assistant City Manager for
Community Development

- Susan Glazer
- Liza Paden
- Roger Boothe
- Stuart Dash
- Jeff Roberts
- Iram Farooq
- Taha Jennings

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I N D E X

GENERAL BUSINESSPAGE

1. Board of Zoning Appeal Cases 3
2. Update, Brian Murphy,
Assistant City Manager
for Community Development 27
3. Adoption of the Meeting Transcript(s)
31

PUBLIC HEARINGS

PB#269, 563/603 Concord Avenue and 19 Wheeler Street, Project Review Special Permit 31

Amendments to PB#26, 125 Cambridge Park Drive, PB#47, 150 Cambridge Park Drive and new Special permit application PB#270 by The McKinnon Company

124

GENERAL BUSINESS

1. PB#175, Smith Residential Design Update
131
2. Article 22.000 Green Zoning Update 167
3. PB#263, 174 Hampshire Street,
decision on the application 190

P R O C E E D I N G S

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

HUGH RUSSELL: Good evening, this is a meeting of the Cambridge Planning Board. First item on our agenda is a review of the Board of Zoning Appeal cases.

LIZA PADEN: I have one case that I wanted to bring your attention to. It's 820 Somerville Avenue. It's the last case on the March 22nd agenda. This is for Walgreens is proposing to install a non-conforming sign. The sign is non-conforming because of the sign and the internal illumination and the location on the building. I have two sets of drawings that show the proposal. The existing sign -- I'm sorry, the existing building and the proposal, which is to locate the sign above the second floor window, and there is a page called Option 2 which shows

1 what option the conforming option looks like
2 on the building.

3 So in case you're not familiar with
4 this building, the Pier 1 is going to either
5 leave the building or relocate within the
6 building. It's not clear to me. I've heard
7 a number of different answers on this, but
8 the Walgreens is going to be located in the
9 first and second floors. The first floor is
10 where Pier 1 is and the second floor is where
11 Blockbusters used to be.

12 HUGH RUSSELL: Well, it's sort of a
13 shame that Pizzeria Uno has a sign that's not
14 conforming because it makes it much harder to
15 tell Walgreens they can't have the same sign.

16 LIZA PADEN: Well, Pizzeria Uno is
17 gone.

18 PAMELA WINTERS: Is the sign gone?

19 LIZA PADEN: I think the sign is
20 gone.

21 HUGH RUSSELL: It shows on the --

1 LIZA PADEN: Existing. I know.
2 These are the Google images, so I believe
3 what's happened is these are the older images
4 that they've taken out of the Google file.
5 These are not -- these are not images that
6 were done by the sign fabricator.

7 STEVEN WINTER: Mr. Chair, may I ask
8 a question?

9 HUGH RUSSELL: Please.

10 STEVEN WINTER: What is the hardship
11 that they're claiming?

12 LIZA PADEN: They're claiming in
13 their application that because the storefront
14 is set back from Somerville Avenue, that you
15 won't be able to see them.

16 STEVEN WINTER: If it's down low?

17 LIZA PADEN: If it's above the first
18 floor, yes.

19 H. THEODORE COHEN: And should we
20 assume that if they get one, then CVS across
21 the street, that appears to have a conforming

1 sign, will I then want to have a sign raised
2 up?

3 LIZA PADEN: I don't know.

4 PAMELA WINTERS: It would interfere
5 with the Porter Square sign though.

6 LIZA PADEN: They did get a
7 Variance. The Porter Square Shopping Center
8 came in with a sign program and they went in
9 and -- to the Board of Zoning Appeal and got
10 a Variance for the Porter Square identity
11 sign at the top of the building.

12 STEVEN WINTER: What's the
13 particular reason that we're giving this
14 extra attention?

15 LIZA PADEN: Well, the Planning
16 Board often weighs in on sign variances at
17 the Board of Zoning Appeal.

18 THOMAS ANNINGER: Uno already has a
19 sign.

20 LIZA PADEN: Uno is gone.

21 STEVEN WINTER: Uno's is gone.

1 THOMAS ANNINGER: This is coming
2 down?

3 LIZA PADEN: These pictures were
4 taken by the Google maps not by the sign
5 fabricator. Usually you have the sign
6 fabricator that goes out and takes the photo
7 of the existing photo and then Photoshops in
8 the proposal.

9 HUGH RUSSELL: But even there's a
10 Variance usually that allows the sign of that
11 size and that dimension in that location that
12 runs with the property, not with the
13 proponent.

14 THOMAS ANNINGER: How do you know
15 that?

16 HUGH RUSSELL: Because that's the
17 way the law works.

18 THOMAS ANNINGER: It depends on the
19 -- it depends on the terms of the Variance.
20 If their lease expired or something, that may
21 have expired with it. I don't know if we

1 know that for sure.

2 HUGH RUSSELL: Well, I do know one
3 thing is we can't regulate text.

4 LIZA PADEN: No, you can't regulate
5 text, but the size of the sign has -- or a
6 wall sign, is limited to 30 inches if they
7 want internal illumination. In this
8 particular case, it would be the height of
9 the sign would be limited to 30 inches, and
10 they could have internal illumination. It
11 would have to be located below the second
12 floor sill line.

13 (William Tibbs seated).

14 LIZA PADEN: This proposal is they
15 want a sign that's 40 inches tall.

16 HUGH RUSSELL: You know, I think my
17 own view is I'm not as concerned about the
18 40-inch sign, and I think they can perhaps
19 justify it as a result of the setback from
20 the public way, but having it on the first
21 floor is more important. So if they want the

1 oversized sign, I think it should be at the
2 first floor. And if they don't want the
3 oversized sign, I still think it should be at
4 the first floor. But I think give them -- I
5 mean talking about 10 inches in height. It's
6 not grossly out of scale with the building.

7 PAMELA WINTERS: So, Hugh, would all
8 of the signs be on the first floor and there
9 will be no second floor signs at all?

10 HUGH RUSSELL: Well, that depends on
11 whether the Zoning Board, in granting the
12 Variance, they must have granted for the Uno
13 sign restricted that to one particular
14 tenant. We don't know, that's a possibility.

15 PAMELA WINTERS: I'd like to see
16 consistency whatever the outcome.

17 LIZA PADEN: My other concern about
18 this building is on my desk I have an
19 application from the Planet Fitness and they
20 don't have any first floor frontage. They're
21 located in the basement of this building, and

1 they want to have a sign that's above the
2 door on the blank wall feature, and their
3 sign is larger than allowed. Plus they don't
4 have any ground floor frontage, so it's up to
5 the landlord to allocate signage to them.
6 And then, you know, there's also an issue of
7 the freestanding sign that's out in the
8 courtyard in front of this building. And
9 really what needs to happen is the landlord
10 needs to allocate signage to the individual
11 tenants.

12 PAMELA WINTERS: Right.

13 LIZA PADEN: And it's a complicated
14 thing. We very rarely get cooperation from
15 the landlords on this.

16 STEVEN WINTER: On this particular?

17 LIZA PADEN: Any of them.

18 HUGH RUSSELL: So we might comment
19 that the present signage is somewhat chaotic,
20 somewhat non-conforming. We're aware of the
21 desire for both the Walgreens and the Planet

1 Fitness, and there should be a comprehensive
2 plan for the building that takes into account
3 all the tenants and tries to come as close as
4 possible to what's permitted.

5 LIZA PADEN: Yes.

6 THOMAS ANNINGER: Yes, but before we
7 abandon your first approach, which I agreed
8 with, and I don't know if you're saying this
9 won't work, Liza, but I thought the idea of
10 keeping the cornus line clean and clear,
11 putting aside the Uno issue, which we don't
12 know the answer to, is the far better
13 outcome. It otherwise makes this a somewhat
14 lower end corner of Cambridge that I think we
15 ought to struggle to try to keep as clean as
16 we can. I think we ought to go back to
17 Hugh's first point which was to keep it on
18 the -- to keep all the signs on the first
19 floor.

20 PAMELA WINTERS: Right.

21 THOMAS ANNINGER: I think that makes

1 more sense.

2 HUGH RUSSELL: That's not actually
3 inconsistent with the plan.

4 THOMAS ANNINGER: It isn't. But
5 it's certainly -- then it's a friendly
6 amendment.

7 HUGH RUSSELL: Yes, yes.

8 LIZA PADEN: Yes, right.

9 HUGH RUSSELL: Okay.

10 LIZA PADEN: Are there any other
11 cases on that agenda?

12 HUGH RUSSELL: Dormers, window, a
13 garage and bike shed.

14 PAMELA WINTERS: On Garfield?

15 HUGH RUSSELL: A Mexican Chipotle
16 Grill at 600 Mass. Avenue.

17 LIZA PADEN: Yes. That used to be
18 Wendy's in Central Square, next to the old
19 Purity Supreme site. So it's one fast order
20 food for another.

21 HUGH RUSSELL: Right. They're

1 pretty elegant fast order food in the sense
2 that they're still -- in Harvard Square at
3 least, it's a very tasteful store.

4 LIZA PADEN: Right.

5 HUGH RUSSELL: Yoga studio. Okay.
6 I don't see anything else.

7 LIZA PADEN: Okay.

8 So my next question is if you want to
9 go on to some telecommunication antennas?
10 They've been submitted ahead of time before
11 their BZA public hearing.

12 HUGH RUSSELL: Why don't we see at
13 the end of the meeting if we have strength to
14 do that.

15 LIZA PADEN: Okay. What did you
16 say, if you have the strength?

17 HUGH RUSSELL: Mental strength.

18 LIZA PADEN: They're antenna
19 replacements, and we do have somebody here to
20 answer any questions that you have. These
21 are three installations of existing antennas

1 and --

2 HUGH RUSSELL: I di dn' t real i ze
3 somebody was here.

4 LI ZA PADEN: I forgot that somebody
5 was here. I' m sorry.

6 HUGH RUSSELL: Okay.

7 LI ZA PADEN: That was my faul t. So,
8 they' re at 840 Memori al Drive, 1100 Mass.
9 Avenue, and 1815 Mass. Avenue. 100 Mass.
10 Ave. is i nside of Harvard Square. And 1815
11 is the Lesl ey Uni versi ty. And these are
12 repl acements of exi sti ng i nstal lations.

13 HUGH RUSSELL: Okay.

14 LI ZA PADEN: Okay?

15 HUGH RUSSELL: Si r, i f you woul d
16 show us what is bei ng proposed?

17 LI ZA PADEN: I have the extra copi es
18 here that you submi tted.

19 So the fi rst one is 840 Memori al Drive.

20 HUGH RUSSELL: So we. . . .

21 ATTORNEY BRIAN GROSSMAN: Good

1 evening, thank you for taking me. I'll try
2 to be brief.

3 With regard to 840 Memorial Drive, it's
4 Riverside Technology. There's an existing
5 Sprint rooftop facility. It has six panel
6 antennas that are all mounted on the rooftop.
7 They're existing frames up there. What's
8 being proposed is to replace these six panel
9 antennas up there with a newer panel antenna.
10 This is applies project-wide, to all the
11 projects, including the three we have and
12 others that will be coming down the record.
13 It's a modernization project. Sprint is
14 upgrading its facilities in Boston and
15 Cambridge and Massachusetts to allow for
16 additional bandwidth for personal wireless
17 services, for voice and for data, and to
18 allow the network to keep up with obviously
19 the increase in demand.

20 Lawsuits with AT&T, throttling down
21 users, who are using too much bandwidth and

1 things like that, when you have things like
2 the iPhone, you have Droid phones and those
3 things that do video, that do data streaming
4 and all that, they're bandwidth intensive and
5 this project will allow Sprint to keep up
6 with that and ensure high quality voice and
7 also data services.

8 There will be what we call remote radio
9 heads installed on that ballast-mount frames,
10 GPS antennas will be replaced, and there will
11 be equipment cabinet replacements as well.
12 The equipment cabinets are essentially
13 generally the same height as the existing.
14 They're the same colors as the existing.

15 In this case there's no change in the
16 antenna height either. So the existing
17 antenna height will be maintained. The
18 antennas are slightly longer, but that in
19 this instance, that won't be made up by
20 additional height, it will just extend at the
21 bottom of the antennas will extend closer to

1 the rooftop.

2 HUGH RUSSELL: So, is it fair to say
3 that a -- we would -- if we were standing in
4 any of these places, we wouldn't be able to
5 tell this change has been made?

6 ATTORNEY BRIAN GROSSMAN: You might
7 not. I mean, the additional antenna's a
8 little bit wider, it's a little bit deeper,
9 but, you know, if you looked at it today and
10 you drove passed it a week after it was
11 constructed and you didn't have a picture to
12 stand there and compare the two, you probably
13 wouldn't know.

14 WILLIAM TIBBS: These pictures, it's
15 very hard for me to see any difference. In
16 fact, I might have accused you of using the
17 same picture.

18 HUGH RUSSELL: All right, let's go
19 on to the next one.

20 ATTORNEY BRIAN GROSSMAN: Sure.

21 LIZA PADEN: Which one, 1100 or

1 Lesley?

2 ATTORNEY BRIAN GROSSMAN: I have
3 Lesley in my hand. We can go to that one.

4 The 815 Massachusetts Ave., Lesley
5 College is a little bit different but more of
6 the same. There are facade-mounted antennas
7 that are on the existing building. There are
8 actually seven existing panel antennas up
9 there. After the project is complete,
10 actually we had a net loss of two. So we're
11 down to five panel antennas. They're also,
12 the Board would be familiar with the
13 Clearwire installation that's up there. The
14 existing Clearwire panel antennas are not
15 going to be touched. The existing Clearwire
16 microwave dishes will also not be touched as
17 part of the project. But in terms of the
18 Sprint part of the facility, they're actually
19 will be a consolidation of a couple antennas
20 that are up there located there, and so
21 essentially we will end up with two fewer

1 antennas now after construction than you have
2 there now. Otherwise the same type of
3 antenna will be utilized in terms of its
4 height relative to the existing and be
5 painted and textured to match just like the
6 existing.

7 HUGH RUSSELL: These are the
8 antennas that are on the red recessed areas?

9 ATTORNEY BRIAN GROSSMAN: Yes.

10 HUGH RUSSELL: And painted to match?

11 ATTORNEY BRIAN GROSSMAN: Yes.

12 HUGH RUSSELL: They're all in the
13 red, right?

14 ATTORNEY BRIAN GROSSMAN: Yes.

15 HUGH RUSSELL: They're all red
16 themselves.

17 ATTORNEY BRIAN GROSSMAN: Yes.

18 STEVEN WINTER: I have a question,
19 please.

20 ATTORNEY BRIAN GROSSMAN: Sure.

21 STEVEN WINTER: Does modernization

1 of the equipment mean miniaturization or
2 smaller equipment or does it mean smaller
3 equipment that we're able to put more of that
4 equipment into the same place?

5 ATTORNEY BRIAN GROSSMAN: Well, in
6 this instance what you're having is -- the
7 antenna size actually gets larger and that's
8 because it's a dual band antenna. It itself
9 will be able to do more. As I mentioned in
10 the other application, they're always what we
11 call remote radio heads associated with all
12 these upgrades. The purpose of those is to
13 allow the sites to do more with -- that's why
14 you end up with a net reduction of antennas
15 in some instances.

16 STEVEN WINTER: That's what you
17 talked about, right?

18 ATTORNEY BRIAN GROSSMAN: Yes. And
19 so it's not necessarily a miniaturization but
20 in terms of combination, it's allowing the
21 facilities to do more. And in the future

1 what it may allow a facility to do is to have
2 smaller upgrades either through equipment
3 cabinets or remote radio heads rather than
4 necessarily acquiring the number of antennas.
5 The system that has been present and designed
6 for Sprint for this upgrade, one of the
7 advantages of it has been pitched by the
8 vendor to Sprint is perhaps the flexibility,
9 and perhaps the -- not in all cases, but in
10 future, the reduction and the likelihood of
11 the increase in antennas. It's not a
12 guarantee they'll ever have to add antennas,
13 but right now part of the flexibility of this
14 system is that, the reduction.

15 STEVEN WINTER: And one further
16 question. Do we continue to have -- if you
17 could educate me, do we continue to have
18 equipment belonging to different companies on
19 the same --

20 ATTORNEY BRIAN GROSSMAN: Yes.

21 STEVEN WINTER: Okay.

1 ATTORNEY BRIAN GROSSMAN: In this
2 instance I think only Sprint Clearwire are up
3 there, but there are certainly other
4 buildings they do have other carriers and
5 they'll continue to have that.

6 WILLIAM TIBBS: Could you just tell
7 me how these photos are done? Because I
8 thought I was joking before, but literally
9 they look like they're exactly the same. Did
10 somebody actually make an alteration to the
11 photo and I'm just not noticing?

12 ATTORNEY BRIAN GROSSMAN: Yes. And
13 in part it's because of the distance and the
14 scale. What it is is because the alterations
15 are so limited, really you're going from a
16 four-foot antenna to a six-foot antenna, and
17 so really what you're -- in those photos
18 where you have the background of the facade,
19 all you're really getting is the length. You
20 won't even -- there is an increase in the
21 width and the depth, but that's not really

1 going to come through in the simulation you
2 have because of the angles and because you're
3 looking at the completely flat mounting on
4 the facade. So really the major change is
5 the length. And even then it's not extending
6 up above a roof line. It's not obscuring
7 another feature. And so when you look at
8 that picture, it looks substantially the same
9 which in our view is a good thing.

10 THOMAS ANNINGER: I think what Bill
11 is saying is that these photos are somewhat
12 misleading.

13 WILLIAM TIBBS: Yes.

14 THOMAS ANNINGER: Because they are
15 so distant from the crux site and they're not
16 very sharp. And that combination makes you
17 think nothing's happening but that's not
18 true. Something is happening and you can't
19 tell, not because nothing's happening, but
20 because you're so far back and the photos are
21 so poor.

1 this array of antennas would disappear from
2 this tower and somehow they could be moved to
3 some other location, you know. And painting
4 them red does not help, you know. They're
5 very visible. They stick out from the shadow
6 box effect. It's quite clear what they are
7 and where they are, and I really would like
8 to see a picture of what you propose this is
9 going to look like to determine if I think
10 it's any improvement at all or perhaps even
11 make a worse situation.

12 (Ahmed Nur seated.)

13 WILLIAM TIBBS: I just want to say
14 that I literally recently just walked by this
15 building about two days ago, and I was
16 noticing the antennas on there. The tower
17 itself is a lot more dominant than this
18 picture shows, and you just see the stuff. I
19 remember, I was literally looking at it,
20 looking at the antennas and getting a sense
21 of just what the change is would be helpful

1 for me. I mean, obviously if it's a change
2 that isn't all that noticeable, as you say it
3 is, that's great, but I think you need to
4 have a -- if you're going to give us photos,
5 you need to give us photos that actually show
6 that, and so that we cannot just take your
7 word for it. We've been burned many times by
8 taking the word for representatives on what
9 these are going to look like and seeing what
10 they are after they're done.

11 HUGH RUSSELL: I would comment that
12 the same is probably true at the 1100 Mass.
13 Avenue installation and like the other
14 buildings, the antennas actually do break the
15 line of the building because of where they're
16 mounted. And seeing the before and after I
17 think would be helpful. If they're growing,
18 have they grown, is that what's caused them
19 to bulk over the roof line that you see from
20 Mass. Avenue or so I think -- and I'd agree
21 with my colleagues, these are -- these

1 pictures could tell us better what's going
2 on. So I think we don't wish to make a
3 recommendation at this time.

4 THOMAS ANNINGER: Or to put it
5 another way, I think we can't make a
6 recommendation on what was presented to us
7 because the simulations were inadequate to
8 get a perspective on the change.

9 HUGH RUSSELL: Okay. All right,
10 well, could you come back and show us in more
11 detail exactly what has been talked about?

12 ATTORNEY BRIAN GROSSMAN: Very well.

13 * * * * *

14 HUGH RUSSELL: The next item on our
15 agenda is Brian Murphy's update.

16 BRIAN MURPHY: I'll give you the
17 preview of coming attractions. We've got
18 April 3rd will be public hearing for 9
19 Montague Street and the continuation for 160
20 Cambridge Park Drive.

21 And then under general business we've

1 got Building G design update, Building F
2 restaurant use, both Planning Board No. 141,
3 and start of an update on the Kendall Square
4 process on the heightened background. On
5 what I believe will be April 24th. We've
6 been trying to nail down the date. Will be
7 Planning Board No. 203 on Ridge Ave.

8 On May 1st we expect to have another
9 Kendall update as well as sort of an update
10 from MIT and their Zoning proposal, and
11 possibly another public hearing.

12 And then on May 15th public hearing on
13 for North Point Zoning Petition and Bike
14 Parking Zoning Proposal of under general
15 business. And it looks like we'll have an
16 action-packed spring.

17 THOMAS ANNINGER: Can I ask a
18 question? In the form of --

19 BRIAN MURPHY: That's right. I
20 apologize, actually on May 1st as part of the
21 hearing, David Dickson be coming from Goody

1 Clancy to do a little bit more of an update
2 on Kendall Square as Roger just reminded me.

3 ROGER BOOTHE: We thought on April
4 3rd since some of the board members went on
5 the tour we had last weekend, some didn't, we
6 thought to kind of give an update on what we
7 talked about on the tour. But on May 1st we
8 would have a more full description where
9 David Dickson would come and talk about K2C2
10 project in more detail.

11 HUGH RUSSELL: Thank you.

12 THOMAS ANNINGER: I was under the
13 impression that when somebody withdrew from a
14 scheduled hearing like tonight, that we have
15 a chance to speak on whether we agree with
16 that. I don't see that as entirely in the
17 control of the proponent once they're on our
18 schedule, once we've notified people on the
19 record, and once we've adjusted our schedule
20 to meet their needs, then for them to just
21 pull out and leave a blank space for reasons

1 that may or may not be good, in this case, I
2 don't think they're good, seems inappropriate
3 to me and I would like to have had a chance
4 to decide one way or the other. We --

5 HUGH RUSSELL: Tom, we have a
6 request, okay, and I would propose to take it
7 up after the next item of business.

8 THOMAS ANNINGER: All right, fine,
9 if we can. But I think it's been already
10 ruled on in the sense that it's been
11 announced that it's not going to take place
12 and they're not here. So it's not as if we
13 have much choice. I would have thought we
14 would have had choice in a situation like
15 that. And I would like to have -- maybe we
16 can talk in general about what the process is
17 for withdrawing from a key slot on what has
18 become a very tight agenda.

19 PAMELA WINTERS: Rich McKinnon plans
20 to be here tonight so maybe you can --

21 THOMAS ANNINGER: I think it's more

1 general than just him, but fine.

2 PAMELA WINTERS: Yes.

3 * * * * *

4 HUGH RUSSELL: Okay. Are there
5 meeting transcripts to be adopted?

6 LIZA PADEN: No, there aren't.

7 * * * * *

8 HUGH RUSSELL: Okay, then we will go
9 to a public hearing Planning Board case 269,
10 563/603 Concord Avenue and 19 Wheeler Street.

11 ATTORNEY SEAN HOPE: Good evening,
12 Mr. Chair, members of the Planning Board.
13 For the record, attorney Sean Hope from Hope
14 Legal Offices, 130 Bishop Allen Drive in
15 Cambridge. I'm here tonight on behalf of the
16 applicant, this is the AbodeZ Acorn, CW, LLC.
17 And also here tonight is the owner of the
18 LLC, Mr. Ling Yi Liu, he is here tonight. We
19 also have the project architect, Phil Terzis.
20 We have the civil engineer, Carlise Cultise
21 (phonetic), and also David Black the traffic

1 engi neer from VHB Engi neeri ng.

2 This is an appli cation to construct
3 Concord-Wheel er. This is a mixed use
4 resi denti al and retail bui lding l oca ted i n
5 the western part of Cambri dge at the corner
6 of Concord Ave. and Wheel er Street adj acent
7 to ei ther Ground Round or Fresh Pond rotary
8 i n the Al ewi fe Overl ay Di stri ct. This is a
9 29,034 square foot l ot currentl y containi ng a
10 gas stati on, auto repai r, and surface
11 parki ng. The proposal is to demol ish the
12 exi sti ng structures on the si te and to
13 construct 61 uni ts on fi ve fl oors above
14 approximatel y 7,000 square feet of ground
15 fl oor retail. The proj ect, both resi denti al
16 and retail, wi ll be servi ced by 77 total
17 parki ng spaces wi th 53 resi denti al spaces
18 bel ow ground, ei ght surface parki ng above
19 grade for resi denti al parki ng. The retail
20 wi ll have 16 parki ng spaces. The proj ect
21 wi ll al so provi de 74 bi cycl e parki ng spaces;

1 12 will be outdoor, 62 will be indoor at
2 ground level.

3 The applicant is primarily a
4 residential housing developer with experience
5 developing residential rental apartments with
6 commercial spaces, including two as-of-right
7 projects in Cambridge. One is AbodeZ on
8 Broadway, nine residential units with office
9 spaces below, and the other is Park 87 that
10 has 54 residential units and commercial
11 spaces as well.

12 As mentioned previously, the project is
13 sited at the Concord and Wheeler Streets.
14 This is somewhat of a unique site, because in
15 addition of being in the Alewife Overlay
16 District, this lot also falls within two
17 other districts: The Park Overlay District
18 and the Business A District. Pursuant to
19 special district requirements in Article 5,
20 the residential uses in a Business A District
21 must conform to the side yard setbacks of

1 Residence C-2B. This was particularly
2 affected the design of the below-grade
3 parking because of the setbacks for a
4 Residence C-2B applied above and below grade.

5 Here is a context photo that we have,
6 the actual locus located in red as well.

7 The overlay zoning districts largely
8 created the form and the character of the
9 project, including the design, mix of uses,
10 and heights and density. The project, with
11 the requested Special Permits, was designed
12 to satisfy the requirements of all three
13 zoning districts in terms of modified
14 setbacks, density, and the design guidelines
15 of the base and Overlay District.

16 Now, I am aware that some of the
17 Planning Board members were here during the
18 Concord-Alewife Planning Study and the later
19 adoption in 2006. The proposed site, and
20 this is an actual picture of the Alewife
21 Overlay District that was the result of the

1 Concord-Al ewi fe pl an and then Later Zoni ng
2 Amendment i n 2006. The project is actual ly
3 ci ted i n the shopping center and i n the
4 di strict, and i t' s al so i n the Zoni ng Code,
5 i t' s Al ewi fe Overl ay Di stri ct 5, No. 5.

6 The proposed si te i n an area known as
7 the Al ewi fe Overl ay Di stri ct was created by a
8 mul ti di sci pl i nary study i n 2003. Thi s study
9 covered 250 acres and resul ted i n the
10 Concord-Al ewi fe pl an. Thi s pl an, through a
11 communi ty and ci ty process, produced pol i cy
12 pl anni ng recommendati ons for the di stri cts
13 and Zoni ng Amendments, creati ng the Al ewi fe
14 Overl ay Di stri ct i n the si x sub areas.

15 I n addi ti on to the Zoni ng Amendment,
16 the Concord-Al ewi fe pl an al so produced desi gn
17 gui del i nes. These desi gn gui del i nes were
18 recommended to gui de the character of the
19 future devel opment for the study area. The
20 Concord-Al ewi fe pl an al so i ncl uded goal s and
21 recommendati ons for the enti re study area as

1 well as specific goals for the subarea,
2 including the shopping center area.

3 The area wide goals include for land
4 use and density, support, mixed use
5 development throughout the study area, also
6 to create incentives to meet study goals,
7 especially storm water management and
8 infrastructure goals. Also there were
9 several design goals as part of the
10 Concord-Alwيفة plan. Those were to
11 encourage sustainable and green building
12 design, implement low impact utilities,
13 streetscape improvements to enliven the
14 streetscape, and also parking below grade was
15 encouraged or parking was at grade to make
16 them invisible from the street and to provide
17 visual and acoustical screening for
18 residential abutters.

19 Specifically for the shopping center
20 district, the recommendations and goals
21 included introducing a mix of residential and

1 retail uses, encouraging small neighborhood
2 retail, and incentivizing future development
3 to responsible storm water open space, and
4 transportation objectives.

5 The Alewife Overlay District 5 by
6 Special Permit specifically allows, in many
7 ways -- and in many ways incentivized housing
8 such as Concord-Wheeler. The Alewife Overlay
9 District 5 provided for increased heights,
10 FAR, and reduced setbacks for housing that
11 contain appropriate ground floor retail.

12 Prior to the creation of the
13 Concord-Alewife plan in a later Zoning
14 Amendment, the site was zoned as Business C.
15 This Business C has the same FAR and for
16 residential and non-residential as we have
17 after the Zoning Amendment, but the
18 difference was before the Zoning Amendment
19 there was no requirement that the Special
20 Permit was required for these additional
21 densities. So these were -- these projects

1 that you see prior to this Amendment in the
2 Zoning were largely as-of-right projects and
3 didn't have the cohesiveness as well as the
4 guidelines that actually shape the character
5 of those developments.

6 As mentioned previously, the Alewife
7 Overlay District 5 allows for reduced
8 setbacks, both side and front, and waivers
9 from the base Zoning District via Planning
10 Board Special Permit to further the goals of
11 the Concord-Alewife plan.

12 In order to construct Concord-Wheeler
13 there are three key elements requested:

14 The first, the project requests side
15 yard setbacks along the north and the west of
16 the property lines to allow for packing and
17 siting of the proposed building. Although
18 the project conforms to the 25 yard setback
19 along Concord Avenue, we are requesting
20 relief from the front yard setback along
21 Wheeler Street to 15 feet.

1 Secondly the Alewife Overlay District
2 allows heights and densities, which are also
3 part of the requested relief, specifically we
4 are requesting a density of 1.25 for a
5 non-residential uses and 2.0 for residential.
6 Also, we are requesting a Special Permit for
7 heights of 70 or maximum of 73 feet.

8 Although under Special Permit we can go as
9 high, if the plan were granted, of 85 feet.

10 Lastly, the Alewife Overlay District
11 provides a waiver from the 25 percent
12 permeable open space requirement. This
13 waiver is allowed with certification from the
14 superintendent by the city engineer with the
15 lot and the development on which it sits,
16 meets the DPW standards for water quality
17 consistent with the Alewife Area Storm Water
18 Management Guidelines. This certification
19 has been obtained and it's part of the
20 application that we submitted.

21 The project satisfies the general

1 Special Permit criteria of Section 10.30 and
2 is consistent with the stated goals of the
3 Alewife Overlay District. As part of the
4 application, a traffic impact study was
5 produced and submitted with this application.
6 Based on the findings of the traffic study
7 and implementation of the PTDM
8 recommendations, the project will not impair
9 the integrity of the district, not cause
10 congestion, nuisance, or hazard to the
11 occupants of the proposed use or the citizens
12 of Cambridge, and will be compatible with
13 adjacent uses both residential and
14 non-residential.

15 The project is also responsive to the
16 citywide urban design objects and the
17 existing and anticipated patterns of
18 development. These design objectives will be
19 explained further by Mr. Terzis in further
20 detail as he walks through the elevation and
21 floor plans.

1 Lastly, the project also complies with
2 the Concord-Al ewi fe plan for storm water
3 management and the Al ewi fe storm -- Al ewi fe
4 Area Storm Water Management Gui del i nes.

5 The Al ewi fe Overl ay Di stri ct i n
6 general , and speci fi cal l y subarea No. 5,
7 l argel y contai ns impervi ous servi ces wi th
8 higher groundwater. Thi s offers the water
9 l i ttle chance to fi lter i nto the ground. The
10 project i mplements storm water best practi ce
11 management and measures to mi ni mi ze the
12 runoff. These features i ncl ude subsurface
13 detenti on systems, green roofs, and
14 components provi di ng storm water treatment
15 storages. And addi ti on to the i ntroducti on
16 of water qual i ty and quanti ty control s, there
17 wi l l be a reducti on i n the paved area
18 throughout the project.

19 Lastly, storm water management wi l l
20 fol l ow the Mass. DEP and the Ci ty of
21 Cambri dge DPW storm water standards.

1 Overall the project will provide a
2 substantial improvement in the storm water
3 management conditions on the site
4 dramatically increasing the permeable areas
5 as well as improving the water quality and
6 quantity of storm water use into multiple
7 systems.

8 And I'll turn it over to Mr. Terzis to
9 walk through the floor plans and elevations.

10 PHIL TERZIS: Thank you, Sean.

11 Greetings, all. Nice to see you again.

12 My name is Phil Terzis. I'm with the
13 AbodeZ Development. Sean called me the
14 architect, but I'm actually not the architect
15 of record for the project. We're working
16 with Pyatt Associates in Boston to develop
17 the design and we're working with them to do
18 all the planning for the project.

19 I wanted to talk a little bit about how
20 this project complies with the
21 Concord-Alwife Zoning and Design Guidelines.

1 The guidelines establish that every new mixed
2 use project should be designed to help
3 transform the area, the Alewife area from an
4 auto centric neighborhood to a more
5 pedestrian-friendly neighborhood, activate
6 street fronts with retail, hide cars from
7 view to the extent possible, provide gentler
8 transitions from commercial to residential
9 neighborhoods, provide open green space and
10 drop tolerant plantings. Design the lighting
11 so that it's not offensive to the neighbors
12 and conforms to dark sky standards. Hide
13 mechanical equipment, and from an
14 environmental viewpoint, target at least
15 LEEDs certifiable construction design and
16 construction.

17 I'll move through this quickly. These
18 are the existing conditions around the site.
19 This view here, as you're looking back,
20 there's the gas station that's being removed.
21 This is our site across here. The Reservoir

1 Lofts Condominiums are behind us here. They
2 are our neighbors to the north. This
3 building here is an office building to the
4 west. This site here, you could see there
5 are two sites here or three sites here, the
6 one with the red line around it is the site
7 that we're talking about. That's the site
8 that we're developing. It should also be
9 known that AbodeZ Development has also
10 purchased the lot next-door where the Bank of
11 America currently sits, but our plans are not
12 to develop that any time soon because we're
13 -- the Bank of America has a three-year lease
14 on the land. We would eventually like it if
15 they moved into our project and we could
16 develop that parcel, but Bank of America is a
17 big company and it's very slow in negotiation
18 to get that to happen.

19 So, moving through. Here's a view of
20 the project, the proposed project, from the
21 rotary, Fresh Pond rotary. The project is

1 six stories high. We have a ground floor
2 which is largely composed of retail, and the
3 housing lobby on the west corner. The --
4 this is just for orientation. This is
5 Concord Ave. out here and Wheeler Street.
6 This is the Wheeler Street facade which faces
7 the shopping center next-door. Six-story
8 building with 61 housing units, 7,000 square
9 feet of retail. Parking for one space per
10 dwelling unit. And for the 7,000 square feet
11 of retail we have 14 -- excuse me, 16 parking
12 spaces, which is two more than is required as
13 a minimum per Zoning.

14 We'll walk around a little bit. This
15 is a view from Concord Ave. sort of from the
16 Belmont direction coming in towards Fresh
17 Pond rotary which would be over here. We're
18 looking at ways to break down the massing and
19 the scale of the building by trying to break
20 it into what feel like smaller buildings or
21 components, and color changes in material,

1 slight material changes to accentuate the
2 different volumes and planes.

3 This is the existing bank here. We're
4 also proposing a fence along the property
5 line between the bank and our property.
6 That's where we're asking for setback relief
7 for parking and for our side yard setback on
8 the west.

9 This is a view looking down Wheeler,
10 the existing Reservoir Lofts Condominiums are
11 right here. The Fresh Pond rotary would be
12 right around here. This is showing ground
13 floor retail with roof decks above, and then
14 our housing units with balconies and windows
15 overlooking the roof decks here.

16 This is the ground floor plan. As Sean
17 said, we're asking for Special Permits for
18 FAR, height, and setbacks. The FAR and
19 height are relatively self-explanatory, but
20 we are building the building to 73 feet. We
21 could go to 85 with a Special Permit, but

1 we're not going that high.

2 The setbacks we're asking for is a
3 15-foot setback for the residential below
4 grade parking along this edge. Because the
5 parking garage serves purely residential use,
6 we think it -- our determination is that it
7 needs to follow the C-2B guidelines of
8 residential in a BA Zone, which is somewhat
9 complicated. But the actual footprint of the
10 housing above is this outline that's sort of
11 shaded here. So the actual residential above
12 is set back pretty far.

13 The retail conforms to the Business A
14 Zone in that it could actually be as close to
15 the street as on the property line. We could
16 have a zero setback there.

17 We have a 25-foot set back along
18 Concord Ave. to comply with the Parkway
19 Overlay District guidelines, and we also have
20 setbacks on the fifth and sixth floor along
21 this edge to comply with those guidelines

1 where we have a plane setback.

2 Walking through the plan, we have an
3 entry -- parking entry and exit off of
4 Wheeler, Wheeler Street. And we have a
5 parking entry and exit along Concord Ave.
6 There are 16 retail parking spaces to serve
7 the retail. There are sidewalks and handi cap
8 accessible access around the entire site, and
9 connecting the parking to the retail, and
10 then connecting the handi cap parking to the
11 residential lobby. We have bike parking
12 spaces serving the retail. 12 spaces here.
13 We have 36 spaces indoor bike parking that
14 serves just the residential on this level,
15 and we have additional spaces in the garage.
16 We've doubled the amount of bike parking
17 required by Cambridge Zoning by having one
18 per dwelling unit when there's only required
19 to have one per two dwelling units.

20 There's a buffer zone here as required
21 by Zoning. We have a setback with a densely

1 planted buffer between ourselves and the
2 Reservoir Lofts Neighbors to the north. And
3 we're proposing a fence along this edge where
4 our property abuts the bank property
5 next-door.

6 Again, we're trying to activate street
7 front retail by having mostly glazed frontage
8 on both Concord Ave. and Wheeler Street. Our
9 residential lobby as you saw in our earlier
10 images is largely a glass wall. So we're
11 thinking at night this is a very lively, you
12 know, glowing place.

13 The entrance to our parking garage is
14 tucked under the building here. I'll bring
15 you down to that garage level. We have 53
16 residential parking spaces in the garage and
17 26 bike spaces. The trash room here --
18 actually, let me back up. The trash for the
19 retail is located in the building. One of
20 the issues that we had in discussions with
21 the neighbors we originally had the trash out

1 here, and they were not happy with that for
2 obvious reasons. So we've moved it into the
3 building here, and the residential trash is
4 here, and residential recycling is here. The
5 parking is a combination of compact and
6 standard spaces to meet Cambridge Zoning.

7 The elevator there goes up, this
8 elevator goes up to all floors of the
9 building serves all the residential.

10 This is the second floor plan showing
11 our units. We have a mix of ones, twos,
12 three bedrooms and some studio units. This
13 is showing the green roof above the retail on
14 the second floor. We have mechanical units
15 here that would be completely enclosed and
16 screened both acoustically and visually from
17 the units above so that all of the retail,
18 HVAC, and everything is going to be in these
19 bays right here and then surrounded by green
20 roof. And these are residential terraces off
21 of those units on the second floor.

1 This is the fifth floor showing the
2 setback to comply with the Parkway Overlay
3 District. And then the sixth floor we've set
4 back in the rear along the north side to help
5 mitigate shadow against the existing
6 buildings next-door, which that will show up
7 in some shadow studies later.

8 Here is our planting plan. We met with
9 the city arborist and gone through this plan.
10 He has suggested a few changes, but otherwise
11 I think is approving the plan.

12 There are some existing trees along
13 Wheeler Street that are right on the curb
14 edge currently. They're in pretty bad
15 condition, and they've been kind of hacked by
16 the power companies to make, you know, room
17 for the wires and everything. So we're
18 proposing moving those, removing those trees
19 and putting new trees in planters on our
20 site. And we've gone through this with the
21 city arborist and he concurs with us that

1 i t' s a good pl an.

2 There are gi nkgo bi l obas al ong thi s
3 edge here for the retail. We chose those
4 because they branch high and you can see the
5 si gnage under them. There' s a red mapl e here
6 and red mapl es here al ong Concord Ave. whi ch
7 will become eventual l y real l y l arge street
8 trees. We' re proposi ng whi te pi nes al ong
9 thi s edge faci ng the nei ghbors whi ch woul d be
10 evergreen, and keep -- screen our bui l di ng
11 from thei rs, and al so hel p wi th headl ights
12 and other di stracti ons from our property.
13 And then the rest of i t i s al l ground
14 tol erant shrubs and ground covers, agai n
15 tryi ng to meet LEED standards.

16 Thi s i s the top fl oor showi ng more
17 rooftop equi pment. We have very smal l
18 condenser uni ts servi ng the resi denti al
19 uni ts. Each one i s the si ze of a l arge home
20 ai r condi ti oner that are on the roof. And
21 we' ve centered them i n the roof so that they

1 won't be visible or audible from below.

2 And then this is showing the green roof
3 vegetation that we're proposing for the
4 second floor and these terraces up here.

5 This is the east elevation facing
6 Wheeler Street. One thing that we're
7 struggling with is the high water table here
8 is making it very difficult and expensive to
9 waterproof our garage, so we're raising the
10 building about two and a half feet above
11 grade and providing these long, grand steps
12 along the retail to get up to the retail
13 which helps bring our parking garage a little
14 bit out of the water table. And we think
15 with the large steps it will still be
16 inviting retail.

17 The parking you can see under the
18 building here, and then trees along the
19 street front.

20 The materials by the way, are intended
21 to be cementitious panels in this black area

1 here and clapboards, but the clapboards would
2 be set in bays of metal trim so there would
3 sort of like a metal reveal and then the
4 clapboards be in those bays. So we're trying
5 to use something that appears to be sort of a
6 traditional material scaled similar to the
7 residential around us, but using it in a
8 slightly more modern way. And Pyatt
9 Associates is working on some studies of this
10 facade.

11 And then at the top of the retail we're
12 proposing a framework with some mesh, metal
13 screen panels and things to diffuse the view
14 of the units from the parking -- from the
15 shopping center across the street, and also
16 to screen the mechanical units that would be
17 on the roof.

18 These are the end elevations, this is
19 the end facing Concord Ave., again, showing
20 the retail roof decks. And this is the
21 housing entry, which is all glassed in. This

1 is retail here.

2 The north elevation, this is a revised
3 elevation in response to some of the concerns
4 that the neighbors had in our first passing,
5 our first submission. This was a more simple
6 relatively blank yellow wall. And so we've
7 changed the color and changed the materials
8 and broken up the massing a little bit
9 hopefully to address those concerns.

10 And this is the elevation on the west
11 side facing the existing bank where we're
12 proposing the fence. And, again, similar
13 treatments to this side of the building. And
14 the parking underneath we're trying to hide
15 behind the fence.

16 Here's a section at Concord Ave.
17 showing the sidewalk and relationship of our
18 retail to Concord Ave. And this is the
19 25-foot buffer zone. Within that 25-foot
20 buffer zone we have storm water management
21 tanks that we've been working with the DPW to

1 engi neer and si ze. And we al so have an
2 emergency sewer storage system so that when
3 the sewerage treatment plants are not
4 handl ing the capaci ty in the area, thi s i s
5 radi o control led and the DPW can tell us to
6 store our -- to automati cally store our
7 sewerage for the ti me bei ng unti l they --
8 unti l there' s space for i t basi cally.

9 So we' ve had several meeti ngs wi th DPW
10 and we' ve been worki ng wi th them di scussi ng
11 permeabi l i ty and how we' re handl ing al l the
12 storm water and meeti ng the gui del i nes of the
13 Concord-Al ewi fe DPW requi rements for the
14 area.

15 Thi s i s a secti on through Wheeler
16 Street showi ng our retail level , roof decks
17 above, the si dewal k, and the existi ng trees
18 whi ch woul d be about here i n l i ne wi th al l
19 the tel ephone pol es, we' re proposi ng to move
20 them back i nto pl anters between these grand
21 stai rs al ong that edge. We' ve been havi ng

1 discussions with both Traffic and Parking and
2 the DPW about how to coincide our work with
3 the reconstruction that's proposed for
4 Wheeler Street, and there are some ideas at
5 the DPW about whether they might widen this
6 sidewalk in addition to what we're showing
7 here, and possibly add some parking spaces on
8 the street. But that's sort of between
9 Traffic and Parking and DPW. They're
10 deliberating that.

11 These are some shadow studies that
12 we've developed to show the effect of our
13 building on the Reservoir Lofts buildings
14 behind us. This is the equinox midyear,
15 March/September, showing that at that time of
16 the year, nine o'clock, twelve o'clock, and
17 three o'clock, that our building is not
18 shadowing their building in any way.

19 In summertime, again, same but in a way
20 better story, that we're not shadowing their
21 building at all or even their site at those

1 times of day.

2 The worst time of year is this -- the
3 winter solstice showing that at nine o'clock
4 in the morning our shadow hits this building
5 here and then sweeps across. And then at
6 noon is shadowing the lower floors of this
7 building. And then by three o'clock has
8 moved on away from their buildings.

9 One of the neighbors had suggested that
10 maybe we should look at some kind of device
11 to mitigate shadow, like heliostats or
12 something to reflect sunlight into the space
13 between the buildings. And we thought that
14 this, this probably wasn't necessary, you
15 know, we could still discuss it. Because for
16 most of the year we're really not shading
17 their building that much, and at least during
18 the growing season, you know, we're not --
19 we're hardly shading even their grounds. So
20 -- but we'd be willing to still discuss this.

21 And then this is the last slide I'm

1 going to show you. There are more parts to
2 our submission and I have those here if there
3 are questions, but this is showing Reservoir
4 Lofts and the existing parking lot. One of
5 the concerns that the neighbors had was
6 headlights shining into their windows. If --
7 this is the existing property line. This is
8 the entrance to their parking garage. Our
9 proposed parking spaces will be another 10
10 feet, about 12 feet actually, away from this
11 fence here. And then there will be a densely
12 planted buffer here. We think that that,
13 combined with this grade change, should
14 mitigate any issues with headlights shining
15 into their windows. But, again, we are
16 willing to discuss this with neighbors and
17 make sure that they're comfortable that we've
18 got a good plan here.

19 So, I just wanted to just quickly
20 reiterate some of the changes to the design
21 that we've made as a result of meetings with

1 neighbors, meetings with Traffic and Parking,
2 and meetings with DPW.

3 With meetings with the neighbors, we've
4 made some facade revisions. We've moved the
5 trash indoors, and we've added shadow studies
6 to our presentation so that they can see the
7 impact of our building to their building.

8 Discussions with Traffic and Parking
9 have led us to widen the sidewalk along
10 Wheeler Street and to add bike parking on the
11 first floor of our building so that we have
12 one space per dwelling unit. And to reduce
13 the retail so that we can add some -- so that
14 we can -- excuse me. Reduce the retail so
15 that we can add bike parking, and we reduce
16 the car parking for the retail to add the
17 bike parking. We originally had 19 parking
18 spaces for retail. Traffic and Parking has
19 requested that we reduce that to 16 spaces.

20 And lastly in meeting with the tree --
21 the arborist, we've changed some tree species

1 based on his recommendations.

2 So, I'm hoping that you find that this
3 satisfies the requirements of the Alameda
4 Overlay District guidelines and hopefully you can
5 find a favorable decision on this project.

6 Thank you.

7 HUGH RUSSELL: Okay, thank you.

8 Are you going to make a presentation on
9 the traffic impacts?

10 PHIL TERZIS: We could.

11 HUGH RUSSELL: I think we'd like to
12 know.

13 STEVEN WINTER: I'd like to see
14 that.

15 DAVID BLACK: I'm David Black from
16 VHB. Some of my grey hair I think is because
17 I was around for the 2006 Alameda-Concord,
18 Concord-Alameda Planning Study.

19 I thought what I would do is just walk
20 you through how the project performs against
21 the Planning Board criteria. I hope you've

1 had a chance to review that and the
2 transportation impact study. We have two
3 exceedances of the Planning Board criteria.
4 So I'll just run through the list.

5 We trip generation on a daily basis and
6 the car basis weekday and Saturday does not
7 exceed the thresholds we're well within the
8 limits. There are no level of surface
9 exceedances. We don't have signalized
10 intersections in our study area. There are
11 no impacts to residential streets largely by
12 definition of a residential street. There
13 are no definition residential streets
14 according to the basis for the Planning Board
15 criteria.

16 There are no signalized intersections
17 so we have no queuing sequences, and the two
18 exceedances that we do have are for
19 pedestrians on the crosswalk. This
20 crosswalk, it doesn't show up on the area
21 photograph here, but there's a crosswalk at

1 the end of Wheeler Street. I don't want to
2 underestimate the importance of the
3 pedestrian criteria. They are very
4 important, but I would point out that the
5 exceeds occur because of a relatively small
6 increase in traffic to which the pedestrian
7 analysis is very sensitive, and the
8 pedestrian analysis is fairly conservative
9 analysis based on the guidelines, the TIS
10 guidelines. So I don't in any way diminish
11 those two exceedances, but they are -- they
12 result in the level of service C for
13 pedestrians and compared to B existing. So
14 we've gone from a borderline B to a
15 borderline C, and that's how we stack up
16 against the Planning Board criteria.

17 We've prepared a traffic impact study
18 which includes pedestrian/bicycle transit
19 analysis. The site is well served by
20 transit. We have two bus routes on Concord
21 Avenue which take people to Harvard Square

1 with a very good combined headway. We're
2 within easy walking distance of the Alewife
3 Brook Parkway -- the Alewife Red Line
4 Station. And the site, I think, is well
5 placed to minimize the vehicular trips
6 because people can walk to the stores, people
7 can walk to transit. And I think the
8 proponent is recognizing the importance of
9 bicycling in this location by stepping up to
10 what become a new zoning requirement for
11 bicycle parking accommodation.

12 Similarly with the retail we've got
13 significantly more bicycle parking. And we
14 have an approved parking and transportation
15 demand management plan with the city's PTDM
16 office for approval. And I would be happy to
17 answer any questions.

18 THOMAS ANNINGER: May I?

19 DAVID BLACK: Yes.

20 THOMAS ANNINGER: Can you speak to
21 the traffic circulation at the intersection

1 of Wheeler and Concord? And by that I mean
2 talking through how people get out of
3 Wheeler, turning right, dealing with the
4 traffic coming out of the rotary, turning
5 left to go into the rotary, and then Concord
6 Avenue going towards the rotary making a left
7 turn. All of those things I'm familiar with
8 and there is a red light there, but it's not
9 a red light at that intersection. It's a red
10 light --

11 DAVID BLACK: That's correct.

12 THOMAS ANNINGER: -- a few feet away
13 which can hurt or help. Can you talk to
14 that, please?

15 DAVID BLACK: The light you're
16 referring to is the signalized crosswalk?

17 THOMAS ANNINGER: Right.

18 DAVID BLACK: Which incidentally the
19 project aligns the lobby with that crosswalk
20 so that there is a direct crossing at the
21 project.

1 The Wheel er Street intersecti on,
2 because of the volume of traffi c on Concord
3 Avenue, there is some delay for peopl e
4 l eaving that intersecti on parti cularl y for
5 the l eft, the l eft turn. It' s, it' s one of
6 the reasons that wi th -- for the project
7 i tsel f we l ike the i dea of keepi ng two
8 dri veways for the project because i t does
9 gi ve peopl e choi ces about where to make that
10 l eft turn, and we' ll have a sort of a
11 sel f-bal anci ng effect because peopl e wi ll
12 understand, get to know where the easi est
13 turn is made and wi ll choose that.

14 Turni ng ri ght from Wheel er Street onto
15 Concord Avenue westbound is not as di ffi cul t
16 as the l eft turn ei ther because you' re just
17 l ooki ng for a gap i n, you know, one l ane of
18 oncomi ng traffi c. And i t' s -- I can' t
19 characteri ze i t as the best desi gned
20 i ntersecti on i n Cambri dge, but i t does
21 functi on. We are addi ng a fai rl y l i mi ted

1 number of trips to that intersection partly
2 by virtue of having the two access points for
3 the project.

4 THOMAS ANNINGER: Well, I can't help
5 but want to follow up. Do you think there
6 could be improvements to that intersection
7 that would make it better? Because --

8 HUGH RUSSELL: Maybe we should ask
9 Sue that question.

10 THOMAS ANNINGER: Well, either of
11 you when the time comes. Let's bracket that
12 for the moment.

13 HUGH RUSSELL: Maybe now is a good
14 time to ask Sue to talk about the traffic and
15 the parking. Do we have a report from you?

16 SUSAN CLIPPINGER: I wanted to hear
17 David's answer to the question.

18 THOMAS ANNINGER: I did, too.

19 SUSAN CLIPPINGER: So you have the
20 letter from us in terms of our review of the
21 things that David has gone through. He's

1 gone through most of the issues. I don't
2 think there's anything terribly earth shaking
3 in this. This project is subject to PTDM for
4 the retail spaces and has the approved PTDM
5 plan, but we are recommending that the
6 Planning Board include PTDM measures from the
7 residential component of the project, which
8 is something that we normally recommend to
9 you and those are outlined in the letter.
10 We're also looking, have looked at Wheeler
11 Street and feel that we can provide some
12 retail, some metered parking on Wheeler
13 Street right in front of the retail spaces
14 along the building there, which is actually
15 on city property, you know, on the public way
16 but has been an area where we haven't really
17 looked at much parking because there hasn't
18 been a lot of activity out there. So that
19 can help with any kind of retail short-term
20 parking needs in the area.

21 Wheeler Street's not an easy street to

1 get out of. It's very close to the rotary,
2 and so it is a challenge. People who are
3 coming into the rotary during the times when
4 it's busy obviously are having to slow up, so
5 you can do your Boston driving behaviors of
6 getting your nose out there to make those
7 moves. I think we have always hoped in the
8 longer term development of the whole
9 Concord-Alwife area that there would be more
10 internal connections of the roads that run
11 perpendicular to Concord Ave. so that you
12 won't necessarily have a series of all those
13 dead end streets or streets which are tied
14 together by large parking lots or undeveloped
15 streets, and so that people would have more
16 variety and a lot more options for how to get
17 in and out of the area. But in the short
18 term, this is one project on the street that
19 has one other residential project. And if
20 you can recall the Fawcett Street housing
21 project that you had approved a while ago, we

1 have the beginning of a street connection
2 there that we're hoping. And as future
3 development occurs on the inner part of
4 Wheeler Street, we'll be able to make that
5 connection. So I think in the short term,
6 it's an awkward location to get in and out
7 of. In the longer term there may be more
8 flexibility in terms of options people have
9 for moving around that area and choosing
10 either to use the Wheeler-Concord
11 intersection or use another intersection
12 along the area that they feel is more
13 comfortable to them.

14 HUGH RUSSELL: Okay, thank you. Any
15 questions for Sue?

16 AHMED NUR: Yes, I do have a
17 question. I'm having a hard time with the
18 amount of pedestrians that are walking across
19 Wheeler Street. Which direction are they
20 headed or where are they coming from? It
21 appears this is a little closer -- there

1 seems to be sidewalks both going through
2 Wheeler and also along Concord and so on and
3 so forth. So I'm a just a little -- I guess
4 if you can explain the traffic -- the
5 pedestrian traffic crossing Wheeler.

6 SUSAN CLIPPINGER: So, the location
7 has had improvements because the vehicular
8 retail work that's been done on the opposite
9 side of Wheeler has added sidewalks and
10 pedestrian amenities. In this project we're
11 looking at obviously their work to add and
12 enhance the sidewalks. In addition working
13 with DPW we've looked at the turning radii
14 for vehicles coming in and out of Wheeler
15 Street, and with the travel lane shifted
16 slightly to the east because we're gonna
17 allow the parking on the west side of Wheeler
18 Street, where those trucks start and end
19 their turns we feel that we have the
20 opportunity to tighten that intersection
21 slightly. And so that will shorten the

1 crossing distance across Wheeler Street. It
2 won't be a huge dramatic difference, whether
3 there's an incremental improvement that makes
4 that crossing a little bit better. And I
5 think the other thing that happened more
6 recently would be the cycle track on Concord
7 Ave. and the kind of amenities that are being
8 created there, the whole environment of
9 Concord Ave. is starting now to feel much
10 more like a bicycle and pedestrian friendly
11 area. So hopefully people who are using that
12 area are going to be more considerate and
13 more knowledgeable. But essentially the
14 pedestrians will have to cross Wheeler Street
15 at that point.

16 AHMED NUR: Was the data that is
17 considered in this case future pedestrians or
18 is this an existing pedestrian right this
19 minute?

20 SUSAN CLIPPINGER: Well, the
21 Planning Board exceedances is with the future

1 pedestrian volumes.

2 AHMED NUR: Okay, thank you.

3 STEVEN WINTER: Sue, I have a
4 question, please.

5 As you know, we have a letter from
6 Linear Retail Properties indicating that they
7 feel that there may be a problem with folks
8 headed for the proposed retail parking in
9 their retail lots and crossing the streets.
10 And I know that we don't get into that
11 specifically, but I want to make sure that --
12 are we setting aside -- are 16 retail spaces
13 enough for the 7,000 square feet? Do we
14 expect that those 16 spaces will serve the
15 retail that's proposed there?

16 SUSAN CLIPPINGER: I think the
17 difficulty with retail is like what is going
18 to be happening, what retail is it? You
19 know, if they're successful in getting Bank
20 of America to move into some of that space, I
21 think the 16 will be ample spaces. You know,

1 if it's some other kind of activity that may
2 generate more automobile traffic, then it may
3 be tighter. But I think they've got their 16
4 spaces. We feel we can fit -- I just did a
5 back of the envelope calculation on the order
6 of five or six spaces on Wheeler Street, you
7 know, between their driveway and the corner
8 of Concord Ave. that could be metered
9 parking, so there are parking options there.
10 And I think as David was saying, a lot of the
11 people who, you know, hopefully people who
12 are living there also walking, this is
13 starting to be a neighborhood that has more
14 and more residents and a lot of retail
15 opportunities for people. So hopefully not
16 everybody is coming by car.

17 STEVEN WINTER: Let's see. And I
18 think that does it.

19 Thank you.

20 HUGH RUSSELL: Okay, shall we go on
21 to the public testimony portion?

1 H. THEODORE COHEN: Could I ask one
2 question of staff?

3 What signage would be allowed on this
4 building for the retail?

5 LIZA PADEN: The sign calculation is
6 based on the frontage for the retail. So if
7 a storefront is 25 feet, they would get 25
8 square feet of signage. They would be
9 limited to -- the signage could be no taller
10 than 20 feet or the second floor sill line,
11 whichever's lower. They're allowed to have
12 one projecting sign per retail use. That
13 retail sign cannot be internally illuminated.
14 It's limited to 13 square feet. It can --
15 awnings, awnings are considered a projecting
16 sign, and any graphics on the awning is
17 limited to 13 square feet. So that's --

18 H. THEODORE COHEN: So when a facade
19 like this, are we likely to see a band of
20 signs over all the retail on Wheeler Street
21 and Concord Ave.?

1 L I Z A P A D E N: R i g h t, t h a t ' s w h e r e i t
2 s h o u l d b e .

3 H . T H E O D O R E C O H E N: Y e s . A n d t h a t ' s
4 l i k e l y w h e r e w e w o u l d s e e a b a n d a l l a l o n g
5 t h a t ?

6 H U G H R U S S E L L: R i g h t, i f t h e r e ' s --

7 L I Z A P A D E N: T h a t ' s w h e r e i t ' s
8 a l l o w e d t o b e a s o f r i g h t . W h e t h e r o r n o t
9 s o m e b o d y a p p l i e s f o r a V a r i a n c e --

10 H U G H R U S S E L L: R i g h t, r i g h t . B u t
11 i t ' s l i k e l y t h a t s o m e o n e w o u l d n o t h a v e a o n e
12 f o o t b y 25 f o o t s i g n, b u t m i g h t h a v e l i k e a
13 t h r e e f o o t b y e i g h t f o o t s i g n .

14 L I Z A P A D E N: R i g h t .

15 H U G H R U S S E L L: S o t h e y w o u l d b e
16 s p a c e d .

17 H . T H E O D O R E C O H E N: A s e r i e s o f
18 t h e m ?

19 L I Z A P A D E N: R i g h t .

20 H . T H E O D O R E C O H E N: A l s o, a r e s o m e
21 s o r t o f p i l o n s i g n s o r d i r e c t i o n s i g n s

1 authorized for entry into that parking area
2 for the retail?

3 LIZA PADEN: Directional signs are
4 allowed as of right as long as they have no
5 corporate information on them. Just enter
6 here, go there. They're limited to four feet
7 in height on the street. And usually we have
8 people coordinate with Traffic and Parking to
9 make sure they're in an appropriate location.
10 We want them to be in a location that works,
11 and we want it not to block the pedestrian's
12 sight line or the car sight line. They have
13 not proposed any specific sign program, but
14 like many buildings it's useful that they
15 have a sign program in place before they
16 start leasing out to people.

17 H. THEODORE COHEN: Thank you.

18 HUGH RUSSELL: Okay. So, public
19 testimony we'll ask you to -- I'll call the
20 names of the people who signed up to speak,
21 and then after that's done I'll ask if other

1 people who haven't signed up wish to speak.
2 When you speak, please come forward, use the
3 microphone, give your name and address. If
4 there's any possible confusion about the
5 spelling of your name, please give that to
6 the secretary so she can get it right on the
7 record. She really wants to get things
8 right. And we have a three-minute time limit
9 for each public testimony. And Pam is our
10 timekeeper, and she will make signals at you
11 when you're near your end of your time.

12 So the first person on my list here has
13 indicated he wishes to speak is Paul

14 PAUL KAFASIS: You're gonna butcher
15 it. Don't worry about it. Try it.

16 HUGH RUSSELL: Kafasis.

17 PAUL KAFASIS: Kafasis is fine.

18 Paul is fine. I'm one of the trustees -- I'm
19 one of the trustees over at Reservoir Lofts,
20 the neighbors to the north, and we've -- as
21 they pointed out, we've been in discussions

1 with them. I guess our lawyer had sent a
2 letter that detailed some of our concerns,
3 and I think having heard some of the
4 presentation, I wanted to sort of stress just
5 a couple points.

6 If you guys have the transportation
7 impact study, on one of those pages is
8 details on the intersection of Concord and
9 Wheeler which you asked about. And that's on
10 page 30 of the impact study. Mr. Black had
11 mentioned that there was not a VLOS change,
12 but if you look at the actual numbers, the
13 delay from getting out of Wheeler Street is
14 going to change from about 73 seconds in the
15 morning and 64 seconds at night to 106
16 seconds and 84 seconds respectively. There's
17 not a change in the grade for the
18 intersection, but I believe that's because
19 we're already at a grade F which I don't
20 think it goes any lower than. And it
21 certainly seems like just from this project

1 we're getting about a 50 percent increase in
2 terms of the waiting time of getting out of
3 our street which I think is of great concern
4 of the residents of the area.

5 I think one of the other concerns is
6 that this study itself is based on a whole
7 lot of data from 2006 which then had been
8 increased. I think it was 0.5 percent per
9 year. The problem with that is that in 2006
10 Reservoir Lofts was not there. And in 2006
11 the Trader Joe's was not there in the
12 shopping center across the street. I don't
13 know if you guys have been to that Trader
14 Joe's, but it does quite good business and
15 causes a whole lot of traffic. So, I
16 certainly have concerns. Again, I'm not an
17 expert on this. Mr. Black certainly is. But
18 I have concerns about the underlying data
19 that this was based on just in terms of the
20 amount of traffic that's going to be
21 generated and the accessibility of getting

1 out of our property.

2 The other thing to keep in mind is that
3 as you guys are probably well aware, the MBTA
4 is talking about cutbacks, and both 74 and 78
5 routes are potentially going to be slashed
6 entirely which will provide pretty much no
7 public transportation along Concord leaving
8 us the Alewife T Station which is just under
9 three-quarters of a mile away, but would
10 certainly increase the need to drive to the
11 location.

12 So it's something where we certainly
13 have concerns about the traffic in the area
14 and the data that's being used to generate
15 the traffic study and the impact study.
16 That's certainly something that I'd love to
17 see sort of a focus on and sort of more
18 attention paid to.

19 You asked about pedestrians. There's
20 pretty good coverage for pedestrians.
21 There's a traffic light there that instantly

1 goes yellow, goes red when pedestrians goes
2 by, but if you're driving there, there's
3 nothing to help you out. When you come out
4 of Wheeler, you have to wait there. And as
5 you've said, if you're turning left you're
6 waiting for two directions of traffic and
7 it's quite difficult already. This
8 particular project does not seem like it's
9 going to add, based on their numbers, a
10 tremendous number of trips, but we're already
11 at such a poor level of service that making
12 it any worse will obviously be quite
13 detrimental.

14 I think that's it.

15 PAMELA WINTERS: Thank you.

16 HUGH RUSSELL: Thank you.

17 Next speaker is Tom Benner.

18 TOM BENNER: Hi. I'm Tom Benner,
19 B-e-n-n-e-r. 25 Wheeler Street. Like Paul,
20 I live in Reservoir Lofts, and like Paul I'm
21 on the trustees of Reservoir Lofts. Since

1 I'm limited in time I guess I'll just stick
2 to my top concern. We've already submitted
3 to the Board a letter expressing more
4 in-depth our concerns.

5 We, as neighbors, we do sort of expect
6 something to be built there, and we want
7 something that is attractive and fits in with
8 the neighborhood. Our concern is something
9 that is too big for the neighborhood, too
10 overwhelming. And traffic and parking are at
11 the top of the list of our concerns. Between
12 our units and App Associates at which Wheeler
13 Street dead ends and then people shopping at
14 Trader Joe's, and also if you're looking for
15 a place to park so they can walk their dog at
16 Fresh Pond, traffic is already really bad.
17 And I can tell you from experience making a
18 left-hand turn out of Wheeler is a pretty
19 hairy prospect. Not only are you looking at
20 traffic coming in two different directions,
21 there also are a lot of bicyclists and a lot

1 of pedestrians, and you really do have to be
2 very careful even at a good hour. And then
3 when it's rush hour, it's hairy.

4 And also I think this is an old photo
5 because it looks, it looks like there's a
6 little triangle of grass before the rotary as
7 you're making a left on Wheeler and that's,
8 that's not there anymore. And so it's just a
9 hairy experience, and I just want you to be
10 aware of that. I mean it sounds like, you,
11 Mr. Anninger, you are aware of that.

12 And we're also, again, we're concerned
13 about something that's too big, too sort of
14 hulking sitting right not only on this -- one
15 of the worst intersections in the city, but
16 also right across from Fresh Pond. Something
17 that -- something that would be too big and
18 maybe too hulking for that corner. One of
19 the beauties of Fresh Pond is that, you know,
20 it's for all of us. It's like a nature
21 sanctuary. We go in there and we forget

1 we're in the city. And for one or two
2 exceptions, the tree line's been broken. So
3 we don't want anything too big for that
4 reason as well.

5 And another question I have for you,
6 because I'm not a planner, is if the Bank of
7 America lot is eventually going to be
8 developed by the same developer, should we be
9 thinking more holistically about that entire
10 area? And if that is the case if that's
11 going to be developed more units as well,
12 does it make sense to limit the access at the
13 exits from the development a little farther
14 west where the Bank of America side is just
15 to keep traffic a little farther away from
16 the rotary just to take some pressure off the
17 traffic trying to get in and out of the
18 immediate rotary? So that's just a question
19 that I have.

20 PAMELA WINTERS: I think your time
21 is up, sir.

1 TOM BENNER: What's that?

2 PAMELA WINTERS: I think your time
3 is up.

4 TOM BENNER: Oh, okay. I'm sorry.
5 Thank you very much for your time.

6 HUGH RUSSELL: Thank you.

7 Jim -- Let's see -- does Jan Devereux
8 wish to speak?

9 JAN DEVEREUX: Yes, I would like to
10 speak actually. My name spelled
11 D-e-v-e-r-e-u-x. And I'm Jan Devereux. I'm
12 a resident of Lakeview Avenue. I've lived in
13 the neighborhood for 20 years. I think the
14 design is, you know, I'm sure it's very
15 thoughtful and a lot of effort has been put
16 into it, but I have I would say grave
17 concerns about the impact on the currently
18 very congested traffic situation. I use that
19 shopping center regularly. I'm disappointed
20 that this is a very outdated photo because if
21 you've ever tried to park at Trader Joe's on

1 a Saturday morning or any peak time of day,
2 it's an absolute nightmare. Getting from my
3 house, which is down at the shuttered Tokyo
4 restaurant, it's not -- another eyesore in
5 the neighborhood, but that's another topic
6 for another of these meetings. I typically
7 take the back way to get to Trader Joe's.
8 Which means I go up New Street by I think the
9 same developer's Park 87. I go back around
10 behind the cinema, the free for all through
11 the parking lot, back around that access
12 road, in through the Dunkin' Donuts and over
13 to Trader Joe's. And then getting out
14 Dunkin' Donuts has recently decided to say
15 that or whoever, decided to say you can't go
16 out that way. So I typically go to the light
17 to go into the rotary, a little -- you know,
18 just where that picture ends and then go back
19 out around. I would never attempt at any
20 hour to get out on Wheeler Street. I've
21 tried that a couple of times. And I've lived

1 in New York and Paris so I'm not faint of
2 heart. It scares the hell out of me. It's a
3 nightmare intersection. I wouldn't attempt
4 it at any time of day. So, I'm very
5 concerned and I don't know if it's 61
6 residential units are the apartments, they're
7 condominiums, what the market is for this. I
8 hope they sell. Retail space, I suppose it's
9 a better site than the site where the old
10 Fresh Pond Seafood which has been sitting
11 there with a very optimistic retail coming
12 soon now for two or three years. So, you
13 know, that's just some of my concerns.

14 Thank you for listening.

15 HUGH RUSSELL: Thank you. Jim
16 Clifford.

17 JIM CLIFFORD: Thanks. My name is
18 Jim Clifford. I work with Linear Retail
19 Properties. We're the owner of the shopping
20 center across the street that people keep
21 talking about. And we met with the developer

1 and understand this project pretty well and
2 what they're trying to do. The issue we have
3 is along the lines of other people is the
4 parking. In particular one problem being
5 that the project is severely under parked for
6 retail. Any retailers looking at this are
7 going to expect more parking, but more
8 importantly there's not enough parking
9 on-site, you know, really to handle it.
10 Which in turn would cause spillover parking
11 into our lot. Really more importantly to me
12 is the design, as much as we all like and
13 encourage the bicycle transportation and
14 pedestrians, the life blood of these
15 retailers are automobiles unfortunately. And
16 the way people park their cars when they go
17 to these properties is they look for the
18 closest spot in front of the retail that they
19 want to visit. When you're coming off the
20 rotary and turning into Wheeler Street,
21 really from either direction, the -- by far

1 closest parking space is to the retail
2 storefronts, and the most visible parking
3 spaces are going to be the spaces in our
4 parking lot across the street. And as many
5 of you have already brought up, we already
6 have a severe parking issue there, we own
7 about 60 retail properties, and this is the
8 only one where we actually employ a full-time
9 parking attendant. And it's already nearly
10 unmanageable to control people who park at
11 this property that are not shopping in the
12 center. And in our opinion this would
13 exacerbate it to the point of being
14 completely unmanageable and it would cause
15 daily towing issues and other problems.

16 So, that, you know, that's really our
17 primary issue. We're also very concerned
18 about the safety, because where the parking
19 lines up -- I wish this was an updated photo,
20 because it literally along Wheeler Street
21 directly across the street. The people that

1 do park over there are not gonna be crossing
2 at the sidewalk. They're going to be
3 attempting to cross Wheeler Street right
4 mid-block which I think creates a pretty
5 substantial safety issue.

6 On a separate note, we would note that,
7 you know, retailers are not looking for space
8 that is designed like this, with parking on
9 the side of the building and in the rear.
10 They like to see parking in the front. And
11 aside from our issues, I'm very concerned for
12 this development that this retail would sit
13 vacant for a long time. I spent most of my
14 day trying to make our -- these properties
15 attractive for retailers, and I don't think
16 that there are any retailers, including Bank
17 of America that would accept the space in its
18 current configuration. There are other
19 issues, the steps up to the retail, retailers
20 don't like that as well. So for several, you
21 know, reasons we see problems with this

1 retail. And we -- I really can't state
2 enough the problems we foresee this causing
3 in our parking lot across the street, and for
4 that reason we are asking that the Special
5 Permits here be denied until a redesign can
6 be made that would make the parking more
7 feasible for the retail components of this
8 building.

9 HUGH RUSSELL: Okay, thank you.

10 JIM CLIFFORD: Thank you very much.

11 HUGH RUSSELL: Ben Weiner.

12 BEN WEINER: My name is Ben Weiner.
13 I'm here on behalf of Save More Spirits which
14 is a tenant of Linear Retail and we moved --
15 we had the Cappy Store in the shopping center
16 which eventually became Trader Joe's, and we
17 were -- we moved across the parking lot into
18 a much smaller store. And from the day the
19 shopping center's opened, we have been having
20 problems with our customers finding parking
21 spaces. It's a constant problem and Linear

1 has responded to our pleas to have somebody
2 on the site to try to keep people away from
3 the parking there, walking their dogs for two
4 hours and then coming back into the shopping
5 center. It's a severe problem. I was glad
6 to hear, though, the thought of some
7 on-street parking allowed on Wheeler Street.
8 That can only help.

9 As a retailer, 16 parking spaces -- and
10 I don't know how many they're going to try to
11 get businesses in there, will not suffice.
12 If you have employees, they are going to need
13 parking spaces. Where are they going to put
14 all the people that are gonna work at these
15 retailers and according to the presentation,
16 they said there was 53 spaces underground.
17 Where are the other eight spaces for the
18 residents? And what happens when the
19 residents have company? It's a car world.
20 As much as we may like bicycles, it's a car
21 world, and our, I really am afraid for my

1 business that -- right now we're fighting to
2 allow our customers to come in. And if this
3 project goes through, I could see it really
4 adversely affecting my business as well.

5 Thank you very much.

6 PAMELA WINTERS: Thank you.

7 HUGH RUSSELL: Thank you.

8 Okay, I've reached the end of the list
9 of people who indicated they wanted to speak.
10 Does anyone else wish to speak?

11 Yes, would you please come forward.

12 ELSIE FIORE: I'm Elsie Fiore.

13 Actually, I live at 58 Maude Street in
14 Arlington which is just at the Cambridge,
15 Belmont, Arlington line and I came for
16 another, you know, the thing for Cambridge
17 Park Drive that's been postponed, and I'm not
18 speaking about that. But I am speaking as a
19 person who drives all the time. And I
20 discovered Trader Joe's only because my son
21 who comes home on the subway stops there. I

1 wouldn't go again down in that area for any
2 reason at all from my house. There's so much
3 traffic and so much -- many people that need
4 to park. It's life threatening to try to go
5 in and out of that parking lot that the
6 Trader Joe's is in. And I hate to just
7 mention them because there are other things,
8 I just don't happen to know the names. But
9 the traffic is life threatening. I can't say
10 it too often. You have to be so careful.
11 And I can't really speak to the
12 Wheeler/Concord Avenue intersection except
13 that -- I'm sure you're not as old as I am,
14 Hugh, but you know I've been around for a
15 long, long, time. So the first thing I
16 noticed was how old this map is. It doesn't
17 show you at all how any of the parking
18 problems that exist there now. So that's --
19 I'm speaking as also a person who drives, but
20 I try to go out of the way now. So I
21 appreciate your letting me speak.

1 HUGH RUSSELL: Thank you.

2 Does anyone else wish to speak?

3 (No Response.)

4 HUGH RUSSELL: Okay, then let's go
5 back into discussion mode. Sometimes I wait
6 to the end, I think I'm going to lead off
7 this discussion because I have two things
8 that aren't huge import, but I just wanted to
9 get them on the table.

10 One of them deals with the driveway and
11 the parking that's on the left side on this
12 plan. We have a 22-foot wide drive aisle
13 that has five parking spaces that runs the
14 whole length of the lot. We have no
15 landscaping in that area. And knowing that
16 there may be a future development by the same
17 people across the way, makes me think that
18 this should -- what I was going to say before
19 I knew that was let's make that drive aisle
20 one way so that we can create spots for trees
21 along that boundary. We need the full 22

1 feet where the parking spaces are, but you
2 might be able to cut that down to 14 feet
3 where there aren't parking spaces. And that
4 would give you a green edge along that site.

5 Now, if there were a plan that would
6 say oh, well, but when we redevelop it, we're
7 going to actually have a double loaded
8 parking lot or we're going to move this so
9 that it's at the far end of the property or
10 something like that, that would be
11 interesting to know. But taken in isolation
12 there's a great deal of paving that doesn't
13 serve very many parking spaces, and that I
14 would like to see some green introduced.

15 The second comment I have, if you could
16 go to your first rendering, the 34th page of
17 your presentation. That one.

18 This building is very, very visible
19 from the traffic circle, and although one
20 might argue one shouldn't be looking at the
21 architecture while you're going around the

1 traffic circle, I was on my bicycle and I
2 stopped actually looked and said wow, that's
3 really in a prominent position. And I don't
4 -- I guess I feel that this corner is not
5 strong enough architecturally for this
6 position. I have a suggestion as to what to
7 do, but I would like to see you discuss what
8 this corner view looks like with the staff
9 and Roger. And I'll remind Roger of some
10 discussions maybe 20 years ago about the One
11 Brattle Square project. And I was a brand
12 new newby on the Board at the time, and I
13 remember Paul Dietrich particularly saying,
14 you know, that's a really prominent corner,
15 this building isn't strong enough for that
16 corner. And I argued against him and I
17 happened to have been wrong. I look at this
18 corner now everyday because my office is
19 across the street, and he was right, that
20 when you get these very prominent sites, you
21 have to look at them not just as a

1 composition that affects a little bit, but
2 it's an important point in the city. And I,
3 I think this is just a little too informal at
4 this corner. There are different planes,
5 there are different things, there are
6 different colors, and it doesn't somehow all
7 pull together. So, I would ask you to work
8 on that.

9 Those are my comments.

10 Bill.

11 WILLIAM TIBBS: I think I'll comment
12 on your last comment, which I kind of agree
13 with you in the sense that -- actually,
14 architecturally I kind of was -- I kind of
15 liked the treatment in general of the
16 building and the way that they have different
17 planes and the different materials. I would
18 agree with you that it does not -- I think I
19 don't know how it addresses the corner, and
20 I'm not seeing it. So I think I do agree
21 with you there. I think with the

1 conversation and a specific focus on that, I
2 think that it's clear from what they're doing
3 that they can probably do that. I think the
4 problem for me is that I'm not quite sure if
5 the building was designed with the broader
6 context of what it -- how it is contributing,
7 and the corner is a big piece of that
8 context. It makes me suspicious of that when
9 I see -- when I see the fact that there's no
10 trees on the other side even though they own
11 the property. And I guess I even wonder if
12 in light of the goal that we talked about,
13 about in the future, given the difficulty of
14 getting out on Wheeler Street and given you
15 have those two properties, was there some
16 kind of way that there's some context there,
17 and I'm not saying there is some magic way,
18 but given you do have control over the two
19 properties, is there a way to kind of help
20 that out? You know, get people over to one
21 side before they get off on the bank property

1 which gives you a little bit further away
2 from the intersection. And so I'm not quite
3 sure if that's doable or whatever, but,
4 again, instead of just seeing this one site
5 and what you're doing given that you kind of
6 are in control of two sites, I don't expect
7 to see a full development of how you're going
8 to develop it, but how does that -- how does
9 the fact that you have that control help you
10 just make some decisions about this property
11 which kind of help you in the future.

12 And I found the -- and I think when we
13 have further -- I'd like to have some further
14 conversation about the parking center. I
15 think the comments that were made were
16 actually kind of interesting. The fact that
17 the photos are outdated. If it's true that
18 you're using 2006 information and 2006
19 information didn't have a lot of stuff there.
20 I'd just like to get a better understanding
21 of how you've sort of compensated for that or

1 deal t wi th that whi ch I thi nk i s i nteresti ng.

2 I wi ll ma ke a cou ple of com men ts:

3 Havi ng a Tra der Joe' s i n my nei ghborhood and

4 havi ng stop ped at the Trade Joe' s i n

5 Brookl i ne, I thi nk as soon as you say Tra der

6 Joe' s, i t says traffi c. So I' m tryi ng to get

7 a sense of what i s the -- who i s the

8 gener ator of the traffi c probl em? I s i t the

9 fact that you have somethi ng l i ke Tra der

10 Joe' s or i s i t -- I' m sure thi s adds to i t.

11 But what came fi rst? I thi nk that' s a

12 cl assi c exampl e of what was sai d earl i er by

13 Sue that dependi ng on what you have there as

14 a retail er, can ma ke a bi g, huge di fferen ce

15 i n terms of parki ng probl ems. And Tra der

16 Joe' s i s one of those. Actual ly, as I sai d,

17 I have one i n my nei ghborhood and I go to i t.

18 I' m l ucky I can actual ly wal k to mi ne beca use

19 i t' s real ly ti ght. I guess my real questi on

20 on those ki nds of i ssues i s i s thi s proj ect

21 real ly ma ki ng the si tuati on worse? I thi nk

1 about Wheeler Street, too. Or is it just a
2 bad problem that as Sue said, that it will be
3 solved over the longer term, but in the
4 interim this is just a bad problem and should
5 this project suffer for the fact that it's
6 contributing a little bit to a much bigger
7 problem that's there? That's my comment
8 there.

9 I jokingly sort of said, I think this
10 problem might have more problem with people
11 from wanting to go to Trader Joe's parking
12 here and going there, then vice versa, but
13 that's just my idle speculation here. Not
14 based on any fact or fiction. I think I'll
15 just leave it at that.

16 I do think the question about signage I
17 thought was an interesting question, and I
18 think as I see an image like that, again,
19 context. This is retail, signage is
20 important. One of the things that I remember
21 in our conversation going back to Harvard

1 Square about signage is how we thought it was
2 very interesting that some of the older
3 buildings were actually designed with signage
4 bans on them and they had a context in which
5 the signage was supposed to go. And I think
6 on a building like this we'd like to see
7 exactly what your design strategy that's
8 built into the building as opposed to leaving
9 that to guesswork. And it would be -- to
10 have a hodge-podge of signs on that retail
11 surface would really distract from whatever
12 architecture you're trying to do. So I think
13 unless you've actually thought about the
14 signage is going to be here and there's a ban
15 and it's going to be projected -- all this
16 stuff that Liza just outlined for us, how are
17 those elements being put in this to be a good
18 design, is something I'd be interested in and
19 I think I'll leave it at that for the time
20 being.

21 HUGH RUSSELL: Okay, I think Pam by

1 clicking her green button is the first
2 request.

3 PAMELA WINTERS: Well, I just have a
4 couple of things. I, too, am concerned about
5 the traffic, the increase of cars, and the
6 safety issue around the rotary. I also would
7 like to get more visuals from -- I'm an avid
8 walker around Fresh Pond, and I'd like to get
9 more visuals about the height and how tall
10 the building is and how you can see it from
11 different aspects of Fresh Pond. Fresh Pond
12 is in my estimation is a real treasure to the
13 city, and I just really would like to see how
14 this would impact the view around Fresh Pond.
15 It's something I value highly and those are
16 just my brief comments.

17 Thank you.

18 HUGH RUSSELL: Tom.

19 THOMAS ANNINGER: I guess I will
20 follow on with both what Hugh and Bill have
21 said. First, on the presence of the

1 building, to me and I was unsure where Hugh
2 was going with his comment, but as I saw the
3 building, to me it was a very strong presence
4 and I like that. I think it's a bold
5 building and a bold site that takes some
6 courage to do, and I think it's doing exactly
7 what we hoped would happen in Alewife and I
8 think converting from a lowly gas station and
9 a parking lot to something that has a lot of
10 color and interest and different volumes is a
11 wonderful thing. So my first pass at this is
12 that this is a good project and I'm excited
13 about what it will do to the space.

14 Now, if Hugh is right that this is yet
15 not strong enough, I would welcome some
16 possible further thought on that. That is
17 not excluded from what you've done here.
18 There's always room for some improvement or a
19 second go round, and I would welcome that.
20 But I do think this is a plus and I'd hate to
21 see if anything, making it smaller would not

1 be an improvement in my -- in what Hugh is
2 saying and I agree with that. So I don't
3 think that's the idea.

4 The problems are large that you have
5 pointed out, and I mentioned one of them,
6 there's no question that Wheeler Street is a
7 difficult site for traffic, and I'm not
8 convinced that this is going to make it a lot
9 worse. I think Bill is right on that. It is
10 an existing problem, and I don't think it is
11 enough to prevent this from going there
12 because we have a Wheeler Street problem. We
13 have to solve a Wheeler Street problem, but
14 this, this project ought to still be able to
15 continue in its path.

16 The bus, 74 and 78 that you talked
17 about, the elimination of that, it's a
18 disaster waiting to happen. I don't think
19 people have fully realized how serious it is.
20 It's a political problem. It's a tax
21 problem. It's all of those things that we

1 talk about all the time. It is way beyond
2 the capacity of this Board to have any
3 influence over that, but I don't think we can
4 stop this project because they're going to
5 stop a couple of routes. Talk to your
6 Congressman so to speak. Talk to the
7 governor. We have to, we have to come to --
8 and I think there will be a short-term
9 solution to that problem, to paper it over,
10 but the long-term solution is smoldering and
11 it's very serious.

12 Now, on the parking problem, and the
13 retail I think what Bill said about Trader
14 Joe's is actually not enough. I think the
15 problem of that whole area was a problem
16 waiting to happen. It was so poorly
17 designed. It is so intricately mapped out.
18 The parking spaces are so tight that if
19 anything it is I think it is chutzpah to ask
20 these people to redesign their parking when
21 it is your parking that really needs to be

1 redesi gned and reconfi gured. The parki ng was
2 i nadequate from Day 1, and I thi nk most
3 peopl e are afraid to go there. I happen to
4 like my car, so when I drive i n there, I go
5 as close to the outl yi ng spaces as I can. I
6 go close to the dumpster where nobody el se
7 goes, and I worry about i t. And I rush i n
8 the CVS and I rush out because I j ust don' t
9 want to fi nd my car al l banged up. But I
10 real ly thi nk the parki ng i s very i nadequate
11 on the other si de of the street, and I thi nk
12 Bi ll 's ri ght, i f anythi ng, i f I fi nd a ni ce
13 spot here and am abl e to wal k to Osco, I 'll
14 do the opposi te of what you' re suggesti ng
15 wi ll happen. So I thi nk there' s some room
16 for rethought on that ki nd of a comment. But
17 I do thi nk that thi s i s a strong proj ect and
18 perhaps wi th some further work and some
19 further thought there are some i mprovements
20 wai ti ng to happen.

21 HUGH RUSSELL: Okay.

1 H. THEODORE COHEN: Well, my
2 colleagues have addressed pretty much all of
3 my issues, but I just would reiterate a
4 couple of things. I think Bill's comment is
5 correct and interesting that do we blame this
6 building and this parcel for the problems
7 that are already existing and that they
8 didn't create? But I think the parking is an
9 issue, and from my perspective on it, I just
10 think that the residents will know how to get
11 in and out of the lot, but I don't think
12 people who are going to shop will really
13 figure out where those retail spaces are for
14 that building, and I think that will then
15 drive them to park on the street. And if
16 there are metered spots, that would be great.
17 But I would question whether people will pay
18 to park at a meter if they can park in a free
19 lot. And so I think the parking will be
20 exacerbated and, you know, I don't blame this
21 project and this building and I wonder if

1 this is some way to making it clearer where
2 the parking is for this.

3 As far as the design for the building,
4 I'm sort of confused by it, and I think
5 Hugh's comment that the parts, pieces haven't
6 all come together yet is summarizing what I'm
7 thinking about that. You know, I like a lot
8 of it, I like the colors, but it's not quite
9 working for me.

10 And I also would be curious in seeing
11 what it looks like from Fresh Pond because we
12 have talked about other buildings on Concord
13 Ave. and what the sight lines are from Fresh
14 Pond. I don't know that it's too tall, but
15 I'd like to know what it is going to look
16 like.

17 I am concerned about the signage. I
18 mean, that's a very nice picture. It
19 looks -- parts all work together, don't work
20 together, but they're of an image. But then
21 if you start putting signs all over it, it's

1 definitely going to be a different image and
2 I would like to know what the plans are,
3 proposals for the signage would be. I guess
4 finally my last point would be if there is
5 indeed going to be a later development on the
6 current Bank of America site, how is that
7 going to work together with this? And I know
8 you know they've got a lease and you're going
9 to have to wait several years, but there's
10 got to be some idea of how the two parcels
11 are going to work together.

12 HUGH RUSSELL: Steve.

13 STEVEN WINTER: Thank you,
14 Mr. Chair. Okay, the thing that I'm hearing
15 the most that is a really interesting core
16 issue is the inadequacy of the Wheeler
17 Street/Concord Ave. intersection to do what
18 it's supposed to do. And we can't blame the
19 last one in for the problems that are already
20 there. I do, I agree with that. I concur
21 with my colleagues on that. But I also think

1 that, I think we're downplaying the
2 dangerousness of this intersection. And I
3 think we're all being a little casual about
4 it. I've heard people say that it's a
5 dangerous crossing. I've heard people say
6 that they're fearful to drive there. I've
7 heard people say that it's under stress.
8 It's an intersection under stress. I've
9 heard a business owner say I'm worried about
10 my business because of the parking issues.
11 So there's intersection issues. There's
12 parking issues. I don't think we've really
13 addressed them and approached them. I think
14 we need to revisit them somehow as part of
15 this process. And I would encourage
16 Ms. Clippinger and Mr. Black to really get
17 back to some discussion about what the real
18 issues are here. Do we have enough parking
19 for the retail at the proposed development?
20 Do we, do we have enough parking across the
21 street? Do we -- is there some -- is there a

1 larger more holistic thing to do to this
2 intersection in order to make it safe. I
3 don't think we've wrestled that intersection
4 to the ground yet and won. And I'd really
5 like to be able to do that as part of this.

6 And I want to say that Sue Clippinger
7 is pushing us the right way by saying that we
8 need to become less -- we need to build in
9 the need for cars less, and we need to
10 encourage our citizens to use vehicles less.
11 That is correct, we have to do that. So I'm
12 not -- so I'm not saying that we shouldn't do
13 that. I'm just -- I want to keep looking at
14 it in context.

15 And I wonder if we have accident stats
16 on the intersection and the area around it.
17 We see that we anticipate five to six metered
18 spaces, and I wonder if there's a way to fast
19 track this. I wonder if there's a way to
20 somehow work with the city to work with the
21 capital plan to really be able to say -- to

1 work with the proponent, in fact, to see if
2 the proponent can shoulder some of this and
3 to really get those five or six spaces in
4 there when the things built and not later
5 on.

6 And I -- this proponent has brought
7 things before the Board before with good
8 faith efforts, and I would encourage the
9 proponent to maintain that in good faith
10 posture as the Bank of America lot is
11 developed, and to really be open and
12 transparent about what's going to happen
13 there so that we all can understand how can
14 that be, again, part of a more holistic look
15 of what's happening now, and what could
16 possibly happen in the future when we could
17 bold something on that's more interesting.

18 And we ask the proponents to come in
19 with ground floor retail. In fact, we clamor
20 for it. So the proponent has done what we
21 asked. And I think we need to figure out if

1 that's really what we want here. Do we
2 really want that here? Is that really -- is
3 that really what the proponent wants? Is the
4 proponent doing it simply because we clamored
5 for it? I really want to -- I think we
6 should get that straight. And I think that
7 the staff, the Community Development staff
8 and the proponent need to figure that out.

9 I also don't want to lose sight of what
10 a spectacular neighborhood is growing here.
11 When you pull back and you look at it,
12 there's Fresh Pond across the street, there's
13 the Danehy Park, there's the Russell Field.
14 There's tons of amenities. It's surrounded
15 by a very interesting kind of green space.
16 So this is a spectacular neighborhood. It's
17 going to be a gem when we get it there, so
18 let's not lose sight of that either.

19 HUGH RUSSELL: Okay. Ahmed.

20 AHMED NUR: Thank you, Mr. Chairman.

21 I agree with everything that's been

1 said. In addition, I just wanted to add up a
2 couple points.

3 One, being I do agree with you, Hugh,
4 that there's -- we need -- there's not enough
5 green in the front of the building as you're
6 pulling in. And I'm not sure making a one
7 way driveway, that's going to help improve
8 the safety of the garage, in and outs, but
9 I'd like to see something done, you know,
10 some sort of a proposal that would increase
11 the open green area.

12 Second point, it seems to have three
13 bedrooms on this building, and I'm suggesting
14 that there would be some children probably
15 residing in that condominium, two to three
16 bedrooms. I didn't see any playground or --
17 I'd like to see -- you talked about fencing,
18 a type of a fence that you wanted to have
19 implementing the green area, that would be
20 very helpful as well as -- let's see what
21 else did I want to talk about?

1 The setback. The 15-foot setback off
2 of Wheeler Street. I was looking at the --
3 let's see, the -- that picture that you had
4 on the rotary that showed the east elevation
5 of Wheeler Street lining up, yes. So that
6 dashed line, you seem to move it up closer to
7 Wheeler Street and you don't have enough
8 setback there. And so if we were to allow
9 that --

10 HUGH RUSSELL: But it's the
11 underground.

12 AHMED NUR: That's just the
13 underground?

14 HUGH RUSSELL: Right. The only
15 relief is for --

16 AHMED NUR: Okay, all right. That
17 makes sense. Because I was going to say
18 let's not bring this building closer to the
19 rotary as is.

20 Okay, I think those were all the
21 comments that I have.

1 HUGH RUSSELL: I guess I also want
2 to make a comment. In some sense it seems
3 that there are a lot of Special Permits, but
4 the way this is structured is their goals and
5 guidelines for the district, if those goals
6 and guidelines are met, then you get the
7 benefit. What we did was we took what was as
8 of right before and said if you want to get
9 to that level, you've got to really work hard
10 and meet all of these goals. So our job is
11 to determine if the goals have been met. The
12 presentation has addressed a lot of this. So
13 it's not -- the fact that there are a lot of
14 specific things being asked for is really
15 what we would have expected in this district.
16 That's the way it's supposed to work. It's
17 not an exception or not somebody trying to go
18 wildly beyond the rules. They simply have to
19 convince us that they are playing by the
20 rules.

21 THOMAS ANNINGER: Let me make a

1 comment.

2 HUGH RUSSELL: Yes, Tom.

3 THOMAS ANNINGER: I'd like to make
4 two more detailed comments.

5 One, I would like some thought given,
6 and perhaps even a commitment that you won't
7 put antennas on the cornus lines along that
8 building. Do you understand what I'm trying
9 to say? Just take a look at the buildings
10 further down along Concord Avenue and just
11 look up and you'll see what I'm talking
12 about. It would be a real shame to have a
13 bold design like this and then to have it
14 trashed by things that break up those lines
15 in unfortunate ways.

16 No. 2, I guess I'd like to know how
17 wide your at-grade parking spaces are going
18 to be with the hope that they are wider than
19 they are now at Trader Joe's across the
20 street which is inadequate for cars to get in
21 and out without banging the doors. So I

1 guess there's a dimension there that I'd like
2 to know something about. You don't have to
3 answer that now, but I have a feeling we're
4 going to see you again, and those are the
5 kinds of questions that can be answered next
6 time.

7 H. THEODORE COHEN: Just one less
8 comment from me. I do want to applaud you
9 for the percentage of three-bedroom units
10 that you've included in the building because
11 we've talked at long length about the need
12 for larger units in a lot of buildings and
13 there's a trend toward studios and one
14 bedroom and I think this is great.

15 WILLIAM TIBBS: And on Tom's comment
16 I don't think it's really fair to say they
17 can't put it on because that's a restriction
18 we haven't put on others, but I think one
19 thing they can do is knowing the reality that
20 you're going to have one of the taller
21 buildings right there and that's probably

1 going to be -- you're going to be tempted to
2 do that. You might want to design the
3 building in such a way that allows for that
4 to happen in a way that just isn't adding
5 just junk to the building which is something
6 we've been talking about in terms of having
7 owners and designers to look at the reality
8 of the fact that this stuff is part of our
9 environment now.

10 HUGH RUSSELL: Okay. Ahmed.

11 AHMED NUR: I remembered my other
12 point.

13 On the sixth floor, I don't know if you
14 have that 15, page 15 out of 36, there's two
15 bedroom and three bedrooms on the north
16 elevation. If there were to be -- no one
17 talked about a reduction of apartments here,
18 but if there were a way to figure out to make
19 it more green or to get rid of some parking
20 spaces, I think to get rid of them is 960 and
21 the other one is 1283 square feet. Getting

1 rid of those two would also help the adjacent
2 neighbor's shadow study so that they won't be
3 projecting anything. I think the sun will
4 not -- the reflection of the sun would not go
5 that far out. Just a suggestion.

6 HUGH RUSSELL: Okay.

7 So, we finished our discussion. So we
8 would ask you to come back to us and your
9 response, Mr. Hope.

10 ATTORNEY SEAN HOPE: Mr. Chair,
11 Mr. Black just wanted to address a few items.
12 I would ask for a minute or two particularly
13 about the parking study. I don't have any
14 comments or any feedback.

15 WILLIAM TIBBS: I would -- well, I
16 would suggest he can do that when they come
17 back. It is getting late and we do have
18 other business.

19 HUGH RUSSELL: Yes.

20 SUSAN GLAZER: Does the Board want
21 to close the hearing?

1 HUGH RUSSELL: No, we do not because
2 there might be changes and then we'll need to
3 let people comment.

4 Okay, so we are going to take a short
5 functional break and try to get back here by
6 9:30.

7 (A short recess was taken.)

8 * * * * *

9 HUGH RUSSELL: Let's get going here.
10 I think the next item we want to take up is
11 the request to continue tonight's public
12 hearing at 125 Cambridge Park Drive.

13 RICHARD MCKINNON: Thank you,
14 Mr. Chairman and members of the Board. My
15 name is Rick McKinnon. I live at One
16 Leighton Street and I'm the developer of the
17 project that was scheduled to be heard
18 tonight at eight p.m. It is with regret that
19 I wrote the letter to you today and with the
20 understanding of how valuable the Board's
21 time is and that as it's true of the

1 neighbors, you also work long hours on our
2 behalf without compensation.

3 We got a -- I got a letter from
4 Mr. Brandon, head of the North Cambridge
5 Stabilization Committee this afternoon at
6 three p.m. asking if the neighbors could have
7 more time. I've heard from a number of other
8 neighbors. It wasn't just Mr. Brandon as
9 well making the same request. I guess what I
10 came to understand was that after the meeting
11 we had last week, that was the consensus in
12 the room. It would have been nice for me if
13 I had known that earlier so that I could have
14 let the Board know earlier, but such was the
15 case. The only thing I would like to tell
16 the Board is that, you know, we've been
17 tremendously transparent with that group.
18 Every document that we've had, we put up on
19 their website. The applications have gone to
20 them long before we went to Conservation
21 Commission. I think we've done a good job.

1 I know it's a lot of material and I know some
2 of it came in at a late hour, but we've also
3 been in front of them two times, so I feel
4 that -- I can't speak for their time, it is
5 their time, but I think we've done a good job
6 on our part trying to do as best we can.

7 It was my decision to make the request.
8 I don't blame it on anybody else. And on
9 behalf of the rest of the team, I would like
10 the Board's permission to ask for a
11 continuance until April 3rd.

12 HUGH RUSSELL: Okay. Further
13 discussion on this?

14 THOMAS ANNINGER: I think, if I --
15 you're recognizing me?

16 HUGH RUSSELL: Yes.

17 THOMAS ANNINGER: I do think the
18 question of a continuance is one that we have
19 some say on, and I feel that we have no say
20 if it turns out the way it's been handled
21 tonight. In other words, your people are not

1 here. It is already decided beforehand that
2 there will be a continuance, and anything --
3 we have really nothing to say at this point
4 that could possibly change that. I don't
5 think that should be the way it goes. Of
6 course, if this had been done earlier, maybe
7 it would have been handled differently. But
8 I think we have to be much more careful about
9 how we handle the situations like this. It
10 doesn't happen very often, and it's --
11 usually when it happens, it's handled better
12 than it was tonight. And I consider this
13 somewhat of an aberration, and I know that
14 you're not comfortable doing it either, and I
15 hope it doesn't happen again.

16 RICHARD MCKINNON: I assure you that
17 it won't. And point's taken, members of the
18 Board. I agree, it could have been handled
19 better.

20 HUGH RUSSELL: Bill.

21 WILLIAM TIBBS: I just want to say I

1 highly value, you know, your diligence to
2 work with the neighborhood groups and stuff,
3 but we are a Board that's kind of part of
4 that process. And we've had many projects
5 where the neighborhood groups have said they
6 need more time. We usually are very
7 respectful of that. And you -- I mean,
8 obviously you have the -- you have the -- if
9 your desire or part of your plan is to make
10 sure you do a lot of that before you come to
11 that, that's something. I think the issue,
12 we have a really tight schedule. And I think
13 that my sense is if you feel you need to take
14 more time, that's all right but I don't want
15 to feel like we later on feeling like we're
16 rushed or need to press just because our
17 schedule is tight and that just gives a good
18 slots for it. Because, you know, it's a
19 valuable time slot in our schedule, and I
20 think when you don't use it, then you have to
21 give us that leeway later on to allow that to

1 happen. And it could be because of other
2 things other people who were already there,
3 could just kick out.

4 RICHARD MCKINNON: I take your
5 point, Mr. Tibbs, and I certainly won't be
6 asking for you to make it up on the other
7 end. It's going later than it ought to
8 because of my request not because of anything
9 the Board's done.

10 STEVEN WINTER: Are we ready,
11 Mr. Chair, to move on this?

12 ELSIE FIORE: Mr. Chairman.

13 HUGH RUSSELL: This isn't a public
14 hearing.

15 ELSIE FIORE: How could it not be a
16 public hearing?

17 HUGH RUSSELL: Because we haven't
18 opened it, we haven't heard testimony.

19 I think we're going to continue this
20 matter.

21 ELSIE FIORE: I just wanted you to

1 know that there is somebody here interested
2 in the project. You earlier indicated that
3 there wasn't.

4 HUGH RUSSELL: Okay.

5 So on the continuance, is there any
6 more discussion?

7 AHMED NUR: Hugh, I just would like
8 to say something that he's talking about --
9 are you talking about North Cambridge
10 Stabilization Group?

11 RICHARD McKINNON: The North
12 Cambridge Stabilization Group, yes.

13 AHMED NUR: Okay. We're independent
14 of that. I mean obviously you know that.
15 Whatever they say over there, goes there.
16 Whatever you sit down with them doesn't
17 really have anything to do with here, so
18 you're always welcome to come down here and
19 not Council based on they're trying to get a
20 hold of you and what not. Just wanted to put
21 that on the record.

1 RI CHARD McKI NNON: I appreciate
2 that. We're not holding out for a letter of
3 support, by the way, for giving folks a
4 little bit more time.

5 HUGH RUSSELL: On the request, all
6 those in favor of the request?

7 ELSIE FIORE: I object that you
8 didn't hear me. I'd like that noted.

9 RI CHARD McKI NNON: Thank you members
10 of the Board.

11 (Show of hands.)

12 RI CHARD McKI NNON: Appreciate it
13 very much.

14 (All Members voting in favor or Continuance.)

15 * * * * *

16 HUGH RUSSELL: So the next item is
17 Smith Residential design update.

18 RI CHARD McKI NNON: On a happier
19 note. Again, my name is Rich McKinnon and
20 I'm a developing consultant to Archstone at
21 North Point. I appreciate the help the

1 Planning Board gave us in moving along the
2 Maple Leaf building along the various
3 processes that it had to go through. I'm
4 happy to report that Ranjit is reviewing the
5 Building Permit application right now. And
6 we expect to finally be under construction in
7 June. And that's a terrific sign for us.
8 Because the Lechmere Station has been delayed
9 so much, rather than trying to coordinate our
10 times with them, we've decided on North Point
11 II, the final phase of our project, to go
12 forward and the drawings have come to a point
13 where we've reached, I think, somewhere --
14 and I don't want to speak for Roger, but I
15 think we've reached some consensus with your
16 staff. The design was always subject to
17 administrative design review, but a lot of
18 time has expired and we always said that we'd
19 come back here and make sure the Planning
20 Board saw what the final design looked like.
21 With the Planning Board's help, we

1 expect to be filing for our Building Permit
2 on this later in the summer. And this
3 project we hope to be under construction by
4 November. So after a long wait we're finally
5 going to do something behind that fence.

6 Nancy Ludwig is our architect from Icon
7 Architects, and I'd like to turn the floor
8 over to her.

9 NANCY LUDWIG: Thanks for having us
10 here. I'm going to walk through the
11 modifications that we've made to -- I guess
12 what was the design for the North Point II
13 project approved as part of the PUD.

14 You know the site. We've all been
15 driving by it. The building has the same
16 footprint that was originally designed, and
17 as you know, North Point I was intended to
18 step down to 120 element, that then stepped
19 down again to a mid-rise height and then
20 approved at 85 feet.

21 The approved open space, I just want to

1 go through some of the facts. The open face
2 as approved was 59,000 -- you can read the
3 numbers. We're actually here to tell you
4 today that our open space has grown a bit in
5 this scheme. The building area is at around
6 458,000 square feet. That 50,000 square feet
7 less than originally approved mass. Building
8 height was approved at the 85,120 height
9 limits that were established as part of the
10 overall PUD. We're going to show you a
11 building that's slightly less tall in the
12 mid-rise segment today, and the unit count
13 remains the same. So you can read between
14 the lines. We have right-sized the units for
15 today's market. We've made the building a
16 little bit more efficient, and that's allowed
17 us to change these numbers.

18 Here you see the current footprint and
19 the orang-ish color. The white that you see
20 below was the extent of the original
21 footprint. So when I tell you that the open

1 space has grown by the approximately 10,000
2 square feet, it is really in this realm, the
3 difference between the orange and the white.

4 I mentioned that we still have an
5 11-story tower on the eastern side of the
6 site. And, again, here the orange is the
7 current building outline mass. And the black
8 and white drawing behind it is what was
9 approved. And so you see that the
10 significant height difference is here. And
11 the mid-rise section of the building where
12 we've, in fact, dropped two levels off this
13 building. It was originally eight stories.
14 We're now down to six stories. However,
15 given the building construction, our floor to
16 floor has grown a bit, so the overall element
17 that's reduced is by 10 feet, not 20.

18 Quick elevations, you see again above
19 what was approved. You see below that we've
20 retained a similar character and rhythm with
21 a central focus in the mid-rise on a tall

1 archway that connects from the open green
2 space under the trestle to and through to the
3 major park spaces within North Point. You
4 see also the, you know, the expression of the
5 bay elements in a regular rhythm along the
6 facade, and a character differentiation on
7 the mass which actually kind of turns the
8 corner where the T will ultimately wrap
9 heading to the new station location.

10 Our eleven-story building sits here and
11 L's out to the front which I'll show you more
12 in the plan.

13 This was the original landscape plan,
14 and in the current version we have maintained
15 a similar character open space with curved
16 linear paths that they're connecting through
17 and to. I think one thing that's slightly
18 (inaudible) the amenity space within the
19 building is at this end of the structure.
20 Our main entry on Leighton Street is directly
21 across from that at North Point II, but we

1 have an open lobby that provides another
2 entry off the courtyard side in connecting
3 down across. And so those paths have changed
4 to accommodate those directions.

5 Prominently in the plan is the axial
6 connection through the archway to the park
7 system beyond.

8 I'm very quickly going to go through
9 the plans because I'm not sure they're
10 relevant, only to say that the garage is now
11 a three-story below grade structure that sits
12 within the limits of the building above so
13 that the landscaped courtyard is no longer a
14 -- having to be landscaped on top of the
15 garage roof, which gives us more liberty and
16 taller plant medium and lots of good things.
17 You see the plan above. I mentioned the
18 amenity space is here. I forget to mention
19 that we still have a retail expression on the
20 end here closest to the station and a
21 landscaped court to engage that retail into

1 the neighborhood.

2 Views of the project. We have
3 developed a design that has character that we
4 think is kind of transitional between the
5 North Point I tower and Sierra and Tango and
6 beyond as approved, it's still a masonry
7 building. We've chosen a coloration that we
8 think blends well between those structures
9 with a buff to golden color masonry, stepping
10 up to a metal expression at the higher
11 levels. We've taken an expression on the
12 primary corners that provides visual interest
13 as one approaches the building along O'Brien
14 Highway. Kind of hidden by the trestle, the
15 main entry here is actually highlighted by a
16 recessed plane that drops down into the
17 building, and then you see the scale beyond
18 and the building turning beyond the trestle.

19 This is one of the views that was
20 presented as one of the PUD focussed on the
21 archway. And then our scheme. Now the arch

1 has become a bit taller. We've connected,
2 but actually -- but deep within the arch, a
3 glass enclosure. Our second floor comes
4 across to have, you know, a landscaping plan
5 within here, although not well illustrated
6 here in this drawing, that will really draw
7 people in and through this, and we actually
8 do have entries to both sides of the building
9 in the archway.

10 Another image from the original PUD,
11 this end of the building has changed a bit
12 with the new layout of the Green Line
13 realignment. And so you see highlighting
14 here on the corner, a broad glass expansion
15 for the retail. Again, the vertical
16 expression and coming down Leighton Street,
17 this regular rhythm of bays and the stepping
18 out of the archway.

19 Again, a former image. These are the
20 levels that we've lost. And here you see an
21 expression of that. Slightly different

1 approach to individual -- expression of
2 individual stoops along the street, although
3 connected at the higher plane.

4 Now coming out into the Central Park
5 between Sierra and Tango looking back towards
6 the archway. A close-up at one of the stoops
7 with a trellis over each entry door.

8 And now I've come back on Leighton
9 Street and I'm looking actually from over at
10 Maple Leaf back at the structure.

11 Questions? Comments?

12 HUGH RUSSELL: I'd like to
13 complement you on your presentation. I
14 rarely do this, but wasn't that beautifully
15 done? Declarative.

16 NANCY LUDWIG: It was short. Short
17 and sweet.

18 STEVEN WINTER: Very good point.

19 WILLIAM TIBBS: Don't get too happy,
20 I have a couple of things.

21 HUGH RUSSELL: There is one building

1 that's changed character somewhat and that's
2 because a different person is looking at it
3 and thinking more deeply about it. It is a
4 fairly somber building as you presented in
5 these renderings, and it strikes me that the
6 principle reason it is is because of the
7 black windows that you've shown. And I don't
8 think the building across the street has
9 black windows, but I couldn't tell you what
10 color they are. Are they silver?

11 NANCY LUDWIG: I think they are.

12 RICHARD MCKINNON: Yes, they're
13 quite clear.

14 HUGH RUSSELL: And so I would just
15 ask you to think about that. I think the
16 building would be a little more lively, a
17 little more friendly if the windows weren't
18 quite so severe, and I would be happy to see
19 it more lively.

20 Bill?

21 WILLIAM TIBBS: Well, I noticed

1 right away if you said it had a different
2 character. I actually said it has less
3 character for me. But it's a different kind
4 of -- I think you're doing a little more
5 contemporary interpretation. I think the
6 thing, though, that -- actually, the one
7 thing that I liked about your presentation
8 was very clear and brief. But the thing I
9 disliked about it was that you totally
10 ignored the existing building that is your
11 one. And you have grey forms, and I really
12 would -- for me, for me to better understand
13 what you're doing architecturally with this
14 piece, I just need to see the two together.
15 We saw them together all the time. We saw
16 the connectivity. There was a common
17 architectural character between them. You're
18 changing that. But all of us when we go by
19 there are going to see the two together. And
20 the whole massing and forming of them with
21 the two towers and the stepping down and the

1 thing is a form -- for me I'm, I would be
2 more convinced and more comfortable with what
3 you're doing if I could just see how that
4 relates in context to the building -- to your
5 own building that's right next-door to it.
6 And so I -- I always dislike it when I see an
7 architectural image and then I see just big,
8 grey things beside it because you're only
9 focusing in on that. And in a lot of cases,
10 those grey things aren't owned by the same
11 people or whatever. But this is a second
12 phase of a project that's really there, so I
13 think for me I just think it's very important
14 that we just see that context, and you should
15 be able to explain to us what -- where you're
16 venturing away from it, how you're doing
17 things differently. I think Hugh's point
18 about the -- just understanding the different
19 window treatment and stuff like that and how
20 you link it is actually pretty important to
21 me.

1 HUGH RUSSELL: Pam.

2 PAMELA WINTERS: Oh, Hugh, I just
3 have a question for you actually. Being a
4 little ignorant architecturally, what do you
5 mean by dark windows or black windows, and
6 what are the options that you had in mind?

7 HUGH RUSSELL: It's the color of the
8 window frame.

9 PAMELA WINTERS: Oh, the frame.
10 Okay.

11 HUGH RUSSELL: And so --

12 PAMELA WINTERS: Okay. So it would
13 live things up if it were a different color?

14 HUGH RUSSELL: Yes. Now, this is
15 trying to be, I think, an elegant building.
16 Trying to -- unlike sort of the previous one
17 which was sort of kitschy, this one is going
18 for elegance. And it's something about basic
19 black. And so it's -- I'm not saying -- I'm
20 not dictating. I'm saying consider it.

21 NANCY LUDWIG: We can look at some

1 options. We had -- because we were looking
2 at the light masonry, which we actually felt
3 was a nice connection to North Point I, it
4 would selected -- all the coloration. I know
5 we talked with the Community Development
6 staff about the colors for the metal and sort
7 of a cashmere of the white that you see is
8 called a market white, it's not a bright
9 white. And so I think our instinct was to
10 then take the darkest color for the frame of
11 the window, again, kind of in that color
12 range, simple elegance of that.

13 PAMELA WINTERS: So you might want
14 to reconsider that or just take a look at it?

15 NANCY LUDWIG: We certainly can.
16 It's easy enough to render the image with
17 options.

18 WILLIAM TIBBS: I don't have a
19 problem with it being different if that's the
20 expression that you're trying to do. I don't
21 have any problem with that at all. I just

1 want it to be conscious knowing -- and quite
2 frankly I don't want it to look like when
3 it's done like a less expensive -- I don't
4 want it to look like the developer said hey,
5 the other one cost too much money, we needed
6 to do it for a hell of a lot less. And it
7 could -- depending on how you detail it and
8 how you do it, it could look that way. I
9 mean, you know, compared to the other, it's
10 kitschy is what you used.

11 PAMELA WINTERS: Kitschy.

12 WILLIAM TIBBS: It is somewhat
13 kitschy.

14 NANCY LUDWIG: That was the word he
15 used.

16 WILLIAM TIBBS: The way it lights up
17 at night and stuff, it has a very -- I mean,
18 particularly compared to the ones that you
19 live in unfortunately. But it's just, you
20 know, it's a nice building. And so I want to
21 make sure that this addition has a nice

1 quality to it and it doesn't feel less
2 expensive or, you know, and you're putting
3 the same kind of thought in it that was put
4 in the other one before. And that they work
5 together. I mean, that's critically
6 important because they are -- I mean, any way
7 you look at it, too, they can be -- and they
8 can be very different and still work
9 together.

10 NANCY LUDWIG: I also think the site
11 itself is kind of transitional between that
12 building and Sierra and Tango which I think,
13 you know, in our mind called for something
14 that was a bit more simple and elegant.

15 WILLIAM TIBBS: Just to keep the
16 conversation. Just in my mind I saw it as
17 one complex. Which, again, I'm not saying it
18 should be, but I'm just saying that you're
19 changing the image because it's different and
20 that's okay. But I'd just like to make sure
21 I understand it.

1 HUGH RUSSELL: I think actually
2 they're following the Anninger principle
3 which is don't ask the first architect to do
4 the second building.

5 THOMAS ANNINGER: Oh, right.

6 NANCY LUDWIG: Is that variety is
7 the spice of life?

8 THOMAS ANNINGER: Well, usually they
9 get better as I think this one did. If I may
10 jump in here?

11 HUGH RUSSELL: Yes.

12 THOMAS ANNINGER: Can we go back a
13 few slides? One to the long building with
14 the arch.

15 NANCY LUDWIG: Here? Different.

16 THOMAS ANNINGER: Yes. Why did you
17 lower it?

18 NANCY LUDWIG: We actually raised
19 it.

20 THOMAS ANNINGER: Well, no. You
21 went from -- I thought you lowered it by some

1 ten feet because you reduced the number of
2 it.

3 NANCY LUDWIG: Oh, the bar. Yes, we
4 lowered the bar.

5 THOMAS ANNINGER: Why do you have
6 six instead of eight floors?

7 NANCY LUDWIG: We had 50,000 square
8 foot less building when we got through the
9 exercise of, you know, stacking the units
10 and, you know, getting a better gross to net
11 ratio within the building to make it a
12 developable project and buildable. And the
13 choice -- I mean, we could have clipped
14 height off the tower, but we liked the
15 stepping from the 220 down to the 120. And
16 so we just felt -- and probably some of those
17 units in the taller building have long views
18 to Cambridge as well as some of them, you
19 know, may catch some views to the river, kind
20 of a scans beyond. And we just, we liked
21 that height, and it just made the most sense

1 to cut the setback element.

2 THOMAS ANNINGER: I think it looks
3 better. I think the relationships --

4 PAMELA WINTERS: I do, too.

5 NANCY LUDWIG: Yeah, we like the
6 difference in height between the two pieces.

7 THOMAS ANNINGER: Can I see the
8 perspective with the Green Line?

9 NANCY LUDWIG: Sure.

10 THOMAS ANNINGER: That one. All I
11 can say is I hope it looks that good. To me
12 this perspective is almost a little
13 cartoonish. It looks like something that my
14 kids might have built with Lego or something.

15 NANCY LUDWIG: The trestle itself.

16 THOMAS ANNINGER: The trestle
17 itself. It's very nice. It's not going to
18 be that nice.

19 HUGH RUSSELL: Well, a lot of it. I
20 mean, most of what you see is going to
21 remain, right? It's down towards the end

1 that it's going to take off.

2 NANCY LUDWIG: It's down here.

3 WILLIAM TIBBS: But it doesn't look
4 that way now. That's what you're saying. It
5 doesn't kind of have the feel.

6 THOMAS ANNINGER: I'm talking about
7 the way it relates and so on. It just looks
8 so orderly as if there's no problem. But
9 there is a problem. I mean, you do have a
10 Green Line running outside your window.

11 NANCY LUDWIG: Yeah.

12 PAMELA WINTERS: I like the green.

13 THOMAS ANNINGER: Maybe it will look
14 like this. It will be great if it does. I
15 hope so.

16 NANCY LUDWIG: It's not prevented
17 Archstone from leasing other units.

18 THOMAS ANNINGER: Show them this
19 picture and they won't think it's a problem.

20 RICHARD MCKINNON: The trestle from
21 here going down is going to be torn down and

1 replaced. We're fighting with them over this
2 little piece that they don't have in their
3 budget. But the rest of it is all as it
4 curves over into the HYM property.

5 WILLIAM TIBBS: They're actually
6 taking it down? It's going to be gradually.

7 LEE BLOCH: Lee Bloch from
8 Archstone. The plan as it relates to us,
9 they're going to tear down.

10 THOMAS ANNINGER: I'm missing
11 something here. This is not the way it's
12 going to be.

13 LEE BLOCH: We don't know what --
14 this is the route it's going to be. We don't
15 know the final product.

16 WILLIAM TIBBS: So are they
17 rebuilding the trestle?

18 LEE BLOCH: Their current plan is to
19 actually tear down from the Charlestown
20 Avenue Bridge, the entire trestle and rebuild
21 it.

1 WILLIAM TIBBS: Oh.

2 HUGH RUSSELL: And that's because of
3 the maintenance issues on the existing
4 trestle.

5 RICHARD McKINNON: It's maintenance.
6 It's also the city, I think, and elected
7 officials and the neighbors have said we've
8 waited so long, let's have the stage of
9 design and let's not have the old rattler
10 tracks connecting it to the new station.

11 NANCY LUDWIG: Soundproofing
12 probably.

13 RICHARD McKINNON: And people from
14 your department here have really encouraged
15 the T to keep the design level higher.

16 WILLIAM TIBBS: And the T listens to
17 us?

18 RICHARD McKINNON: As have we.

19 HUGH RUSSELL: This is not the T's
20 design. You're just trying to show
21 something --

1 NANCY LUDWIG: Yes.

2 HUGH RUSSELL: -- is there.

3 RICHARD MCKINNON: It comes closer
4 to our building which is why the retail space
5 at the end, as Nancy said, is a little bit
6 clipped from before. The track is coming
7 closer.

8 H. THEODORE COHEN: Well, I'm sorry
9 to say this because I really love the first
10 building, and I understand the idea of simple
11 and sophisticated, but I think you lost
12 something in the redo in the transition. It
13 just seems sort of bland and generic to me.
14 And, you know, maybe it's changing the window
15 frames, but it seems the absence of any
16 decoration now that it's next to, you know,
17 what I think of as a sort of neo art deco
18 building. It just, you know, maybe it will
19 just be a backdrop for the other building,
20 but it doesn't seem like it's much in and of
21 itself, and I actually miss the higher

1 structure in the midrange. I think higher
2 was better and, you know, it just doesn't do
3 much for me. I'm sorry.

4 HUGH RUSSELL: Steve.

5 STEVEN WINTER: Thank you. I have
6 two comments.

7 One is about the view of the building
8 from Glassworks Avenue where it comes to a
9 sort of a point. Those are urban treats to
10 see that in a building, and I just want to
11 make sure that you don't, you know, it's
12 changed a little bit from what it was before
13 and that's okay. I want to make sure we
14 don't lose that. That it doesn't go away
15 somewhere. In every city that has a building
16 like that, it just looks powerful from every
17 angle you can see it.

18 WILLIAM TIBBS: Can you bring up
19 that view?

20 NANCY LUDWIG: Sure.

21 WILLIAM TIBBS: Yes.

1 STEVEN WINTER: So I just want to
2 encourage you to not to not lose that.

3 And the other question that I had, I
4 think my colleagues have made enough
5 comments, I don't really want to repeat any
6 of those, but there are trellis that are on
7 the residential pieces called unit stoop
8 renderings. Yes. Would those trellis
9 support vegetation or could they be designed
10 to support vegetation? And I'm simply saying
11 because there are buildings in Cambridge that
12 look so different and warm with wisteria or
13 trumpet vine or something in there.

14 LEE BLOCH: Ivy or something?

15 STEVEN WINTER: Yes. Because it
16 crawls up in there and hangs onto it. And I
17 think that the owners might like that, too.

18 PAMELA WINTERS: That would be a
19 pergola. It would be a pergola and that
20 would be good.

21 STEVEN WINTER: Okay. So that's a

1 suggesti on.

2 NANCY LUDWIG: And the intention of
3 these green areas in between the stoops is to
4 be quite lush.

5 RICHARD MCKINNON: Dave Landon's
6 done a great job of having the vegetation
7 come in over time. It really looks lovely
8 back there.

9 WILLIAM TIBBS: Could you go back to
10 the previous one, the view, the corner one?
11 You just had in that one is the one that
12 jumped out at me as the big grey building,
13 the big formless shape in the back which
14 isn't formless at all. So the higher
15 building in the background. To me that was
16 just indicating a focus on this building and
17 not really -- I'm a big person on
18 understanding the context. And that's a big
19 piece of context there. So that's it.

20 And the other thing is, and I hate to
21 say it, but this reminds me of -- I look at

1 that and I think I've seen it before down on,
2 I don't know, Columbus Ave., you know, down
3 by the, you know, by the Park Plaza or over
4 there by the -- this looks like something
5 I've seen. So I think this corner piece
6 when, you know, it's something that's very
7 important, it literally when I look at this,
8 I feel like I've walked by it, because they
9 have a lot of streets like this. And it's
10 almost like a, it's not special. I mean, it
11 just kind of turns the corner. And I guess
12 it's something -- it would be nice to have
13 something to -- it would be nice to have
14 something it is important.

15 NANCY LUDWIG: It is a bay that
16 pulls out and the retail is pulled out in
17 fact in --

18 WILLIAM TIBBS: It may be because I
19 can't see the shadows and stuff.

20 NANCY LUDWIG: There's a lot going
21 on here.

1 WILLIAM TIBBS: A lot of this is the
2 rendering.

3 ROGER BOOTHE: It looks better on
4 the screen and we can talk about the colors
5 and try to warm it up.

6 WILLIAM TIBBS: When I mentioned
7 earlier it was kind of cartoonish --

8 ROGER BOOTHE: Is it our projector.
9 Nancy, can you turn that around so they can
10 actually see the screen? There's more
11 distinction between the materials and there's
12 a --

13 WILLIAM TIBBS: Oh, yes, that does
14 make a difference.

15 ROGER BOOTHE: There's a warmer
16 range. And this is much more off white than
17 it looks there. I mean, that --

18 WILLIAM TIBBS: That has a
19 projection that is, you don't even notice
20 there.

21 ROGER BOOTHE: We need to do

1 something with this projector because it's
2 really done a disservice.

3 PAMELA WINTERS: And there's a
4 peachy color.

5 WILLIAM TIBBS: The colors are
6 richer.

7 NANCY LUDWIG: It's meant to be a
8 very warm sense of color.

9 WILLIAM TIBBS: That makes a big
10 difference.

11 PAMELA WINTERS: A huge difference.

12 NANCY LUDWIG: And this metal is
13 meant to be kind of a cashmere is the name of
14 the color.

15 ROGER BOOTHE: I also think, is this
16 Sketch Up? I'm not sure what the rendering
17 is.

18 NANCY LUDWIG: No, this is actually
19 a rendering of --

20 ROGER BOOTHE: This doesn't have the
21 handmade quality of the previous schemes,

1 renderings so I think it's giving it a little
2 bit of a disservice. There's not doubt that
3 it's a sleeker kind of design, but I'm pretty
4 confident that it's going to be elegant
5 because of the conversation that we've had.
6 And we know what Icon can do such buildings.

7 NANCY LUDWIG: Thank you.

8 ROGER BOOTHE: It's suffering from
9 the technology here.

10 WILLIAM TIBBS: I can safely say
11 that the difference between what's on the
12 screen and what's on that screen, it makes a
13 big difference as far as I'm concerned.

14 PAMELA WINTERS: I like the warmth
15 of the color, too. It's nice.

16 NANCY LUDWIG: I have on another
17 project used this very warm. It has a lot of
18 orange in it, and the mortar is an orangey
19 kind of pink which sounds kind of strange but
20 it's just very rich, very handsome.

21 WILLIAM TIBBS: It will be a nice

1 backdrop for the somewhat rather stark
2 contemporary look of the existing buildings
3 there that this will be facing.

4 NANCY LUDWIG: But, again, it's this
5 transition --

6 WILLIAM TIBBS: I'm saying that's
7 good. It's warmer and it has a much more --

8 NANCY LUDWIG: That was part of the
9 intention, to really -- a rich pallet of
10 colors, kind of more earth-based tones.
11 Different than those buildings, but....

12 PAMELA WINTERS: It has a more
13 domestic feel to it, too. The warmth.

14 NANCY LUDWIG: And I think, you
15 know, the stoops and the broad entry do make
16 it feel quite residential.

17 AHMED NUR: Hugh.

18 HUGH RUSSELL: Yes.

19 AHMED NUR: I'm curious about the
20 roof. Could you show me any of the views
21 that shows the overhang of the roof?

1 NANCY LUDWIG: Yes. The cornus. We
2 have a projecting.

3 AHMED NUR: How about the ones in
4 the back? Projecting, yes. The one that
5 shows the back of the building. There was a
6 better picture that I actually had in mind.
7 Keep going and I'll let you know.

8 NANCY LUDWIG: Tell me.

9 AHMED NUR: That's fine, right
10 there.

11 So, what is -- is it flat on top?

12 NANCY LUDWIG: The roof is flat.

13 AHMED NUR: What about snow, for
14 example?

15 NANCY LUDWIG: We'll have internal
16 roof drains.

17 AHMED NUR: (Inaudible).

18 NANCY LUDWIG; correct.

19 AHMED NUR: Okay. Is there a life
20 load up there? Are residents going up there
21 or not?

1 NANCY LUDWIG: You can actually see
2 the mechanical penthouse set back. You just
3 see the edge of it right there.

4 AHMED NUR: I see.

5 NANCY LUDWIG: It's centered on the
6 roof.

7 AHMED NUR: I see. Okay, got it.

8 NANCY LUDWIG: Can I say our talking
9 about, you know, the ability to get up on the
10 lower roof.

11 AHMED NUR: Yes. That was my
12 question. Thank you.

13 HUGH RUSSELL: In between the time
14 you sent us the hard copy, and this, a few
15 balconies -- there were a few balconies
16 before and now there aren't any; is that
17 correct?

18 NANCY LUDWIG: That's correct. This
19 is a late breaking change that we made.
20 Archstone was in town last week?

21 LEE BLOCH: Yeah.

1 NANCY LUDWIG: And did a -- you want
2 to explain?

3 LEE BLOCH: Archstone rarely
4 conducts, as part of our business, market
5 research. We want to deliver the product
6 that most people are interested in. And
7 based on feedback that we've got where we
8 called in, we surveyed about 400 potential
9 residents, and then and screened them and
10 then brought in a group of about 25 of them
11 for further questioning. The overwhelming
12 response was people felt balconies were not
13 only not desirable, they're less desirable.
14 And a common consensus was that they -- the
15 light penetration inhibited their enjoyment
16 of the space because the overhang from the
17 balconies prevented light from coming into
18 the living space. And so, we talked with
19 Icon about it, and we said, this is, this is,
20 you know, a late breaking thing. We can't
21 show it tonight and tell people this is what

1 we intend to do because we think they're
2 better apartments and people like them more.

3 It's actually not this corner that it's
4 on.

5 NANCY LUDWIG: Well, it's all
6 corners.

7 LEE BLOCH: This corner and that
8 corner.

9 HUGH RUSSELL: And this building is
10 too sophisticated for French balconies?

11 NANCY LUDWIG: So it's both of those
12 corners.

13 HUGH RUSSELL: Okay, I think --
14 thank you for showing us the building. I
15 think no action is required. We're simply
16 showing us and we're reacting and you're
17 going to go back.

18 RICHARD MCKINNON: And we'll talk to
19 Roger some more.

20 HUGH RUSSELL: Right.

21 THOMAS ANNINGER: I think vote just

1 to say that we saw it and accepted it.

2 HUGH RUSSELL: But this is not that
3 kind of a presentation. This is not a formal
4 review, right? Is that correct?

5 RICHARD McKINNON: No, that's right.

6 ROGER BOOTHE: That's correct.

7 HUGH RUSSELL: It's different than
8 our --

9 THOMAS ANNINGER: Usual PUD?

10 HUGH RUSSELL: Yes. Process.

11 RICHARD McKINNON: But we still
12 heard the Board and we'll go back and talk
13 with Roger.

14 NANCY LUDWIG: We'll continue to
15 speak with the Community Development staff.
16 Thanks.

17 * * * * *

18 HUGH RUSSELL: The next item on our
19 agenda is the green zoning updates.

20 IRAM FAROOQ: Hi, good evening.

21 Iram Farooq, Community Development. So we're

1 here today because Hugh especially won't
2 remember that when we did the green building
3 task force, one of the things that the
4 committee asked us, because we're proposing a
5 lot of new zoning with green building
6 requirements that have not been done before
7 in the city, so the proposal was that we
8 should come back at periodic intervals and
9 check in with the Planning Board and give
10 them an update on how the, how LEED was
11 working out. Is it still the right standard
12 to be referencing in our Zoning? And our
13 first check-in with you was supposed to be
14 four years from the time of adoption. The
15 Zoning was adopted August 2, 2010, so we're a
16 little bit early, but mostly because --
17 mostly because we've been thinking about a
18 lot of stuff as we've started to implement
19 the regulation. And I think we just want to
20 check in with you and share some of our
21 thoughts in terms of how things are working,

1 what we need to -- what we think we might
2 need to change, and how we think we can make
3 it a more meaningful process. And also we're
4 recognizing more and more that this is a --
5 the goal of the task force, when we adopted
6 this Zoning, was to really make a significant
7 impact on energy use in the city and to
8 reduce our carbon emissions. And we hadn't
9 quite -- the regulation hasn't quite reached
10 that stature in some ways because it's
11 something that, you know, we get from
12 proponents, but it's not really getting the
13 same weight as a lot of other regulations.
14 So we want to talk to you a little bit about
15 engaging the Board a little more. Us being
16 more pro-active about getting you information
17 so that it can be part of the consideration
18 the way some say traffic issues are. Or when
19 you look at a building like you just saw,
20 that it would be great if you guys were
21 thinking hey, all these flat roofs could be

1 solar panels or green roofs or they must be
2 at least white roofs if nothing else.

3 So just to step back, then, one of the
4 things I did want to say before I get into
5 the Article 22 piece is that another
6 recommendation, a non-Zoning recommendation
7 of the task force had been the adoption of
8 the Stretch Energy Code. And I think most
9 you probably know, but I'm happy to report
10 that Cambridge was one of the first
11 communities to adopt the Stretch Energy Code
12 which is essentially a code that voluntarily
13 cities adopt that creates a more stringent
14 energy code for all developments, most
15 developments within that community. And so
16 Cambridge was one of the first communities.
17 And the code came into affect July 1, 2010.

18 So, that certainly helps us and creates
19 a more aggressive than the baseline LEED
20 environment in terms of energy so that is a
21 positive.

1 Currently for the Article 22.2
2 regulation we're referencing LEED 2009 which
3 was adopted around the same time that our
4 task force recommendations were created. And
5 LEED is -- U.S. Green Building Council which
6 is the author of LEED in a consensus-based
7 process, there's a variety of stakeholders is
8 now considering an update to LEED 2012. And
9 that is now out for its third review.
10 Hopefully the final review. And they hope it
11 will get enacted in 2012 but sometimes it
12 slides and it will be 2013 before we know it.

13 We're not going to talk a whole lot
14 about that except to say that the one thing
15 it does, it addresses some market sectors
16 that weren't addressed in 2009 in a big way.
17 Things like data centers, warehouses,
18 distribution centers which we don't see so
19 many of. But the LEED for homes mid-rise,
20 which we've already seen people use the pilot
21 for some of the projects that you have seen.

1 And also existing retail, existing
2 hospital ity, and schools. So, those are
3 interesting sectors for us to keep as well.
4 It does look at a broader spectrum of
5 technical content than LEED has been looking
6 at so far, and that's going to be something
7 that I think we'll have to see how well it
8 fits, what we need to have for regulation
9 performance. So in some ways our big
10 priorities are energy efficiency, so -- and
11 maybe as we move forward, water efficiency.
12 But things like indoor air quality which we
13 care tremendously about, but they weren't
14 really the driving force behind the
15 regulation. So certainly don't want to be
16 dismissive of those, but as we go forward, we
17 need to keep our eye on whether we need to
18 have minimum requirements in certain
19 categories. And that certainly would require
20 a Zoning change. So we're not here to talk
21 about that yet. We haven't actually done the

1 analysis that might reveal that, but we have
2 started on it. So we're having -- John
3 Goldback (phonetic) was here and had to leave
4 to catch a train to Concord because otherwise
5 he would be stuck here until midnight. But
6 his intern has started collating information
7 from the LEED proposal so far, and looking at
8 what credits people are going for to try and
9 then track those and see what's getting more
10 play, is everybody going for the lowest
11 hanging fruit? And again, that will help
12 inform what we might come back to you with in
13 two years.

14 The next pieces, you know, our
15 experience working with this has been mostly
16 good except there has been clearly a learning
17 curve both for the development community as
18 well as for us. And we are just starting to
19 gel in terms of our procedures. And there
20 are things that I want to mention that we're
21 going to be starting or that we're just

1 starting off on. So one, we've just created
2 a green building review committee. So that's
3 mostly John, myself, Liza, Ranjit
4 Singanayagam and/or his designee. We don't
5 quite have that person pinned down yet.

6 We're putting together a guidance
7 document for proponents so that there's just
8 clearer direction. Because right now the
9 Ordinance -- it seems like it's clear when
10 you read it, but you'll be amazed at how many
11 people don't get it. So we think we want to
12 have a little more detail beyond that.

13 And then as the LEED tracks continue to
14 multiply, I think it's more important that we
15 have early check-ins with developers to make
16 sure that they're going for the right track,
17 and that the work that they do on preparing
18 their LEED assessment has an opportunity to
19 actually impact the design so that they can
20 -- so it isn't just an after thought as the
21 checklist that we have to fill out and the

1 narrative. And there's good, relevant
2 feedback between the design and the LEED
3 documentati on.

4 So, the other piece that's challenging
5 is that we're trying to fine tune the later
6 stages. We have -- the regulati on requires
7 that people submit the documentati on at three
8 stages. So at the Special Permi t
9 applicati on, at Building Permi t, and then at
10 CFO. And we have a lot of ability to kind of
11 engage with develo pers and talk to them at
12 the Special Permi t stage, but much less at
13 Building Permi t and CFO where somebody just
14 wants to get it stamped. So we're starting
15 to work with LSD on better communi cati on
16 regarding that, and I think one of the things
17 that Jeff and Li za have done is that they
18 redid the Special Permi t applicati on. I
19 don't know if you noticed that. But the
20 applicati on is so much more streamli ned now,
21 and they've added like these checkboxes for

1 people to have a head's up right away. That
2 this is something that we need to do, and
3 they know that upfront. But I think that may
4 not be enough and we may need to push a
5 little more on that and try to build in real
6 conversations early on.

7 And the final thing that we want to do
8 is hopefully this summer is to organize a
9 couple of workshops or round tables. One
10 would be with people who have gone through
11 the process; so developers and architects,
12 and hear their experience on how it went for
13 them. Are there things that are particularly
14 challenging or problematic that we may be
15 able to work with procedurally? Are there
16 things that work well? How effective was it
17 in terms of the design feedback loop? And if
18 not, what can we do to make that happen?

19 And the second piece would be with
20 contractors and construction managers to try
21 to get to those later pieces so it isn't just

1 about what happens at Special Permit stage
2 but follows through to the Building Permit
3 and CFO stage as well.

4 And related to the streamlining piece,
5 one of the things that John specially points
6 out often is should we think be thinking
7 about additional tools that people could use?
8 Because right now the one thing about LEED is
9 that it's fairly prescriptive in terms of how
10 you can achieve a certain credit. They have
11 sometimes prescriptive parts, and sometimes
12 you can do an analysis, but even then it's a
13 very specific kind of analysis. And that's
14 important to the USGBC to retain their, to
15 maintain the rigor of the standard. But if
16 it turns out that a particular analysis or an
17 analytical tool is just too expensive and it
18 turns out that maybe Energy Star has an
19 easier tool to use, but we know that it works
20 sufficiently well and each provides the same
21 analysis, perhaps we should consider allowing

1 people to be able to use those other tools.

2 Those are the big things that we've
3 been thinking about. ISD is creating a new
4 data management system right now. So one of
5 the things that we had talked about was a
6 solar energy system registry so that if
7 somebody were to be developing a project or
8 be interested in developing a project, they
9 would be able to go to the Registry and make
10 sure that people right around them did not
11 have solar energy systems that would be
12 negatively impacted or try to have them --
13 try to minimize their impact on the energy
14 system.

15 And this new data management system
16 will be able to streamline the process of
17 making those kinds of queries. We're
18 developing a solar map that will help people
19 assess the -- their potential on their site
20 for solar systems. And U.S. Green Building
21 Council is putting up their LEED database on

1 a website that will make it visible through
2 Google maps along with all of the Energy Star
3 labelled buildings. So so far we have had a
4 map for Cambridge on our website that Brandon
5 in our department puts together and we update
6 it every so often, but it's not real time.
7 So if USGBC does it, it will be a much more
8 current document that we can link to.

9 So, I think those are kind of the big
10 things with relationship -- with relation to
11 Article 22. The only thing is I think I
12 started with the other things that we would
13 really want to do. Is there a wish list
14 here? And I think in terms of things that we
15 don't -- we're not really working on right
16 now, but we want to look at is, are there
17 minimum points that we should -- I mean,
18 percentage of points that we think should
19 come from the energy and atmosphere category
20 for instance. And our analysis will reveal
21 whether we need something like that or not.

1 And so we'll come back with that information
2 soon.

3 And then the other thing is urban heat
4 is one of our big issues. So urban areas,
5 because of the amount of dark asphalt,
6 paving, it gets really hot. So how can we
7 try to prioritize green roofs and white
8 roofs? And we will certainly push for that,
9 but maybe at some point there will be value
10 in thinking of whether we need some broader
11 regulation that places like Chicago have that
12 really push those directions.

13 So that's pretty much all that I have.
14 And if you have any questions, happy to
15 answer those.

16 Thank you.

17 STEVEN WINTER: Could you and Li za
18 send out the Chicago information of what
19 they're using in Chicago?

20 IRAM FAROOQ: Sure.

21 STEVEN WINTER: That would be a lot

1 of fun to look at that.

2 PAMELA WINTERS: Iram, have you
3 looked at any other cities by chance? Or
4 just Chicago?

5 IRAM FAROOQ: Not lately. But we
6 did a lot of research during the green
7 building task force. We inundated Hugh and
8 the other committee members with lots of
9 examples. So I can -- if it's green roofs
10 that you're interested in, we can dig out
11 certainly all of the -- what's more current
12 now and then send that to you.

13 WILLIAM TIBBS: I think as you're
14 looking at all the cities, it would be
15 interesting to see how have they dealt with
16 these outcome and measure issues that you
17 said earlier. You started out by saying it's
18 kind of hard to get a grasp on. I mean, and
19 the goals that you've kind of set up. And
20 how do they just measure that? Do they do it
21 by number of properties? Is the number of

1 different award levels? Some calculation of
2 carbon -- I don't know. It would be
3 interesting to see if they've gotten
4 something that's a little bit more manageable
5 and it's more telling. Because obviously
6 that's the desire to -- that's an underlying
7 desire to have some improvement and what is
8 that improvement?

9 IRAM FAROOQ: Right. Most
10 definitely we can certainly look into that.

11 PAMELA WINTERS: I just have one
12 more thing. I'm always talking about trees
13 because I read that article about how many
14 pounds of CO₂, you know, carbon dioxide each
15 tree uses up each year, so have you
16 considered that in your study?

17 IRAM FAROOQ: Just additional tree
18 planting? Well, so LEED has a sustainable
19 site category which speaks to native
20 vegetation and tree planting, and that gets
21 addressed also in a -- in the heat island

1 category. So there are certain aspects that
2 do deal with that.

3 PAMELA WINTERS: It does make a
4 difference, too.

5 IRAM FAROOQ: Yes, definitely.

6 PAMELA WINTERS: Thank you.

7 WILLIAM TIBBS: So maybe in LEED
8 2020 they'll have a sustainable city kind of
9 criteria.

10 IRAM FAROOQ: But, you know, I do
11 have some involvement with USGBC among their
12 education training committee, and I'm always
13 pushing for that just because we're planners.
14 But they are very hesitant about moving into
15 that realm, because they've done neighborhood
16 development which they feel is they're -- as
17 far as they want to go rather than getting
18 into the entire city scale.

19 HUGH RUSSELL: Well, of course part
20 of the LEED sustainable site evaluation
21 actually evaluates the characteristics of the

1 city and the neighborhood and the services
2 that are available. And you get points for
3 that. And so people automatically in
4 Cambridge get a lot of points because where
5 we are.

6 IRAM FAROOQ: That's what makes us
7 more greedy for the energy points.

8 WILLIAM TIBBS: For those city
9 folks.

10 BRIAN MURPHY: Mr. Chair, if I could
11 just, and I do feel very fortunate that I've
12 got Iram and John Bolic (phonetic) on my team
13 who really do know this stuff inside and out.
14 But I think as we look at the amount of
15 development that takes place around the city,
16 and we also look at the city's goals in terms
17 of sustainability, there's clearly a certain
18 tension that is there. So our expectation
19 is, you know, without prejudging the outcome
20 of the workshops and round tables, etcetera.
21 I think my goal is to get to the point where

1 occupant in a building that has only two or
2 three exposed surfaces to the weather. And
3 that, you know, makes an enormous difference
4 in housing. The apartment buildings, they
5 are inherently a great deal more efficient in
6 terms of their use of energy because they --
7 it's less exposure and usually smaller size
8 per occupant. So, I think we do also need to
9 push USGBC to start accounting for that. I
10 think there's a limited -- I think in the
11 multi-family thing, your color category is
12 adjusted by the size of the apartments so you
13 need fewer points to get silver if you have
14 smaller apartments. So it's a step. But
15 some of the most features don't make it into
16 the system like individual controls and
17 metering of utilities. So if you've pay your
18 own bills, you tend to watch your energy
19 consumption more carefully but you don't get
20 points for that. So there are gaps in there,
21 and the gaps are sort of around -- well, we

1 don't want to trample on architect's freedom
2 or people's freedom to build 5,000 square
3 foot houses. That's un-American. I mean,
4 there's a mindset that you don't -- that
5 there are certain very important things that
6 you don't talk about and that's, it doesn't
7 plug me in the system. And I think what it
8 means is if you then say okay, if you're
9 building an apartment house in Cambridge, and
10 you're, you know, you're providing let's say
11 500 square feet per occupant, and the average
12 suburban house is 2400 square feet these days
13 or 2600 square feet, then maybe it has over
14 its lifetime it has three occupants. You
15 know, like two kids, half the time and, you
16 know, for the time that the adults live
17 there.

18 So if you start with something that's
19 already efficiency, and then you say, okay,
20 crank it down some more, I think in some ways
21 that's -- it may create burdens that are

1 di ffi cul t. You don' t gi ve credi t for the
2 basi c moves that peopl e are maki ng.

3 IRAM FAROOQ: So, Hugh, how do we
4 know i f peopl e are maki ng those moves because
5 they want to be more effi ci ent or i f they' re
6 maki ng those moves because they want to get
7 the maxi mum number of peopl e and uni ts i nto
8 the same amount of space? So i t becomes a
9 tough cal l .

10 HUGH RUSSELL: Wel l , I' m thi nki ng of
11 a very speci fi c thi ng. I f you have a
12 bui l di ng, i f you have an apartment that only
13 has wi ndows and two si des, as opposed to a
14 house that has wi ndows on four si des, you
15 want to have bi gger wi ndows to get the same
16 amount of sol ar access say. But that means
17 i s that when you measure the energy
18 effi ci ency of that ski n, i t goes down because
19 you have the wi ndows, because you don' t
20 measure the porti ons of the ski n that have no
21 heat l oss because they' re party wal l s wi th

1 other apartments. And so you may -- I've not
2 done a stretch energy building. But I'm told
3 that the way you get around the stretch
4 energy code is you actually, you mind the
5 lighting systems because it's a total
6 building lock and there's a lot more
7 opportunity to save energy in lighting than
8 there is in envelope. But if you try to take
9 a building with reasonable windows and try to
10 then improve the envelope significantly, you
11 start incurring some very major expenses for
12 relatively minor improvements. So it is
13 late. I don't want to give a seminar on
14 this.

15 BRIAN MURPHY: I just thinking
16 myself that unfortunately it seems that these
17 pretty interesting policy discussions tend to
18 take place in the bewitching hours just
19 because of the nature of the work that's
20 before the Board.

21 * * * * *

1 HUGH RUSSELL: There's a mystery
2 item on our agenda tonight. It's a decision
3 on 147 Hampshire Street.

4 LIZA PADEN: Well, you're probably
5 confused because I had an attack of dyslexia
6 and it really should be 174 Hampshire Street
7 but I got the case number correct.

8 THOMAS ANNINGER: 147 is the city
9 building.

10 HUGH RUSSELL: City Works.

11 THOMAS ANNINGER: That's the dump.

12 LIZA PADEN: This is David
13 Aposhian's proposal for the KFC site at the
14 corner of Prospect Street and Hampshire
15 Street. And Mr. Aposhian decided after his
16 public hearing before Planning Board for the
17 15-unit apartment and ground floor retail
18 that he would request that he is going to
19 withdraw his application from the Planning
20 Board, and would instead is going to pursue
21 an as-of-right development meeting all of the

1 conditions of the Business A District and the
2 Prospect Street Overlay District. I've
3 scheduled a large project review with the
4 neighborhood to review the amended plans for
5 11 units of housing and some ground floor
6 retail. And as I said, it's going to be a
7 conforming building.

8 THOMAS ANNINGER: This is the one
9 that also crosses Prospect Street?

10 LIZA PADEN: Yes.

11 THOMAS ANNINGER: I remember, it's
12 already a year ago, isn't it?

13 AHMED NUR: This is KFC.

14 WILLIAM TIBBS: KFC site.

15 THOMAS ANNINGER: It seems like a
16 long time ago.

17 LIZA PADEN: We're within the
18 extension. It was last fall.

19 THOMAS ANNINGER: Did he do that
20 because he didn't want to deal --

21 WILLIAM TIBBS: We scared him.

1 LIZA PADEN: My discussion with
2 Mr. Aposhian and his architect was that there
3 was one set of concerns voiced by the
4 abutters and another set of concerns voiced
5 by the Tremont Street residents. And that
6 they -- he couldn't get them to mesh. He
7 couldn't get them to all be in one building.
8 And so he felt that the Special Permit, it
9 was not going to work for him.

10 HUGH RUSSELL: So this is a smaller
11 building than was proposed?

12 LIZA PADEN: Four units have been
13 taken off the building. The ground floor
14 retail has been reduced. The parking is no
15 longer below grade. It's at grade. And he's
16 meeting all the -- as an as-of-right
17 development.

18 PAMELA WINTERS: I know.

19 HUGH RUSSELL: Okay.

20 LIZA PADEN: And so --

21 PAMELA WINTERS: I think he was

1 discouraged, you know, by the last time he
2 was here.

3 LIZA PADEN: Well, he was. And he
4 said to me that he didn't see how he could
5 make the comments and concerns that he had
6 had during the discussions with the abutters
7 mesh with the discussions with the residents
8 on Tremont Street. And Tremont Street
9 residents were interested in having more
10 parking on the site. And David would not --
11 didn't see how he could do that and have the
12 below grade parking and reduce the number of
13 units and things like that.

14 THOMAS ANNINGER: This is what we do
15 all the time, is reconcile these competing
16 interests. I can see what happened, but by
17 my likes, it's a little bit of a lost
18 opportunity. It was an important site. It
19 could have been --

20 HUGH RUSSELL: I think until you see
21 the design you can't tell whether he actually

1 hasn't gotten it right by going as of right.

2 LIZA PADEN: I mean, I have a set
3 the of plans here if you want to see them.
4 And I think Hugh is right. I mean, Roger's
5 looked at the plans, Jeff's looked at them,
6 I've looked at them. It's not bad. I mean,
7 it's -- is it an improvement? It's smaller
8 and it meets the Zoning regulation, and it
9 meets the Prospect Street Overlay and I think
10 it's well designed.

11 ROGER BOOTHE: I think it was
12 pushing the boundaries a little bit. I mean,
13 I think it could have been a fine project if
14 the Board had done its usual good job of
15 looking at it, but I don't think it suffered
16 by getting smaller. I think it's going to be
17 quite different. His projects, he always
18 does good landscaping and, you know, good,
19 solid design of his sort of.

20 LIZA PADEN: Talk about trees.

21 ROGER BOOTHE: Yes, he loves trees.

1 And so I think it's going to be a fine
2 development.

3 HUGH RUSSELL: Okay.

4 So, we are then waiting for a motion to
5 give relief to withdraw his application?

6 LIZA PADEN: Yes.

7 HUGH RUSSELL: Bill said he's moving
8 that motion?

9 WILLIAM TIBBS: I move.

10 H. THEODORE COHEN: Second.

11 HUGH RUSSELL: Ted second. Any
12 discussion?

13 All those in favor of the motion?

14 (Show of hands).

15 HUGH RUSSELL: Okay. All members
16 voting.

17 WILLIAM TIBBS: Are we adjourned?

18 HUGH RUSSELL: We are adjourned.

19 (Whereupon, at 10:40 p.m., the

20 Planning Board Adjourned.)

21

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I, Catherine Lawson Zelinski, a
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I further certify that the testimony
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IN WITNESS WHEREOF, I have hereunto set
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