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PLANNING BOARD FOR THE CITY OF CAMBRIDGE

GENERAL HEARING

Tuesday, April 17, 2012

7:07 p.m.

in

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

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

Community Development Staff:

Susan Glazer, Deputy Director
Liza Paden
Roger Boothe

Court Reporter: Megan M. Castro

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PUBLIC HEARING (continued):

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| 7:20 p.m. | PB#269, 293/603 Concord Avenue
and 19 Wheeler Street, Project Review
Special Permit (Sec.19.20), waiver of yard
requirements in the parkway Overlay district
(Sec.20.95.34), increased Floor Area Ratio
(Sec.20.95.1), and height (Sec.20.95.2.5),
in the Alewife Overlay District, and waiver
of the setback requirements for on grade
open parking (Sec.6.44.1(a) and (b)) for
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1 P R O C E E D I N G S

2 - - -

3 HUGH RUSSELL: Good evening. This a
4 meeting of the Cambridge Planning Board. First
5 we will review Zoning Board cases.

6 LIZA PADEN: One of the things I wanted
7 to point out to the Board is that the farmer's
8 market at Harvard University, which is Tuesday
9 afternoon from twelve to six, I believe, they are
10 going to relocate it from in front of Memorial
11 Hall to down the street by Everett Street, at the
12 corner of Everett and Oxford Street, for the
13 duration of the renovation of the area above the
14 tunnel and under the tunnel. So this is not a
15 permanent location, but still an accessible
16 location for the farmer's market in that area.

17 So I just wanted to point that out to
18 you.

19 THOMAS ANNINGER: Oxford, is that the
20 area in front of the museum?

21 LIZA PADEN: Yes.

1 THOMAS ANNINGER: That would make sense.

2 LIZA PADEN: I didn't have any other
3 particular questions on this, but you can answer
4 them for -- see if I can answer any questions
5 anybody else might have.

6 PAMELA WINTERS: I had a question, Liza.
7 So on case number 10240 on Hamilton
8 Street, rooftop addition containing two dwelling
9 units, two-story commercial building.

10 LIZA PADEN: Yes.

11 H. THEODORE COHEN: How big a variance is
12 it?

13 LIZA PADEN: So this is a pharmaceutical
14 company that is currently using the space. They
15 would like to build this addition, which is a
16 dimensional variance. The addition is less than
17 2,000 square feet. And they are already -- the
18 lot is already overdeveloped. It is supposed to
19 be a .6; it is at a .85. They would like to go
20 to a 1.01.

21 The height of the building, the

1 regulation is 35 feet, and they are at 27. By
2 adding this additional story, they will be up at
3 36 and a half feet.

4 PAMELA WINTERS: What does the zoning
5 allow again?

6 LIZA PADEN: The zoning allows the height
7 to be at 35 feet.

8 PAMELA WINTERS: Okay.

9 HUGH RUSSELL: This is a district, as I
10 recollect, that was established through the
11 auspices of Geneva Melon [phonetic] and many
12 others to try to reduce residential uses in a
13 sort of mixed area and to provide incentives for
14 people to make changes.

15 It seems -- from the rendering, it seems
16 to have very little impact.

17 LIZA PADEN: There are some abutters who
18 have contacted me about this who feel that there
19 are more serious impacts. So there are a number
20 of people who plan to write and/or go to the
21 meeting, the hearing itself.

1 PAMELA WINTERS: Do you know what sort of
2 impacts they are concerned about?

3 LIZA PADEN: They are concerned about the
4 expansion of the existing building in this
5 residential district. They feel like if there is
6 a need to add these two units to this building,
7 they should take the space out from inside the
8 existing building.

9 PAMELA WINTERS: Are they concerned about
10 the height, or no?

11 LIZA PADEN: Yes.

12 HUGH RUSSELL: Because it backs up to
13 houses on Brookline Street?

14 LIZA PADEN: Yes.

15 PAMELA WINTERS: Well, it is just
16 something that is a concern of mine. I don't --
17 it is just something that just sort of stuck out
18 from the list. So I don't know how about people
19 on the board feel about it.

20 HUGH RUSSELL: I guess my feeling would
21 be that you have to really dig into what the

1 impacts are and come to an informed opinion. It
2 is not an enormous change, but we can't do that
3 here. And the Zoning Board is charged to do
4 that. It does seem to me to be so out of the
5 question that it shouldn't be considered.

6 PAMELA WINTERS: Right.

7 HUGH RUSSELL: So that kind of leaves me
8 to say we will leave it to the Zoning Board.

9 PAMELA WINTERS: That is fine with me.

10 THOMAS ANNINGER: Which one is this?

11 LIZA PADEN: This is the second case on
12 the agenda, 85 Hamilton Street.

13 THOMAS ANNINGER: This is the eastern
14 edge of Hamilton?

15 LIZA PADEN: Yes. This is towards the
16 Brookline Street side.

17 THOMAS ANNINGER: Which is the commercial
18 edge.

19 HUGH RUSSELL: It is the transition.

20 LIZA PADEN: Well, special district 10 is
21 the transition between the existing resident C

1 neighborhood and the industrial neighborhood that
2 was rezoned to these special districts.

3 So for example, the corner of Hamilton
4 and Sidney Street is residential. Those
5 buildings have been converted to residential.

6 THOMAS ANNINGER: This whole building is
7 residential?

8 HUGH RUSSELL: This will remain a
9 business, and then the residential --

10 LIZA PADEN: Right. So right now, it is
11 two stories of business. It is a pharmaceutical
12 company. They are proposing to add two
13 residential units to the rooftop.

14 THOMAS ANNINGER: Not a bad idea.

15 Didn't we look at building right next
16 door that used to be furniture, and that was
17 converted to residential not that long ago?

18 LIZA PADEN: Right. That is the second
19 one over.

20 THOMAS ANNINGER: And good news garage is
21 sort of across the street?

1 LIZA PADEN: Yes, more or less.

2 THOMAS ANNINGER: Maybe diagonal.

3 LIZA PADEN: Yes.

4 H. THEODORE COHEN: The garage is on
5 Brookline.

6 LIZA PADEN: No. It is on the side
7 street.

8 THOMAS ANNINGER: Between Brookline and
9 Sidney.

10 LIZA PADEN: Right.

11 THOMAS ANNINGER: It is actually a good
12 area to do something like that.

13 LIZA PADEN: Are there any other cases
14 that anybody wanted to look at?

15 H. THEODORE COHEN: What is 400 Memorial
16 Drive?

17 LIZA PADEN: So 400 Memorial Drive is one
18 of the existing fraternities at MIT. And their
19 proposal is to do an extensive renovation of the
20 building. They will be putting in a new utility
21 system, upgrading the roof system, exterior

1 windows, new bay window, insulating the roof.
2 They will improve the accessibility of the
3 building itself. They are going to put in new
4 loading areas. They are going to landscape the
5 terraces on the north and south side.

6 It sounds to me like they are going to
7 bring it up to current century. And there is no
8 review by the Historical Commission for any of
9 the things that they have proposed to do.

10 H. THEODORE COHEN: So the elevator stair
11 tower is not a new structure that is going in?

12 LIZA PADEN: I can't remember if that is
13 one they replace or -- okay. So what is
14 happening is, they are replacing the existing
15 elevator, because the existing elevator is not
16 coded for either accessibility or for medical
17 emergency, so it has to be replaced all in
18 one piece so that it is large enough. They are
19 also improving the accessibility of the
20 accommodations inside the building overall.

21 That is it.

1 PAMELA WINTERS: Liza, you didn't have
2 any issues with 605 Mount Auburn Street, the
3 single floor addition?

4 LIZA PADEN: The last case on the agenda
5 is a 548-square foot addition at the corner of
6 Aberdeen Avenue and Mount Auburn Street. This is
7 currently used as a gas station. That is the
8 corner.

9 PAMELA WINTERS: Oh, yes. Yes. That is
10 fine.

11 LIZA PADEN: I didn't know.

12 PAMELA WINTERS: That is fine. Thanks.

13 LIZA PADEN: Also, part of it is that it
14 is a corner lot.

15 PAMELA WINTERS: I know where it is now.
16 Thank you.

17 HUGH RUSSELL: I hope it is not too ugly.

18 LIZA PADEN: Well, I don't want to say.
19 They are matching the new brick to the old brick.

20 PAMELA WINTERS: That is good. That is a
21 good thing.

1 HUGH RUSSELL: The elevation as it
2 appears from Mount Auburn appears not to change.

3 THOMAS ANNINGER: Which gas station is
4 it? East or west?

5 LIZA PADEN: It is the one next to the --
6 used to be the social security office. It is
7 this one.

8 (Witness viewing document.)

9 LIZA PADEN: This is the old social
10 security office. This is the gas station,
11 Aberdeen Avenue.

12 THOMAS ANNINGER: Aberdeen is on the
13 left?

14 LIZA PADEN: Yes.

15 HUGH RUSSELL: So is only partially, this
16 side from Aberdeen; right?

17 LIZA PADEN: Right. Because it is in the
18 back corner.

19 HUGH RUSSELL: I think we can get the
20 zoning board to work on that one, too.

21 LIZA PADEN: Okay.

1 HUGH RUSSELL: The next item on our
2 agenda is an update by Susan Glazer.

3 SUSAN GLAZER: The next Planning Board
4 meeting will be May 1, and we will have a public
5 hearing on the proposed for city zoning. You may
6 recall that this was proposed approximately a
7 year or so ago. And then I can't remember
8 whether the council didn't act on it or it was
9 withdrawn. Nevertheless, there was no action on
10 it. So this is the re-filing of that petition.

11 We also have the continued decision this
12 time with David Dixon of the Kendall Central
13 study, and also MIT would like to give you an
14 update on its proposed zoning. So those two
15 things will happen on May 1st.

16 On May 15th, there will be a public
17 hearing on the north Mass. Avenue zoning. You
18 have seen this once or twice by staff earlier
19 this year. So now it is coming before you as an
20 official public hearing.

21 And also under general business will be

1 the bike parking zoning proposal that you also
2 heard earlier this year. The meetings in June
3 will be June 5th and 19th. And on June 5th, we
4 probably will take up the 160 Cambridge Park
5 Drive petition. And there is the possibility of
6 two public hearings that night. But since we
7 don't have the petition officially filed, I am
8 reluctant to say that we will hold the hearings
9 that night, but those are coming.

10 I think that is it for now.

11 Oh, one other thing. I forgot to mention
12 that next Wednesday evening, the 25th, the
13 council will be holding a roundtable discussion
14 on the Kendall Central zoning. That will take
15 place from four to six in the council chambers.

16 PAMELA WINTERS: Are we invited to that,
17 Susan? Or is that for everybody?

18 SUSAN GLAZER: It will be open to the
19 public, but they will not have any public
20 testimony. But the public is welcome to come and
21 listen to the discussion.

1 PAMELA WINTERS: Okay. Thank you.

2 HUGH RUSSELL: Next item on our agenda is
3 the adoption of meeting transcripts.

4 LIZA PADEN: We don't have any new ones
5 yet.

6 HUGH RUSSELL: Okay.

7 Then the next item on our agenda is a
8 Planning Board case #269, 593/603 Concord Avenue
9 and 19 Wheeler Street.

10 So we reviewed this project and heard
11 public testimony at our last meeting, and now we
12 are back with some revisions in response to our
13 comments. So we will hear about those, and we
14 will probably have some discussion, and then we
15 will ask for public comment on the changes that
16 have been presented to us. So proceed.

17 SEAN HOPE: Good evening, Mr. Chair,
18 members of the Planning Board. For the record, I
19 am Attorney Sean Hope, Hope Legal Law Office in
20 Cambridge.

21 We are here tonight again on behalf of

1 the applicant, AbodeZ Acorn, LLC. At the
2 previous hearing, we presented a proposal to --
3 for construction of a mixed use development,
4 ground floor retail, and residential units above,
5 61 units with 77 parking spaces. At the previous
6 hearing, we heard feedback from the public as
7 well as from the Planning Board about various
8 ways to strengthen the proposal.

9 Some of those were context photos. As
10 you will see in the submittals, we had context
11 photos showing recent photos, showing recent
12 photos from the adjacent site pursuant to some of
13 the feedback, as well as photos from Fresh Pond
14 Park, for some perspective, with the building
15 superimposed, so we can see what the height of
16 the building will look like from Fresh Pond Park.

17 There was also some questions about the
18 traffic and parking. We have David Black from
19 BHV to answer some questions about the parking
20 study.

21 There was also some comments about the

1 design. We had some complications between the
2 development about ways to strengthen the corner
3 on the southeast elevation. Mr. Terzis will walk
4 you through that. As well as there were some
5 comments about the western elevation, western
6 property line, ways to add some landscaping, and
7 then information about that.

8 I will now turn it over to Mr. Terzis,
9 and he will walk through some of the design and
10 future changes.

11 PHIL TERZIS: Thank you, Sean.

12 HUGH RUSSELL: Before you start, I want
13 to ask a question. I just want to deal with the
14 issue of quorum. So everybody -- we can all
15 remember hearing this?

16 So the only question is, you have the
17 right to be heard by a seven-member board. If we
18 take a vote, five members need to vote in favor
19 to grant a permit. So I am not -- Liza, are we
20 expecting other members?

21 LIZA PADEN: I haven't heard from either

1 Steve nor Ahmed. I was expecting them. I have
2 checked my calendar. I checked my e-mail before
3 I came down here, and I have no voicemails. So I
4 don't have any other information for you.

5 HUGH RUSSELL: So if we proceed, they may
6 come in, but they will be precluded from voting
7 because they won't have heard what is going on.
8 And so we may have other items on our agenda we
9 could take up, and maybe wait for them to come,
10 or we could proceed. It is up to you -- not to
11 you, particularly, but to I guess Mr. Hope, to
12 tell us what his client wants us to do right now.

13 SEAN HOPE: Could I actually look at the
14 agenda, just to see what items?

15 HUGH RUSSELL: I think the only thing we
16 can take out is probably the review of the
17 minutes, any of the roles.

18 LIZA PADEN: Yes. Because unfortunately,
19 the other two applicants, I told them to be here
20 between eight and 8:30.

21 HUGH RUSSELL: So if you prefer us to

1 take that up and come back to you?

2 SEAN HOPE: Yes. Reviewing the minutes,
3 that is fine.

4 HUGH RUSSELL: Sure. So we will put this
5 public hearing on hold, and go to item 6 of our
6 general business agenda, which is a review of the
7 Planning Board rules and regulations. And we
8 believe that the rules were last updated in 2006?

9 LIZA PADEN: Yes.

10 HUGH RUSSELL: So it is prudent to look
11 at them from time to time. I am 69 years old,
12 and I spent a lot of my life in meetings on rules
13 and bylaws and things, so I am not anxious to get
14 into the mode of editing word by word in an open
15 meeting. So I asked our two lawyers, Ted and
16 Tom, if they would look at some of the
17 regulations and make some suggestions.

18 So there is a draft of the suggestions
19 that has been circulated. And I think our
20 thought is that we would like to have that
21 reviewed by the staff, and possibly reviewed with

1 the law department, just to make sure it is
2 consistent with public meeting law; although Ted
3 is pretty much in expert in that, so I will be
4 surprised if you will find that it is
5 insufficient.

6 So that is where we are standing on this
7 item. I don't know what we want to try to
8 accomplish tonight.

9 H. THEODORE COHEN: Probably we could
10 just explain it, explain the changes. Want me to
11 give it a shot?

12 HUGH RUSSELL: Please.

13 H. THEODORE COHEN: Well, it is not that
14 there is has been anything wrong with our
15 procedures that we have followed to date. But we
16 felt -- I think a couple of us felt that we just
17 wanted to clarify exactly how the process of
18 public hearings, primary public hearings, would
19 be held. And since we have been faced with many
20 complicated proposals, we felt that where we have
21 sent things back to the applicant for further

1 refinement, a feeling that, even though we have
2 been leaving the public hearings open for written
3 comment, perhaps it would be wise to keep the
4 public hearings open completely for both written
5 and oral comment, until we have heard everything
6 and until we are ready to close the hearing and
7 actually take a vote on things.

8 So those are the primary changes in the
9 rule to accomplish that, which will require
10 cooperation by the public and by the board, and a
11 commitment, you know, that it will be pretty much
12 on the chair's shoulders, to maintain and control
13 the discussion and the debate. And the intent is
14 that subsequent hearings where we have requested
15 changes, that the comments will be addressed just
16 to the changes.

17 Other than that, so we have written in --
18 proposed written into the rule about keeping
19 things open, and what the procedure will be, just
20 making some clarification about when we could go
21 into executive session and the requirements of

1 complying with the open meeting law.

2 And made it clear that we could -- the
3 board, in its deliberations, even in its
4 deliberations, we could request some questions
5 and answers from applicants or from the public,
6 if we needed some clarification or guidance.

7 Other than that, we updated the fact that
8 we would be starting our meetings at seven rather
9 than 7:30, and made clear how full members versus
10 associate members would vote on special permits
11 or on other matters; say, reviewing the zoning
12 proposal and making recommendation on that, or,
13 say, that the Board of Appeals the ZBA matters.

14 It is really just cleaning them up, but
15 just trying to make clear what some of us think
16 we should do in the future, going forward. And
17 they are pretty straightforward.

18 And as you said, I think the staff and
19 all the members should look at them and perhaps
20 run them by city solicitor's office. And I think
21 the intent was we vote on them at some subsequent

1 meeting.

2 HUGH RUSSELL: There is one other change,
3 which is in paragraph 5.8, which is sort of a
4 recognition of a modern age in e-mail. Before,
5 the rules were written around people submitting
6 written comments on paper that would come in by a
7 certain time, and get included in the packet that
8 was sent out to us and distributed to us.

9 We have made a simpler requirement that
10 just, to the extent possible, all written
11 testimony should be submitted in writing no less
12 than 24 hours in advance.

13 SUSAN GLAZER: Just a point of
14 clarification, would you then, if something came
15 in at the last minute, would it not be counted?
16 I mean, sometimes we have people who they call on
17 Friday or Monday and say, "I want to come in and
18 see the plans and give comment to the board."

19 HUGH RUSSELL: I think that is what the
20 point of the words "to the extent possible."

21 H. THEODORE COHEN: To the extent

1 possible, it will be 24 hours in advance. I
2 think we acknowledge that some people may not see
3 it until the last minute. But our hope and
4 intent is that we will get things in advance, so
5 that we don't spend Tuesday afternoon being
6 inundated with e-mails. We are all trying to do
7 other work.

8 SUSAN GLAZER: I know Liza tries very
9 hard to get you what we have in advance.

10 HUGH RUSSELL: And she succeeds.

11 SUSAN GLAZER: We try to send out the
12 packets a week in advance, so you have as much
13 information as we can. But the comments often
14 come after that time.

15 HUGH RUSSELL: Right. I think we just
16 wanted to state what our preference is, that we
17 don't receive e-mails during the day of the
18 hearing, when we may not have a chance to review
19 them.

20 PAMELA WINTERS: So it can be at our
21 discretion here?

1 HUGH RUSSELL: I think if we receive it,
2 we don't have to pay attention to it.

3 THOMAS ANNINGER: There isn't any way
4 really for Liza to know just what is possible.
5 So "to the extent possible" is a difficult stand
6 for you to rule on. But I think people will have
7 to understand that the later we get it, the less
8 significance it will have in influencing us.

9 LIZA PADEN: I guess for me, there is
10 some confusion, because I don't understand what
11 the cutoff is for getting -- so if I get an
12 e-mail, it is not unusual for me to get e-mail
13 for items on the agenda, say at 6:30, 6:45. So
14 will I forward those?

15 THOMAS ANNINGER: What have you been
16 doing now?

17 LIZA PADEN: I make a copy and bring it
18 to the meeting and distribute it.

19 WILLIAM TIBBS: Which is the only thing
20 you can do, if you get it at six.

21 LIZA PADEN: But does everybody read

1 their e-mail during the day, if you get something
2 at five o'clock?

3 HUGH RUSSELL: No. I haven't had a
4 chance today. I left work at 6:10.

5 THOMAS ANNINGER: Some do; some don't.

6 AHMED NUR: Sometimes you go to the site.
7 So in terms of reading an e-mail.

8 WILLIAM TIBBS: For me, the chances of
9 actually seeing it after noontime on the day of
10 is iffy, just depending on what I am doing.

11 THOMAS ANNINGER: Would it be realistic
12 to have a hard and fast 24-hour rule, with no
13 exception?

14 H. THEODORE COHEN: I don't think we --

15 LIZA PADEN: What I have been -- sorry,
16 Red.

17 What I have been doing is, anything that
18 comes in after Monday night at eight o'clock, I
19 don't bother to forward. I just treat it as a
20 printout that I bring to the meeting.

21 H. THEODORE COHEN: I think that is

1 appropriate, because the people could come and
2 testify, or they could and hand us written
3 comments. And that is all feasible and possible.

4 I think the intent of this is to state
5 our preference. And you can tell people that our
6 rules say we want things 24 hours in advance, and
7 either people will comply or they won't. And you
8 will do what you have done in the past, or you
9 will forward it to us when you can. Or
10 otherwise, you with bring it to the meeting.

11 LIZA PADEN: Okay. Thank you.

12 THOMAS ANNINGER: There really is no
13 change.

14 H. THEODORE COHEN: Just a statement of
15 intent or desire.

16 PAMELA WINTERS: That is fine.

17 HUGH RUSSELL: Any other questions or
18 comments?

19 AHMED NUR: I do, actually. I didn't
20 respond to the e-mail very quickly. So anything
21 after less than 24 hours, we will get it in

1 print, as we have done in the past? So what is
2 required after 24 hours then? The e-mail?

3 H. THEODORE COHEN: I don't think
4 anything is required. I think it is a statement
5 of our desire that we get things at least
6 24 hours before the board's meeting.

7 AHMED NUR: Okay.

8 H. THEODORE COHEN: But if people don't
9 do that, then we will take it whenever it comes;
10 but we would like it 24 hours in advance, to give
11 us the opportunity to read it and to think about
12 it.

13 AHMED NUR: True. Because some claim
14 that they haven't gotten anything, and they find
15 out at the last minute. So it is good to give
16 them a chance.

17 H. THEODORE COHEN: Right. We understand
18 that.

19 AHMED NUR: Thank you.

20 PAMELA WINTERS: But they also have to
21 realize they are not going to get our full

1 attention.

2 HUGH RUSSELL: Yes.

3 Okay. So the plan is to refer this to
4 the staff. And as Susan said, she had some ideas
5 that she has been thinking about. You told me in
6 the coffee room that you had some ideas and that
7 other staff members have other ideas.

8 SUSAN GLAZER: Right.

9 HUGH RUSSELL: Let's put this forward on
10 the table, and we will try to sort it all out at
11 a future date.

12 SUSAN GLAZER: And we will forward a copy
13 to the law department and get their input as
14 well.

15 PAMELA WINTERS: Great.

16 HUGH RUSSELL: Okay. So now we have six
17 members. Are we good to go with six?

18 SEAN HOPE: Yes.

19 HUGH RUSSELL: So we are going to take
20 Planning Board case 269.

21 AHMED NUR: I am sorry?

1 PHIL TERZIS: It is okay. I am Phil
2 Terzis with AbodeZ Development. And thank you
3 for hearing us tonight. I am going to
4 run-through some of the changes to the site plan
5 and the architecture that we have done in
6 response to our last hearing comments. And I
7 will also do a quick run-through of our
8 preliminary signage package design, signage
9 standards, which I have to say are not very well
10 developed. And we are not applying for a sign
11 permit, so I don't want to have people worried
12 too much about them as they are at this stage.

13 We added this exhibit in response to some
14 comments that our original aerial photograph was
15 dated and didn't show the finished Fresh Pond
16 Shopping Center layout. So if we have questions
17 about this, we can come back to it, if there
18 is -- there are questions as we go through
19 traffic or whatever.

20 These are some views from the park across
21 the street, as you can see. This little key map

1 here, beginning with this green arrow here, that
2 is this view here, looking back towards the
3 intersection. You can see just a little bit of
4 the Reservoir Lofts facade and 10 Fawcett Street
5 over here.

6 As we move closer, this orange arrow in
7 the park, is this photo, which again, you see
8 10 Fawcett Street behind trees there, and
9 Reservoir Lofts. Our building will be, of
10 course, in front of Reservoir Lofts, and will be
11 about a story lower than the 10 Fawcett Street
12 building, as it is shown here.

13 So this is before the leaves were on the
14 trees. So I think you get some sense of what the
15 impact our building will be on those pathways.

16 These are views from the rotary area
17 towards the site, again showing Reservoir Lofts
18 and 10 Fawcett Street, our building being about a
19 story lower than the 10 Fawcett Street building
20 in this area.

21 Our perspective views are taken from a

1 closer distance, right from the circle itself.

2 You will see those in a minute.

3 And this is a view from across the rotary
4 and up the street, with 10 Fawcett Street and
5 Reservoir Lofts barely visible.

6 Same thing here. This is the final view
7 from Concord Ave. as you are coming from the
8 Belmont direction with 10 Fawcett Street. And
9 our building will be next to that here.

10 Changes to the site plan that we have
11 made, we had some meetings with the DPW, which
12 told us that there was some discrepancy between
13 our survey and their survey. They have been
14 working on Wheeler Street alignments for the work
15 that they are doing to replace the drainage on
16 Wheeler Street.

17 And it turned out to be kind of a win-win
18 for all of us, because our survey was incorrect,
19 and the sidewalk -- our site is actually further
20 to the west than it was shown in our survey. And
21 the sidewalk, the public sidewalk is actually

1 eight feet wide, not four feet wide, like we
2 thought it was. So I will show you a section of
3 that. And that really improved some of the
4 issues we have had with the steps that we have,
5 the retail steps down to the sidewalk and the
6 sidewalk feeling constricted.

7 Also, if there is going to be any
8 on-street parking there, which is something that
9 we are talking with traffic and parking and DPW
10 about, there probably will be meters along the
11 street, which would need to be accommodated in
12 the width of the sidewalk. So having it over
13 eight feet -- it ranges from 8 feet to something
14 like eight feet, 9 inches -- will help quite a
15 bit. So that is one change.

16 The other was that we added planting
17 areas here, where we are maintaining 22-foot
18 drive aisles behind these parallel parking
19 spaces. But the spaces between the backup space,
20 we are actually able to fit a planting area for
21 shrubs and some fencing. We are proposing doing

1 a green screen-type trellis fence along in the
2 edge here, so that things grown in these planters
3 will grow up and spread along the fence.

4 Other than that, our site plan is pretty
5 much the same as we had it before: Same parking
6 count, same bicycle counts. This is just a
7 close-up of the ground floor plan, again, showing
8 the wider sidewalk here and the planting along
9 this edge.

10 We have made some changes to the facade.
11 Piatt Associates, our architects, have been
12 studying this. We met Liza Paden and Roger
13 Boothe to review the design as it stood and go
14 over some of the comments.

15 One of the biggest comments was that the
16 building seemed to have-- it had a nice presence,
17 but maybe not enough presence of the corner, and
18 that maybe there were things that could be made
19 bolder.

20 So in response to that, Piatt Associates
21 has redesigned the ground floor retail and

1 increased the volume of this box, which is
2 probably our biggest penthouse unit overlooking
3 the park, and trying to celebrate that by making
4 it a larger volume with larger windows, and also
5 increase the kind of skyline of the building as
6 it moves up and down between these different
7 parts. We will look at some perspectives of this
8 later.

9 The biggest move on the second floor was
10 to really beef up this plane here so that the
11 building reads more as a two-story volume on the
12 Wheeler Street side than on the Concord Ave.
13 side. And the openings in this wall are smaller.
14 So there will be more privacy for the units
15 behind it and the garden behind it, and I think a
16 better presence and a better place to hang
17 signage and awnings and things, so that it won't
18 look as chaotic as it did before.

19 The other thing that they changed was
20 this end of the building was truncated. It was
21 sort of -- you can see it in the perspectives.

1 It had a truncated end, and they have let the two
2 planes, the plane of Concord Ave., and the plane
3 of Wheeler Street, meet and cantilever over this
4 end. And then they have opened up the retail on
5 the ground floor, and it is a little bit less of
6 the punch opening language. It is more sort of
7 wide open, free plan.

8 This is looking at the Concord Ave. side,
9 again, higher sort of more two-story effect of
10 the ground floor retail, and then the higher
11 volume of this sort of signature piece that will
12 be visible from all directions up and down the
13 streets.

14 Not a lot of changes shown on this side,
15 except for the higher volume as you come down
16 Concord Ave. Here is the view from Concord Ave.
17 Again, just the slightly larger volume of this
18 side. That was really the only change to this
19 side of the building. Here, you see the prow of
20 the retail cantilevering out over the base, and a
21 more continuous planar treatment of the retail.

1 And also, the addition of this roof kind of
2 cornice-like detail, plane detail, that also
3 helps to tie the building together.

4 I will show you some images of the
5 signage later.

6 There is an existing pylon here, which is
7 currently just a couple of posts with some
8 framing between it. We are proposing an idea
9 that this could be a vertical, green trellis with
10 things growing up it, and then some building
11 identification and some retail identification
12 signage placed on it, which we will be showing
13 the sign package.

14 Here is the new sidewalk section of along
15 Wheeler Street, where previously the sidewalk
16 ended about here. It was about half as big. So
17 this is a lot more generous, and I think works a
18 lot better for us and for the City. We have
19 talked to the City arborist and also the DPW
20 about this, and the relocation of the trees
21 which, as we described before, are in poor

1 condition and suffering from salt damage and also
2 from bad pruning by the utility companies. So we
3 are looking to relocate those trees onto our
4 property or provide new trees on our property.

5 Next, I am going the just quickly run
6 through the primary signage package. Again, this
7 is just a draft. We are not applying for the
8 sign permits yet. I wouldn't normally show this
9 if it wasn't as cooked as it should be.

10 The site planning showing locations of
11 signage, an identification sign here for parking
12 entrance, and to show that this is retail parking
13 entrance. Along the building face, we have a
14 combination of building signs, blade signs, and
15 possibly awnings along the retail edge. This is
16 the location of the pylon sign that we would like
17 to reuse, if possible. Here would be signs for
18 the residential entry, above the entry door, and
19 then another sign here identifying retail parking
20 along Concord Ave.

21 We will look first at this lower retail

1 along Wheeler Street. This is the outline of
2 that two-story facade along Wheeler Street,
3 showing building or retail tenant identification
4 above the doors and blade signs perpendicular to
5 these piers along the facade.

6 WILLIAM TIBBS: Excuse me. Do these
7 comply with the ordinance?

8 PHIL TERZIS: Our intent is that they
9 will comply with the ordinance.

10 WILLIAM TIBBS: In terms of signs?

11 PHIL TERZIS: These drawings do comply
12 with the ordinance, but I think we have to show
13 you the calculations when we apply for our sign
14 permit.

15 Here is -- we got this drawing today. I
16 am not really sure with this, but here is an idea
17 about awnings. I think it is a little bit
18 excessive. In the Piatt's drawing, they show
19 much more limited use of awnings, and more of the
20 decorative element. I think as soon as they
21 sweep the building and wrap the corner, it is

1 less effective.

2 And now this is the Concord Ave. side,
3 again showing retail identification and blade
4 signs. And then above the residential entry, we
5 are proposing to have letters pinned to the top
6 of the residential canopy. Again, it is still
7 being deliberated in our office, how we are going
8 to handle this.

9 This is the pylon sign. Thinking of this
10 is a green grid trellis-y structure with vines
11 growing on it. And then these are the small
12 signs of the two parking entrances, which would
13 be lower, and indicate that this is retail
14 parking. And then the blade signs on the side of
15 the building.

16 That is more or less it for design
17 changes.

18 And now if you would like to hear about
19 traffic changes, David Black, our traffic
20 engineer, will speak about that.

21 PAMELA WINTERS: I have some questions,

1 but I don't know whether we should ask them now.

2 PHIL TERZIS: Questions first?

3 HUGH RUSSELL: Why don't we do the design
4 questions, and then we will go on to the traffic.

5 PAMELA WINTERS: Okay. So I am just
6 wondering if those two pillars, if you have vines
7 growing up them, will cover the signage
8 eventually.

9 PHIL TERZIS: I think they will have to
10 be maintained to not cover the signage.

11 PAMELA WINTERS: Okay. And my second
12 question -- I made notes here at the last
13 meeting -- I just had a question about what your
14 building would look like from Fresh Pond. I know
15 that I was a little concerned about that last
16 time.

17 Do you have any pictures or photos in
18 terms of what it would look like from walking
19 around?

20 PHIL TERZIS: In the images, we don't
21 have that. We have just the photos of the

1 existing buildings from Fresh Pond. I will go
2 back to those, and at least have another look at
3 those.

4 PAMELA WINTERS: Okay.

5 PHIL TERZIS: I don't know if you can
6 orient yourself from this map. The pond itself
7 is right about here.

8 PAMELA WINTERS: Right.

9 AHMED NUR: Perhaps you -- you called it
10 a concrete view, the view from the lake, what the
11 building is going to look like. You have an
12 elevation facing the lake.

13 HUGH RUSSELL: I guess the question is,
14 if you are in the open space, what can you see
15 when you are on the ground?

16 PAMELA WINTERS: If you are walking
17 around the pond, what does -- what is it going to
18 look like?

19 PHIL TERZIS: We don't have images of
20 that for this presentation.

21 HUGH RUSSELL: What you do show is,

1 because of the plant growth, on the path that you
2 are walking, which would be the closest one when
3 you are looking at the building, is it going
4 to --

5 PAMELA WINTERS: Is it going to be okay?

6 WILLIAM TIBBS: You don't see much.

7 HUGH RUSSELL: It is going to be very
8 hard to see.

9 PHIL TERZIS: This is probably the
10 closest view we have from that path there.

11 PAMELA WINTERS: Okay.

12 HUGH RUSSELL: In the winter, you can
13 kind of look through and see the outline of the
14 street there, and their building is going to be
15 about there.

16 PAMELA WINTERS: Okay.

17 HUGH RUSSELL: So you should be able
18 to -- you will know there is a building there in
19 the winter. In the summer, it is probably not
20 going to be possible to know that.

21 PAMELA WINTERS: Okay. I don't do too

1 much walking around there in the winter. Thank
2 you.

3 WILLIAM TIBBS: I have a question. One
4 of the questions I asked last time was to get a
5 better sense of, without necessarily you coming
6 up with a full plan, of how you are using the
7 other sites you own. How does this building
8 respond to that? As I look at this, it looks
9 like you are treating it as a totally independent
10 structure as the independent owner, fence.

11 And could you talk a little bit about --
12 I don't know who needs to talk, but.

13 PHIL TERZIS: I can speak to that.

14 We have talked to our investors, who are
15 really the real true owners of the property next
16 door and this property. Because the bank has a
17 lease for the next three years, they didn't --

18 WILLIAM TIBBS: Which is a very short
19 time, in our time frame.

20 PHIL TERZIS: But in the real estate
21 word, it is an eternity.

1 WILLIAM TIBBS: You are at the Planning
2 Board now, you are not in that real estate board.

3 PHIL TERZIS: They were not interested in
4 spending a lot of time studying the other sites,
5 because it was so far out there in terms of
6 whether it would be condominiums or apartments or
7 whether it would be retail. They don't
8 understand yet what the project would be. We
9 haven't spent hardly any time really focusing on
10 that. It is been thought of as the split project
11 that will probably have to stand on its own
12 merit; as will this project have to stand on its
13 own.

14 WILLIAM TIBBS: So you are keeping -- you
15 are viewing it as two separate sites that would
16 be developed very separately and independently?

17 PHIL TERZIS: Currently. I think, if you
18 go to the site plan, the reason we have this
19 roadway located here is that we have understood
20 that that probably will serve both parcels at
21 some point, and that there will probably be an

1 opportunity to put parking spaces along this
2 edge. But we didn't want to lock ourselves into
3 some design for the other parcel and have this
4 project be encumbered by that project, or vice
5 versa.

6 WILLIAM TIBBS: But again, I just would
7 like to have a good understanding, which I can
8 try to interpret what you just said as just how
9 you view this other side, which is developable.

10 PHIL TERZIS: Yes.

11 WILLIAM TIBBS: And you are saying that
12 at that edge, which currently has the parking on
13 it, and the new green space is flexible --

14 PHIL TERZIS: It is flexible.

15 WILLIAM TIBBS: -- something can change
16 in there, depending on what is happening on the
17 other side?

18 PHIL TERZIS: Yes. It would logically
19 serve both parcels between -- it is running
20 between them.

21 And talking with traffic and parking, our

1 goal was to get this driveway as far to the west
2 as possible away from the rotary. So it seemed
3 that since we control both parcels, it made sense
4 to put it right on the property, as close as
5 possible to the property line, to it get away
6 from the rotary, and also to allow ourselves to
7 utilize it in phase 2, if there a phase 2.

8 WILLIAM TIBBS: This would not preclude
9 you from making decisions to sell that property?
10 Basically, everything you are doing now is
11 independent enough that if you wanted to do that,
12 they could --

13 PHIL TERZIS: It is independent enough.
14 And you could say in some ways, what we are doing
15 here is devaluing that parcel, because we are not
16 providing the landscape setback that normally is
17 required.

18 But we have thought that, well -- our
19 investors agree that we are basically encumbering
20 ourselves. So if we ever went to sell it, and it
21 was devalued by having the driveway here, then

1 that is okay.

2 But ultimately, the goal will be that
3 there will be a synergy between the two parcels,
4 and that this driveway will somehow be shared and
5 connected into a system that worked for both.

6 WILLIAM TIBBS: Okay.

7 THOMAS ANNINGER: I would like it if you
8 could put up -- I would like to talk about your
9 response to the comment that it needed to be a
10 bold corner. I like what you have done at the
11 ground floor. I think in particular coming out,
12 those two planes, is a good move. I think you
13 have quieted some of the frustration there, and
14 the openings; and all that is to the good.

15 I guess I would like -- I am not quite
16 sure how to phrase this, but how confident are
17 you that you have got the proportions right to
18 that signature, you called it, I think, apartment
19 at the corner there? It could be a matter of
20 proportion. It could be a matter of color. It
21 could be both.

1 But by my likes, I don't think you have
2 got it quite right yet. And I guess I would like
3 your thoughts on it, because it seems not just
4 bold, but a little glaring. A little --

5 PHIL TERZIS: Maybe a little clumsy?

6 THOMAS ANNINGER: Yes. There is just
7 something that just doesn't feel right. And of
8 course, proportions are a matter of feel, and
9 different people can react differently to it.
10 But it strikes me as off. Maybe it is its
11 height.

12 How confident are you in the color? What
13 color are we really talking about? I happen to
14 think that the multi-color building is a push.
15 With all the different plans and so on, I think
16 that works very well. This is a different color
17 from all the rest. What is it? Blue? Magenta?
18 I am not sure what you call that.

19 And maybe you have just crayoned it in,
20 almost, and you are still in the thinking stage
21 on what that is going to be like at the end. It

1 might not be quite as neon-like as that is.

2 PHIL TERZIS: I definitely think, yes, it
3 could use some refinement, probably more study.

4 That I think that would be --

5 HUGH RUSSELL: As a general problem that
6 you do a rendering and you get it on a screen.
7 You tell the rendering program what colors to
8 use. Then it gets put into an electronic format
9 and comes to our projector. And through our
10 projector, it may or may not be the same. When
11 you actually do the building, you have physical
12 samples, and you decide.

13 ROGER BOOTHE: This is another case where
14 it looks better on the screen. I don't know if
15 you can roll that screen around so the board can
16 see it.

17 PHIL TERZIS: Maybe you will think it is
18 worse. Who knows?

19 ROGER BOOTHE: All the colors seem a
20 little bit richer there, whereas on the screen it
21 looks washed out. I think the screen rendition

1 looks more balanced, I would say. Although, as
2 you say, this is a rendering on a program on the
3 screen. It is not the actual materials. So I
4 think that you always want to see samples, once
5 they are really getting going.

6 PHIL TERZIS: Samples and real colors.

7 ROGER BOOTHE: Yes, real colors.

8 WILLIAM TIBBS: Tom, if you don't mind me
9 commenting on your comment, I think I see what
10 you mean. And I think it just -- and I am not
11 quite sure how to address it. I think what is
12 happening is the prowl-ness of the retail space,
13 it has more solidity and more form. And there is
14 a similarity between the height and form of that
15 piece and the top piece.

16 And quite frankly, with this new
17 prowl-like retail piece, which I think is an
18 improvement, I wonder if that top piece is really
19 needed, or a change in that is needed. But I am
20 not quite sure if -- I don't want to be the
21 person to say yea or nay on that.

1 But I think you hit it on the nose. It
2 is a sense of proportion. And it is just a
3 matter of feeling comfortable, maybe, with the
4 staff, that as this develops, that they get that
5 kind of right.

6 But it is funny. It really focuses a lot
7 of attention on it as a component. Whereas, in
8 the original one, even though I agreed with the
9 fact that the bottom piece needed something to
10 give a little umph, I kind of liked the fact that
11 it was a modulating single form, with colors and
12 ins and outs and stuff; where are now with, it
13 seems like, a single form with stuff on it.

14 And I don't know if I am being clear. So
15 I don't know -- I am not sure which I like
16 better, or whatever. But I do know exactly what
17 you are saying, and I do think it is a sense of
18 proportion, and the architects really were
19 looking at that blue piece as a way of doing
20 that. So I think maybe just commenting on the
21 fact that we reacted to it and would be

1 interested to see what they feel.

2 I like the color. I just want to say, I
3 like the color.

4 HUGH RUSSELL: I am looking at both
5 renderings simultaneously.

6 WILLIAM TIBBS: So am I.

7 HUGH RUSSELL: It seems to me that the
8 new one is superior to the old one. The old one
9 isn't strong enough. And the key move here is to
10 actually raise the cornice, to push the cornice
11 up, so that it is a little bit higher than the
12 next piece.

13 WILLIAM TIBBS: So gives it a corner.

14 HUGH RUSSELL: Now are the windows the
15 right size and the right shape? Maybe that could
16 be worked on.

17 PAMELA WINTERS: That is a good point.

18 HUGH RUSSELL: You have got three
19 different sizes of window there. Is that a
20 reflection of what is going on at the site, or?

21 PHIL TERZIS: It is designed from the

1 outside.

2 HUGH RUSSELL: Right. So as that gets
3 worked on, I think it can settle in, and do its
4 job, which is, in my feeling, it is correct to
5 raise the cornice somewhat.

6 WILLIAM TIBBS: It could be there is a
7 combination of that and the window change gives
8 you that sense of something.

9 PAMELA WINTERS: I agree.

10 From my perspective, it looks like
11 somebody sort of cut out a little piece of
12 cardboard and just sort of stuck it on there. So
13 it doesn't quite incorporate itself
14 aesthetically, from my viewpoint, with the rest
15 of the building.

16 And I do think -- I like Hugh's idea
17 about the size of the windows. It might be just
18 as simple as that, or it might be just reworking
19 it just a little bit. But I do like the extra
20 height there in that corner.

21 THOMAS ANNINGER: I would like to give

1 you some room to study it, working with the staff
2 and getting it perfect, which I am sure you can
3 do: Color, window size, even the height.

4 The one thing I don't want you to do is
5 to overact to the comment that was made here, and
6 give it to us and do that because you think that
7 is what will get us to approve it. That is not
8 what is going on here.

9 PHIL TERZIS: Yes.

10 THOMAS ANNINGER: Much more important is
11 that you get it right, in terms of proportion.

12 WILLIAM TIBBS: I do want to say, I do,
13 and I did before, when you brought it the first
14 time -- I actually like the different colors and
15 forms and treatments of it as a design element.
16 It is just a matter of just getting it right.

17 PHIL TERZIS: I can do that.

18 AHMED NUR: The southeastern view from
19 the rotary, this actual view on, you called it
20 the second floor setback, how far is that setback
21 of the entire floor? And what type of roof do

1 you have on there? We don't really have a roof
2 view.

3 PHIL TERZIS: Sorry, I don't have that.

4 AHMED NUR: You don't have the setback?

5 WILLIAM TIBBS: I think your side
6 elevation shows it.

7 PHIL TERZIS: From our old presentation,
8 we have a view of that.

9 AHMED NUR: Because that is a new
10 addition; right? That was not part of the
11 original design?

12 PHIL TERZIS: That was actually there.
13 This is our last presentation.

14 HUGH RUSSELL: The setback seems to be
15 about 26 to 28 feet.

16 PHIL TERZIS: I am looking for the plan
17 here that shows it.

18 AHMED NUR: He said it 26 to 28 feet.

19 PHIL TERZIS: This is the green roof here
20 and the patios of the second floor.

21 AHMED NUR: That is what I was talking

1 about before, yes.

2 PHIL TERZIS: The change to this plan is,
3 now this wall continues all the way to the corner
4 and comes back. So this is more that stronger
5 prow shape, which I think is a nice addition.
6 Otherwise, this is more or less the same.

7 AHMED NUR: And the higher roof, what
8 type of roofing do you have? Is it a flat roof
9 that you have there? Are you doing anything with
10 water, since you are so close to the reservoir?

11 PHIL TERZIS: Doing?

12 AHMED NUR: Water. Maybe perhaps using
13 the water for -- are you doing anything with
14 recycling the water, maybe using it for greenery
15 or anything?

16 PHIL TERZIS: We don't have any plans for
17 recycling the water, except that we are working
18 with DPW to work out our storm water management
19 and storage --

20 AHMED NUR: Good enough.

21 PHIL TERZIS: -- so we are not burdening

1 the City's storm water system.

2 WILLIAM TIBBS: So you are going to treat
3 the runoff from the green roofs just like you
4 would if was runoff from anything?

5 PHIL TERZIS: From any other roof, yes.

6 HUGH RUSSELL: So we are done with the
7 building.

8 Now we probably move on to traffic
9 discussion.

10 PHIL TERZIS: Okay.

11 HUGH RUSSELL: Correct me if I am wrong,
12 but I think we didn't have time to really get
13 into this at all the last time.

14 PHIL TERZIS: Yes.

15 HUGH RUSSELL: So we didn't even hear
16 from the City's traffic and parking.

17 THOMAS ANNINGER: No. Well, we did, now
18 that I think about it. Yes, we did talk about
19 it, but we could ask him to do it again.

20 HUGH RUSSELL: Mr. Black?

21 DAVID BLACK: David Black from VHB. And

1 you did lure us up to the stand last time to talk
2 about the street.

3 And just my addition to that discussion
4 was, we had something we looked at very hard in
5 the Concord planning Alewife study. I remember a
6 long discussion ensued about how to solve Wheeler
7 Street. And we came to the conclusion that the
8 way to solve Wheeler Street was to connect it
9 back through the remainder of the quadrangle, so
10 that people had options to get out of there, and
11 that is really what we ended up planning in the
12 study. And you are familiar with all the plans
13 for the study that show the roadway links.

14 The first piece is coming along,
15 hopefully, with 7 Fawcett Street, where we have
16 the connection, or provision for a connection
17 between Fawcett Street across to the outside.
18 And ultimately, that will connect to Wheeler
19 Street, and people will have the option to get in
20 and out of the quadrangle in different ways. It
21 is very front-loaded on Concord Avenue at the

1 moment. That is its disadvantage.

2 So I thought what I would do is just give
3 you an overview on the TIS, but also run through
4 the topics on this site, the things that were
5 questions that you yourselves raised, or that we
6 heard in public comment. I wanted to try and
7 cover those all together. Some of them overlap.

8 You don't need to read all of this. This
9 is directly taken from the TIS. It is just the
10 TIS summary for the Planning Board performance
11 criteria. Just a reminder, it is 61 residential
12 units, just over 7,000 square feet of retail.

13 The parking number has been dropped
14 slightly since the time that we did the TIS.
15 That was in discussion with Sue Clippinger's
16 office and the BTDM coordinator. The parking
17 number has been dropped to 16 retail spaces. I
18 know that the spaces that exist on the site today
19 are not recognized spaces. They are
20 unregistered. But I do think it is important to
21 remember that there is over 50 parking lot spaces

1 there today, and that this is a former gas
2 station and a lot that was used by commuters. So
3 I think permanent extinction of the gas station
4 is something I think is to be welcomed.

5 I will talk a little bit about traffic
6 later on. But to give you an idea of the
7 numbers, we are looking at between 30 and 40
8 total vehicle trips during the peak hours. That
9 is a combination of the retail and the
10 residential.

11 The mode share that we have been using,
12 which is consistent with other studies and
13 projects in the area, is about 50 percent single
14 occupancy vehicle and about 20 percent car
15 sharing, which comes to a net of about 70 percent
16 vehicle usage.

17 In the comment letter from the lofts next
18 door, the existing lofts, they had done a survey
19 of the condo owners. And I believe they found
20 that they were about 70 percent drove to work, so
21 it is actually pretty consistent. It seems like

1 we are using a number that is very consistent
2 with an actual condo, that next door location.

3 AHMED NUR: Do they have three-bedroom
4 apartments in the new condos?

5 DAVID BLACK: I am not sure what the mix
6 is.

7 UNIDENTIFIED MAN: One or two.

8 AHMED NUR: Okay.

9 DAVID BLACK: The other thing that I just
10 should say in that regard is that we did actually
11 do a count of the peak hour vehicle trips coming
12 in and out of the loft project on Wheeler Street,
13 and found that has a lower trip generation rate
14 than the institution of transportation engineers
15 trip rates that we used in the TIs. So if
16 anything, the vehicle trip generation projections
17 are on the conservative side.

18 And that is consistent with other
19 projects we have been looking in at the area,
20 where you found the actual residential generation
21 is falling below what the textbook tells us.

1 Summary sheet for the Planning Board
2 criteria, we have two exceedances. The trip
3 generation, level of service, traffic on a
4 residential street, we don't have exceedance.
5 But on pedestrian bicycle facilities, we do have
6 an exceedance in both peak hours on the crosswalk
7 at Concord-Wheeler. It is the crosswalk across
8 Wheeler Street itself. I have got a little bit
9 more detail on that later, but those are the two
10 exceedances that showed up in the TIS.

11 The site plan, I know there was concern
12 and discussion about the driveways for the
13 project. I just wanted to illustrate here that,
14 in fact, the existing site has five curb cuts,
15 with a total of about 160 linear feet of curb
16 cut. When we go to the proposed site, we reduce
17 that number of curb cuts to two, with a total
18 linear feet of about 53 feet. So the plan for
19 the site really is to consolidate curbs cut.

20 We spoke with Sue Clippinger's office way
21 up front, before we started our analysis about

1 access for the site, and I think we went to and
2 fro on what the options were. And I think
3 between us, we concluded that it made sense to
4 have the two driveways as two-way driveways,
5 because it gives more flexibility. The people
6 who live in there are a bit like water in pipes,
7 and they will come out the easiest way. So
8 having both options is really a plus, in terms of
9 access to the project.

10 Quite rightly, safety was an issue that
11 you raised the last time. The TIS did include a
12 crash analysis. And over the latest three-year
13 period for which we have the data, there were
14 three crashes at the Concord-Wheeler
15 intersection. That is one per year. When we
16 convert that into a crash rate, it is a rate of
17 about .14, compared to the average for an
18 underutilized intersection of the Mass DOT
19 district of about .57. So statistically, the
20 crash record looks look good.

21 I always like to qualify that by saying

1 we shouldn't always consider crash safety on
2 statistics. And we have been conscious right
3 from the start that Wheeler Street is a busy
4 location and there is a lot going on.

5 THOMAS ANNINGER: Are those crashes with
6 people coming out of the rotary?

7 PHIL TERZIS: The two of the -- two of
8 the three crashes were reported as involving
9 injuries, as opposed to just vehicle damage. One
10 of them involved a non-motorist. But when we
11 looked into the details, it was actually a skate
12 boarder. And the crashes were rearends and
13 angled. And angled implied that they probably
14 were involving vehicles merging from Wheeler
15 Street, if that is where the crash took place.

16 THOMAS ANNINGER: And the rotary?

17 PAMELA WINTERS: And the rotary, too?

18 DAVID BLACK: No. This analysis is
19 simply for the Concord-Wheeler intersection.

20 THOMAS ANNINGER: It doesn't matter.
21 Okay.

1 DAVID BLACK: Oh, but it is possible that
2 an angled crash could take place of somebody
3 coming out of rotary at that location.

4 THOMAS ANNINGER: That is what I am
5 talking about. That seems to be the most likely.

6 DAVID BLACK: Right. It is pure
7 speculation, but I am hoping that the
8 statistically low crash rate perhaps reflects the
9 fact that people are cautious. They are more
10 aware. But that is pure speculation.

11 So back to the -- I mean, again, a
12 safety-related issue. The criteria, TIS criteria
13 for pedestrians, looks at the whole range of
14 things, including safety and accommodations. But
15 there is also a criteria that is based on delay
16 for pedestrians, the level of pedestrians, level
17 of service.

18 And with the crosswalk on the end of
19 Concord-Wheeler today, or on the end of Wheeler
20 Street at Concord Avenue, the level of service is
21 the level of service B in both peaks. And under

1 the build condition, it tipped to a level of
2 service C.

3 I just here highlighted what is actually
4 involved. It involves adding less than a second
5 of delay at that location. In fact, when you
6 look at how a level of service is designed, you
7 will see that we are right on the cusp of B-C.
8 It is one of the issues I have with level of
9 service grades, because you can have small
10 impacts that tip from one to the other, and a
11 large impact that keeps one inside a range.

12 So I think -- and then by comparison, if
13 we look, the difference is about the same in both
14 the periods. And then looking into the future,
15 there is some additional delay because of
16 background traffic growth.

17 On the level of service analysis itself,
18 and how high traffic will operate, I think the
19 condominium association for the lofts expressed
20 concern about additional delay getting out of
21 Wheeler Street. And there undoubtedly will be

1 some increase in delay, about 30 seconds per car,
2 in the morning peak, and about 20 seconds per car
3 in the evening peak.

4 In reality, what will happen is that if
5 people feel -- people in the proposed project
6 feel that the delay is going to be excessive,
7 they have the option of exiting on Concord. And
8 that is again, back to the concept of having two
9 outlets. And eventually, those will sort of
10 balance each other. People will find the one
11 that they are most comfortable with, and the one
12 at the time that they leave has the least delay.

13 HUGH RUSSELL: In your study, what did
14 you assume for the balance between those two?

15 DAVID BLACK: It ended up about 50-50,
16 depending on direction in or out. For example,
17 we assumed that for people going to the west on
18 Concord Avenue, two-thirds of them would exit on
19 Concord Avenue and one-third would exit on
20 Wheeler.

21 Again, we are talking relatively low

1 volumes here. This is a modest -- relatively
2 modest traffic generator. It is about a vehicle
3 every two minutes. I don't mean to belittle
4 that, but it is just to put this in perspective.
5 I think that shows up when you look at the future
6 condition because, although in the morning peak,
7 the project would increase the delay on Wheeler
8 Street by about 30-35 seconds, the background
9 growth over five years would increase it by
10 almost another 50 seconds. So in fact, the
11 increase as a result of the project is smaller
12 than the increase expected from background
13 traffic growth.

14 Again, in the evening peak, it would go
15 from something like 20 extra seconds per car in
16 the evening peak. And then in five years' time,
17 the background growth -- nothing to do with the
18 project -- could add over a minute to that.

19 And then finally, there was some
20 questions about TDM measures. We have an
21 approved PTDM plan for the retail spaces. The

1 number, as I said earlier, was reduced from 18
2 spaces to 16, so there are series of measures
3 that are part of the PTDM plan for the retail.
4 But there are also supporting elements for the
5 residential component of the project that are
6 independent of the PTDM plan.

7 Bicycle amenities, I think we talked a
8 little bit about before. But we are providing 12
9 bicycle spaces for the retail. Zoning actually
10 calls for two. And on the residential, we are
11 providing a bicycle parking space for every unit,
12 as opposed to the current zoning, which is one
13 for every two units.

14 We also are wanting to engage with a car
15 sharing organization or a/k/a Zipcar. Although I
16 do remind people that I grew up believing that my
17 mother Electroluxed our house, but she didn't;
18 she actually vacuumed it.

19 And in case a car sharing company does
20 not have interest in taking a space at the site,
21 we agreed with the PTDM officer that we would

1 provide a bike repair station as an alternative,
2 if that doesn't turn out. Best case is we end up
3 with both.

4 In other measures, I think the proponent
5 here has an opportunity to join a TMA, and I
6 think work with the retail, and hopefully
7 encourage the retail occupants to do the same, to
8 accomplish the usual sort of TDM measures that we
9 like to see employers provide, but also
10 supplementing that with providing information to
11 the residential users.

12 I think that covered most of what we
13 talked about. I am happy to answer any
14 questions.

15 PHIL TERZIS: Can I make one more
16 comment? Relative to pedestrian safety, we met
17 with the DPW today to talk about the Wheeler
18 Street intersection. And they are looking at
19 bulbing out the curb in concert with our project
20 to narrow the Wheeler Street and make it safer
21 for pedestrian crossing. It hasn't been designed

1 or etched in stone yet, but that is something
2 that is being thought about.

3 THOMAS ANNINGER: Is that what they mean
4 when they use the words, "tightening the radius"?
5 Which is what was in Sue Clippinger's memo, I
6 think. There was talk of tightening the radius
7 at Wheeler Street. Is that the same thing?

8 SUE CLIPPINGER: There is two issues
9 being raised. "Tightening the radius" is a very
10 comfortable turn. It means it is swept back. So
11 when you are coming out from Wheeler to Concord,
12 it opens up. So tightening the radius is making
13 that more of a 90-degree turn. So that is one of
14 the things that is being talked about.

15 And then the second thing that Phil is
16 talking about now is, because are going to add
17 parking on Wheeler Street, there is an
18 opportunity for a curb extension. In addition to
19 the tightened radius, that makes that crossing
20 even shorter. So there is two strategies that
21 can both be done. Obviously, one adds to the

1 other.

2 WILLIAM TIBBS: Do you want to talk a
3 little bit about -- I know there was a lot of
4 comment about the retail itself. And do you want
5 to talk a little bit about -- I understand the
6 trip generations, as it relates to the
7 residential.

8 But the reality is, there is a kind of
9 uncertainty about the kinds of trips that are
10 being generated. And all we need to do is look
11 next door to Trader Joe's to see how that works
12 relative to the traffic movement, delay
13 implications, and stuff like that. And
14 obviously, the retail here is not very big,
15 compared to something like that. But could you
16 just talk, from a traffic perspective, of how we
17 begin to deal with that?

18 DAVID BLACK: We talked with Sue
19 Clippinger's staff about the appropriate trip
20 rate to use for the retail. And absolutely, it
21 can vary, depending on the use. But I think we

1 concluded that this was not going to be much of
2 the destination retail in itself, that we didn't
3 see people getting in their cars to drive to
4 shops or do business or whatever at one of these
5 retail units. So we used the standard retail
6 trip generation rate that we have used on most
7 other projects, working with Sue Clippinger's
8 office.

9 And I think that some people will -- it
10 will vary a lot as to whether people park to get
11 in and out of the retail. But I think it is as
12 good an estimate as there is, given that it is
13 not built yet. And I think that one of reasons
14 we were persuaded, or the proponent was persuaded
15 to reduce the number of retail parking spaces,
16 was the City's feeling that providing too much
17 invites more traffic.

18 HUGH RUSSELL: If, say, Fantasia's
19 restaurant was resurrected from where it was,
20 where it is now, would a popular restaurant
21 generate more traffic than you have allowed for?

1 DAVID BLACK: It depends on the type of
2 restaurant. A sit-down restaurant would not, a
3 formal restaurant. If it was a faster food type
4 restaurant, that is possible.

5 And again, one of the things we see going
6 on here, and which was part of the consideration
7 in the Concord Alewife plan, was to sort of build
8 the street level activity so that retail becomes
9 an asset for the community, so that we are not
10 necessarily trying to attract retail users that
11 are coming from afar. We hope that ultimately, a
12 lot of people who live in the area will be
13 passing the retail and will choose to use it.

14 But there is -- the answer to your
15 question is that there is a range. And at the
16 moment, it is controlled. I mean, it is
17 proportionate to the amount of parking that we
18 are providing on the site.

19 HUGH RUSSELL: Thank you.

20 I have a follow-up question, I guess,
21 with Sue, which is, when we are going to permit

1 this? If we vote to take it to a permit proposal
2 with 16 park spaces, what happens when somebody
3 comes and they present a use that clearly
4 requires more than 16 spaces?

5 SUE CLIPPINGER: Well, listening to this,
6 which comes first, the chicken or the egg?

7 So if you have only 16 spaces, then
8 somebody who needs a lot of parking may not be
9 interested in renting the space. If you have a
10 lot of spaces, and a bank moves in, with very
11 small parking demand -- or at least I think it is
12 small; I think the bank thinks it is big -- then
13 you would have something that was a mismatch in
14 the other direction.

15 So they are seeking their permit for this
16 number of spaces with the spare footage that they
17 have, this is within the zoning requirements for
18 retail. It is hard to predict who their tenants
19 are going to be.

20 We are looking -- we are adding five to
21 six commuter parking spaces on the street when

1 the project is completed, so that provides
2 additional short-term parking, really, for
3 businesses on either side of the street, but
4 obviously right smack in front of the retail
5 activity here. So it there is no magic answer on
6 this one us.

7 HUGH RUSSELL: Thank you.

8 AHMED NUR: I have a question for Sue as
9 well.

10 PAMELA WINTERS: And I do too, after you.

11 AHMED NUR: How concerned should we be
12 with the two scenarios -- or criteria in which
13 there would be? I think you said, the bicycles
14 could go over at peak time? There are two.

15 DAVID BLACK: It is the pedestrian level
16 of service. It takes it from, if I can
17 characterize it this way, a poorer level of
18 service B into a very good level of service C.
19 It is right on the cusp. I would like to hear
20 Susan's.

21 SUE CLIPPINGER: So when you shorten the

1 crosswalk, that is an improvement. So the
2 recommendation for mitigating the planning board
3 criteria exceedance is the tightening of the curb
4 radius and the building of the curb extension.

5 Public works is doing work on the street
6 right now. If they were nowhere around, we would
7 be requiring them to 100 percent build this. So
8 they might get away with something, if they sweet
9 talk public works. But the tightening of the
10 curb radius and the curb extension is really
11 mitigation for those Planning Board criteria
12 exceedances to shorten that crosswalk and improve
13 the safety for pedestrians there.

14 AHMED NUR: In our two traffic
15 presentations we just were given, he said if you
16 were going westbound on Concord, 61 units could
17 add on 33 or 34 seconds of delay of traffic,
18 versus 48 seconds in five years.

19 I wonder, with all the proposals that are
20 coming along that route, over time, what your
21 plans might be, or how should we approach? I

1 mean, it is almost a minute.

2 SUE CLIPPINGER: Yes. Most of the side
3 of the street that is toward Alewife Brook
4 Parkway is pretty developed. And the most
5 undeveloped areas are beyond the Reservoir Lofts
6 at the end of the street, which is a large
7 parking lot, and the old Apt Associates
8 [phonetic] building.

9 So 70 Fawcett Street is obligated to put
10 a piece of perpendicular roadway for Fawcett
11 Street on the property they own. That would
12 allow the development of the property at the end
13 of the street to then be connected in.

14 So that is what David was talking about,
15 the opportunity then that you wouldn't -- if you
16 are uncomfortable coming out of Wheeler Street
17 directly onto Concord, then you would then be
18 able to go over to Fawcett. And then hopefully,
19 as the quadrangle changes, there would be
20 additional opportunities to move.

21 Right now, Moulton is the street with a

1 light. So I think as you get further away from
2 the rotary, you have a little easier chance of
3 making that left.

4 AHMED NUR: That is exactly what I had in
5 mind, yes.

6 SUE CLIPPINGER: So as future development
7 occurs, those are also the opportunities to try
8 to deal with the planning criteria and the
9 quadrangle work that was done to try to deal with
10 this circulation moves and provide improvements
11 along with that.

12 AHMED NUR: I think we had a proposal
13 from Q3, right, of 435 units across the street,
14 residential.

15 HUGH RUSSELL: That is under
16 construction.

17 H. THEODORE COHEN: Could we see the
18 aerial photo? I was hoping somebody could point
19 out where this proposed Fawcett Street connector
20 is.

21 WILLIAM TIBBS: This brings up the point

1 that, on something like Northpoint where,
2 hopefully, the owners are all hopefully kind of
3 more singular and contained, we tend to -- when
4 new things are added, to tend to get updates as
5 to where things are.

6 I think it is critically important in
7 this site. We did the study of this, but I think
8 since there is so many smaller parcels that, as
9 new people come on board, that the staff really
10 kind of give us an update and the concept by
11 which -- how this is working with the assumptions
12 that we thought we were making when we approved
13 the overall zoning. I think that that is
14 important.

15 A lot of people at the public hearing
16 were concerned about the cumulative effects of
17 all these things happening. And idealistically,
18 they should be cumulatively building on what we
19 know is supposed to happen anyway. And I think
20 it is important. And I think it is the
21 responsibility for staff, since there is so many

1 different owners and so many smaller parcels,
2 that as the project comes before us, to give us a
3 little update and say, Here we are, cube is here,
4 and these are kind of the assumptions we made;
5 not to have that burden on go on the individual
6 proponent.

7 DAVID BLACK: I can certainly pass this
8 around. It is hard for you to see it from here.
9 I should have put it in the slide.

10 But this is the infrastructure priority
11 plan from the Concord Alewife plan. And it will
12 show you -- it shows Concord Avenue and the
13 existing connecting streets in the quadrangle.
14 It shows Wheeler Street at this end, with an
15 intended connection back to Fawcett Street, and
16 then ultimately through the district to the other
17 streets.

18 In fact, the Fawcett Street project,
19 which is right here, is not providing that
20 alignment; it is providing this assignment, which
21 I think actually it is a better alignment,

1 because it is further into the quadrangle.

2 WILLIAM TIBBS: But that is good example
3 of my support for us to get updates as we go
4 along, so that we understand the changes that
5 have been made, and the context.

6 DAVID BLACK: Yes. So here is Wheeler
7 Street going into the outside. This is the
8 70 Fawcett Street site. And they will be
9 providing the first piece of a future connection
10 that will allow that to go right through and
11 through the outside, to connect to Wheeler
12 Street. And then we envisage that connection
13 going westward through the quadrangle, to connect
14 with Moulton and Smith and Spinelli.

15 The plan in the plan is not a precise
16 plan. It sets out ideas. And you are absolutely
17 right: Every project needs to be looked at in
18 the context of this. Is it precluding anything
19 that is in this? Or is there an opportunity that
20 a project can bring forward?

21 PAMELA WINTERS: I just had a question

1 for Sue. Sorry you had to sit down again.

2 So other than what you had mentioned in
3 your memo from March 20th, do you have any other
4 concerns or any other issues that you would like
5 to raise at this time?

6 SUE CLIPPINGER: No.

7 PAMELA WINTERS: Thank you.

8 H. THEODORE COHEN: I have a question for
9 either Sue or David. Have you considered how
10 often the public will use your driveway to cut
11 through from Wheeler Street to Concord? It seems
12 like such a nice cut through to avoid the
13 intersection.

14 HUGH RUSSELL: But there is a building on
15 it.

16 DAVID BLACK: I think it looks more
17 attractive on the plan than it really will be,
18 because it appears like the nice shortcut. But
19 at the end of the day, you end up making a right
20 turn either out of Wheeler or out of the project
21 site driveway. And the right turn is obviously

1 the easiest turn, when you are emerging from the
2 quadrangle. So we can't preclude it, unless we
3 put down those spikes that come up.

4 (Laughter.)

5 HUGH RUSSELL: Does the Moulton Street
6 traffic light create a gap that facilitates that
7 left turn out of Wheeler Street?

8 DAVID BLACK: Yes, it does. It has been
9 a while since I looked at that, but it does.
10 That is exactly what Moulton Street does: It
11 provides a safe left turn, and a left turn in.

12 THOMAS ANNINGER: It is pretty far away.

13 PHIL TERZIS: It is. It is conveniently
14 halfway up the quadrangle from the rotary to
15 Blanchard. So ultimately, it is a very good
16 connection.

17 HUGH RUSSELL: Okay. Any more questions
18 or comments?

19 WILLIAM TIBBS: I have a question not
20 related to traffic. Could you, just for my
21 clarification, could you clarify the setbacks

1 again? And particularly in light of the
2 dimensional change that you discovered when you
3 discovered that things were different, did that
4 affect those setbacks at all anywhere?

5 PHIL TERZIS: Essentially, the error in
6 our site plan was that our entire site was always
7 drawn correctly on our surveyor's drawing. But
8 he had it closer to Wheeler Street, the entire
9 site, by about four feet.

10 WILLIAM TIBBS: So that didn't affect our
11 setbacks at all.

12 PHIL TERZIS: It didn't affect the
13 setbacks at all. Because his whole right of way
14 of Wheeler Street, which we were measuring from
15 the center line of Wheeler Street and the center
16 line of Concord Ave. for our setback dimensional
17 calculations, the Wheeler Street center line was
18 also moved. So everything sort of moved with it.

19 It is basically as if you had a drawing
20 of our site, an aerial photo, and you pushed the
21 whole drawing and moved it up, shifted it. So it

1 was not a happy mistake to discover, but it
2 actually worked out for the best.

3 WILLIAM TIBBS: And when you talk about
4 the north and the west setback, could you --

5 PHIL TERZIS: This is the west setback
6 here we asking for relief on.

7 WILLIAM TIBBS: What exactly is the
8 relief, just for clarification?

9 PHIL TERZIS: Because, if you look in our
10 original submission, the calculation of the
11 planes, all four sides of this building are
12 subject to the setback planar calculation. We
13 would not be able to comply on this side of the
14 building with the volume that we have above the
15 second floor, because it is all following the
16 residential setback guidelines.

17 This end of the building, we are asking
18 for relief. We actually think our building, as
19 designed, complies, and we don't really need
20 relief; but we have had situations where our
21 interpretation of the setback calculations, which

1 can be very complex -- we have had situations
2 where the ISD has said later down the line, no,
3 this plane or that piece of the elevator
4 penthouse, or something like that, falls into the
5 calculation and changes the calculation.

6 We wanted to guard against getting all
7 the way through our construction documents and
8 finding out that there was a problem of inches.

9 But ISD typically would not review your
10 drawings until you have full construction permits
11 done.

12 WILLIAM TIBBS: Thanks.

13 HUGH RUSSELL: Let's now go to public
14 testimony. I would ask you to not repeat -- if
15 you spoke at the last hearing, not repeat what
16 you said. Try to address the new evidence that
17 has come before you in this hearing.

18 So the first person on the list is Jan
19 Devereaux.

20 JAN DEVEREAUX: Hi. My name is Jan
21 Devereaux, 255 Lake View Avenue, and an almost

1 two-decade resident of the West Cambridge
2 neighborhood, and a daily visitor to Fresh Pond,
3 rain, shine, snow, sleet.

4 I am little disappointed, in looking at
5 those very grainy photos that were taken in the
6 pond from only two different perspectives. I do
7 believe that the large blue box on the top will
8 be very visible and will be an eyesore. I don't
9 know what material is planned. Blue is my
10 favorite color, but I don't happen to think that
11 it looks attractive at all in that location.

12 And I am very concerned about the
13 aesthetics of the building. I think it is a
14 hodgepodge. I think the drawings are very
15 impressionistic, and they look nice on paper
16 without the signage, as you pointed out, and with
17 fully grown trees, well maintained landscape,
18 pretty flowers and plants.

19 But my experience is that developers, and
20 particularly in rental buildings, where there are
21 owners taking care, put in plantings and then

1 don't properly maintain them. And I don't know
2 how this building would look after it has been
3 turned over to whoever is living in it.

4 I am concerned that the crash rates -- I
5 am no expert on traffic, but it looks like they
6 were using specifics from the last year
7 available, which was 2007-2009. I believe that
8 was probably before the Trader Joe's at some
9 point, at least, and prior to the new loft
10 building. So to me, those crash test statistics
11 don't even reflect what is going on there today.
12 I would be surprised if there is only one.

13 And it doesn't project forward the
14 addition of these 400-odd trips per day. There
15 will certainly be an impact on traffic, and there
16 is never likely to be a signal at that
17 intersection.

18 And finally, my impression from the last
19 meeting was that the developer was asked to think
20 about whether the retail component was something
21 they were putting in to please you, or whether it

1 was really something that made sense in the
2 location and the economics. I don't see three
3 relatively small retail tenants being
4 particularly viable in that location with that
5 parking. I think they will be have trouble
6 renting it. I don't think it is going to become
7 an asset to the neighborhood.

8 And so I guess in conclusion, it is not
9 clear to me what the public benefit is that this
10 project is bringing us. If you are going to let
11 it be taller and have these variances, I think we
12 would stick within -- I know something will have
13 to be built, but I think they should stick within
14 what the code says.

15 Thank you.

16 HUGH RUSSELL: Next, Tom Benner.

17 TOM BENNER: Hi. I am Tom Benner, a
18 resident of Reservoir Lofts, and one of the
19 trustees. Thank you again for the opportunity to
20 speak, and also thank you the work that you do in
21 trying to fashion the best possible proposal. We

1 care a lot about this will affect our
2 neighborhood, so we appreciate your hard work.

3 We do expect something and even want
4 something to be built on this site. We don't
5 expect it to stay vacant. But we do continue to
6 be concerned about the size, the density. We do
7 feel like the proposal is asking for a lot, and
8 is sort of assuming that you are going to grant
9 variances.

10 I don't have a good understanding of what
11 we, the community, get in exchange for those
12 variances, or sort of what the city gets out of
13 granting those variances, considering that the
14 concerns, particularly with traffic, are pretty
15 large.

16 We are concerned that the traffic
17 projections are unrealistically low. The number
18 of trips generated just sounds low to us. And I
19 can tell you, on most warm weather nights, my
20 wife and I can be found on our deck, which looks
21 down on the rotary. And I can tell you that

1 there are quite a few fender benders and
2 screeching tires. And I forget -- I am not sure
3 if I heard correctly the number, that annual
4 number that is projected, but it is pretty high.
5 We see a lot of fender benders and we hear a lot
6 of screeching tires.

7 And also this morning, I was listening to
8 the emergency vehicles that come through on a
9 regular basis, sounding their sirens, and I was
10 thinking to myself, This is just going to get
11 worse, and it is going to be harder for those
12 emergency vehicles to get through the
13 intersection.

14 I know parking is not necessarily a
15 concern, that the City doesn't want to invite
16 more people to bring their cars.

17 But on the other hand, to us, it is a
18 livability issue. How desirable is it to have a
19 neighborhood where one can't park? If my
20 daughter comes to visit now, she has no place to
21 park, other than to go over the Fawcett. And

1 that just doesn't point to a desirable
2 neighborhood. So I just think we have to think
3 about how much density we want to allow.

4 I am just worried about something that is
5 too big, on top of the worst intersection that I
6 know in Cambridge, and about it overwhelming the
7 neighborhood. And I just think it is going to
8 get worse, with the Fawcett Street development
9 coming in and the Bank of America lot being
10 developed down the road.

11 And I completely agree with Mr. Tibbs:
12 You are the Planning Board, and I think you have
13 a right to say what is going to happen to that
14 lot. I am just wondering if it doesn't make more
15 sense to look at the whole lot more holistically.
16 As you said, Mr. Tibbs, three years isn't a whole
17 lot of time, when you are planning about
18 something that is going to be forever.

19 Why can't we look at a more holistic
20 approach at developing these lots, the gas
21 station, the parking lot, and the Bank of America

1 lot, with an eye on maximizing and coming up with
2 the best entry and exit solution for cars coming
3 out onto what is a very congested road.

4 PAMELA WINTERS: Thank you.

5 HUGH RUSSELL: Thank you.

6 Jim Clifford?

7 JIM CLIFFORD: Hi. My name is Jim
8 Clifford. I am with Linear Retail Properties.
9 We own the shopping center across the street.

10 I wanted to make a comment on the retail
11 parking again.

12 HUGH RUSSELL: Could you put up that
13 aerial photograph?

14 JIM CLIFFORD: That would be great.

15 There was some discussion of this
16 earlier. Once thing I wanted to point out: When
17 retailers are looking for a site, a sort of
18 baseline number that they like to look for is
19 20,000 people within their market area. That is
20 what they feel like they need to support a
21 successful business.

1 The point being, the retail cannot be
2 supported by the few hundred apartment units that
3 are in the immediate area. And therefore, there
4 will be people driving to the site. There is
5 just no question there will be a lot of traffic
6 driving to the site.

7 As proposed, this site has the bare
8 minimum parking that is allowed by the City of
9 Cambridge. And those parking spaces are located
10 along the side and sort of towards the rear of
11 the building, where they are really not very
12 visible or convenient to people shopping. The
13 most convenient and visible and obvious parking
14 spaces for the retail as it is laid is in our
15 parking lot, directly across the street. It is
16 the first spaces that people will see when they
17 turn into Wheeler Street. And it is the shortest
18 distance to the retail space.

19 So this is something we honestly see as
20 a, we would call, permanent damage to our site
21 because, as you all know, we already have a

1 substantial parking issue going on on our site.
2 So we have met the developer, and we like them.
3 We think it would be great to do a residential
4 building here.

5 But we have a real issue with what is
6 being proposed for the retail. And we would like
7 to ask that, at least, the very least, that the
8 parking be redesigned so that it satisfies the
9 retail component more completely.

10 Thank you very much for your time.

11 HUGH RUSSELL: Thank you.

12 Mike Schroll?

13 MIKE SCHROLL: Hi there. I am Mike
14 Schroll. I live at 31 Wheeler Street also. My
15 wife and I were the first residents to move in
16 four years ago to the complex.

17 I just want to try to share the other
18 perspective. I am very much in support of this
19 project. I think that it is adding value to the
20 neighborhood. I feel like the City being in
21 support of the projects like this, I want to see

1 this come in, and I want to see the area continue
2 to grow and develop.

3 When I moved in, there was a Ground Round
4 there. It was a desolate parking lot. And the
5 area has benefitted greatly by the allowance of
6 Chipotle coming in, Trader Joe's, and that bit
7 growing out further.

8 And I very much feel, although there is a
9 lot of commentary about the traffic, and notes
10 have been made about the traffic statistics being
11 older, even though there may be some impact, I
12 don't feel as though the impact is so great by
13 the addition of this property to make this an
14 unacceptable addition to the neighborhood.

15 I think that, in comparison, I am looking
16 forward to a future of continuing to support
17 projects like this, so that we can fill out the
18 rest of Wheeler Street and continue that
19 extension of Wheeler Street to Fawcett, to help
20 alleviate these sorts of concerns for the long
21 term. I don't feel this project will greatly

1 affect what we are dealing with now, with the
2 issues we know we have.

3 Thank you.

4 HUGH RUSSELL: Thank you.

5 Does anyone else wish to speak?

6 (Pause.)

7 HUGH RUSSELL: I see no one.

8 Are we ready to deliberate and make a
9 decision on this?

10 THOMAS ANNINGER: If we could, I think
11 what you are asking is whether it is time to
12 close the hearing, perhaps? Is that what your
13 question was? Maybe that is the same question.

14 HUGH RUSSELL: That is the consequence of
15 answering in the affirmative.

16 THOMAS ANNINGER: We may have to see
17 whether we are really ready to decide that. It
18 may takes some effort.

19 WILLIAM TIBBS: And discussion.

20 HUGH RUSSELL: I guess I would like to
21 say, one thing that was mentioned is variances to

1 the City's rules. That is not actually what is
2 going on here. There are no variances. And in
3 fact, we are not in the power to grant variances.

4 There is essentially two tiers of zoning
5 that is created by the overlay district. The
6 lower tier permits a modest amount of development
7 without any review. The overlay district has
8 concern goals, among them creation of housing,
9 creation of retail, and has certain design goals.
10 And when we go through that process, you can then
11 build more. And we can't waive the setbacks.

12 And all of this was contemplated, and we
13 wanted to have greater review and scrutiny of
14 projects, greater review of projects. So by
15 creating a two-tier zoning, that is what we get.
16 You get hearings like this.

17 So they are not asking for something that
18 we didn't contemplate somebody wanting to do.
19 The question before us is: Have they met the
20 standards and the criteria that are enumerated in
21 the ordinance? And my feeling is, they have.

1 This is an appropriate use that the -- I don't
2 pretend to be able to predict what retail will go
3 on, whether the retail will be successful or not.
4 I have noticed that the general nature of
5 retailing seems to change radically every
6 20 years or so. 20 years ago, I went out to
7 Sears, and I got a lot of things as Sears. I
8 guess Sears is still in existence in some form,
9 in some way, someplace. It is certainly not in
10 Porter Square. Now, if I want speciality
11 Japanese food, I know to go to that same
12 building.

13 And I think, like many others, I have
14 discovered that I can get exactly what I want by
15 ordering it on the Internet. And even though it
16 may be underwear or blue jeans, it is like, well,
17 if you go to a store, they may or may not have
18 what the full line that is offered. You go to
19 the Internet --

20 WILLIAM TIBBS: In your size.

21 HUGH RUSSELL: In my size and the size I

1 want.

2 PAMELA WINTERS: And tax free and free
3 shipping.

4 HUGH RUSSELL: It is not like I am a
5 fashion plate. But still, I notice my own retail
6 behaviors changing. And I don't know what is
7 going to happen in the future. I see a lot more
8 people eating out. I find I am eating out more
9 than I used to. That is one of the retail
10 activities that might happen here.

11 PAMELA WINTERS: Maybe a beauty salon or
12 something, because you have to go to those. You
13 have to be there, present.

14 HUGH RUSSELL: So time will tell if this
15 is going to be -- it is interesting to see what
16 is happening in the quadrangle. We thought you
17 folks in the Reservoir Lofts were pretty
18 adventuresome. Well, I thought, Good heavens.
19 What are they building there? It looks pretty
20 nice. But there?

21 And now, there are hundreds of units of

1 housing under development within the block. Is
2 that going to be the future of the quadrangle?
3 We kind of thought it was going to be a spillover
4 from the high tech uses in the eastern part of
5 the City, but that doesn't seem to be very
6 appealing to the Pfizers and the Antigens and the
7 Novartises. They seem to want to stick real
8 close to MIT.

9 This district may become a very largely
10 residential district in the next 10 or 20 years.
11 I don't think that would be a bad thing. But if
12 that district were there, it could be very
13 convenient to have places that you can buy
14 things, or places you can go to hang out in the
15 cafe, or whatever.

16 So I am actually, although this is not a
17 very large project, it is sort of a step in
18 showing a market is sort of developing, a vision
19 for how this land and this area is going to be
20 used.

21 I will tell you that when I drove past

1 the site on Alewife Brook Parkway over the
2 weekend, I looked very closely to see how many
3 cars were there in the Trader Joe's lot, and were
4 there any empty. And I was surprised to see
5 there were a lot of spaces, on the middle of
6 Saturday afternoon. Not so surprised to find
7 about the same amount of empty spaces in the
8 middle of Sunday afternoon.

9 But it wasn't quite the nightmare. I
10 drive through the rotaries, you know, once or
11 twice a week, and I have learned not to do it at
12 rush hour. But it is a traffic system that is
13 working.

14 I think we will remember, we got a
15 picture from Steve Kaiser on the State
16 transportation department's solution to Alewife
17 some 20 years ago, in conjunction with a case on
18 Cambridge Park Drive, which was spending an
19 enormous amount of money to move a congestion
20 point about a quarter of a mile to right at this
21 point that this building is being built at.

1 So I am glad that didn't happen. I am
2 glad the more congested point is back at the
3 intersection of Alewife Brook Parkway and Route
4 2.

5 Things aren't -- somebody characterized
6 this as the most horrendous intersection in the
7 City. It is heavily used. I would not put it
8 quite in that category myself. But that is not
9 the point. I think the traffic does work. I
10 think this project does not add much traffic to
11 the system. I think that is what the report
12 shows.

13 What is unknown is what is going to
14 happen in general in the future. When are the
15 connectors going to be built? What is going to
16 happen to the quadrangle? What is going to
17 happen to background traffic growth? Which I
18 think we know that. In the last decade,
19 background terrific didn't grow the way we
20 thought it was 10 years ago or 15 years ago. It
21 is not a matter of precise calculation because it

1 depends on human beings.

2 Anyway, I am ranting here, rambling or
3 something. I think I could support this project
4 as presented to us now, with the conditions that
5 have been suggested by the traffic and the
6 parking department, and the condition that there
7 be further development of the design, to be
8 reviewed with the community development
9 department, as it normally happens.

10 AHMED NUR: Specifically the blue box?

11 HUGH RUSSELL: Well, I think all the
12 colors; but the blue box is on several people's
13 watch list here.

14 H. THEODORE COHEN: Well, just to go back
15 procedurally, I think if we have no questions to
16 ask of the application to seek any further
17 information from them or from the department,
18 then I think it would be appropriate to close the
19 hearing at this point, and then we can either
20 continue deliberations now or decide to do it at
21 a later date. But I think we have probably

1 reached the point where we have all the
2 information we are going to get.

3 HUGH RUSSELL: Is that a motion?

4 WILLIAM TIBBS: Actually, I do have a
5 question which came out of the public comments.

6 Could you talk a little bit about the
7 retail? We have had enough projects where the
8 retail doesn't work, and they come back to us.
9 This project in particular, just because of its
10 design, the retail is a significant component of
11 it.

12 Could you just talk a little bit about
13 what your thoughts were on what kind of retail
14 you are thinking of targeting?

15 PHIL TERZIS: We obviously don't know
16 what the retail will be. But there was a thought
17 that it would be great if we could have a bank,
18 and possibly Bank of America could move in in the
19 future. They don't seem to answer a lot of our
20 calls, but we will see.

21 The other thought was that there could be

1 some food use that would be convenience food that
2 would be for the residents above and for the
3 neighborhood, probably not a real cooking kind of
4 greasy restaurant kind of space. Again, we don't
5 have the parking for that. It is more kind of a
6 walk-by pick up coffee and a scone thing kind of
7 thing.

8 The other thought was that maybe there
9 could be some kind of a small office use, or an
10 accounting firm or an attorney, or something like
11 that, that will fill out the space. We do
12 recognize that it is not going to be some big
13 national tenant. Like some of the people across
14 the street would not be interested in our space,
15 because we don't have the parking. So it is
16 going to be driven by that, I think, to some
17 degree.

18 WILLIAM TIBBS: Thank you. That was my
19 only comment.

20 HUGH RUSSELL: There is a motion before
21 us that I think has been seconded on the motion.

1 THOMAS ANNINGER: Seconded.

2 HUGH RUSSELL: All those in favor of
3 closing testimony?

4 (Show of hands.)

5 HUGH RUSSELL: All in favor.

6 THOMAS ANNINGER: I support this project
7 for the reasons that have been laid out by Hugh,
8 and actually by the gentleman who spoke last, who
9 I thought said it very well.

10 Many of the issues, traffic and so on,
11 while there are plenty of issues to worry about
12 here, I think we need to put them in the context
13 of what we are trying to build here, and keep
14 them in some sort of a proportion.

15 I don't think we could do much better
16 then to have something fill in this parking lot
17 with what I think is a good design. I think
18 there is room for improvement, and I think that
19 will take place. So I am happy with this.

20 Just one comment about the parking for
21 retail. There was a request that that be

1 redesigned. I don't see any alternative to the
2 design of the parking the way it is, number 1.
3 And number 2, I am actually very happy that the
4 parking is behind the building and the retail in
5 front, thereby creating a quite distinctively
6 different feel from the typical shopping center
7 approach, where all you see are cars, and then
8 retail in the background. I am quite happy to
9 have retail at the street level and the parking
10 behind, which I think will work very well for
11 somebody coming, for example, for Pam's salon.

12 PAMELA WINTERS: Or nails.

13 THOMAS ANNINGER: Or nails. That's
14 right.

15 So I am prepared to go forward with this
16 as well.

17 WILLIAM TIBBS: I would just say ditto.
18 I agree. I think the gentleman said if we didn't
19 change the parking, that it would be substantial
20 damage to the property; and I thought that was a
21 little bit much. If anything, the additional

1 residents there and stuff will actually be a
2 benefit to the stopping center, even though it
3 might have some parking issues related to it.
4 But you have got people who can walk over and
5 don't have to park, so I can't see how that could
6 be substantially damaging in any way or form.

7 And I agree with both Hugh and Tom that
8 the scale of this project is just not something
9 that is going to tip it and make it not work.
10 And I think we always gather, as I mentioned
11 earlier, we just have to keep in mind and be a
12 little bit more diligent on just understanding
13 the contexts that these get into, because we are
14 trying to do something with the overlay district
15 with the zoning that we passed earlier. And I
16 think this is a stepping-stone to trying to get
17 the kind of development that we were looking at.
18 And I don't think -- again, it is just not big
19 enough to cause enough problems for me to feel
20 that I would be against the project.

21 PAMELA WINTERS: So I guess we are sort

1 of going down the row here. So anyway, I have to
2 say that I am sympathetic with the woman who
3 spoke, and I forgot your name. Sorry. But I am
4 sympathetic.

5 HUGH RUSSELL: Jan Devereaux.

6 PAMELA WINTERS: Jan, yes.

7 I am sympathetic with your concerns about
8 Fresh Pond and the traffic.

9 And I have to kind of disagree with you,
10 because I think that that rotary is really -- it
11 is a tough one, particularly when you go around
12 it, trying to get into Whole Foods, and you kind
13 of go in and around, and the traffic is coming
14 the other way. It is really tough.

15 But in just sort of balancing the pros
16 and cons of the project, I think I am going to
17 have to go with the project. And I am an avid
18 fan of Fresh Pond, as you know. And you
19 certainly are a better man than me, for going in
20 the winter and walking in the winter and all
21 seasons. But just on balance, I am sympathetic

1 with your concerns. But in balance, I think I am
2 going to have to go with my colleagues.

3 HUGH RUSSELL: Thank you.

4 H. THEODORE COHEN: Well, my comments are
5 much the same as everyone else's. I am
6 concerned, obviously, about the traffic at the
7 circle there, and the parking issues. But I
8 think this does very nice things. This building
9 will do nice things for that intersection.
10 Remembering that it was a gas station, and there
11 was cars going in and out all the time, rather
12 than now, it will probably be more at rush hour
13 periods and some retail during the day. I think
14 it will add a nice element to that intersection
15 and corner.

16 I do have one comment really for staff
17 and for the developer, and it is not just this
18 building. I have been looking at a lot of the
19 new buildings that are going up in the city, and
20 a lot that came to us with proposals for color in
21 them. And I am disappointed that a lot of the

1 colors I am seeing are not what we have looked
2 at. Or we saw things that were rich and
3 attractive, and have ended up being very wimpy, I
4 think, in real life.

5 And I know it is difficult to go from the
6 drawing, or you have to look at your materials on
7 the site. But I just ask the developer and
8 staff, if you are going to do color, then do it.
9 If you are not, and you want something that is
10 just more monochromatic, then do that. But try
11 not do some wishy-washy, neither here nor there.

12 I kind of like the blue. And I think on
13 the computer, it looks great. I don't know that
14 it is the right color. I don't know that it is
15 absolutely the right shape of the box. I will
16 leave that up to you and to staff to work on it.
17 But I would ask that when you are looking at what
18 you believe to be final, if you are going to go
19 for it, then go for it.

20 HUGH RUSSELL: Ahmed?

21 AHMED NUR: I too agree with what all my

1 colleagues said.

2 In addition, I don't know how this is
3 possible, but I think there is just too much
4 surface without a green. I don't think there is
5 enough green on this elevation. So that is the
6 only comment that I need to make.

7 HUGH RUSSELL: Do you see any missed
8 opportunity, something that could be made green
9 that isn't green at this point?

10 AHMED NUR: With regards to the green
11 space?

12 HUGH RUSSELL: Yes.

13 AHMED NUR: I don't know. Did you
14 mention -- one of us mentioned making the
15 driveway one way so that maybe we can create more
16 green. Did I not hear that last time?

17 HUGH RUSSELL: I did mention that, and I
18 was -- that suggestion was not catered by the
19 traffic experts, who felt that it was more
20 important to maintain two-way traffic. So they
21 did create some planting areas. I think there

1 may well be temporary planting areas so that the
2 green might show up in other places in the rest
3 of the development when that gets shown.

4 I think the other thing is, they are
5 putting in a green roof on top of the retail
6 which, while the public won't see it, the
7 residents in the building will see it, and
8 probably a few people on Reservoir Lofts will
9 catch it if they are out on the corner of their
10 balcony decks. And the idea of some green wall
11 or a green fence, they are working with what they
12 have, I think, and in fairly rich vocabulary. So
13 that is good.

14 AHMED NUR: Okay.

15 Is the surface of the parking lot planned
16 on being asphalt, as opposed to any other
17 surface, to help with the water, or?

18 PHIL TERZIS: A good amount of the paving
19 is actually on top of the park garage. One of
20 the neighbors had suggested we have more
21 permeable pavement; but the lot is on top of a

1 parking garage, so the permeable doesn't really
2 have much effect.

3 HUGH RUSSELL: I feel like I have to make
4 a comment about color. I bought a house in 1970
5 and immediately painted it bright blue. It is
6 now painted Hamilton Blue, which is one of like
7 the three colors in Benjamin Moore that doesn't
8 have a number; it just has a name.

9 WILLIAM TIBBS: Does it fade in
10 two years, which most blues do? Paint at least.

11 HUGH RUSSELL: It started out, actually,
12 faded. It has got a great deal of gray in it.
13 It is a wonderful color. It is a survivor,
14 right, for the company? It is one of the three
15 colors that survived over the long history.

16 PAMELA WINTERS: I think it is one of the
17 historic colors that they made.

18 HUGH RUSSELL: Yes. So there are lots of
19 different blues. I think the right blue that
20 works with the other colors on this building is a
21 fun part of the job. And it might be something

1 that says it is blue, but really looks like gray.
2 I think if that were the case, then Ted would be
3 disappointed.

4 This building, because of its use of
5 color, is -- I can't actually think of another
6 building in the city that is trying to do what
7 this building is trying to do. So I am
8 interested to see how it is going to come out. I
9 feel confident that it can achieve kind of spirit
10 and life that the renderings demonstrate.

11 So I guess we are all agreed. I have
12 been reading through the material that Sean Hope
13 has prepared, going through step by step all the
14 findings we have to make.

15 Have you read through that, Tom?

16 THOMAS ANNINGER: I have been looking at
17 that too, yes. I think it covers it all.

18 HUGH RUSSELL: I think it covers it all.
19 I think it is not inflated. I think it is
20 completely accurate.

21 So I would be prepared to adopt these in

1 principle as our findings, subject to the editing
2 by the redevelopment department in accordance
3 with our decision, which is the way these things
4 happen when the decision is prepared.

5 Would someone like a make a motion, maybe
6 as a list of the specific relief that is
7 requested?

8 THOMAS ANNINGER: I can give it a try, I
9 guess.

10 HUGH RUSSELL: Page 7.

11 THOMAS ANNINGER: Using the approach that
12 Hugh outlined, which is to take what was
13 presented to us as the framework, and the
14 findings, we really have to grant two types of
15 relief, two decisions. One is the zoning relief,
16 and I will just list what has been requested.

17 I guess we go to on-grade parking within
18 10 feet of that portion of the building. We
19 haven't really focused -- this is actually -- I
20 guess we have to grant the -- it is a waiver of
21 the setback for the parking from the building and

1 the driveway from the side of the lot. That is
2 one item, 6.44.

3 The second item is to waive both the
4 north and the west side yard setbacks, and reduce
5 the front yard setback to 15 feet, increase the
6 floor area ratio to 2.0 for residential and 1.25
7 for non-residential. And finally, to increase
8 the residential height to 73 feet. I guess that
9 is all under the heading of that second tier.

10 HUGH RUSSELL: Right.

11 THOMAS ANNINGER: And the other set of
12 requirements are what is required for a special
13 permit, which all are outlined very well here,
14 and come under the general provisions of 10.43
15 and the project review special permit of article
16 19, the citywide urban objectives. I think all
17 that is covered in this outline.

18 And I would move that we grant the zoning
19 relief requested, and we grant the special
20 permit.

21 HUGH RUSSELL: Is there a second?

1 H. THEODORE COHEN: Second.

2 HUGH RUSSELL: Ted is second.

3 Is there a discussion?

4 AHMED NUR: Yes. Do they need a relief
5 from us on the two cases of traffic that they
6 have not met?

7 HUGH RUSSELL: No.

8 But we would like to condition the permit
9 on the traffic and parking department memo. This
10 is a TBM planning for the residential portion of
11 the project. The retail, I think, already has a
12 requirement for such a plan. Those are listed on
13 page 2 of the March 20, 2012 memo from Sue
14 Clippinger.

15 THOMAS ANNINGER: I guess the other
16 condition is just the design condition that we
17 talked about, and that there be further effort
18 to -- further studies to get the corner right,
19 and whatever else needs to be done. And if
20 necessary, you can come back, of course, but we
21 don't see that, as it stands now, as a

1 requirement.

2 HUGH RUSSELL: Those are friendly
3 amendments to the seconder?

4 H. THEODORE COHEN: Yes.

5 HUGH RUSSELL: Any more questions?

6 All these in favor of the motion.

7 (Show of hands.)

8 HUGH RUSSELL: All members voting
9 affirmative. Thank you very much.

10 SEAN HOPE: Thank you.

11 HUGH RUSSELL: We will take a break for a
12 few minutes, and then come back and do our
13 general business items.

14 (Recess taken at 9:26 p.m.)

15 (Recess ended at 9:37 p.m.)

16 HUGH RUSSELL: The next item of business
17 is Planning Board case number 144, Tech Square.

18 JAMES RAFFERTY: Good evening,
19 Mr. Chairman and members of the board. My name
20 is James Rafferty, R-A-F-F-E-R-T-Y. I am an
21 attorney at the law firm of Adams & Rafferty. I

1 am appearing this evening on behalf of Alexandria
2 Real Estate Equities. Timothy White and Michelle
3 Lawer, L-A-W-E-R, senior vice presidents at
4 Alexandria are here.

5 We are here tonight under general
6 business to share with the Board some proposed
7 work that is taking place.

8 The history, I think more than a few
9 board members might have been around in 1999,
10 when Tech Square got an IPO, the predecessor to
11 Article 19. The project review came about as a
12 result of the Larkin petition, the moratorium. I
13 believe it might have been one of the first
14 IPOs. At the time, Beacon Capital,
15 Mr. Leventhal's company, had purchased the
16 complex and, through Sasaki & Associates
17 [phonetic], began the work of taking what was
18 seen as perhaps a more suburban-based office park
19 model and trying to integrate it into the network
20 of neighborhood streets that it abutted.

21 And it has had a fair amount of success.

1 The green space, I am sure you know, which was
2 interior, and never seen from the street, was
3 brought to grade, and is out on Main Street.
4 Several new buildings were constructed. And some
5 of the more exciting elements are occurring at
6 the retail level, particularly along Main Street.

7 There is a kind of average 7-11
8 convenience store retail. There is a little fast
9 food in there, fast casual. In there is a
10 Mexican place. And then there is Quiznos.

11 And there are two very successful
12 restaurants: Area Four, if you haven't had the
13 pleasure. Mr. Leviton, the man who owns Lumiere
14 in Newton Center, opened up there.

15 And despite some cynical views that are
16 sometimes expressed, that at the base of these
17 life science buildings, we only get fast food
18 restaurants, when you come in here with
19 renderings of exciting destination-style
20 restaurants, they never really appear. Catalyst
21 is very much the exception to that story.

1 William Kovel, the chef there, was just named by
2 Food & Wine magazine as a top chef in New
3 England. It has been a smashing success.

4 It had been vacant since it was a
5 Polcari's. No one takes responsibility for whose
6 decision Polcari's was to go there, but it was a
7 cultural mismatch, to try to create the North End
8 there. But Mr. McQuire at the time was with MIT,
9 and says he had nothing to do with it, but we are
10 not quite sure.

11 As you know, MIT owned it for a while.
12 They sold it to Alexandria. And there is now an
13 MIT ground lease and Alexandria ownership.

14 So as part of what is happening there,
15 the buildings are getting fitted out. It is a
16 tremendous success story. Recent tenants include
17 the Ragon Institute for AIDS research, which was
18 Mr. Ragon's philanthropic arm, which is taking
19 four floors at 400 Tech Square. Not
20 surprisingly, there will not be a sign on the
21 building. He made that clear in his lease

1 negotiations.

2 But at the garage, you will remember that
3 the garages accommodate both the Draker building
4 and the Tech Square. And in 1999, when the
5 redevelopment put 600,000 square feet of
6 additional GFA into the building, we received
7 approval to construct, I think they used to call
8 them, side bags to the garage. They put these
9 additions on the garage.

10 And one of the reasons I respect
11 Ms. Clippinger so much is she never really says,
12 "I told you so." There is probably more cars
13 there than spaces there now. And you couldn't
14 have convinced anyone of that 11 or 12 years ago.

15 So one of the opportunities that has come
16 along is to take a portion of the garage actually
17 along the Portland Street edge, that is the
18 800 Tech Square. And see you can in the
19 renderings, it is about a 30,000 square foot
20 addition, two levels, which will accommodate a
21 day care center, and a floor of office use.

1 It is within the permitted FAR on the
2 lot. It doesn't trip over any of the special
3 permit requirements. So I don't think we are
4 here tonight for approval, per se, in the form of
5 a special permit. But it is a special permit of
6 the Planning Board's from 11 years ago, and it
7 does give us an opportunity to share with you
8 things that are happening there and elsewhere.
9 So we are happy to do that, and just take a few
10 minutes.

11 This is Al Spagnolo of Spagnolo &
12 Associates. It is the architect currently
13 working on the new Biogen building on Binney
14 Street. It is part of the Alexandria project.
15 It is providing the architectural services for
16 the project. And his colleague, John Sullivan,
17 is here tonight to walk you through the design
18 features of the addition.

19 JOHN SULLIVAN: Thank you. I would like
20 to start by saying what an honor it is to present
21 to the Board. I am very excited about this

1 project and to have the opportunity to walk you
2 through it.

3 I would like to start with some images.

4 HUGH RUSSELL: Would you just state your
5 name for the record?

6 JOHN SULLIVAN: I apologize. John
7 Sullivan, an architect at Spagnolo, Gisness &
8 Associates.

9 So I would like to start with some
10 contextual images, just to give you visual of the
11 site which Jim was just referencing. As you can
12 see, this is the garage which we are now calling
13 800 Tech Square. Tim had mentioned the addition
14 which was put on in 1999, which you can see faces
15 the south towards the Tech Square campus.

16 This is where this two-story element
17 would be placed. This is somewhat of a vertical
18 urban in-fill with this potential day care,
19 potential office, somewhat of a mixed-use
20 structure being placed above this garage and
21 in-filling the space between the existing garage

1 and Tech Square campus.

2 Just to look at it in an aerial view,
3 this is Portland Street to the west, Main Street
4 to the south, Broadway to the north of the garage
5 complex, and this is our site right here. This
6 is across the private way from 400 Tech Square,
7 700 Tech Square towards Portland Street. And
8 this is where we would be expanding the height of
9 the garage with some useable space.

10 Again, just to give a visual reference to
11 the existing conditions, this is 400 Tech Square
12 with the relationship to the addition of the
13 existing garage. And then, just to kind of
14 recall some of materials that exist there now,
15 the larger garage structure is pre-cast concrete.
16 The addition to the garage is screen in a
17 perforated metal panel system. There is some
18 growth you can see that occurs in certain areas
19 along the skin.

20 So all in all, it was a dynamic addition
21 to a very tectonic garage, and this provides us a

1 base to work with.

2 This is the view from the Portland Street
3 side. Again, this to kind of highlight the
4 screening material. It gives a sense of the
5 height of the garage and relationship to the
6 existing garage and to the campus beyond.

7 And this is what we are proposing. This
8 is, again, the two stories of space. Each floor
9 plate is about 15,000 square feet. And the idea
10 is that this sits gently upon this strong base
11 which currently exists.

12 PAMELA WINTERS: It kind of floats.

13 JOHN SULLIVAN: Yes. When we studied
14 this, we looked at different ways to make them
15 connect or splitting them apart. Our intent was
16 to really have the proportion and the
17 articulation of the skin be integrated, so that
18 it really kind of tied into the space, but to
19 kind of respect what was already there and
20 elevate it a little bit, to give it a sense of
21 lightness.

1 PAMELA WINTERS: Nice.

2 JOHN SULLIVAN: So what you can see is
3 that, again, this is somewhat of a podium
4 response to this urban design challenge, where we
5 do have some continuity between two buildings,
6 this vertical circulation tower. This houses our
7 elevators and our stair. The skin on the bottom
8 wraps this element as it wraps here; the same
9 with the newly articulated skin on the top
10 portion of our structure.

11 And the only area where it really breaks
12 and pulls back is at the stair. Our intent was
13 that this is an opportunity to celebrate the
14 verticality of the building, to really highlight
15 the vertical motion and create a very transparent
16 skin towards the Draper Labs side of the site
17 that can capture that.

18 Just to talk a little bit about the
19 facade itself, in its preliminary stage, we are
20 considering a composite metal panel, glazing. We
21 are pulling the proportion and the vertical

1 rhythm that was established below into the
2 articulation of the skin above at the new portion
3 of the building. But we didn't want to replicate
4 it. We didn't want to take that same exact
5 pattern and pull it up. I think we thought it
6 felt very dense, and I think we wanted to be
7 respectful of what was there while introducing
8 something new.

9 So we have taken this rhythm and expanded
10 it up, and then also created somewhat of a sense
11 of depth in these windows and in the glazing
12 elements.

13 The reality of this building is that it
14 will never really be seen in full-on elevation
15 because of how it is situated on the site. So we
16 got excited about a response that introduced some
17 depth to the windows, some vertical accent panels
18 that are pushed back from the main facade but
19 pushed out from the windows, and just something
20 too that created this alternating rhythm that
21 tied into the base below, and that also could be

1 seen from an angle and could pull out from the
2 building a little bit.

3 WILLIAM TIBBS: My only comment about
4 this image is how much you have grayed out and
5 kind of diminished the actual very strong white
6 structure of the garage. I want to emphasize
7 that because I think the reality is, its presence
8 is going to be felt a lot more than you are kind
9 of showing here. But that is just a comment on
10 that.

11 JOHN SULLIVAN: Yes. It does have a
12 softer appearance. I understand.

13 So just to look at this in the site plan
14 a little bit, again, this is Portland Street to
15 the west of the site. And this is the private
16 way that separates this proposed addition from
17 400 Tech Square and from 700 Tech Square.

18 Along this plan -- and it might be easier
19 to see in the next plan -- this is a private way
20 that is going to be reworked into a one-way
21 traffic coming from the west. We are carving out

1 about 10 parking spaces here that are considered,
2 if there is a day care use, that this might be a
3 drop-off/pick-up type situation, or some kind of
4 temporary off-street parking. Again, this is the
5 vertical circulation tower, and this is the
6 dedicated entrance to the west that gets you to
7 the two higher levels.

8 This is a little bit of -- you can see
9 this a little bit better in the area here. This
10 is the off-street parking. This would be entry
11 to the levels above. This is the vertical
12 circulation element. This was the glass facade
13 that was viewed as part of the last rendering.

14 So really, on the lower level, there is
15 not much of an impact. There will be some
16 improvements along this edge to really kind of
17 enhance the pedestrian experience. And the idea
18 is that with this entry that serves as a marker
19 on the site will pull some activity and draw some
20 pedestrian activity into the site.

21 This is a typical floor plan. Actually,

1 the last one was a typical floor plan. This is
2 the same.

3 Again, on the lower level, there is
4 really no impact to the existing garage. It is
5 just this vertical circulation element which
6 faces the south side of the addition. You can
7 see on the upper level, the garage, as it exists,
8 it steps back from Portland Street. We have
9 taken a cue from this in an attempt to be
10 respectable of the neighborhood to the west. We
11 have pulled our facade back along this edge as
12 well, which you can see in the next image.

13 Again, this is where the garage sits
14 below on the lowest level. It extends about
15 towards Portland Street on this edge here.
16 Again, this would be our -- this would be the
17 first level of our addition; again, with the
18 vertical circulation elements.

19 And what we are showing here is just a
20 potential link to 400 Tech Square on level 5.
21 That is really just a place holder at the moment.

1 That may or may not happen. We are just kind of
2 seeing that as a potential opportunity for that
3 connection.

4 This is the upper level of the addition.
5 Again, each floor plate is about 15,000 square
6 feet. And this is the image from Portland
7 Street, facing that neighborhood. You see how
8 the facade, again, with the vertical-oriented
9 glazing and accent panels, is set back from the
10 Portland Street edge. You can see the entrance
11 beyond serving as a marker. And the intent is to
12 improve this experience along this edge of the
13 building and draw activity towards this end of
14 the site. Then you can see the vertical
15 circulation element beyond kind of serving again
16 as something that anchors this to the lower
17 portion of the site.

18 This is on the other side from the Draker
19 Lab perspective. Again, this is where the
20 language kind of turns. It is held back to kind
21 of maximize some window opportunities and some

1 daylighting in these corners. That turns back
2 and is held back from this notch. And again, you
3 see how it sits slightly above this space here.

4 AHMED NUR: That last view that you just
5 had -- sorry. That shadow is coming from Draker
6 Lab, on that last perspective that you showed?
7 Just go back one. The shadow here, this
8 perspective, the shadow is from Draker
9 Laboratories; is that right? So you are right at
10 the corner of Broadway now?

11 JOHN SULLIVAN: Yes.

12 AHMED NUR: So you are wrapping around
13 this curtain? Well, you wrapped around the
14 pre-cast garage with a curtain on the bottom
15 floor?

16 JOHN SULLIVAN: Yes.

17 JAMES RAFFERTY: No. That is already
18 there.

19 AHMED NUR: This is already there, that
20 curtain?

21 JAMES RAFFERTY: That is the facade of

1 the existing garage.

2 AHMED NUR: Not when I worked there in
3 '91-'92.

4 JAMES RAFFERTY: You have got to get out
5 more often. The whole thing has changed.

6 (Laughter.)

7 AHMED NUR: I couldn't, ever since they
8 demoed that building at 549 Tech Square, the
9 first flight, and the whole building came down.
10 So I want to withdraw that. But sorry. Go
11 ahead.

12 JOHN SULLIVAN: I would be happy to
13 answer any questions.

14 HUGH RUSSELL: Which floor will the day
15 care be on?

16 JOHN SULLIVAN: On the highest floor.
17 That would be on the upper floor.

18 HUGH RUSSELL: Will there be any outdoor
19 play areas for the kids?

20 JOHN SULLIVAN: Potentially. The floor
21 plan of the upper level is aligned with the floor

1 plan of the upper level of the pre-cast garage,
2 so there is an opportunity to have some play
3 space out there. We are kind of preliminary in
4 the process, and have not determined if there
5 will be a day care use. But that is something
6 that we are considering if there is one.

7 HUGH RUSSELL: I will offer you a piece
8 of unnecessary gratuitous architectural advice.

9 JOHN SULLIVAN: Absolutely.

10 HUGH RUSSELL: I find the way you have
11 treated the stairwell to be very uncomfortable,
12 because it is trying to be too much like the
13 bottom and not enough like the top. To me, the
14 way to think about the stairwell is part of the
15 top. It is the top, and the materials should be
16 reaching down to the ground.

17 So that floating piece of concrete or
18 metal up there that has speared the ramp that
19 goes through it, I would rather see that material
20 come all the way down to the ground, to the
21 street.

1 JOHN SULLIVAN: Pull it down?

2 HUGH RUSSELL: Yes. But that is just a
3 piece of advice, as someone who looked at a lot
4 of these things.

5 JAMES RAFFERTY: That is why we are here,
6 though. This is an advice session.

7 HUGH RUSSELL: I do find the general
8 proposal to be very exciting. I like the
9 architectural character. I think the way in
10 which it solves this very unusual problem. All
11 the materials and angles and planes and all of
12 this stuff, it is going to be kind of fun. And
13 there isn't perhaps enough fun on this site as
14 there might be.

15 PAMELA WINTERS: Can I ask a question?

16 HUGH RUSSELL: Sure.

17 PAMELA WINTERS: So I was wondering if --
18 first of all, I love the fact that the cube kind
19 of floats. I just like the way that it looks.

20 But underneath it, is that painted gold.

21 JOHN SULLIVAN: No, no.

1 PAMELA WINTERS: Is that just a
2 reflection?

3 JOHN SULLIVAN: Yes. I think that is
4 just an effect of the rendering. This plane here
5 would be metal panel material that carries down.
6 So we would pay some kind of special attention to
7 the underside of that, because it does have that
8 floating quality.

9 PAMELA WINTERS: In terms of the color,
10 or in terms of what?

11 JOHN SULLIVAN: In terms of the material.

12 PAMELA WINTERS: Good. That was one
13 question. I am glad.

14 And secondly, where would the kids be
15 coming from, that were in the day care? Like
16 where would they --

17 JOHN SULLIVAN: Well, I think that they
18 would approach the site from somewhere --

19 PAMELA WINTERS: No, the population.
20 What neighborhood?

21 JAMES RAFFERTY: I think it would be a

1 combination, and Ms. Lawer knows this --
2 employees currently at Tech Square who may want
3 to, and then neighborhood residents. I mean,
4 that is the form.

5 MS. LAWER: We currently have 3,000
6 employees at Technology Square, and no day care
7 there. I know the closest one is the Bright
8 Horizons at One Kendall Square currently. So we
9 have 3,000 employees. And then the Draker Lab
10 right next door, they have almost 1,000
11 employees, I think.

12 PAMELA WINTERS: That would be great.

13 MS. LAWER: The demand is unbelievable.

14 As Jim said, I can personally attest to
15 how difficult finding day care in the
16 neighborhood is, and looking for more. So the
17 demand will not be a problem.

18 PAMELA WINTERS: My last question, where
19 would the outdoor space be? I wasn't quite clear
20 about that.

21 JOHN SULLIVAN: Let me scroll back to the

1 site plan.

2 PAMELA WINTERS: Because I think that is
3 kind of important, to have a little outdoor play
4 area, if you are going to be doing that.

5 JIM RAFFERTY: It is actually a
6 requirement of the office for children that
7 licenses these facilities. So by necessity,
8 there will have to be a location within a certain
9 proximity.

10 PAMELA WINTERS: Okay.

11 JOHN SULLIVAN: So the higher level floor
12 of the new addition and the highest level of the
13 existing garage align. So we think that there is
14 an opportunity to accommodate that in that zone
15 there.

16 PAMELA WINTERS: Thank you very much,
17 sir.

18 HUGH RUSSELL: Any comments?

19 THOMAS ANNINGER: I have a couple. I
20 have a comment and a question.

21 The comment has to do with the driveway.

1 I have passed by there, and my memory of it,
2 walking by, is that it is a place you wouldn't
3 really want to go, that private way right now.
4 And it looks like what you are doing is going to
5 make that private way so much better.

6 All I would do is encourage you to do
7 what you can to make that private way feel less
8 like an alley and more like a welcoming place. I
9 actually think what Hugh said might help that, at
10 least something to think about. So I am excited
11 that that private way is going to look so much
12 better.

13 My question is, what is the engineering
14 that enables you to take such a heavy thing and
15 let it go on these little feet? What responsible
16 parents is going to send their kids there?

17 AHMED NUR: Structural engineers.

18 (Laughter.)

19 JOHN SULLIVAN: That is what we are
20 establishing. We will have -- we will be
21 introducing a new structural perimeter to the

1 existing garage along the north edge and along
2 the sound edge. So we will be reworking that
3 existing facade and putting it back together and
4 introducing new columns that split each existing
5 column, there so that there will be some heavy
6 structural work to make this happen.

7 THOMAS ANNINGER: I believe so.

8 AHMED NUR: I have nothing really to add
9 on, other than I do like the design, and I am
10 actually grateful for the separation from the
11 precast itself, and give that a little area in
12 between, just a separate identity.

13 HUGH RUSSELL: Thank you very much.

14 ROGER BOOTHE: Could we have a vote that
15 the board finds this acceptable, for the record?

16 WILLIAM TIBBS: I thought you said it
17 doesn't require any question.

18 ROGER BOOTHE: It doesn't require a
19 hearing, but the staff always likes to make sure
20 that there are no misunderstanding about it being
21 accepted.

1 JAMES RAFFERTY: I think that is a fine
2 idea. We don't need any relief in the form of a
3 special permit. I think something that affirms
4 that this is consistent with the special permit
5 would be helpful.

6 THOMAS ANNINGER: Is this the 1999
7 special permit?

8 JAMES RAFFERTY: Yes, the only one there,
9 the IPOP special permit.

10 AHMED NUR: Is it a final design? Is
11 that what we are doing?

12 ROGER BOOTHE: Just to say that this is
13 consistent with the permit.

14 JAMES RAFFERTY: We provided the analysis
15 to ISD that we were within the remaining GSA,
16 that the parking reductions don't trigger any
17 parking violations. So from a zoning
18 perspective, it is compliant.

19 But I think it is a helpful suggestion by
20 Mr. Boothe that to the extent there is a special
21 permit that hovers over the whole Tech Square, if

1 you will, that there be some type of
2 acknowledgement tonight would be helpful.

3 HUGH RUSSELL: That this is consistent
4 with the use and general size and massing, and it
5 fits within the parameters of the special permit,
6 things that are committed, heights, all of those
7 requirements.

8 WILLIAM TIBBS: So moved.

9 HUGH RUSSELL: Second?

10 PAMELA WINTERS: Second.

11 HUGH RUSSELL: Discussion?

12 H. THEODORE COHEN: I have a question.

13 Roger, I haven't seen the special permit.

14 Are you comfortable that it does indeed
15 comply with the terms of the special permit?

16 ROGER BOOTHE: Yes.

17 H. THEODORE COHEN: Okay.

18 HUGH RUSSELL: Any more discussion on the
19 motion?

20 (No voice heard.)

21 HUGH RUSSELL: Thank you very much.

1 (Pause for problems with the projector.)

2 ROGER BOOTHE: This is a project that the
3 board saw some time ago, and we are really glad
4 to say it is coming back to life again, and
5 Mr. Touloukian has done a really good job of
6 trying to explain these drawings. There were a
7 lot of drawings at the start of this package that
8 are just background. And you have to kind of get
9 through there to get to where it is showing how
10 it is bringing the project back into compliance.
11 So I am sure he has the drawings up there, but I
12 know the board has all of them in front of them,
13 while this is hopefully coming.

14 THEODORE TOULOUKIAN: As Roger said, my
15 name is Ted Touloukian, T-O-U-L-O-U-K-I-A-N, from
16 Touloukian & Touloukian at 153 Milk Street in
17 Boston. I am the architect for the project. And
18 this is Carolyn Campbell, C-A-M-P-B-E-L-L, from
19 CSS Landscape Architects, who is assisting us on
20 the project.

21 The owner is Broder Properties, Ben

1 Svenson, Erick Svenson, S-V-E-N-S-O-N, and Dana
2 Nielsen, N-I-E-L-S-E-N. They are unable to be
3 here. They are unfortunately out of the country,
4 and would have liked to have been here, but could
5 not make it. And they have asked me to present
6 and speak on their behalf.

7 In general, as Roger described, this is a
8 project that has gone through a series of lives
9 over the last maybe 8 to 10 years. And what we
10 are here to do this evening is provide a design
11 review update to the active special permit that
12 was issued in 2005 and 2007, amendment number
13 203.

14 In general, what you will find tonight is
15 that what we are going to present is some
16 documents here that we are going the bypass in
17 the interest of time that has to do a lot with
18 the existing conditions, the active special
19 permit documents that were given to us by CDD,
20 and as well as a series of information regarding
21 those pieces of documents.

1 In general, I want to point out there are
2 no changes to the special permits as it relates
3 to the FAR. The GFA for the project is
4 unchanged. The unit count of 63 is unchanged.
5 The amount of open space relative to the lot size
6 is unchanged. And the amount of parking spaces
7 of 97 is unchanged from the special permit.

8 And so what we are going to be showing
9 you are some minor changes, which is basically a
10 result of the project as it stands in its current
11 existing conditions, and pursuant to discussions
12 that we have had with CDD, as well as with a
13 community meeting that we had on April 11th.

14 We are still not getting it.

15 I can talk generally?

16 PAMELA WINTERS: We have the documents.

17 THEODORE TOULOUKIAN: You have the
18 documents in front of you.

19 I think it will probably come to life. I
20 apologize for this. Never happens; right?

21 WILLIAM TIBBS: Not your fault.

1 HUGH RUSSELL: Is A 2.0 what your
2 proposal is right now?

3 THEODORE TOULOUKIAN: Correct.

4 HUGH RUSSELL: I am intending to complete
5 this hearing in 15 minutes. So actually, let's
6 forward and not worry about technology.

7 THEODORE TOULOUKIAN: What I am going to
8 do is, I am going to do this the old fashioned
9 way. Do you mind if I come around? I will go
10 right to the renderings, and I will give you a
11 basic overview of the renderings. I am going to
12 ask you to go to the last section, starting at
13 section number 5 of the proposed project update
14 renderings.

15 So what you are looking at here is the
16 proposed site plan. And I am going to give you
17 an orientation. If you can see it all clearly,
18 this is basically the parameters. Here is Rindge
19 Ave., 120 Rindge Ave., 124 Rindge Ave., and
20 45 Yerxa Road.

21 CAROLYN CAMPBELL: The existing site

1 circulation, you come in the entrance to 97
2 spaces of parking, which is what was the
3 permitted parking originally. And the pedestrian
4 circulation follows the road in and goes around
5 the building, with access to both the front and
6 the back buildings.

7 There is a dumpster located in the back.
8 The transformer is also located in the back.
9 These two elements are screened in, and both of
10 these elements sit within a planting buffer that
11 works to buffer both the dumpster and the
12 transformer as well as the units, the residential
13 units, within the site and the neighbors. That
14 planting buffer continues along the western edge
15 to the front open space.

16 The open space exceeds the required
17 29 percent of open space for the site. The
18 planting buffer is also seen on the eastern side
19 of the site, where there is some existing trees
20 in the neighboring properties. And then we
21 strategically placed some of the trees in the

1 park area, to create the first layer of screening
2 between the neighbors and the proposed
3 residential building.

4 The next layer of planting buffer sits
5 within the courtyards, where there is a five-foot
6 planter along both buildings. There is also a
7 planter bed on the corner of both 120 and
8 140 Rindge.

9 There is an existing fence around the
10 majority of the property. The owner will close
11 that fence so that the fence does go around the
12 entire property and creates a buffer on the
13 ground level.

14 THEODORE TOULOUKIAN: In general, just
15 maybe since our PowerPoint isn't there, these
16 courtyards, do you want to talk a little bit
17 about the courtyards?

18 CAROLYN CAMPBELL: So the courtyards
19 consist of materials to soften the site, since
20 the buildings are of brick and concrete, and the
21 proposed courtyards are a little bit below grade.

1 They are about four steps down into the
2 courtyards. So there is a grade change. And
3 this planting buffer serves to prevent a railing
4 from having to go up along that sidewalk.

5 HUGH RUSSELL: That is shown on two
6 renderings down, I believe.

7 CAROLYN CAMPBELL: It also works to
8 prevent the railing and to soften that edge.

9 THEODORE TOULOUKIAN: So access into the
10 site occurs -- this is the first rendering of
11 approximately six. We will go quickly through
12 them for your benefit. This is a view entering
13 from Rindge Avenue.

14 CAROLYN CAMPBELL: So one of the nice
15 things happening on the entrance is that the
16 entrance doesn't go directly into the site, but
17 it curves a little. So the view into the site is
18 of a tree-lined entrance row. You see the shade
19 trees in the parking area. And then behind, you
20 can see the ornamental trees proposed for the
21 courtyard.

1 THEODORE TOULOUKIAN: I think in general,
2 one of the things we wanted to stay consistent
3 with the special permit was the privacy between
4 the residential abutting properties and the
5 project site itself. And by strategically
6 locating the trees and the screening buffers, we
7 want to contribute that degree of privacy between
8 the abutters and the residents at this location.

9 CAROLYN CAMPBELL: We wanted to also keep
10 the front lawn open for the residents of the
11 building and also the neighbors.

12 THEODORE TOULOUKIAN: So this shot, as
13 you come in, also screens the building, which we
14 thought was some benefit. And the second
15 rendering here begins to show you the view as you
16 approach 120 Rindge Ave. You are looking at a
17 public entry which is made of pre-cast concrete
18 and wood, which is a green wall.

19 The windows are basically reflective of
20 the residential units within. We worked with CDD
21 to actually contribute to coordinate the window

1 locations. We left the balconies in their
2 locations that they exist today, as you see in
3 the photographs, which there is no changes. We
4 repainted. The masonry will be repointed in
5 certain locations. And the private entries into
6 the residential units, as shown in the second
7 rendering, will be rebuilt out of painted steel
8 and wood IPE treads.

9 The cornice line, which was once up
10 above, we are proposing to be removed. And
11 because there is a lot of unfortunate masonry
12 deterioration and some openings in the facade
13 that weren't matched in with the appropriate
14 bricks, so we were faced with the challenge to
15 find brick that was consistent with the rest of
16 the building so that we could create some
17 continuity and uniformity with the rest of the
18 masonry. So the result is that we are salvaging
19 brick from the parapet level up here, and
20 bringing them back into the existing building
21 where needed, as shown.

1 WILLIAM TIBBS: I am looking at the
2 elevations right before the section which are
3 black and red. The red is existing and the black
4 is what is the proposed changes?

5 THEODORE TOULOUKIAN: Yes.

6 WILLIAM TIBBS: So you are really making
7 some significant changes to the windows and
8 making them more uniform; is that correct?

9 THEODORE TOULOUKIAN: Yes. And really in
10 an effort to work with the patterns that exist
11 with the building and to provide some additional
12 patterning with the windows.

13 Do you want to add on the landscape?

14 CAROLYN CAMPBELL: I mean, in the
15 renderings, you can see the additional buffer in
16 the courtyard with the ornamental trees and the
17 low woody shrubs.

18 THEODORE TOULOUKIAN: The third rendering
19 is the corner of which we refer to as, I guess,
20 the "notch addition" that was approved with the
21 special permit which sits right here.

1 And what we are looking at is, if we had
2 showed you some of the existing condition
3 photographs, the masonry does not match very
4 well. And the proportion of the windows were not
5 built in accordance with the original special
6 permit drawings.

7 So what we have done is, we have left the
8 masonry intact, for economic reasons, and
9 actually cut some openings between, which is to
10 create the basic division of windows, which is
11 consistent with the existing buildings on either
12 side. If you are looking at the original
13 photographs, there are four punched openings. We
14 tried to work in the proportion of this larger
15 over a smaller window, which is consistent with
16 the rest of the windows. And I think it is an
17 effort to help the scape of the project and
18 improve the relationship.

19 Also, we are looking to paint the masonry
20 with an approved masonry paint, which is a tone
21 which is consistent with the limestone still and

1 headers that are around. I think it will help, I
2 think, distinguish and really help acknowledge
3 the beauty of the existing building.

4 THOMAS ANNINGER: What is going on in the
5 inside of this corner?

6 THEODORE TOULOUKIAN: At this location?

7 THOMAS ANNINGER: I mean --

8 THEODORE TOULOUKIAN: They are
9 residential units.

10 THOMAS ANNINGER: Do any residential
11 units straddle both the brick and the other one,
12 or are they all sort of contained within?

13 THEODORE TOULOUKIAN: There is two duplex
14 units within this unit, so it is actually
15 geometrically consistent with the design itself.
16 And I understand where you may be leaning.

17 ROGER BOOTHE: You might point out that
18 the masonry was in terrible shape.

19 THEODORE TOULOUKIAN: Terrible shape. I
20 would love to show you some of the slides. There
21 was just a lot of mismatched brick, the punched

1 openings. There were vinyl windows. We are
2 replacing all of them with the new painted
3 aluminum windows.

4 HUGH RUSSELL: So they took the old
5 building and they started the renovation, they
6 botched it?

7 ROGER BOOTHE: They did a very bad botch.
8 And I am sorry that we weren't able to have them
9 show here, because they have done a really good
10 job of thinking through every bit of this. We
11 have spent a lot of time going over it.

12 PAMELA WINTERS: It is nice.

13 ROGER BOOTHE: I think what they are
14 doing makes all the sense in the world.

15 HUGH RUSSELL: So what we are really
16 being asked is do we agree that this outcome is a
17 good outcome?

18 ROGER BOOTHE: Yes. I think the question
19 for you is significantly different from the
20 special permit. And I would submit, it is very
21 consistent. In fact, generally, it is an

1 improvement of where they were to begin with.
2 And certainly, it was so botched on the site. It
3 is wonderful to have somebody who cares about it
4 coming back in.

5 WILLIAM TIBBS: Can you explain that
6 history a little bit, the botch, what happened?

7 THEODORE TOULOUKIAN: That is hard to
8 explain.

9 WILLIAM TIBBS: Just briefly. The
10 proponents who came before us started it and
11 botched it?

12 ROGER BOOTHE: Yes.

13 WILLIAM TIBBS: And then a new owner has
14 come in?

15 ROGER BOOTHE: A new owner has come in.

16 WILLIAM TIBBS: And you are trying to
17 clean it up, basically?

18 ROGER BOOTHE: Exactly.

19 And that is with the abutters, to make
20 sure that they were happy and the arrangements
21 were made.

1 As you recall, when we had the hearing on
2 this originally, people were very concerned about
3 balconies and views and where the trees would go,
4 and so forth. And they have done a really good
5 job of making sure all of those spaces were
6 touched.

7 We feel very good about it from the staff
8 point of view.

9 HUGH RUSSELL: My recollection of what
10 was proposed 10 years ago of this is actually a
11 step up from that.

12 ROGER BOOTHE: I think it definitely is.
13 The demonstration makes a lot more sense overall.
14 They have done a very careful job of working with
15 in lines of the building and having to fix some
16 fairly serious damage that was done in the
17 construction.

18 H. THEODORE COHEN: Is this section still
19 existing conditions, what exists now?

20 THEODORE TOULOUKIAN: Yes.

21 ROGER BOOTHE: Yes. You can see in

1 there, I think, some of the --

2 THEODORE TOULOUKIAN: Probably the first
3 photograph is probably -- a couple of them that
4 really just show the differences between the
5 masonry, the vinyl windows, the quality of
6 construction. So our client is actually in a
7 position that they are looking at this project
8 certainly as a long-term hold. And they would
9 like to also rent them. They plan to hold them
10 for many years. So there is a different interest
11 in the project. They are interested.

12 THOMAS ANNINGER: Rental units?

13 THEODORE TOULOUKIAN: They would like to
14 rent the units. They have a strong interest in
15 the community, speaking on their behalf.

16 THOMAS ANNINGER: The last project was
17 not rental, was it?

18 THEODORE TOULOUKIAN: No. It was
19 permitted as a condominium. It is now going to
20 be permitted as apartments. But we are actually
21 also providing three accessible units, which are

1 located at the rear of 120 Rindge Avenue. We
2 have met with the City of Cambridge building
3 department and determined locations for the
4 accessible units and the quantity of those units.
5 We have ramp access at the rear of 120 Rindge
6 Avenue, which will serve those accessible units.

7 So in a real, I think, big picture
8 sense -- you can see the renderings themselves --
9 I think that we are looking at a general masonry
10 restoration project, number 1. Right? We are
11 looking at, number 2, a window replacement
12 project. A lot of the old vinyl windows are
13 being removed and being replaced. We are
14 re-roofing each of the buildings on 120 and
15 124 Rindge Avenue. So it is a roof replacement
16 project. And also, the units within 120 and 124,
17 they have basically been 30 percent complete.
18 There is some rough framing. There is some
19 partial electrical. There is some partial
20 plumbing work. And really not complete
21 structural work.

1 So we have a full set of engineers,
2 ranging from structural, mechanical, plumbing,
3 fire protection.

4 Really our biggest challenge is assessing
5 the existing condition and to produce a set of
6 documents that will be suitable for construction.
7 But our biggest challenge here is just making
8 sure that when we do this -- we are looking at
9 the big picture -- to do this in a manner that
10 looks at the design first. And in order to do
11 that, we need to assess the existing condition.
12 I think when we look at the design as well there
13 was a certain amount of rhythm in the existing
14 building that we really wanted to understand,
15 recapture and, I think, also subtly improve.

16 And we are quite excited about it. I
17 think that it is going to be a community. I
18 think, as Carolyn has pointed out, that open
19 space in the front is going to be a lawn. And I
20 want to add that Broder Properties is strongly
21 interested in not having just that lawn for the

1 people that serve the building, the 63 units, but
2 also being open for the community to use too,
3 during the day as well.

4 THOMAS ANNINGER: In looking at existing,
5 the balconies are really kind of gawky looking
6 funny things. The balconies that you say are you
7 keeping don't look at all like the balconies --

8 THEODORE TOULOUKIAN: They are actually
9 the same size. We are repainting them. And I
10 think we are going to be painting them --

11 ROGER BOOTHE: Do you mean the stairs,
12 Tom, out into the courtyard?

13 THOMAS ANNINGER: It doesn't matter,
14 perhaps. It just looks so different, what you
15 have and what they had before. It doesn't even
16 look like the same structure.

17 THEODORE TOULOUKIAN: That may be
18 something that should be in the rendering. I
19 apologize if there is a missing element there.

20 WILLIAM TIBBS: Are you putting a bottom
21 there too?

1 THEODORE TOULOUKIAN: No, there is not
2 going to be a bottom. They are going to be
3 painted, and the IPE wood will be refinished.

4 WILLIAM TIBBS: Because your rendering
5 has a nice, neat bottom. And these, you can see
6 the underside.

7 THEODORE TOULOUKIAN: It may be a result
8 of the rendering.

9 WILLIAM TIBBS: But you are painting
10 everything a lighter color?

11 THEODORE TOULOUKIAN: Painting everything
12 a lighter color. I think it takes away the
13 harshness of the black and white.

14 THOMAS ANNINGER: Let me just show, these
15 are the, first of all, the width of them. And
16 then this, none of that is here.

17 THEODORE TOULOUKIAN: That, well that
18 actually is -- these are 18 inches back, and
19 these are three feet. So there is different
20 ones. That is a different view. That is
21 actually the rear side. But that is a good

1 question.

2 But back to the big picture, I think that
3 another part that we recognize that wasn't in the
4 original design is the landscaping we felt was
5 very important. We hired CSS. And I think that
6 we wanted to make this not just a residential
7 building, adaptive reuse project. Broder
8 Properties has a strong interest in making this a
9 place, a place that really was comfortable, but
10 also had a good degree of privacy and
11 respectfully to abutting neighbors.

12 And I think with the softness of the
13 landscaping, as Carolyn has pointed out, I think
14 that we are trying to bring indoors outdoors, and
15 hopefully make that a nice community.

16 ROGER BOOTHE: There was always kind of a
17 green space in the front. I think they have done
18 a much better job of trying to think about the
19 pathways and the plantings and so forth. So
20 overall, I think that the whole landscape
21 approach has also been upgraded from what we had

1 seen before.

2 PAMELA WINTERS: I have a question.

3 So it was condos before, in the building?

4 THEODORE TOULOUKIAN: They were permitted
5 as condominiums.

6 ROGER BOOTHE: We don't really get into
7 permitting of condos.

8 PAMELA WINTERS: They were permitted as
9 condos, but the building was so rundown and
10 awful, I can't imagine somebody wanting to --

11 LIZA PADEN: Could I point out, Pam, that
12 the only building that is finished of the three
13 buildings is 45-47 Yorkshire Road, which is
14 occupied now. 120 and 124 was never finished.
15 This is why, I mean, whether it is a condo or
16 apartments, didn't matter, because it is not
17 done.

18 THEODORE TOULOUKIAN: Also, it is in our
19 letter, but I think it should also be pointed out
20 as well that Broder Properties bought the
21 property in foreclosure in October of 2011. They

1 took immediate action to stabilize and secure the
2 site.

3 I think that should also be pointed out
4 because there is a strong interest in sort of
5 making it -- there was going to be some time that
6 was needed to get the buildings through special
7 permit review and building permit applications.
8 But they wanted to remove debris from the site,
9 which there was a lot of. They wanted to secure
10 openings in the masonry, and also windows that
11 were not there, to prevent weather and rodents
12 from entering.

13 And also on 45 Yorkshire Road, as Liza
14 pointed out, that was one that was partially
15 completed. And there was a big effort to provide
16 numerous building code improvements, life safety
17 improvements. So they did secure a certificate
18 of occupancy. And they also did complete the
19 process as required for the inclusionary units.

20 So I think that effort was big, and is
21 also one that should be pointed out.

1 PAMELA WINTERS: It is a huge
2 improvement. It is amazing.

3 THEODORE TOULOUKIAN: Yes. And I wish
4 you had the opportunity to meet them. They are,
5 I think, a group of developers that really have a
6 very strong interest in making this a successful
7 project.

8 PAMELA WINTERS: Great.

9 THOMAS ANNINGER: I wanted to comment.
10 One thing that I never liked from the original
11 project, and there probably was no good
12 alternative, but I never liked the idea that this
13 was wrapped around by cars, so that you would
14 just constantly be looking at cars. It was
15 shopping center style, and I thought that was a
16 shame. If there had been a better parking
17 solution, I wish they would have come up with it.
18 I am sure it is too late for that now. And maybe
19 it was never possible. But that always seemed to
20 me to be wrong.

21 ROGER BOOTHE: Tom, actually, this scheme

1 does have a different driveway that isn't liked
2 by cars as it is in original scheme.

3 CAROLYN CAMPBELL: Yes. We did make a
4 few changes to the parking area. One, there were
5 cars allowed to park along the fence here. And
6 this parking was removed along the eastern side
7 of the entrance drive, which I think improves the
8 site.

9 The other change that we made is, the
10 drive comes in and curves in, so that when you
11 look down the entrance, you see the tree line
12 rather than a car.

13 The other thing that has happened is, the
14 ratio of standard parking spaces to compact park
15 spaces has changed. So there is more compact
16 spaces, which increases the area for planting.
17 So we have done our best with what we had, to
18 improve the site conditions and reduce the amount
19 of parking on the site.

20 THEODORE TOULOUKIAN: I think also the
21 layers of the trees, which were briefly described

1 and on the renderings, which are taller,
2 midlevel, and then shrubs, is really, I think, is
3 going to help soften the way cars are viewed on
4 the site.

5 Another big piece is all these recessed
6 courtyards at the front of 120 and at the rear of
7 120 and at the rear of 124. In order to not have
8 42-high-inch guardrails that ran around that had
9 more of difficult, harder presence, there are
10 planters were set at the right height, which CSS
11 has worked out so that we don't have to have
12 those guardrails from a code point of view. And
13 that really transforms the way you perceive, I
14 think, the courtyards. And there is also going
15 to be some wood at the lower level. And I think
16 that is really a wonderful amenity that I know
17 they are excited about.

18 CAROLYN CAMPBELL: And then closer to the
19 buildings, we have tried to create planning
20 buffers to create privacy for the residents
21 within the site, and also to green the site where

1 the main entrances are by creating green walls on
2 the larger square cases, so that literally, the
3 green kind of wraps the building, so there is a
4 nice separation and softness as you approach the
5 entrances to the apartments.

6 PAMELA WINTERS: Great.

7 WILLIAM TIBBS: Looks good to me.

8 HUGH RUSSELL: Is there any action from
9 us?

10 ROGER BOOTHE: We would like there to be
11 a vote that this is consistent with the special
12 permits.

13 MICHAEL BRANDON: Mr. Chair, may I ask a
14 few questions?

15 HUGH RUSSELL: You can ask questions of
16 me.

17 MICHAEL BRANDON: Through you, to the
18 presenters?

19 HUGH RUSSELL: You can make a statement.
20 You can address the board. If you have
21 questions, then we will deal with them. But you

1 don't talk directly to them.

2 MICHAEL BRANDON: I am saying through
3 you, Mr. Chair. That I what I wanted to do.

4 HUGH RUSSELL: I am saying to me, yes.
5 Please go ahead.

6 MICHAEL BRANDON: To you.

7 One is the plans for trash and recycling.
8 I think I had this open in time, but I don't know
9 if it is clear to the board, it was not to me;
10 where the receptacles will be stored and how they
11 will be serviced. That has been a problem with
12 the occupied building, according to the
13 neighbors.

14 For the record, I am Michael Brandon,
15 B-R-A-N-D-O-N, 27 Seven Pines Avenue, and I am
16 clerk for the North Cambridge Stabilization
17 Committee.

18 HUGH RUSSELL: Is that your only
19 question?

20 MICHAEL BRANDON: Also, another issue has
21 been the fence, particularly along the Van Norden

1 Street edge of the property, which abuts on
2 abutting rear yards. That was an issue with the
3 previous developer, and I don't know if that has
4 been completed. There are ongoing issues, I
5 understand, with bricks falling off what was put
6 up as some sort of retaining wall. So that might
7 be a detail you might want to look at.

8 Roof decks were another concern. And
9 they tried to get -- the previous developer went
10 to the ZBA to get additional relief to add roof
11 decks, was denied on the convent building, the
12 Yerxa Road building. But the developer had
13 already started installing them. There were
14 spiral staircases within. So just if that
15 situation maybe be addressed, and what the plan
16 is on all buildings for roof decks, and if there
17 are any changes from the current status of what
18 has been approved.

19 I think that is it. Thank you.

20 HUGH RUSSELL: So the trash bins were
21 explained to us.

1 What are you doing about recycling?

2 THEODORE TOULOUKIAN: I know Broder is in
3 communication with a waste company to implement
4 dumpster and recycling. They are actually very
5 interested, and even considered making this a
6 LEAD accredited building. We haven't been able
7 to sort that out.

8 HUGH RUSSELL: The fence, I think you
9 said they are in the process of repairing the
10 fence?

11 THEODORE TOULOUKIAN: Yes.

12 HUGH RUSSELL: And the requirement that
13 there be a fence all the way around will be met
14 when you are done.

15 And the third point, the roof decks. You
16 are not planning to change the roof decks that
17 were approved or in the proposal?

18 THEODORE TOULOUKIAN: There are still 12
19 roof decks initially approved. The setbacks are
20 consistent for parapets, as well, that was
21 approved. And the sizes are consistent as well.

1 HUGH RUSSELL: Thank you. So a motion to
2 find this consistent with the permit?

3 Roger, you clearly told us in your
4 opinion, it is consistent, as least on your
5 detail.

6 ROGER BOOTHE: Yes.

7 THOMAS ANNINGER: We have been presented
8 with a -- what seems by all accounts to be a vast
9 improvement over what we saw before, certainly
10 the way it was implemented. And in every respect
11 that I have seen, it seems to be consistent with
12 the special permit that we originally granted.

13 And I guess I move that, we so declare.

14 H. THEODORE COHEN: Second.

15 HUGH RUSSELL: Discussion on the motion?

16 All those supporting the motion?

17 (Show of hands.)

18 HUGH RUSSELL: All members voting in
19 favor. Thank you.

20 (Whereupon, at 10:38 p.m., the hearing
21 was adjourned.)

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COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

I, Megan M. Castro, a Notary Public in
and for the Commonwealth of Massachusetts, do
hereby certify:

That the hearing that is hereinbefore set
forth is a true record of the testimony given by
all persons involved.

IN WITNESS WHEREOF, I have hereunto set
my hand this 31st day of May, 2012.

Megan M. Castro
Shorthand Reporter

My Commission expires:

August 23, 2013