

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21

PLANNING BOARD FOR THE CITY OF CAMBRIDGE

GENERAL HEARING

Tuesday, July 10, 2012

7:10 p.m.

in

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

- Hugh Russell, Chair
- Thomas Anninger, Vice Chair
- William Tibbs, Member
- Pamela Winters, Member
- Ahmed Nur, Associate Member

Community Development Staff:

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

---

REPORTERS, INC.  
CAPTURING THE OFFICIAL RECORD  
617. 786. 7783/617. 639. 0396  
www. reportersinc.com

## I N D E X

GENERAL BUSINESSPAGE

- |    |   |    |
|----|---|----|
| 1  |   |    |
| 2  |   |    |
| 3  | 1. Board of Zoning Appeal Cases             |    |
| 4  | Tel ecommuni cati on Antenna Speci al       |    |
| 5  | Permi ts: 300 Mt. Auburn Street,            |    |
| 6  | 10 Canal Park, 10 Fawcett Street,           |    |
| 7  | 284 Norfolk Street and                      |    |
| 8  | 1430 Massachusetts Avenue                   | 3  |
| 9  |   |    |
| 10 | 2. Update, Bri an Murphy,                   |    |
| 11 | Assi stant Ci ty Manager for Communi ty     |    |
| 12 | Devel opment                                | 65 |
| 13 |   |    |
| 14 | 3. Adopti on of the Meeti ng Transcri pt(s) |    |
| 15 |   | X  |
| 16 | 4. Kendal l Square Study Recommendati ons   |    |
| 17 | Di scussi on                                | 73 |
| 18 |   |    |
| 19 |   |    |
| 20 |   |    |
| 21 |   |    |

## P R O C E E D I N G S

(Sitting Members: Hugh Russell, Thomas Anninger, William Tibbs, Pamela Winters.)

HUGH RUSSELL: We can get started now with the telecom cases. This is the meeting of the Cambridge Planning Board. The first item on our agenda is the review of the Zoning Board of Appeal cases.

ATTORNEY RICARDO SOUSA: Good evening, Mr. Chairman. Good to see you again this evening. Happy summer. We have five applications tonight for Sprint Spectrum, L.P. as part of its continued effort to upgrade its existing installations here in the City of Cambridge. Three of these applications will be heard by the Zoning Board of Appeals, the Board of Zoning Appeals, excuse me, on Thursday and two of them will be heard on July 26th.

The first one I'd like to start off with if I could is Mount Auburn Hospital, 330

1 Mount Auburn Street. And you should have  
2 copies of some plans, but I'm going to hand  
3 out some additional ones here.

4 LIZA PADEN: It will be tab 4 in the  
5 application.

6 ATTORNEY RICARDO SOUSA: And here  
7 are some additional photo simulations for  
8 your benefit.

9 The nature of this application is such  
10 that we currently have six panel antennas  
11 that are located on the facade of the  
12 building itself, and they are painted to  
13 match. We are simply going to be replacing  
14 those six with six new ones. And so there  
15 will be no increase in the number of antennas  
16 on the installation -- excuse me, on the  
17 building itself. But these new antennas will  
18 be able to operate dual frequencies both for  
19 voice and data transmission. And if you'd  
20 like I could walk you through the plans and,  
21 however, in addition to that there are some

1 photo simulations that I've handed out that  
2 help describe the nature of the changes.

3 HUGH RUSSELL: Is it fair to say  
4 that you're replacing six boxes with six  
5 other boxes that are about the same size and  
6 about the same color, in the same location?

7 ATTORNEY RICARDO SOUSA: That's  
8 exactly right. Same location.

9 The antennas themselves, the new  
10 antennas are one foot longer. They are at  
11 same width, but they are once again panel  
12 antennas and they are the same depth as well.

13 THOMAS ANNINGER: Say that last part  
14 again.

15 ATTORNEY RICARDO SOUSA: They're  
16 panel antennas. They're not dishes in any  
17 way. The current, the current antennas are  
18 panels and the future upgraded antennas are  
19 also panels.

20 And as I said, we're not increasing the  
21 number of the panel antennas in any way.

1 THOMAS ANNINGER: Did you say  
2 one foot longer?

3 ATTORNEY RICARDO SOUSA: One foot  
4 longer.

5 THOMAS ANNINGER: That means it  
6 drops down one more foot longer than the  
7 cornus line.

8 ATTORNEY RICARDO SOUSA: That's  
9 correct. It will not go above the cornus  
10 line.

11 PAMELA WINTERS: Is the technology  
12 different?

13 ATTORNEY RICARDO SOUSA: The  
14 technology is different. Many of these --  
15 every single carrier really operates with a  
16 different frequency band and a different  
17 technology. Sprint has traditionally  
18 operated both a CDMA network and an iDEN  
19 network. iDEN is the old Nextel network.  
20 What you will see is some of these sites will  
21 have iDEN antennas. Those iDEN antennas are

1 not part of this application. However, it's  
2 fair to say it's in all the press, that that  
3 iDEN network, those antennas will be coming  
4 down by the middle of next year. That's not  
5 part of this application. This just deals  
6 with the CDMA traditional Sprint side of the  
7 house for Sprint. And so we are upgrading  
8 those antennas to operate on dual  
9 frequencies, both 900 -- excuse me. 800 and  
10 1900. That will allow for better data  
11 transmission and better voice transmission.

12 THOMAS ANNINGER: I don't view  
13 one foot increase as insignificant. It's  
14 like a 25 percent increase. And at least if  
15 not probably more. I don't know how long  
16 they are now. They're probably about two  
17 feet?

18 ATTORNEY RICARDO SOUSA: No, they're  
19 currently 60 inches.

20 THOMAS ANNINGER: 60 inches?

21 ATTORNEY RICARDO SOUSA: And they're

1 going to 72 inches long.

2 THOMAS ANNINGER: Going to?

3 ATTORNEY RICARDO SOUSA: So  
4 72 inches. So 12 inches longer, that's all.

5 THOMAS ANNINGER: That's a  
6 20 percent increase.

7 ATTORNEY RICARDO SOUSA: Yes. What  
8 you'll see is that some carriers operate on  
9 12 panel antennas per site. Verizon does  
10 that. Nextel currently does that. What  
11 Sprint has done has come up with an antenna,  
12 instead of having more antennas, is having  
13 fewer antennas, especially the dual pole  
14 antennas can operate two frequencies within  
15 one panel antenna. It's actually a great  
16 advancement in the technology.

17 (Ahmed Nur seated.)

18 THOMAS ANNINGER: I guess we're  
19 going to be suffering this slow marginal  
20 increase for quite a while until something  
21 changes and things start to get smaller



1           instead of bigger.

2                   ATTORNEY RICARDO SOUSA: I think  
3           that's right, Mr. Anninger. I think at some  
4           point if you look at the progress of  
5           technology, at least the Smartphones and the  
6           user phones themselves, they're getting  
7           smaller and more efficient. However, the  
8           panel antennas themselves I have not seen  
9           that kind of advancement that we'd like to  
10          see. Currently every single carrier is  
11          upgrading their current network to provide  
12          for LTE services, which are the 4G services.  
13          So data transmission, wireless internet  
14          access is outpacing the current network  
15          capabilities. And so the carriers are forced  
16          to make these changes to their network. If  
17          everybody's going to be using an iPad, if  
18          everybody is going to be using a Smartphone,  
19          in a place like Cambridge everybody really  
20          does have a Smartphone and does have an iPad  
21          or the equivalent. And the only way we can

1 keep up with that consumer demand is to  
2 upgrade these networks so that they can  
3 provide those services. I think, though,  
4 however, eventually there's going to be a  
5 progression to smaller antennas, fewer  
6 antennas. And unfortunately that will  
7 probably be more sites but smaller antennas  
8 and fewer antennas.

9 WILLIAM TIBBS: I think I would like  
10 to see it not done quite so piecemeal.  
11 Because it seems like with every technology  
12 they do what they need for that particular,  
13 but the old stuff just hangs on there. So I  
14 think that really looking at ways to maybe  
15 bring on something new, they'll take care of  
16 the old and the 4G at the same time and to be  
17 able to take stuff off as you're replacing  
18 stuff to be able to take stuff off in a way  
19 that's just more palatable. Because that's  
20 my sense, and not just from you, from  
21 everybody there.

1 ATTORNEY RICARDO SOUSA: Sure.

2 WILLIAM TIBBS: Everybody is adding  
3 new things that we don't see too much old  
4 stuff coming on unless they're doing what  
5 you're doing which is just replacing it. But  
6 to begin to think in terms of this isn't just  
7 finding a place and putting up the equipment,  
8 it's also how do we do that in a way that  
9 just looks better and works better and from,  
10 you know, has a better visual appeal. And  
11 I'm not quite sure that providers right now  
12 think that way. They're just trying to solve  
13 the technical problem, but I think over time  
14 they'll need to start to do that.

15 ATTORNEY RICARDO SOUSA: I tend to  
16 agree with you. You will see on one of our  
17 sites tonight that we're able to remove some  
18 of the old antennas. It just happens to fall  
19 within the plan, but the decommissioning of  
20 the iDEN network has to be done over time.  
21 Not only in accordance with FCC standards,

1 but also so that we just don't tell all of  
2 our consumers we're shutting down. It has to  
3 be done gradually. And that was just  
4 announced about a month ago.

5 So I do think that this is a benefit.

6 THOMAS ANNINGER: I was going to ask  
7 Mount Auburn also has antennas on the south  
8 side facing the river. Those are not yours?

9 ATTORNEY RICARDO SOUSA: We do have  
10 two antennas there. So if you look at page  
11 A-1 of the plans -- let's see if I can --  
12 let's see what tab it would be on the  
13 submission. I can also give you that set.  
14 So those I believe face the river. These  
15 face Mount Auburn Street. So we do have all  
16 antennas --

17 THOMAS ANNINGER: Are you changing  
18 those, too?

19 ATTORNEY RICARDO SOUSA: Yes, those  
20 are being changed as well. Those are two of  
21 the antennas that are being changed out.

1 AHMED NUR: This one's good.

2 THOMAS ANNINGER: Yes, no, the ones  
3 I was talking about were the ones -- you know  
4 where Mount Auburn Hospital has a sign?

5 ATTORNEY RICARDO SOUSA: Yes.

6 THOMAS ANNINGER: And there are  
7 antennas just above that sign which I find  
8 unfortunate. Those are not yours?

9 ATTORNEY RICARDO SOUSA: Those are  
10 not ours. Closer to the Route 2 on the old  
11 side of the hospital. Those are not ours and  
12 those are not part of this proposal. That's  
13 another carrier. This just deals with the  
14 sort of more modern section of the hospital.

15 I know exactly which ones you're  
16 talking about. As you're turning onto Fresh  
17 Pond Parkway, that's the original section of  
18 the hospital.

19 HUGH RUSSELL: I guess my view is  
20 that the whole spectrum of one to ten  
21 installations this is up, you know, this is a

1 seven or an eight. That they're well  
2 camouflaged. They're small vents on large  
3 walls. They don't conflict with the  
4 architecture. They make them a little bigger  
5 isn't going to make too much of a difference.

6 AHMED NUR: You say camouflaged, but  
7 these things are -- they're camouflaged in  
8 terms of a, you know, projected view that's  
9 really not camouflaged per se in the facade  
10 itself. It's a completely different face  
11 that project out. They look really cheesy  
12 and they're all over the place. We need to  
13 come up with a solution with these things.  
14 Maybe even replace -- taking the masonry wall  
15 out and flashing it and figuring out  
16 something else architecturally to become part  
17 of that. Or -- it just goes on. You see it  
18 especially along the Massachusetts Turnpike  
19 and everywhere else. They're like a cancer  
20 growing on all the facades.

21 ATTORNEY RICARDO SOUSA: Not to over

1 argue the point, but if you look at the  
2 middle of that hospital, there are  
3 smokestacks that extend probably 30 or  
4 35 feet in the air. Those are not being  
5 forced to essentially camouflage. They're  
6 essentially elements of the building  
7 themselves, but they extend and protrude so  
8 much higher and so much more than these panel  
9 antennas. And this design is also very  
10 consistent with what the City of Cambridge,  
11 not only this Board but what the BZA has  
12 approved in the past, which are  
13 flush-mounted antennas painted to match the  
14 actual facade itself.

15 AHMED NUR: Right. I hear the  
16 argument. Smokestacks, I wouldn't compare  
17 smokestacks to antennas. Smokestacks are  
18 environmentally designed to take what's toxic  
19 up, over the residential so the wind blows  
20 and where it lands is further off and clear  
21 from residential areas. That's a completely

1 different ball game. I don't think we have  
2 anything to do with -- that becomes with the  
3 design of the building at the time it was  
4 approved. Where industrial buildings, you  
5 know -- but I'm not specifically speaking of  
6 your generally. You have to do what you have  
7 to do to improve the magnetic field of the  
8 cell phones and that's the issue. The issue  
9 is I'm just speaking generally.

10 ATTORNEY RICARDO SOUSA: Sure.

11 AHMED NUR: That they are, just this  
12 thing that's come up and destroyed the  
13 facades of the architectural views that we'd  
14 like to have, and they're all over the place.

15 ATTORNEY RICARDO SOUSA: It is a  
16 global question. It's not one that I  
17 necessarily think that we can answer tonight.  
18 I think the carriers have been, you know,  
19 when these carriers -- when these networks  
20 were first built, I think there were some  
21 atrocities constructed I have to say. I'm



1 not saying I was involved with them. I think  
2 the municipalities were caught off guard and  
3 didn't necessarily know how to regulate these  
4 things. And just like any other company  
5 maybe not enough thought was clearly put into  
6 the design and the aesthetics of these  
7 installations. But I think the City of  
8 Cambridge in particular has done a great job  
9 of regulating the sites. I think all the  
10 sites that you see tonight, you'll see that  
11 they're appropriately designed, appropriately  
12 sited. They're good locations for these  
13 installations and we are --

14 WILLIAM TIBBS: I wouldn't go that  
15 far. I mean, I think they're okay. But I  
16 think when you say -- I think I agree with  
17 Ahmed, that the industry needs to start  
18 working with architects and engineers to come  
19 up with better ways of designing these so  
20 they're better components to the building as  
21 opposed to just attachments in the building.

1 I think early on there weren't that many of  
2 them so you bit the bullet. But now they're  
3 just magnified. And so I think they're --  
4 this particular one, I think is okay. But  
5 when you were starting to, you know -- we see  
6 a lot of these on a very regular basis, and I  
7 would say that rarely do we say that we've  
8 seen any that are appropriately designed and  
9 great. But yours are okay. So I just didn't  
10 want you to start going over that edge.

11 ATTORNEY RICARDO SOUSA: Fair  
12 enough, fair enough. I respect your opinion  
13 of course.

14 HUGH RUSSELL: So if we can move on  
15 to, okay, to the next one?

16 PAMELA WINTERS: That's fine.

17 ATTORNEY RICARDO SOUSA: Are you at  
18 10 Canal Park?

19 HUGH RUSSELL: Yes.

20 THOMAS ANNINGER: Which tab is this?

21 ATTORNEY RICARDO SOUSA: Photo

1 simulations. Yes, this is -- each of these  
2 are applications submitted to the BZA. And  
3 once again these are also facade-mounted on  
4 the penthouse to the building itself. In  
5 this case there are both Nextel antennas and  
6 Sprint antennas. This application does not  
7 touch the Nextel antennas in any way.

8 WILLIAM TIBBS: Which ones?

9 ATTORNEY RICARDO SOUSA: They're  
10 called iDEN antennas.

11 WILLIAM TIBBS: Which ones?

12 ATTORNEY RICARDO SOUSA: These are  
13 just dealing with the CDMA antennas. In this  
14 case we are replacing one CDMA for a new  
15 antenna. So we have a total of three. The  
16 one just further to the right.

17 WILLIAM TIBBS: And why, why is it  
18 being relocated?

19 ATTORNEY RICARDO SOUSA: It's being  
20 relocated just to stay away from the iDEN  
21 antennas themselves. So if you turn to tab 4

1           which is where the plans are, and there's a  
2           set of plans. I have a set of extra copies  
3           of the plans if you like that shows the  
4           brushing. So if you turn to page A-2 in the  
5           plans. Mr. Anninger, there's an extra copy  
6           here in your submission. I'll show you.

7                         WILLIAM TIBBS: Can you explain the  
8           difference between the interim and the final  
9           plan?

10                        ATTORNEY RICARDO SOUSA: I can,  
11           absolutely.

12                        And so the nature of this project is  
13           that we are starting off at the top. As you  
14           can see on existing antenna plan, top  
15           left-hand corner, there is one CDMA antenna  
16           there now. That's operating a CDMA  
17           technology. We want the ability to replace  
18           that with the end results, which is the final  
19           antenna plan, which is the proposed dual band  
20           antenna. 1900, 800 megahertz. And so we  
21           simply can't take out the old one and put the

1 new one in and -- because -- and just do a  
2 straight cut out, because our customers will  
3 be out of service for a specific period of  
4 time. So there needs to be a transition  
5 period which is usually a few days.

6 WILLIAM TIBBS: Okay.

7 ATTORNEY RICARDO SOUSA: And there  
8 will be a -- at one point there will be two  
9 panel antennas in that same location. Then  
10 we will take out and remove the CDMA antenna  
11 and we'll be faced with just the dual band  
12 antenna. And so here on this site in the end  
13 we're actually starting off with three panel  
14 antennas, and in the end we're going to end  
15 with just three panel antennas. And there  
16 are some additional antennas that are  
17 identified, they're existing Sprint iDEN  
18 antennas. There are actually 12 located  
19 there. Once again that's an old technology,  
20 and that's going to be decommissioned over  
21 time. And the company has already released

1 press releases suggesting that that network  
2 is going to be decommissioned by the middle  
3 of next year. So soon there will be a lot  
4 fewer antennas on this building.

5 Once again I think this is another  
6 appropriate location for antennas. There  
7 have been antennas here for a number of  
8 years. I worked on the original approval for  
9 this, at least five years ago, and in the end  
10 we are not increasing the number of panel  
11 antennas at this site.

12 THOMAS ANNINGER: Can you show me  
13 which picture we should be focusing on?

14 ATTORNEY RICARDO SOUSA: I can. I  
15 think the second photo is probably the best.

16 So this essentially shows where this  
17 existing antenna is located, will be moved  
18 over. And that's essentially what we're  
19 going to be doing on all three sectors.

20 THOMAS ANNINGER: In here.

21 ATTORNEY RICARDO SOUSA: And in

1 here. We currently have one in operation,  
2 and in the end we'll just have one in  
3 operation just moved over to one location.

4 WILLIAM TIBBS: But the new one at  
5 least on that plan looks a lot bigger.

6 ATTORNEY RICARDO SOUSA: It is  
7 bigger. It's one foot longer.

8 WILLIAM TIBBS: But it's not also  
9 wider and thicker?

10 ATTORNEY RICARDO SOUSA: It's  
11 slightly thicker, but it's not significantly  
12 thicker.

13 HUGH RUSSELL: It's a simple line  
14 drawn to scale.

15 ATTORNEY RICARDO SOUSA: Right. I  
16 think it's because these are just more robust  
17 antennas.

18 HUGH RUSSELL: So if you believe the  
19 photo sim, there's -- as you describe it,  
20 it's one foot deeper.

21 ATTORNEY RICARDO SOUSA: One foot

1 longer, that's correct. From 60 to  
2 72 inches.

3 THOMAS ANNINGER: Hugh, picking up  
4 on what you said about the large wall that  
5 the antennas were installed on at Mount  
6 Auburn and comparing it to here, this is  
7 closer to I guess a cornus line where they've  
8 made a serious attempt at some decoration and  
9 some architecture. And my sense is that it  
10 intrudes with that quite a bit more than what  
11 we just saw at Mount Auburn. Now that is  
12 already the existing situation.

13 HUGH RUSSELL: I think the antennas  
14 are mounted a penthouse and it's set back and  
15 the different sides of the building are  
16 different. It doesn't look like it's set  
17 back very far on the north view, but I think  
18 it is set back some.

19 ATTORNEY RICARDO SOUSA: Yes. If  
20 you take a look at the roof plan on the  
21 previous pages, the plans A-1, that penthouse



1 is set back from -- from the edge. So the  
2 top -- yes, the top left-hand corner shows  
3 the new plan.

4 HUGH RUSSELL: From this point of  
5 view, it doesn't look very set back but in  
6 fact they're 30 or 50 feet back.

7 THOMAS ANNINGER: They are.

8 ATTORNEY RICARDO SOUSA: Yes.

9 HUGH RUSSELL: And I think we prefer  
10 to have them on those kinds of features  
11 because people don't see the penthouses quite  
12 as clearly.

13 ATTORNEY RICARDO SOUSA: That's  
14 something that we've been essentially guided  
15 on fairly consistently here in Cambridge.  
16 And pretty much in every municipality, is to  
17 try to use these penthouses. They're  
18 typically mechanical penthouses, they're a  
19 better location for -- if you have one,  
20 they're a better location for these antennas.

21 HUGH RUSSELL: From many points of

1 view because of the setback you can't  
2 actually see the antenna larger because the  
3 bottom is hidden. I'd give this installation  
4 a six maybe.

5 PAMELA WINTERS: We should have  
6 little numbers like the Olympics, you know?

7 THOMAS ANNINGER: This, too, is  
8 getting a little larger and we're -- it's the  
9 same marginal increases that we're suffering,  
10 but perhaps not enough to say this crosses  
11 the line. I agree with that.

12 HUGH RUSSELL: And I think the other  
13 thing is that should the antennas that are  
14 going to be obsolete in the back will be a  
15 significant improvement.

16 WILLIAM TIBBS: Definitely.

17 HUGH RUSSELL: He's not here telling  
18 us today that that's what they're committing  
19 to, but it's an engineering logical thing.  
20 The service is being discontinued and they  
21 might come back in a year and say well, we

1 want to take down four, we're going to build  
2 another 3G or something like that.

3 AHMED NUR: I believe it.

4 ATTORNEY RICARDO SOUSA: Yes, I mean  
5 ideally we prefer to operate with fewer  
6 antennas, it's less expensive. That's the  
7 whole premise behind the network vision, this  
8 program here that we're before the Board on.  
9 Fewer antennas are less expensive. They  
10 utilize less energy. It's one of the reasons  
11 for network vision. That being said, the  
12 iDEN network is being operated by a different  
13 part of Sprint Spectrum. It's operated by  
14 the Nextel sign. All I can say is that in  
15 the press and in the meetings I attend for my  
16 client, it is an understanding that that is  
17 being decommissioned. That Nextel network is  
18 being decommissioned. So those antennas I  
19 fully anticipate will be coming down.

20 THOMAS ANNINGER: I guess this is  
21 another okay?

1 HUGH RUSSELL: Yes.

2 AHMED NUR: Is there another one?

3 HUGH RUSSELL: There are three more.

4 ATTORNEY RICARDO SOUSA: So the  
5 nature of this, as you know, this building is  
6 located in Harvard Square. It is within the  
7 jurisdiction of the Historical Commission,  
8 and we did go to the Historical Commission on  
9 June 7th, and we do have a favorable approval  
10 from them.

11 The nature of this application is that  
12 we are in fact taking some antennas down  
13 here.

14 WILLIAM TIBBS: Yes, I noticed.

15 ATTORNEY RICARDO SOUSA: Yes. We're  
16 going from a total of 12 antennas to six.  
17 And you can see those in the photo  
18 simulations themselves, but you can also see  
19 them in the plans, especially on A-3. If you  
20 turn -- I have some extra sets if you like,  
21 but they're also part of the application that

1 we' ve provided. It should be tab 4 or tab 3.

2 HUGH RUSSELL: Now, if you were to  
3 ask me, I'm in Harvard Square virtually  
4 everyday, if there were antennas there, I  
5 wouldn't have been able to tell you.

6 WILLIAM TIBBS: Me, too.

7 ATTORNEY RICARDO SOUSA: Yes, the  
8 nature of the cupula itself where the  
9 antennas are located are set in from the roof  
10 edge, and as you know, Harvard's -- excuse  
11 me, Mass. Ave. There, there aren't really  
12 great sight lines because the buildings are  
13 fairly close together. It's hard to see that  
14 cupula. The only place you can see them from  
15 is sort of towards the Border Cafe behind the  
16 building. You can see -- and we have a view  
17 of that cupula from there, from that  
18 location. Or I should say it's the parking  
19 lot across the street from the Border Cafe.

20 WILLIAM TIBBS: So they blend in  
21 well with the material that's on the cupula

1           i tsel f.

2                   PAMELA WINTERS:   Yes, they do.

3                   ATTORNEY RICARDO SOUSA:   That' s  
4           ri ght.

5                   And one of the important things was the  
6           two antennas that are going to be located on  
7           the front side of that cupul a have a round  
8           archi tectural element in the front. And it  
9           was important that we placed the antennas on  
10          ei ther side of that round element just for  
11          some symmetry. So I think there' s -- this  
12          one is well designed and it blends in fairly  
13          well .

14                   PAMELA WINTERS:   What' s your number?

15                   WILLIAM TIBBS:   It' s better than  
16          okay.

17                   HUGH RUSSELL:   Maybe an ei ght.

18                   PAMELA WINTERS:   Al l ri ght.

19                   HUGH RUSSELL:   We' re reservi ng ni ne  
20          and ten for the ones you can' t see at al l .

21                   ATTORNEY RICARDO SOUSA:   That' s

1 right. There aren't too many of those,  
2 right? I'll temper my enthusiasm for these,  
3 Mr. Tibbs.

4 HUGH RUSSELL: So ten years ago I  
5 was working on a building in New Haven. It  
6 was a 14-story apartment building, about  
7 eight blocks from the Yale campus, and it was  
8 the only 14-story building subsidized. They  
9 were getting a half million dollars a year in  
10 revenue to help support the building. And  
11 the people who were living in it were elderly  
12 housing project. And it had two or three  
13 levels on the roof. And they were just  
14 covered with equipment cabinets and antennas  
15 and everything else. So they asked me so  
16 somehow to make this look nice. So, we  
17 actually worked with the original designer,  
18 who was a very good architect in New Haven,  
19 who lost control of the building 25 years  
20 earlier, and we came up with this great  
21 scheme. They're doing it. It only cost

1 three quarters of a million dollars to  
2 basically build a faux facade.

3 ATTORNEY RICARDO SOUSA: Screen wall  
4 around the whole facade?

5 HUGH RUSSELL: Yes. It was a very  
6 complicated screen wall. It had to deal with  
7 the fact that some equipment room that didn't  
8 quite fit on the roof and so it was sticking  
9 out. So you can, you know, it looked  
10 terrific, but it was -- and it simply didn't  
11 have the money to go forward. Although in  
12 fact, you know, you say well, half a million  
13 dollar a year revenue supports  
14 three- quarters of a million dollars worth of  
15 expense, but it couldn't get up the revenue.

16 ATTORNEY RICARDO SOUSA: Not  
17 withstanding.

18 LIZA PADEN: Which one do you want  
19 to do next?

20 THOMAS ANNINGER: What about these  
21 cabinets?



1                   ATTORNEY RICARDO SOUSA: I'm not  
2                   sure they're done yet.

3                   LIZA PADEN: Oh.

4                   THOMAS ANNINGER: In addition to the  
5                   new antennas, are there also new cabinets?

6                   ATTORNEY RICARDO SOUSA: There are  
7                   replacement cabinets, that's right.

8                   HUGH RUSSELL: Probably none at the  
9                   base of the tower where we can't see them?

10                  ATTORNEY RICARDO SOUSA: That's  
11                  right. They are -- they are further set --  
12                  set much further down. If you look at the  
13                  plan on A-1, within the same steel platform,  
14                  they're not extending the steel platform in  
15                  any way. Sorry.

16                  HUGH RUSSELL: So there's a platform  
17                  here.

18                  ATTORNEY RICARDO SOUSA: There's a  
19                  steel platform here, and this is a better  
20                  definition of it. So we're not extending the  
21                  steel platform in any way, but within that

1 platform, we're going to be replacing that  
2 cabinet just to the right-hand side.

3 HUGH RUSSELL: And that's actually a  
4 sort of, you know, back left corner up  
5 against to what I think was the Harvard Trust  
6 Building.

7 ATTORNEY RICARDO SOUSA: Right.

8 HUGH RUSSELL: And not easily  
9 visible by the public.

10 And I think the Historical Commission  
11 has been working with this building for many,  
12 many years and they see it as a very  
13 significant building.

14 ATTORNEY RICARDO SOUSA: Yes,  
15 there's a preservation easement on this  
16 building they've maintained.

17 Which one is the next one, Liza?

18 LIZA PADEN: Oh, I'm sorry, I went  
19 ahead and gave out 10 Fawcett Street.

20 PAMELA WINTERS: Is that the Social  
21 Security building?



1 continues to operate a network, but it was  
2 not able to raise any additional capital to  
3 keep the building site. So that's just a  
4 company that's dedicated to 4G data services.

5 THOMAS ANNINGER: This was an  
6 interesting site because the rooftop is  
7 prominent and very visible on Concord Avenue.

8 ATTORNEY RICARDO SOUSA: Right.

9 We are doing with what is consistently  
10 there now, there are six total antennas.

11 WILLIAM TIBBS: I don't need that.

12 ATTORNEY RICARDO SOUSA: Okay.

13 We are going to be swapping out those  
14 two -- those six antennas, two per sector and  
15 replacing them with two new ones.

16 HUGH RUSSELL: Adjacent antennas are  
17 also yours?

18 ATTORNEY RICARDO SOUSA: They are  
19 not.

20 HUGH RUSSELL: Okay.

21 ATTORNEY RICARDO SOUSA: Some of

1 those are T-Mobile.

2 THOMAS ANNINGER: I see, this is on  
3 the north side.

4 HUGH RUSSELL: That's on three  
5 different sides, right?

6 ATTORNEY RICARDO SOUSA: It is on  
7 three different locations on the penthouse.

8 AHMED NUR: So that would be this?

9 WILLIAM TIBBS: This one's just like  
10 your other ones. You're replacing them with  
11 bigger?

12 ATTORNEY RICARDO SOUSA: That's  
13 right, six for six.

14 THOMAS ANNINGER: These do seem  
15 to --

16 HUGH RUSSELL: Project above.

17 THOMAS ANNINGER: -- project above  
18 the....

19 ATTORNEY RICARDO SOUSA: If you'd  
20 like to make a condition that we lower them  
21 so that they do not project higher than the

1 penthouse, I think it might be, to tell you a  
2 truth, a visual from the ground. I don't  
3 think they actually do project higher.  
4 However, a condition that states that they  
5 must be installed perhaps four inches lower  
6 than the top of the penthouse, I think would  
7 be acceptable.

8 PAMELA WINTERS: That would be good.

9 WILLIAM TIBBS: Yes.

10 THOMAS ANNINGER: That would be an  
11 improvement.

12 HUGH RUSSELL: And then we'll get  
13 T-Mobile when they come in to move theirs.

14 PAMELA WINTERS: Yes.

15 AHMED NUR: And you can see if they  
16 can camouflage it even closer to the color.  
17 In this view it seems a little darker. But  
18 the antenna seems to be a little darker than  
19 facade.

20 ATTORNEY RICARDO SOUSA: Okay.

21 HUGH RUSSELL: I think it's harder

1 to match the light colors than the dark  
2 colors.

3 ATTORNEY RICARDO SOUSA: Many of  
4 those installations are just over time it  
5 fades. So once again a condition that says  
6 that we must repaint the antennas to match  
7 the facade of the penthouse will be  
8 acceptable.

9 THOMAS ANNINGER: You see how the  
10 building is pulled back at the top step by  
11 step in such a way that your eye goes up  
12 there to look at it?

13 ATTORNEY RICARDO SOUSA: I do, I do,  
14 yes.

15 Fortunately, you know, there are no  
16 antennas in that round section. I think it's  
17 probably the most protected section. There  
18 are some on the main entrance.

19 THOMAS ANNINGER: Yes, I see what  
20 you're saying.

21 ATTORNEY RICARDO SOUSA: But not on

1           that rounder section which I think is more  
2           architecturally sensitive.

3                   THOMAS ANNINGER: That is the one at  
4           Concord Avenue --

5                   ATTORNEY RICARDO SOUSA: Right.

6                   THOMAS ANNINGER: -- sees clearly.

7                   HUGH RUSSELL: Maybe we all should  
8           be doing with the new buildings is that -- if  
9           they're potential sites is to attach  
10          conditions to approvals that says, if you put  
11          -- you've got -- if you're contemplating  
12          putting antennas on them, you've got to put  
13          some architectural feature on now.

14                   PAMELA WINTERS: That's a good idea.

15                   THOMAS ANNINGER: We've talked about  
16          that.

17                   WILLIAM TIBBS: Or even the  
18          architect to suggest that that potential is  
19          there however he does it, so that can be  
20          passed along.

21                   HUGH RUSSELL: Probably the



1           engi neers come al ong and say wel l , that' s  
2           great but we can' t put the antenna there  
3           because i t doesn' t serve our customers  
4           properl y.

5                        PAMELA WI NTERS:   How do you choose  
6           your bui l di ngs?  I' m j ust curi ous about that.  
7           How do you choose -- l i ke why Mount Auburn  
8           Hospi tal  and not, you know -- how do you  
9           choose them?

10                      ATTORNEY RI CARDO SOUSA:  Some of the  
11           most i mportant factors are, you know, hei ght.

12                      PAMELA WI NTERS:  Okay.

13                      ATTORNEY RI CARDO SOUSA:  We cl earl y  
14           want to choose the hi ghest bui l di ng, but i t  
15           al so has to be i ntegrated i nto the exi sti ng  
16           network.  So that si te can' t be too cl ose to  
17           another si te.

18                      PAMELA WI NTERS:  Oh.

19                      ATTORNEY RI CARDO SOUSA:  And can' t  
20           be too far away as wel l .  Because they j ust  
21           can' t overl ap and there can' t be any gaps i n

1           between. So it's a very complicated sort of  
2           algorithm to be able to figure out where your  
3           next site is. To tell you the truth, not a  
4           lot of carriers are building new sites right  
5           now. They're all upgrading their existing  
6           sites. So you probably do not see many  
7           applications for sites where you don't  
8           already see antennas. Everybody has an  
9           existing network configuration that they're  
10          working under. They're upgrading those. And  
11          as a result of these new antennas, not only  
12          will they be more efficient, but they'll get  
13          better propagation. So once all these  
14          upgrades are done, then they'll come back,  
15          analyze, and see whether or not they have to  
16          find installations for new sites in between  
17          those sites for better transmission. But I  
18          think we're a little bit a ways from that  
19          right now.

20                           PAMELA WINTERS: So in other words,  
21           if it's too close to another carrier, then

1           you get -- on your cell phone, you get other  
2           people talking or something?

3                    ATTORNEY RICARDO SOUSA:   You can get  
4           some interference or something, but there are  
5           many sites that have multiple carriers on one  
6           building. That happens all the time. It's  
7           -- a Sprint site can't be too close to  
8           another Sprint site.

9                    PAMELA WINTERS:   Oh, okay. Gotcha.  
10          Thank you.

11                   ATTORNEY RICARDO SOUSA:   Yes.

12                    And I believe --

13                    THOMAS ANNINGER:   With the  
14          conditions that you've outlined, I think we  
15          can --

16                    ATTORNEY RICARDO SOUSA:   Of course.  
17          Four inches below the top of the roof line of  
18          the penthouse and repaint the antennas to  
19          match the facade.

20                    PAMELA WINTERS:   I give it a seven.  
21          What do you think?

1 HUGH RUSSELL: 6.5.

2 PAMELA WINTERS: 6.5.

3 ATTORNEY RICARDO SOUSA: Last one?

4 PAMELA WINTERS: Last one.

5 ATTORNEY RICARDO SOUSA: 284 Norfolk  
6 Street.

7 LIZA PADEN: He's going to get you a  
8 copy.

9 ATTORNEY RICARDO SOUSA: I have some  
10 right here.

11 So when you look at these photo  
12 simulation, the first thing you'll notice is  
13 a series of 12 antennas located on the facade  
14 of the building along the front and on the  
15 walls. And those are existing Sprint --  
16 excuse me, Nextel iDEN antennas which we  
17 anticipate coming down. Those are not the  
18 subject of this application. The subject of  
19 this application is just three existing iDEN  
20 antennas that are operated by Sprint. Two of  
21 those are an existing faux canisters up on

1 the roof and those canni sters will be --

2 WILLIAM TIBBS: Exactly the same.

3 ATTORNEY RICARDO SOUSA: -- exactly  
4 the same, that's right. We're just going to  
5 be swappi ng them out wi th new canni sters,  
6 same si ze, 22 inches in di ameter. And the  
7 new antennas are goi ng to be placed in that.  
8 One antenna per canni ster. In addi ti on to  
9 that, if you look, there's one facade-mounted  
10 antenna l oca ted on the back of the bui l di ng.  
11 And if you look at page A-1, there is a  
12 stai rway.

13 AHMED NUR: Can I have one of the --

14 ATTORNEY RICARDO SOUSA: I can. Of  
15 course.

16 AHMED NUR: Is that it right here?

17 ATTORNEY RICARDO SOUSA: There it  
18 is.

19 If you look at page A-1, there's a  
20 stai rway penthouse that's l oca ted in the rear  
21 of the bui l di ng where we are goi ng to be

1 replaci ng one of our antennas wi th a new  
2 antenna. And so i n the end we are sti ll  
3 goi ng to be operati ng three total panel  
4 antennas here, two i n existi ng canni sters,  
5 and one facade-mounted. And the antennas  
6 that are l oca ted along the facade of the  
7 bui l di ng whi ch are the l arger antennas, the  
8 i DEN antennas, those eventua l ly wi ll be  
9 comi ng down.

10 WILLIAM TIBBS: And they're moved  
11 closer to the edge?

12 ATTORNEY RICARDO SOUSA: We di d.  
13 The proposed Sprint 1900, 800 megahertz?

14 WILLIAM TIBBS: Yes.

15 ATTORNEY RICARDO SOUSA: Actual ly, I  
16 bel i eve i t' s --

17 WILLIAM TIBBS: Oh, no --

18 ATTORNEY RICARDO SOUSA: I t' s  
19 actual ly one si de for another. I t' s actual ly  
20 further away from, I thi nk, the more  
21 sensi ti ve corner.

1 WILLIAM TIBBS: But I'm looking at  
2 this existing one, there's two, looks like --

3 ATTORNEY RICARDO SOUSA: Yes.

4 WILLIAM TIBBS: -- and the sim only  
5 has one. Am I reading that right? There's  
6 one there and there's one there? And this  
7 one only shows the one right there.

8 ATTORNEY RICARDO SOUSA: Yes, and  
9 that's actually -- there's nothing here.  
10 Just a bracket.

11 WILLIAM TIBBS: Oh, okay. Okay.

12 ATTORNEY RICARDO SOUSA: It's an  
13 empty bracket. And this is a better photo of  
14 it. That's the exact same location. We're  
15 essentially moving it from here to there.

16 WILLIAM TIBBS: Yes, okay. And the  
17 bracket's already there?

18 ATTORNEY RICARDO SOUSA: The  
19 bracket's already there.

20 WILLIAM TIBBS: Okay.

21 ATTORNEY RICARDO SOUSA: So the

1 reason that you see some of these brackets is  
2 that, you know, we did want the ability for  
3 this carrier to have more antennas than they  
4 actually installed. And if demand required  
5 it, we would have installed that antenna, but  
6 it was never necessary. And now that we can  
7 simply just operate with three total  
8 antennas, we'll remove those brackets.

9 I didn't show that to you,  
10 Mr. Anninger. This is the location right  
11 here. So to see that facade best, it's best  
12 to look at this page and not necessarily the  
13 photo simulation. That page right there.  
14 That is that facade. And that facade is this  
15 one here. The back one.

16 AHMED NUR: While I have you here?

17 ATTORNEY RICARDO SOUSA: Of course.

18 AHMED NUR: Is that this one here?

19 ATTORNEY RICARDO SOUSA: Yes.

20 Those are existing. And we're going to  
21 replace them with new flues and replace the



1 antenna.

2 AHMED NUR: Mai ntai n?

3 ATTORNEY RI CARDO SOUSA: Yes.

4 AHMED NUR: And they' re exi sti ng?

5 ATTORNEY RI CARDO SOUSA: They' re  
6 exi sti ng now. We' re j ust taki ng out the old  
7 ones and putti ng i n the new ones.

8 AHMED NUR: And where are those? Do  
9 you have photos of those?

10 ATTORNEY RI CARDO SOUSA: They are i n  
11 there as wel l .

12 Here' s the exi sti ng.

13 AHMED NUR: No hei ght di fference?

14 ATTORNEY RI CARDO SOUSA: No hei ght  
15 di fference, j ust a new canni ster. Those old  
16 ones have been there for a long ti me and we  
17 can put a condi ti on wi th no more than  
18 22 i nches i n di ameter whi ch i s what they are  
19 now.

20 AHMED NUR: Thank you.

21 ATTORNEY RI CARDO SOUSA: Sure.

1                   HUGH RUSSELL: So we are okay with  
2 this one, right?

3                   AHMED NUR: Yes, all set.

4                   HUGH RUSSELL: And it's very  
5 interesting the idea that the 8 of the 12  
6 antennas will be coming off.

7                   PAMELA WINTERS: Which is good.

8                   HUGH RUSSELL: Yes, that's good.

9                   So, are we complete?

10                  ATTORNEY RICARDO SOUSA: We are.

11                  That's all for tonight.

12                  HUGH RUSSELL: Okay, well very clear  
13 presentation and not simple. Thank you for  
14 coming.

15                  ATTORNEY RICARDO SOUSA: Thank you,  
16 Mr. Chair. Thank you members of the Board.  
17 Have a good night.

18                  AHMED NUR: Mr. Chairman, I'd like  
19 to make a request or at least ask you a  
20 question in regard to future antennas. I  
21 think it will be helpful to either -- for it

1 to be on a display on a stand and at least  
2 not all concealed for projection so that the  
3 public can see it as well as city architect  
4 can see it in terms of -- I'm not sure who's  
5 keeping track of what's coming down, what's  
6 going up. It's easy for us to look at it and  
7 say this is going in, this is going out, and  
8 we're going back and forth through the pages,  
9 and it's hard to follow so many different  
10 pages and so many different angles. And, you  
11 know, and so I think there could be a better  
12 presentation in the future for all of us to  
13 look at one thing as opposed to individually  
14 as well as the staff to see it. And also  
15 what can we do? This isn't just an every --  
16 you know, in town, this is in Cambridge,  
17 Massachusetts, and I wonder when these  
18 engineers design these antennas, they're  
19 thinking as what is the best clearance way  
20 that this magnetic field can work as opposed  
21 to where is it going to be attached? How is

1           it going to look to the public of that town?  
2           And where is it going to go? So on and so  
3           forth. So what can we do as the Planning  
4           Board members and the city staff to look in  
5           the future and say, this is what we would  
6           like to come to us. These are our  
7           guidelines. So figure a way that this is  
8           going to work. I'm just putting that out  
9           there.

10                         ROGER BOOTHE: I think that's a very  
11           interesting thought, and possibly one way  
12           would be to do it by projection so that we're  
13           all looking at the same thing. And so just  
14           do it in a projection that shows the photo  
15           montages and have the backups if we need more  
16           detail, that way it would probably be more  
17           efficient.

18                         AHMED NUR: Right. That would help.

19                         ATTORNEY RICARDO SOUSA: We would be  
20           amenable to that if that's something -- I've  
21           been here a number of times and I didn't

1 think you had that capability, a projection  
2 screen, that you may be able to project it.  
3 For example, in the city of Watertown what  
4 the Planning Board does is takes the digital  
5 application that we submit to them, photo  
6 simulations and the plans, and they actually  
7 project them up on a screen on both walls.  
8 And then the Petitioner simply talks about  
9 what's on both walls. So I understand your  
10 point. We'd be amenable to providing  
11 additional copies of any of these plans and  
12 photo simulations. In fact, I think they  
13 would actually view better if they were  
14 larger and projected.

15 HUGH RUSSELL: Let's try that the  
16 next time you have a batch if you can  
17 possibly provide, you know, an electronic  
18 copy and then the staff can run the machine.

19 AHMED NUR: So we're all on the same  
20 page.

21 ATTORNEY RICARDO SOUSA: Sure, I can

1 do that.

2 AHMED NUR: As opposed to...

3 WILLIAM TIBBS: Also I want to  
4 mention in terms of just moving us in that  
5 direction of just thinking of this in a more  
6 comprehensive way, it would be nice if very  
7 similar to when we did the rooftop mechanical  
8 equipment, I guess we had a task force or  
9 people to do that, I think the city should  
10 actually be pro-active and ask the carriers  
11 to participate in something like that a task  
12 force or some kind of group activity to look  
13 at the future, where it's going, ways of just  
14 beginning to think about that so that  
15 everybody's on the same page. So that when  
16 it's just that piece meal people coming  
17 towards us. So that's something to think  
18 about.

19 ROGER BOOTHE: We did several years  
20 ago have some draft guidelines that never got  
21 finalized. We might pick those up again and

1 try to update them with the new technologies.

2 WILLIAM TIBBS: And that way you get  
3 everybody participating instead of doing it  
4 one on one.

5 ATTORNEY RICARDO SOUSA: Sure.

6 WILLIAM TIBBS: Thanks.

7 ATTORNEY RICARDO SOUSA: Okay, thank  
8 you. Thank you members.

9 HUGH RUSSELL: You probably want to  
10 keep this in mind when we're discussing item  
11 four on our agenda.

12 WILLIAM TIBBS: Oh, yes. There's  
13 going to be a lot of high buildings there.

14 LIZA PADEN: There's actually other  
15 BZA cases besides the telecommunication  
16 antennas on July 12th so I didn't know if  
17 anybody had any questions about them.

18 PAMELA WINTERS: I have a question  
19 about number one, the first one rather,  
20 10283.

21 LIZA PADEN: Yes.

1 PAMELA WINTERS: So they have --  
2 they're going to renovate the parking area  
3 within the front setback?

4 LIZA PADEN: Yes.

5 PAMELA WINTERS: So they are now  
6 going to have parking on the front?

7 LIZA PADEN: So what I have here is  
8 a plan of the proposed parking layout.

9 PAMELA WINTERS: Okay.

10 LIZA PADEN: One of the things I  
11 wanted to ask the Board about is if they had  
12 a comment, there will be parking for four  
13 cars in a single-family dwelling. And I  
14 didn't know if the Planning Board had any  
15 comments about that.

16 HUGH RUSSELL: And they're all in  
17 the front yard setback?

18 LIZA PADEN: Yes. The cars on the  
19 left side or whatever this side is, exists.

20 HUGH RUSSELL: Does exist?

21 LIZA PADEN: Those exist, and that's



1 the configuration.

2 WILLIAM TIBBS: Did they exist  
3 legally? Because I know in my neighborhood  
4 there's plenty of things that exist that  
5 nobody ever approved.

6 LIZA PADEN: I can't answer that.  
7 The cars on this side do not exist.

8 PAMELA WINTERS: And is that close  
9 to the --

10 LIZA PADEN: That's Sparks Street.

11 THOMAS ANNINGER: Sparks?

12 LIZA PADEN: Sparks.

13 WILLIAM TIBBS: It's an  
14 exceptionally large lot, too, which could  
15 easily handle the parking being in a place  
16 where we would like it to be.

17 PAMELA WINTERS: Right.

18 HUGH RUSSELL: It probably at one  
19 time was.

20 LIZA PADEN: So if you look at the  
21 existing plans, here's the existing bricked

1 area coming off of Highland Street.

2 PAMELA WINTERS: Yes.

3 LIZA PADEN: Where the cars park  
4 now. So the proposal is to actually have the  
5 parking spaces -- it's enlarged as the  
6 driveway. It increases the driveway,  
7 proposes it to come here and go this way.  
8 And then there will be two new spaces would  
9 be off of Sparks Street.

10 Oh, I've been told that there's a  
11 modified plan. Is this yours?

12 ATTORNEY JAMES RAFFERTY: Yes.

13 LIZA PADEN: Mr. Rafferty.

14 AHMED NUR: What did Mr. Rafferty  
15 say?

16 ATTORNEY JAMES RAFFERTY: The plan  
17 has been modified and submitted under the --  
18 James Rafferty for the record, sorry.

19 Good evening. The plan has been  
20 modified because it was prepared and filed by  
21 a landscape architect who had no appreciation

1 for the likely reception for front yard  
2 parking that was contained on that plan. So  
3 I arrived late into the case, and the plan's  
4 been modified. The Sparks Street relief has  
5 gone away entirely. And the High and Street  
6 relief has changed as well. There's only now  
7 going to be relief to allow for a slight  
8 enlargement on the existing parking on  
9 High and Street.

10 On High and Street that parking  
11 requires the vehicles to back out. So they  
12 want to extend it a little bit to the left as  
13 you're looking at the plan, but there's no --  
14 there's no cul-de-sac coming across the front  
15 of the house. There's no front yard parking  
16 on Sparks Street. There is -- it's already  
17 been filed, an application, there is an  
18 as-of-right opportunity on Sparks Street to  
19 introduce a one car driveway beyond the  
20 setback. Correct. And they intend to pursue  
21 that. As I explained to them, the first

1           thing the BZA would ask is why can't you  
2           comply with the requirements?

3                   WILLIAM TIBBS: They have plenty of  
4           space.

5                   ATTORNEY JAMES RAFFERTY: Yes, the  
6           lot is not lacking in space. And what  
7           happens is BZA has a Monday night  
8           requirement, and I don't think they ever --  
9           the amended plan gets to you. So all that  
10          remains now in the relief is to allow for a  
11          slight expansion of the existing parking area  
12          in the front yard setback.

13                  AHMED NUR: So, Mr. Rafferty, is  
14          there a curb cut on Sparks?

15                  ATTORNEY JAMES RAFFERTY: There is  
16          not now, but I believe they have filed an  
17          application for that, but that is not the  
18          subject of Zoning relief. That's a compliant  
19          parking space if it's ultimately approved by  
20          the City Council. But I believe they're  
21          pursuing it as-of-right second driveway on

1 Sparks Street.

2 WILLIAM TIBBS: If they --

3 THOMAS ANNINGER: And where would  
4 that lead to?

5 ATTORNEY JAMES RAFFERTY: It would  
6 only be a one car driveway. It would stop --  
7 that parking would be beyond the front yard  
8 setback. There would be a parking space  
9 roughly in that area, a one car parking.

10 WILLIAM TIBBS: In light of the fact  
11 that they would like more maneuvers space,  
12 can they do it without extending it in the  
13 front yard? Can they do it by extending into  
14 their yard?

15 ATTORNEY JAMES RAFFERTY: Well, they  
16 could but ironically it eats more into the  
17 open space. So the as-of-right solution now  
18 and this is what the Board looks at, would be  
19 then to extend into this area here and be  
20 parking here, but that would result in all  
21 types of paving. And the fence that is there

1 now is quite, it's almost like a chip and  
2 dale fence. It's a very interesting  
3 see-through fence and it has plantings at the  
4 street edge and all that. They would all get  
5 changed if they had to bring -- so the  
6 as-of-right solution here for an expanded  
7 parking on Highland, and there is ample lot  
8 area to do it, would involve a significant  
9 reduction in the green space at the street  
10 edge. So that's the tradeoff for which we're  
11 facing the hardship and the relief upon.

12 HUGH RUSSELL: So, I think with  
13 those changes, it's gone from being a matter  
14 of principle to a matter of how it's going to  
15 actually be accomplished, to what the people  
16 live across the street think about it, what  
17 the people who live next-door think about it,  
18 and that's something that we'll leave for the  
19 Zoning Board.

20 WILLIAM TIBBS: Right.

21 ATTORNEY JAMES RAFFERTY: Thank you.

1 WILLIAM TIBBS: I can't say it  
2 doesn't -- even though it might be an  
3 aesthetic hardship, it's not a big hardship  
4 for me because typically when we have these  
5 situations, it's because of site zoning. And  
6 the fact that over time they really nicely  
7 landscape a very large site to me is not --  
8 we can leave it to the Zoning Board.

9 HUGH RUSSELL: This is probably the  
10 Montague Street case that we reviewed a long  
11 time ago?

12 LIZA PADEN: Right.

13 So the applicant for the second case on  
14 the BZA agenda -- this is the Planning Board  
15 Special Permit that was granted and then  
16 they've now gone to the Board of Zoning  
17 Appeal for the Variance to build for the top  
18 floor. If you remember, there was some  
19 windows and some decking that they were  
20 proposing to put in. So that's where they  
21 are now for that Variance.

1                   HUGH RUSSELL:  Shoul d we send a note  
2                   saying that we' ve issued a Special Permi t and  
3                   that is in line with what we proposed?  Which  
4                   indi cates an approval of the plan?

5                   LIZA PADEN:  Yes, okay.

6                   THOMAS ANNINGER:  Can you remind me  
7                   of that case?

8                   LIZA PADEN:  The Montague case was  
9                   an existi ng bui lding, it had been used by a  
10                  number of churches.  It had been used as a  
11                  cabi netry making place.  It' s near the Hoyt  
12                  Fi el d off of Putnam Avenue, and it' s bei ng  
13                  converted into three units of housi ng.

14                 WILLIAM TIBBS:  It' s an older  
15                 bui lding.

16                 LIZA PADEN:  It' s a very old -- yes,  
17                 an older bui lding.  It was bui lt as a church  
18                 school .

19                 HUGH RUSSELL:  It' s artsy crafty.

20                 LIZA PADEN:  Yes.

21                 THOMAS ANNINGER:  It' s comi ng back



1 to me.

2 HUGH RUSSELL: Yes.

3 LIZA PADEN: Any other?

4 HUGH RUSSELL: I think that's it.

5 LIZA PADEN: Okay. And there's  
6 no -- there's no transcripts.

7 HUGH RUSSELL: Thank you.

8 Susan, are you going to update us?

9 SUSAN GLAZER: Okay.

10 The next meeting of the Board will be  
11 next week, the 17th. This week is an unusual  
12 meeting because of the 4th of July holiday.  
13 At any rate, next week there will be a public  
14 hearing on the North Mass. Ave. Overlay  
15 District. And then under general business  
16 there will be design review for 210 Broadway.  
17 And then review of the Novartis gate design,  
18 the gate to their park. And we will be  
19 bringing you the Law Department's comments on  
20 the Planning Board rules and regulations.

21 And then the meetings after that are

1 August 7th and 21st. The meeting of the 7th  
2 we hope to bring you the first part of the  
3 discussion for the Kendall Square Zoning  
4 language coming out of the recommendations  
5 which you're going to be discussing tonight,  
6 as well as bike parking petition to change  
7 the bicycle parking requirements. And  
8 depending on how all of these things go,  
9 we'll bring them to you either again or, you  
10 know, just finish up discussion perhaps on  
11 August 21st.

12 The Kendall Square Zoning language will  
13 probably be -- go until September 4th which  
14 is the next meeting after that. And then the  
15 next meeting -- the second meeting in  
16 September will be September 11th. There will  
17 be no meetings on the 18th or 25th.

18 Roger has something he wanted to bring  
19 to you.

20 ROGER BOOTHE: Before we get into  
21 the Kendall Square recommendations, Hugh

1 knows very well about the North Point bridge  
2 because he rode his bike over it.

3 AHMED NUR: Nice.

4 ROGER BOOTHE: And I wanted to pass  
5 out the invitation to the ribbon cutting,  
6 it's on this Friday. If everybody remembers  
7 which is the North Bank Bridge, it's the one  
8 that goes from the North Point -- DCR North  
9 Point Park over to Paul Revere Park. So it's  
10 very close to the EF project that the Board  
11 was looking at very recently. So I have the  
12 invitation here for people. It's an  
13 incredible connection that now links North  
14 Point to -- over to Charlestown and from  
15 there on to the harbor.

16 WILLIAM TIBBS: Can you get to the  
17 harbor?

18 ROGER BOOTHE: Yes.

19 HUGH RUSSELL: Oh, yes, once you get  
20 to the Charlestown --

21 STUART DASH: You get to the North

1 End.

2 ROGER BOOTHE: There are a few more  
3 i n v i t a t i o n s i f a n y b o d y i s i n t e r e s t e d . I t ' s  
4 t w o o ' c l o c k o n F r i d a y .

5 HUGH RUSSELL: You can go all the  
6 w a y t o C h a r l e s t o w n , y o u c a n g o a c r o s s t o  
7 B o s t o n a n d g o a l l t h e w a y a r o u n d B o s t o n  
8 e x c e p t f o r t h e C o a s t G u a r d b a s e .

9 PAMELA WINTERS: Cool .

10 AHMED NUR: So you have to go  
11 t h r o u g h t h e C h a r l e s t o w n B r i d g e t o g e t t o t h e  
12 N o r t h E n d ?

13 HUGH RUSSELL: Or the dam. Across  
14 t h e p e d e s t r i a n d r i v e .

15 WILLIAM TIBBS: Is there a way to  
16 g e t t o t h e E s p l a n a d e o n t h e o t h e r s i d e ?

17 HUGH RUSSELL: No. You can't get  
18 a c r o s s t h e r a i l r o a d t r a c k s y e t .

19 WILLIAM TIBBS: Okay. You have to  
20 k i n d o f g o i n a n d b a c k p a d d l e t h r o u g h t h e  
21 c i t y ?

1                   HUGH RUSSELL: Right. So it's one  
2 of the pieces -- a couple of more bridges  
3 that are needed hopefully make things work.

4                   And I guess our bridge to connect North  
5 Point Park to the Museum of Science is on the  
6 agenda at this point?

7                   ROGER BOOTHE: It's not on the  
8 agenda, but the city of Cambridge had brought  
9 a lawsuit back when the scheme Z was the  
10 preferred alternative for the Central Artery  
11 ramps, and I don't know if people remember,  
12 but there was a huge plethora of ramps and it  
13 was very much more than what we had been led  
14 to expect. The City had a lawsuit that was  
15 also joined in by Conservation Law  
16 Foundation, maybe somebody else, Sierra Club.  
17 And a part of our agreement to drop the  
18 lawsuit was that they were going to build  
19 that bridge that connects directly -- it was  
20 kind of like going right out the front door  
21 of the Museum of Science right across the

1 inlet canal and into North Point Park. So  
2 our Law Department, and we all feel that  
3 we're owed that, but it just wasn't part of  
4 the money that was there to do the Charles  
5 River basins. So it's a separate pot of  
6 money in a separate agreement. And a couple  
7 years ago it looked like the state was going  
8 to fulfill that obligation, and then with the  
9 financial issues it's pulled away. But some  
10 of us will never give up until that happens.

11 HUGH RUSSELL: Because the -- what  
12 that bridge does is really provide a pretty  
13 good connection between the Esplanade and the  
14 south side and North Point Park on the north  
15 side of the river.

16 ROGER BOOTHE: And it just makes a  
17 million people that much more likely to flow  
18 over and animate the park, as we worry about,  
19 not enough people there. But the good news  
20 is that park is being very well used, and  
21 this North Bank Bridge will be a huge boost

1 of pedestri ans and pedestri ans and bi cycl es.

2 HUGH RUSSELL: And in the fullness  
3 of time, thi s park wi ll be connected to the  
4 pedestri an path that goes from roughl y Davi s  
5 Square to Medford.

6 ROGER BOOTHE: Vi a our North Poi nt  
7 pl an, the PUD pl an and Putnam.

8 HUGH RUSSELL: Ri ght. There' s a few  
9 steps between here and there. But  
10 Somervi lle' s worki ng on i t and we' re worki ng  
11 on i t through North Poi nt. So there' s a  
12 bri dge across the rail road tracks that goes  
13 from Somervi lle whi ch i s a -- somethi ng has  
14 to be done. Anyway. . . .

15 PAMELA WINTERS: Great.

16 AHMED NUR: Roger, whi le I' m very  
17 grateful for thi s work, I don' t see any  
18 l ighti ng. Is thi s open at night?

19 ROGER BOOTHE: There i s l ighti ng  
20 i ncorporated i nto the bri dge desi gn. You' ll  
21 have to see the bri dge. It' s a very handsome

1 structure. Sinusoidal bridge and the light  
2 is all incorporated into the railings.

3 AHMED NUR: Nice.

4 ROGER BOOTHE: Quite lovely.

5 HUGH RUSSELL: Yes. So it was  
6 thought to be so expensive, thought to be  
7 unbildable. When they actually bid it, it  
8 wasn't that bad. It's -- so it's quite an  
9 engineering feat.

10 AHMED NUR: (Inaudible).

11 HUGH RUSSELL: To thread a bridge --  
12 it goes within a couple of feet of the tower  
13 A and it goes within a couple of feet of the  
14 ramps. It's got the duck boats going under  
15 it. It's got the railroad tracks going under  
16 it. And it lands under the -- is it the  
17 Zakim Bridge or the Lowell Connector?

18 ROGER BOOTHE: It's right at the  
19 edge of the say Zakim Bridge.

20 HUGH RUSSELL: Yes. So it's -- the  
21 thing that amazed me is when you actually go



1 over it, it just seems like a really easy  
2 flow to get from one place to the other. You  
3 know, that the designers really, the concept  
4 really was a great concept. You just -- if  
5 you just make it generous and simple and it's  
6 very inviting. And the Charlestown parks are  
7 terrific and were built 15 years ago I guess  
8 in the beginning of the process. So, anyway.

9 ROGER BOOTHE: So I guess that was  
10 my little report on that, and I'll turn it  
11 over to Iram to give us the Kendall Square  
12 update.

13 IRAM FAROOQ: Thank you. Thank you  
14 very much. Good evening. Iram Farooq,  
15 Community Development Department here to do,  
16 I would call this our second update really,  
17 because a couple meetings ago you had Goody  
18 Clancy, David Dickson from Goody Clancy to  
19 talk to you about the Kendall Square planning  
20 work, and he laid out quite a bit of  
21 explanation about the process and about the

1 vision that has developed through the  
2 process. So I'm actually going to be a  
3 little brief on that front end part unless  
4 any of you feel that we need more. So I'm  
5 going to -- around the side of brevity if you  
6 feel that you need more context, let me know  
7 because there's a lot to do, a lot to go  
8 through in terms of the Zoning  
9 recommendations. So I'll charge ahead. And,  
10 also, please feel free to -- I think it would  
11 be good if this could work like a discussion.  
12 So don't feel like you have to wait for me to  
13 finish before you ask anything.

14 So the broad -- I mean, broadly  
15 speaking, the process started last year in  
16 April with the Kendall Square Advisory  
17 Committee, which is a 20 member committee of  
18 a range of stakeholders, all the way from  
19 residents from the neighborhood to MIT to  
20 property owners to businesses, large and  
21 small. A couple of folks are here. Joe

1 Maguire and Maureen are here in the audience  
2 today. And I'll also -- oh, and Viola and --  
3 well, we also have a visitor from our Central  
4 Square Committee, Saul Tannenbaum.

5 So the big -- if you step back and  
6 think about what are the big, the big picture  
7 of Kendall Square, historically it's always  
8 been the kind of economic engine, the  
9 industrial component to Cambridge that has in  
10 some ways allowed the quality of life and  
11 other parts of the city to be different and  
12 more residential because things have really  
13 been clustered in Kendall Square. And a lot  
14 of the traditional industrial structures were  
15 removed during the time of urban renewal in  
16 the sixties and seventies to make way for  
17 kind of the modern buildings, the commerce of  
18 that time. And as we have advanced, we've  
19 seen waves of -- even since I've been here,  
20 the internet economy and now the biotech  
21 economy. There's always sort of been the

1 industrial and the knowledge-based components  
2 lately of industry. And so, one of the big  
3 questions facing us was: What does that look  
4 like? What are those buildings like? How do  
5 this interface with the rest of the  
6 neighborhood? How do they -- how do you  
7 create a district that's vital that  
8 incorporates these buildings that, you know,  
9 you all have been seeing a lot of, the big  
10 biotech buildings that seem hard to really  
11 try to mesh together with a lot of other  
12 stuff. So that was the challenge that the  
13 committee was faced with and that Goody  
14 Clancy was advising us on. And the big  
15 picture goals that the committee came up with  
16 is that we need to maintain Kendall Square as  
17 kind of this place that serves this knowledge  
18 economy, but at the same time we have to  
19 create it more as a mixed use district which  
20 isn't just for working. The biggest  
21 criticism of Kendall Square has been



1 this to get more developable space? Are we  
2 doing this to correct the issues that we have  
3 here and all this stuff? I just want to be  
4 very, very clear. I don't want us to cloak  
5 the language with --

6 IRAM FAROOQ: Sure.

7 WILLIAM TIBBS: -- I just want to be  
8 very clear as to what it is that we're doing  
9 here. If the goal here -- is the goal to  
10 increase the development capacity of Kendall  
11 Square, and in the process trying to see if  
12 we can correct and do those things? And more  
13 importantly, if we feel we need to accomplish  
14 what's in those circles out there, is the  
15 only way we can do it is by increasing the  
16 development capacity or are there some other  
17 approaches to allow something to happen? So  
18 I think that's, that's really important  
19 because we are talking about increasing the  
20 density, the significant in a fairly dense  
21 place anyway. So I think we need to really

1 -- I just want to make sure that we can talk  
2 about that.

3 HUGH RUSSELL: I put just a slightly  
4 different spin on that which I think is  
5 fundamentally what we're doing, which is  
6 we're restoring floor area ratio that we took  
7 away a dozen years ago in the citywide  
8 rezoning. And because at the time we didn't  
9 think the city could take that level of  
10 development. And what we've discovered is  
11 that the, particularly the automobile and the  
12 traffic impacts which were big driving  
13 forces, have been significantly less than we  
14 anticipated. So we can restore the floor  
15 space without going over what we decided  
16 12 years ago was kind of a limit on traffic.  
17 And then the question is how do we leverage  
18 that additional space to be able to solve the  
19 other problems that we identify that you  
20 mentioned? You know, how do we liberate to  
21 get a mix of housing and commercial space

1 knowing that the developers presently there  
2 would much rather build commercial space than  
3 build housing, even though their housing  
4 developers would be happy to build there,  
5 they're significant housing developments.  
6 And how do we increase the quality of life?  
7 And how do we enhance the open space? And  
8 how do we view -- what do we do with this end  
9 to try to -- I mean, what we're trying to do  
10 I think is take the main streets of  
11 Massachusetts Avenue corridor from the  
12 Longfellow Bridge to Alewife Brook and making  
13 that a major pedestrian spine for the entire  
14 city. And we're working on the parts of it  
15 that don't work so well in North Cambridge  
16 and in -- between Central Square and Kendall  
17 Square. So -- and that's not the only  
18 pedestrian spots. There are other cross  
19 streets as an example of big pedestrian  
20 spine, Sixth Street is another big place  
21 where people go.



1           And so then we have goal s for, you  
2           know, energy. You know, envi ronmental goal s.  
3           We have -- so there are lots of goal s, and we  
4           have to try to, I think, keep the pri ori ties  
5           clear and keep -- right now there' s a  
6           tremendous amount of stuff i n here, and we' ve  
7           got to -- and part of our job i s to make i t  
8           clear and just the way that you sai d.

9           WILLIAM TIBBS: Yes.

10          IRAM FAROOQ: I agree.

11          WILLIAM TIBBS: Given i ts context.

12          IRAM FAROOQ: Yes, thank you.

13                 So thi s i s ki nd of the bi g pi ctu re pl an  
14                 i n terms of where you mi ght want densi ty i f  
15                 you were l ooking at Kendal l Square. And thi s  
16                 i s the Kendal l Square T stop. Central Square  
17                 T i s up here. Here' s Mai n Street. Thi rd  
18                 Street, Broadway and Ames. And here' s the  
19                 Sixth Street connector that Hugh j ust  
20                 referred to. So cl early the greatest densi ty  
21                 makes sense to have ri ght around the T,

1 that's consistent with our policy citywide so  
2 that we have -- that's embodied in our Zoning  
3 actually. And then, you know, you could have  
4 --this is the quarter mile radius and this is  
5 the half mile radius. So this is like a  
6 ten-minute walk here. And you'll see this  
7 entire area is -- well, actually this is a  
8 future, a future stop. So I guess this area  
9 is not within a ten-minute walk. But this  
10 section is all within a ten-minute walk. So  
11 this can take a lot of density, but clearly  
12 the highest capacity is right immediately  
13 within five-minute walk or so of the T.

14 And the other component of the vision  
15 is aside from, you know, where density might  
16 go, is the idea of how does public space work  
17 in Kendall Square? And it's seen as a  
18 combination, not just of the open spaces, but  
19 also of -- we would like to think of it as  
20 something -- or the committee would like to  
21 think of it as something that includes the

1 first floors of development adjoining the  
2 major streets at any rate.

3 So the greens here, the greens here are  
4 the either parks or plazas. The pinks are  
5 actually street edges. And the purples are  
6 where you would expect to have active  
7 interiors or residential edges which bring  
8 greater activation to the street.

9 So main -- Bill.

10 WILLIAM TIBBS: I just want to say  
11 that I just don't find this diagram all that  
12 helpful for me because it's very unclear to  
13 me what we're trying to do with the proposed  
14 stuff. And it might be just the scale, but I  
15 think we -- I -- at least for me I need to  
16 get into what is it we're trying to do,  
17 again, in a broader context. If we're saying  
18 that these are the important components,  
19 existing parks, I mean parks, gardens, roof  
20 gardens, existing plazas, and active  
21 interiors and exterior pedestrian realm, what

1 are we saying about that stuff? I just found  
2 when I was going through it, I looked at this  
3 and I said nice, pretty diagram, but I have  
4 no clue as to what it is they're trying to do  
5 here.

6 IRAM FAROOQ: The most important  
7 principle here is to think of the open spaces  
8 as not as individual open spaces, but to  
9 think of all the public space in Kendall  
10 Square as a network that works together. So  
11 you would have a variety of spaces that serve  
12 different functions and that actually have  
13 some visual and also physical connections to  
14 each other. So the committee, you know, East  
15 Cambridge Planning Team went through a  
16 process of thinking about Kendall Square,  
17 working with CBT, and they came up with a  
18 term string of pearls. A string of pearls.  
19 So think of this as a smaller version of the  
20 emerald necklace. The string of pearls. And  
21 that's really the concept. But the one

1 additional quirk is that you also want to  
2 think of the buildings adjacent to major  
3 streets as part of that active network. So  
4 that's really the big theme here.

5 And the next step to this actually is  
6 already in the works, because we realize that  
7 this is a very broad and a very conceptual  
8 diagram. So one of the committee's  
9 recommendations is to take a much closer look  
10 at this network and try to figure out more  
11 how are these pieces going to fit together,  
12 how are they going to work? I mean, some big  
13 stuff is on its way like the Roger Street  
14 Park which is just off the -- our study area  
15 here is coming. This triangle that was  
16 just -- that the city just got through the  
17 Google expansion is going to be in --  
18 available. And so those are some big piece  
19 -- as well as the Triangle Park here. So  
20 there's three big pieces that will be thought  
21 about that. We're embarking on a process

1 where we'll be doing a survey -- we're  
2 actually sending out an RFP this summer. So  
3 in the fall we'll be doing a survey to get a  
4 much more detailed sense from the greater  
5 Kendall Square area, the Eastern Cambridge  
6 area, what people's needs and desires are  
7 from public space in Kendall Square, and then  
8 take kind of then the yet deeper level to  
9 look at the individual parks and how, how  
10 they should be programmed, how they should be  
11 designed, what components they would include.  
12 So this is kind of a starting point of a  
13 multi-step process.

14 WILLIAM TIBBS: I'm -- and, again,  
15 I'm taking her on her word to say that this  
16 is a conversation, so please don't make me  
17 feel like I'm dominating. But -- and, Hugh,  
18 you did a -- I even have your thing here and  
19 I highlighted a lot of things, so you did a  
20 lot of comments, too, which I'm sure we'll  
21 hear. I think the emerald necklace is a

1 concept that in the large scale on the plan,  
2 you see it, and then when you go into the  
3 detail of the big one, you see it. I just  
4 don't -- that's the problem here.

5 IRAM FAROOQ: Okay.

6 WILLIAM TIBBS: And I think one way  
7 to solve that problem is to be very specific  
8 about what it's doing. It's acquiring new  
9 property, here are some examples of that.  
10 Here's opportunities for that. It's widening  
11 the street. Or it's -- I'm not quite sure  
12 how you get the existing -- the active  
13 interiors, what does that mean? So it's just  
14 -- I think it's just a clarity of just what  
15 these catch words are and what they really  
16 mean and how does that -- what's -- how do  
17 you start to envision this as an active thing  
18 as opposed to just a diagram?

19 IRAM FAROOQ: Maybe also some  
20 examples and visuals that go along with this.

21 WILLIAM TIBBS: Yes.

1 IRAM FAROOQ: Yes, that makes  
2 perfect sense.

3 HUGH RUSSELL: Well, I mean I think  
4 there are a couple of concepts overlaid on  
5 this diagram and that makes the legibility  
6 very difficult. That in the one sense it's  
7 sort of all open space shown in all green.  
8 Some of it's at grade, some of it is not  
9 presently at grade, and some of it is thought  
10 to be potential not at grade. So I think  
11 we're interested in what the -- and the grade  
12 level experience also includes things that  
13 aren't green but are nice.

14 WILLIAM TIBBS: Yes.

15 HUGH RUSSELL: So we think in one  
16 sense we need a ground level diagram.

17 WILLIAM TIBBS: Yes.

18 HUGH RUSSELL: And another level we  
19 need a green diagram, and that can't do it --  
20 I've studied this for a long time and I find  
21 it impossible to understand until you just



1           look at a little piece of it and you want  
2           something to make the overall concept clear.

3                     ROGER BOOTHE: If I could just add  
4           one thing to this.

5                     HUGH RUSSELL: Yes.

6                     ROGER BOOTHE: A concern about  
7           Kendall Square is how to make it active on  
8           every level possible. And I think that's  
9           part of why this diagram is kind of hard to  
10          get your head around. It's -- because it's  
11          trying to grab every last bit of energy you  
12          can get there, and I think that's been, as  
13          Iram has said, in the last few years we're  
14          starting to see great new restaurants and  
15          it's just starting. But there's still a lot  
16          that needs to be done, especially when we  
17          have a real focus on Main Street and making  
18          that work from one end to the other. So, I  
19          think as we go further into this, we'll start  
20          seeing more typical landscaping plans that  
21          show plaza designs and trees and so forth.

1 But if you think of this as sort of a  
2 concept, you know, that we start from it,  
3 it's probably at its most abstract level.

4 STUART DASH: And I think as we  
5 looked at it this passed year and heard from  
6 people how much they wanted to have a great  
7 civic spaces and connectivity and programming  
8 that worked in different places, we looked at  
9 the space we have available, and it's on the  
10 playing field. We actually have the makings  
11 of a terrific system, and so that's part of  
12 the plan that what we put into place is the  
13 planning work as I am referred to. And we're  
14 actually going to have open space planning  
15 that looks at the whole network of those  
16 spaces, the plazas, and the parks and the  
17 private spaces and the public spaces. And  
18 how should they all work together to create a  
19 great civic life and great civic engagement  
20 that people will feel enjoyable walking to,  
21 safe walking through, connect to each other,

1 all those different things.

2 WILLIAM TIBBS: I think one thing  
3 that would also help is to really when you  
4 combine the existing and the potential, but  
5 at least in one diagram seeing those  
6 separate, because I think seeing the existing  
7 is where you get grounded, because either the  
8 existing work -- because some of the existing  
9 just doesn't work. You can say you wanted an  
10 active industrial realm or an active  
11 interior, but if you actually showed where a  
12 good active interior is there, there may not  
13 be one or there may be some, and then that  
14 way that gives us a basis by which as you  
15 then expand into the potential, we kind of  
16 understand even if we're bringing in new  
17 concepts and ideas there. So I think that,  
18 again, I think the ideas that are there are  
19 interesting. I just -- one of the things  
20 that we have to do on the Planning Board is  
21 how do you convert this to a reality that can

1 begin to guide people as we go forward? And  
2 I think that would really help to see that  
3 diagram as existing with some -- and I assume  
4 that they did that at some point in the long  
5 course of the study.

6 IRAM FAROOQ: Yes, yes.

7 WILLIAM TIBBS: But I mean that's  
8 helpful for us, too. That's a comment that I  
9 would have, for me, and the other Board  
10 members have to talk for themselves, seeing a  
11 little bit of progress as to where we started  
12 and how we go is helpful as opposed to just  
13 seeing this kind of brief summary of stuff to  
14 help me get grounded.

15 IRAM FAROOQ: Sure. I mean, it's  
16 easy for us to send you -- kind of explode  
17 this and send you the various layers.

18 WILLIAM TIBBS: And if there's -- in  
19 the office if there's a pile of stuff or  
20 something that you all have that you've been  
21 looking at, I have no problem --

1 IRAM FAROOQ: It's called my office.

2 WILLIAM TIBBS: Yes. I could come  
3 down and ask questions.

4 I take this very seriously and so I  
5 really do want to understand it. And we on  
6 the Board just have the disadvantage of being  
7 on the tail end and not seeing all the work  
8 and thought that's gone in. So I think it's  
9 very helpful if we have the opportunity to  
10 dive into it as much or as little as we feel  
11 we need to.

12 IRAM FAROOQ: Absolutely.

13 And you actually hit upon a really  
14 interesting point which is sometimes we have  
15 something that shows up on a plan as a thing,  
16 but it may not be in the form that you might  
17 necessarily want it. So for instance, I'm  
18 going to jump from open space to the lobbies,  
19 like the Koch Center lobby gets criticized a  
20 lot. And it is actually a -- supposed to be  
21 something that is a public space that you're

1           supposed to be able to walk through. It  
2           sounded really good when they were here for  
3           their review. And how do we get to  
4           principles that start to address? How do you  
5           make it a great --

6                     WILLIAM TIBBS: Exactly.

7                     IRAM FAROOQ: -- whatever it is as  
8           opposed to just, you know, a lobby or a  
9           public lobby?

10                    So, yes, that is something that the --  
11           there's been an attempt to do that through  
12           the design guidelines particularly, and I  
13           think we hope to -- as we work with you to  
14           refine those further, because in some ways  
15           you have more experience with working with  
16           the guidelines than necessarily the committee  
17           did. And so we may find that there's much  
18           more that you want to add to this.

19                    WILLIAM TIBBS: And I have one more  
20           question, I promise I'll let you get passed  
21           the third page. Can you explain the

1 dualing -- I think I understand it  
2 conceptually. But can you explain what the  
3 dualing plans with the CBT, the Kendall  
4 Square Planning study and how that integrated  
5 or doesn't integrate or fits into this and  
6 how that works and what's going on there?

7 IRAM FAROOQ: Yes. I don't think --  
8 we don't think of it at all as dualing plans.  
9 So, it was something that the neighborhood  
10 felt that they wanted to do as a  
11 neighborhood, to be able to bring all of  
12 their priorities forward to the committee.  
13 And I would say that our -- that has really  
14 been a source of information and  
15 collaboration and inspiration for this  
16 process as well going -- going through the  
17 process. It's fair to say that in broad  
18 concepts I think there isn't disagreement  
19 that both the CBT plan and the Goody Clancy  
20 plan are actually very consistent and  
21 dovetail very well together. But on the

1           speci fics, there are defi ni tely di fferences,  
2           and I'll try to point those out as we go  
3           al ong.

4           I think the key ones have to do wi th,  
5           you know, how hi gh can you go? How much  
6           hou si ng woul d you want to have? Where woul d  
7           you want to requi re hou si ng as opposed to  
8           not? I woul d say that those are the real ly  
9           the very, very key -- the two real ly key  
10          di fferences. Everythi ng el se is fai rly --  
11          and I think somebody wi ll let me know if I  
12          mi scharacterized it, but that's kind of our  
13          thought on that.

14          Two thi ngs I wanted to point out here  
15          that are more detai led, that two real ly broad  
16          pri nci ples in addi ti on to the network idea is  
17          the idea of connecti ng to the ri ver, whi ch  
18          was a real ly i mportant theme both at Broad  
19          Canal where the ri ver kind of fi ngers i nto  
20          the study area, but al so on thi s Memori al  
21          Dri ve edge on the MIT si de, that there are





1 recall, the day that David Dickson was here,  
2 MIT was also here doing a conceptual  
3 presentation, and they spoke a lot about  
4 their public space plan. And this was one of  
5 the axis that they emphasized. And it's also  
6 important for them because it connects to  
7 Sloan, here and really integrates it with the  
8 campus. But from the Kendall Square  
9 perspective this offers an opportunity to  
10 connect MIT to the rest of Kendall Square,  
11 which has been an important theme throughout  
12 the process that MIT should be more open to  
13 Kendall Square, people should be able to  
14 perceive what goes on in those buildings, and  
15 integrate much better than it does currently.

16 We're not -- in the Zoning piece we're  
17 not going to be talking a whole lot about  
18 transportation. But I just wanted to bring  
19 one summary slide for you that we did. When  
20 we evaluated the development potential, we  
21 did do the critical sums analysis that we do

1 on most of our large planning studies and we  
2 did for growth policy ECaPs and Alewife. So  
3 we did the similar analysis here to make sure  
4 that we were not creating vehicular  
5 transportation problems. We also looked at  
6 transit and realized that there are really --  
7 if we extend out, there will -- there are  
8 some gaps in the transit system right now  
9 that are critical for Kendall Square such as  
10 connection to the Longwood Medical area,  
11 which is not a straight forward connection  
12 right now through transit. And it would be  
13 great for the EZ Ride to have a much more  
14 robust connection there, as well as  
15 opportunity for a connection to Sullivan  
16 Square where a lot of busses terminate. And  
17 Kendall Square, it didn't bring a lot of  
18 slides from -- I think I have the  
19 transportation slide show here if you want to  
20 look at some of that stuff later, but it's  
21 interesting that Kendall Square, for the

1 amount of people it has who work there, it's  
2 very underserved by busses. So it has the  
3 worst bus service if you look at, you know,  
4 Central Square, Harvard Square, Sullivan  
5 Square, it's way below. And so, you know,  
6 there are some recommendations like thinking  
7 about trying to extend some bus head ways  
8 from -- busses from Central Square to Kendall  
9 Square and have them terminate at Kendall  
10 instead of Central. But really some of the  
11 gap could easily be served by things like the  
12 EZ Ride which also allow the city to have a  
13 little bit more short-term input into what  
14 happens even if the T right now in short-term  
15 maybe is not able to do that. And it works  
16 with private development funds. You'll see  
17 we talk about the Kendall Square fund, which  
18 one of the areas it emphasizes is this  
19 transit conductivity.

20 Walking, biking were really significant  
21 emphasis for the study. And really one of

1 the -- you know, one of the questions that  
2 I've asked myself throughout this process,  
3 and I think a lot of us have, is how does a,  
4 you know, we talk about Kendall Square as the  
5 innovation district. How is an innovation  
6 district different from any other district?  
7 And the good news is in most ways it's  
8 actually just the same. The innovation  
9 district needs all the same things that any  
10 other great district needs. But one of the  
11 things that is different is that it's a  
12 little more forward thinking in terms of  
13 things like transit, and there's a great  
14 desire to have an emphasis on biking and  
15 walking and transit use and not have as much  
16 dependence on cars. And we've seen that  
17 already in Kendall Square. Some of the best  
18 performers from PTDM are in that area, and --  
19 excuse me, and so, we have tried to emphasize  
20 -- have a complete street's idea for most of  
21 Kendall Square streets. And the first piece

1 of it you will see in the next couple of  
2 years -- one of the things -- our process  
3 worked hand in hand with an infrastructure  
4 improvement process that had started -- that  
5 was slated to start even before the K2C2  
6 study. And so we had several meetings, more  
7 meetings on transportation than are normal  
8 typical planning studies, because we talked a  
9 lot about the infrastructure improvements  
10 that are planned. And the Main Street  
11 section between Ames and Point Park is  
12 actually in the city's budget to go forward  
13 in the next couple of years, and it's been  
14 redesigned to have these, these segments  
15 which are much more, you know, at the start  
16 at Ames where the crosswalk is at the T stop  
17 and then at Point Park, to really give much  
18 stronger queues that this is a pedestrian and  
19 bike friendly place and it's not about  
20 automobiles which we think will also add to  
21 overall urban design goals of greater

1 vi brancy.

2 Then, let's see if that's --

3 HUGH RUSSELL: So I'm keeping count.  
4 We've got a Zoning plan, we've got an open  
5 space plan, and now we have a transportation  
6 agenda. These are all coming out of a  
7 comprehensive one. So the Zoning isn't the  
8 end point, it's just one of the end points.

9 IRAM FAROOQ: Correct.

10 HUGH RUSSELL: And on the next slide  
11 we'll probably find another one.

12 IRAM FAROOQ: No, now this ties it  
13 all together I hope before we delve into the  
14 details of the Zoning.

15 So this is kind of the plan or a  
16 version of how the plan might sprout into  
17 three dimensions in Kendall Square if you  
18 were to adopt -- I mean if we were to move  
19 forward with the Zoning.

20 (Brian Murphy seated.)

21 IRAM FAROOQ: And just for reference

1           again, this is a little funny plan because it  
2           turns everything upside down. It's looking  
3           from East Cambridge neighborhood -- here is  
4           the Charles River, Main Street, Binney  
5           Street, Third Street. So this is Volpe  
6           parcel and this is Broadway.

7                        HUGH RUSSELL: So in this view the  
8           white buildings exist, the yellow buildings  
9           are housing, the blueish-grey buildings are  
10          commercial, and constellation center is rust  
11          colored?

12                      IRAM FAROOQ: Exactly.

13                      ROGER BOOTHE: We should point out  
14          we need to update this plan because it  
15          doesn't have the Alexandria plan down in the  
16          foreground, and there are people here that  
17          were very involved in that. No slide was  
18          intended.

19                      WILLIAM TIBBS: It's also a pretty  
20          dense thing in itself and it needs to be a  
21          real integrated component in this. It's not



1 just a little white thing on the side.

2 IRAM FAROOQ: Yes.

3 HUGH RUSSELL: The part about this  
4 that is -- you have to keep in mind, is a  
5 whole middle of it is on land that at this  
6 point not -- is in control of the Secretary  
7 of Transportation.

8 WILLIAM TIBBS: That the big green  
9 space in the middle?

10 PAMELA WINTERS: Yes.

11 HUGH RUSSELL: Which he didn't  
12 really want to relinquish. Or she. Is it he  
13 or she at this point?

14 So if you sort of have to kind of put  
15 your fist up and say well, now we don't  
16 really know whether we can -- what can be  
17 done, although we have to have a plan. It's  
18 really important to have a plan for that as  
19 one of the tools to rest the control on the  
20 Department of Transportation saying there's  
21 so many good things that could happen if

1 you' d pl ay al ong.

2 I RAM FAROOQ: Ri ght.

3 And, you know, just to the point of  
4 this is very conceptual , if you look at the  
5 area that Hugh was just referring to, the  
6 overall devel opment pattern here looks very  
7 simi lar to what was proposed by EcaPs  
8 ten years ago, wi th the park here and the  
9 tall devel opment al ong Broadway and lower  
10 residenti al here. But the context has  
11 changed in many ways, because that, that plan  
12 was proposed as you mean that this secti on  
13 was going to be the Eastern Cambri dge Housi ng  
14 Overl ay whi ch woul d transform to housi ng  
15 rather than commerci al. Now that' s all  
16 Alexandri a. So in some ways that' s the  
17 transi ti on. And so it' s -- the 303 Thi rd  
18 Street bui ldi ng is al most l ike an unusual  
19 bui ldi ng wi th -- and that' s the new  
20 nei gborhood, the new residenti al  
21 nei gborhood ri ght in Kendal l Square. And

1 this edge becomes much less sensitive than it  
2 used to be. And your sensitive edges are now  
3 around 303 Third Street. And we've heard  
4 from them throughout the, you know, the  
5 residents of 303 Third throughout this  
6 process about the importance of not  
7 necessarily thinking of this public space  
8 right here in the northwest quadrant. Sorry,  
9 this is looking like the southeast, but it's  
10 actually the northwest quadrant of the site,  
11 but actually thinking about somehow much more  
12 related to 303 Third Street as the sensitive  
13 receptor. And so we have built in some  
14 flexibility into the Zoning beyond what  
15 existed before.

16 WILLIAM TIBBS: I think that it also  
17 brings to the point that in a sketch like  
18 this it's good to see the existing versus the  
19 none, but to really give it the richness of  
20 the context, you just need to color  
21 everything; what's blue, what's yellow, and

1        what's -- you know, and just do an overlay  
2        where you do that because there is a little  
3        bit of housing in Alexandria peppered in  
4        there. That's a big piece of yellow that you  
5        just talked about. And I think, again, this  
6        -- I think it's important on a study like  
7        this for us to see the change and see what  
8        we're trying to accomplish, but also see the  
9        whole city context that it's in so that we  
10       don't get too focussed on just showing the  
11       new and just really see the whole. Because  
12       one of the problems I think we had, we had it  
13       with literally, they had it with the citywide  
14       rezoning, is that when it gets down to the  
15       individual projects, unless we can really --  
16       unless the people who live here and the lay  
17       people can understand the goal or the scope  
18       of what the Zoning's doing, they get confused  
19       and they'll see a high building without  
20       understanding, whoops, that's exactly what we  
21       planned for. But people don't do that. So I

1 think doing things like showing us the  
2 built-up potential and this is what it's  
3 potentially going to look like, make sure  
4 people react to that. It's helpful at this  
5 stage of the game I think.

6 IRAM FAROOQ: All right. So now we  
7 actually get to the Zoning.

8 WILLIAM TIBBS: Can you -- before  
9 can I ask another question?

10 IRAM FAROOQ: Yes.

11 WILLIAM TIBBS: I'm looking at the  
12 CBT -- a CBT version of that same diagram.  
13 Is there -- do you have any -- you said you  
14 were going to give us an comparisons along  
15 the way from this kind of development  
16 potential, can you just point out what the --  
17 if there are any differences or what they  
18 are? I see some similarities, but I do see  
19 some differences.

20 IRAM FAROOQ: Right. So I would say  
21 the biggest difference is that the blue

1 buildings here would be shorter than they are  
2 right now. So, the CBT recommendation for  
3 overall residential height was the same as  
4 the Kendall Square Committee, but the  
5 residential -- I mean, the non-residential  
6 was a lower height.

7           Secondly, there is a -- they have  
8 talked about residential on the south side of  
9 Main, which is not represented here because  
10 when you -- when thinking about the lab  
11 capacity in the area, one of the kind of  
12 principles that we were looking at is the  
13 only parcels that can accommodate a lab  
14 building -- lab buildings want to have large  
15 floor plates. And so the only buildings --  
16 parcels that is can accommodate them are  
17 parcels that allow for a large floor plate.  
18 And so we talked about having the largest  
19 floor plate parcels be available for  
20 commercial lab development in the future, so  
21 we have not proposed south of Main any

1           residential buildings whereas the CBT plan  
2           does.

3                     The second -- I mean, the third element  
4           here is -- and actually this, the  
5           neighborhood may have modified their thinking  
6           on, is in terms of the open space here.  
7           Where there's a desire to see a bigger plaza  
8           immediately south of Main. And I think when  
9           we went on the walk, we had this discussion  
10          about the MIT press building. And Historical  
11          Commission has had a great interest in seeing  
12          this assemblage of three buildings; the MIT  
13          press building, the Rebecca's building which  
14          is next to it, as well as the clock tower  
15          building be preserved. And so we have been  
16          working with that notion and have not  
17          proposed -- so the green that you're seeing  
18          up here, some of it is actually on rooftops.  
19          Like, this is the clock tower building, and  
20          this is Rebecca's. So Goody Clancy has  
21          proposed that those might actually be green

1 roofs. And the bigger open space is here.  
2 At grade open space is here with a smaller  
3 connection through connecting to Main Street.  
4 And I think that since -- we have not had a  
5 revised version of the CBT plan, because I  
6 think that -- I don't think that they're  
7 still on contract, but with the neighborhood,  
8 but my understanding is that the neighborhood  
9 and MIT are all at this point comfortable  
10 with the notion of protecting the MIT press  
11 building and that there are good ways to deal  
12 with public space and the connection to Main  
13 Street even with narrower connections. They  
14 don't actually have to have the plaza be  
15 fronting. Because, you know, we've had, to  
16 be honest, a plaza fronting Main Street that  
17 probably isn't the greatest success. So that  
18 frontage does not define success.

19 ROGER BOOTHE: I am, if I could just  
20 add a little to that.

21 I think the idea is once again that the



1 ground floors of all the buildings be near  
2 the new plaza and across from the existing  
3 plaza would just be extremely dynamic and  
4 really a new way of thinking about things.  
5 And they had Jesse Baerkahn to help us to  
6 think about that in making them active around  
7 the clock almost. You know, really a new  
8 kind of presence of activity in Kendall  
9 Square and showing where MIT is. And so both  
10 the retailing and programming, I think, is a  
11 part of what's making us all feel that it  
12 could be tremendously excited that space.

13 IRAM FAROOQ: And Jesse Baerkahn for  
14 those who don't know him, works for City  
15 Retail, and he is MIT's retail consultant,  
16 but he's essentially the person that has  
17 worked with Alex Twining and several others  
18 in the neighborhood to really bring a lot of  
19 the new retail that we all love in Kendall  
20 Square like up and down Third Street. So  
21 he's been the person who's responsible for

1           facilitating that process.

2                       So then on to the Zoning  
3           recommendations. And kind of the global  
4           pieces here are that we're not proposing any  
5           changes to the base districts. The PUDs are  
6           either getting revised or created. So, for  
7           instance, the Volpe PUD exists already, but  
8           it's getting modified. And then the PUD KS3  
9           at Cambridge Research Park exists already but  
10          it is getting reconfigured and modified as  
11          well.

12                      And the --

13                      WILLIAM TIBBS: Can you talk about  
14           what was -- what's the -- what are the cases  
15           but specifically what was the driver for  
16           needing to modify? I mean, when you said --  
17           when they're modified, what was the rationale  
18           for it?

19                      IRAM FAROOQ: Yes, I mean we'll get  
20           into some of the specifics -- I'm sorry,  
21           what?

1 HUGH RUSSELL: It's FAR.

2 IRAM FAROOQ: Yes, that's part of  
3 it.

4 There's two kinds of modifications.  
5 One of those one of the elements is FAR. So  
6 that's the modification we'll see. We'll  
7 walk through each one in a few minutes. But  
8 the other modification and a couple -- in one  
9 instance, actually, this may be the only one,  
10 is here where the PUD for Cambridge Research  
11 Park gets modified physically. This is  
12 currently in that PUD, but we thought it made  
13 a lot more sense to go by ownership since  
14 that is the section that's owned by MIT, and  
15 we would want them to come forth with a plan  
16 for that entire holding, a PUD proposal for  
17 that entire holding. And that's also -- it's  
18 important because that's also where we  
19 envision the major residential happening as  
20 part of the MIT PUD. And so you certainly  
21 want to pull that into the same PUD as the

1 non-residential to make sure that it happens  
2 in tandem, and that we have some phasing --  
3 the Board has some --

4 STUART DASH: Right.

5 So when you set the sites alterations  
6 in PUDs, actually they're all the alterations  
7 are at the service at the broader vision that  
8 is not -- just oversimplified the FAR because  
9 sometimes we're saying we'd love to have more  
10 housing here. How do we get that? We'd got  
11 to have active ground floor retail. How do  
12 we get that? We've got to have open space  
13 that connects to their open space. So -- and  
14 we've also got the economy sort of being  
15 strengthened and supported while it's doing  
16 all those things. So in a way it's combining  
17 all those pieces together.

18 HUGH RUSSELL: Okay, so I want to  
19 give you a constraint. Sometime in the next  
20 15 minutes we want to take a break. We've  
21 been sitting here for two hours.

1           IRAM FAROOQ:   Okay.

2           HUGH RUSSELL:   You can decide at  
3 what point that makes sense in your  
4 presentation.

5           IRAM FAROOQ:   Okay.   And you can  
6 stop me at any point in the presentation.

7           ROGER BOOTHE:   How about right now?

8           IRAM FAROOQ:   Actually, now would be  
9 a good time.   No time like the present.

10          HUGH RUSSELL:   We'll try to make a  
11 disciplined ten-minute break.

12          (A short recess was taken.)

13          HUGH RUSSELL:   Okay, we're going to  
14 get back in session now and what we're going  
15 to do is finish -- Iram's going to run  
16 through the proposals for the four PUD  
17 districts as shown in the slides in this book  
18 and give us a chance to ask questions and  
19 address issues that have come up in the  
20 presentation.

21          IRAM FAROOQ:   Thanks, Hugh.

1 Tom just asked me a couple of questions  
2 that I think remind me that there are a few  
3 things that we should talk about before we  
4 delve into the next level of detail.

5 One is, where are we in the process,  
6 and what is the role of the -- what are we  
7 wanting from you all in the next few months?  
8 And so just to lay it out, the committee has  
9 been working for a year and have come up with  
10 these recommendations looking at a whole  
11 range of topic areas. And as Hugh said, so  
12 many recommendations are one arm of that  
13 octopus. That's a little scary analogy, but  
14 if you take -- so we're bringing you that one  
15 arm. And what we -- what we've done in other  
16 processes like Concord/Alewife planning  
17 study, ECaPs and so forth, is we've bring you  
18 the recommendations from the committee, and  
19 then the Planning Board works with staff to  
20 come up with the actual Zoning  
21 recommendations and a Zoning petition that

1 can get forwarded to City Council. And  
2 Stuart's gone up to look for the actual  
3 document, so we'll have examples for you in a  
4 couple minutes.

5 But what that, what that does is it  
6 enables us to bring really, you know, Jeff  
7 will be working on the Zoning Language. We  
8 have Les helping us as a consultant. So Jeff  
9 and Les will be kind of working closely  
10 together to frame the actual language working  
11 all of us. The design guidelines document,  
12 we're actually really excited because we have  
13 an intern Mindy Kim who is here today, and  
14 she is going to work to illustrate our  
15 guidelines, which we have never had before.  
16 And we've always had, wouldn't it be nice to  
17 have some diagrams? And so Mindy will be  
18 doing that for us over the summer. So we  
19 will hopefully have a much richer set of  
20 guidelines than before. And if you think  
21 that there are any things, any particular

1 elements that would benefit, especially from  
2 getting illustrated, do let us know because,  
3 you know, Mindy's ready.

4 WILLIAM TIBBS: Are you saying then,  
5 that the goal here is to make this a Planning  
6 Board petition --

7 IRAM FAROOQ: Correct.

8 WILLIAM TIBBS: -- to the City  
9 Council?

10 IRAM FAROOQ: Correct. That's  
11 correct.

12 And as Susan laid out, we will, you  
13 know, we have a couple of times that we want  
14 to come back to you based on what we hear  
15 from you now, come back on August 7th based  
16 on additional information that we have as  
17 well as if we're able to get through some  
18 preliminary Zoning language, we'll be able to  
19 bring some of those pieces to you on  
20 August 7th and then September again 4th?  
21 September 4th again we'd like to come back.



1 So we want to keep this, you know, on a pot,  
2 try to have a petition this fall that can be  
3 forwarded to the City Council. So that's,  
4 that's really the goal for this process.

5 AHMED NUR: On that petition to the  
6 Planning Board is there going to be item by  
7 item? There's a lot to cover here. I  
8 wonder, or will staff think of ways to  
9 present?

10 IRAM FAROOQ: Yes, and that's what  
11 Stuart has just gone upstairs to bring a  
12 sample of what we've done for other planning  
13 studies. This is very complex. It's almost  
14 more complex than some of the others, but we  
15 have had Zoning petitions that you have put  
16 together that have essentially chapters, you  
17 know, like five chapters. So we'll be doing  
18 something like that. Oh, here he is.

19 So this is essentially what we send --  
20 we almost always send you recommendations in  
21 the format that we gave to you so that it

1 gets the ball rolling. And then eventually  
2 this is the report, an example of a report  
3 that the committee -- of the committee's  
4 work. And then this is an example of what  
5 the rezoning petition that the Board works on  
6 is. So it has some conceptual stuff, but it  
7 really quickly goes into actual Zoning  
8 language. And then we can pass those around.

9 Thanks, Stuart.

10 All right. So Hugh has given me a  
11 short amount of time to get through these few  
12 slides so we're going to get back into it.

13 So there are two layers in the Zoning.  
14 One is a whole series of Kendall Square  
15 area-wide requirements. And then the  
16 requirements for each of the four proposed  
17 PUDs. So our assumption is or the  
18 recommendation is that the area-wide  
19 requirements apply to each of the PUDs. And  
20 the only reason we've pulled them out was so  
21 that we're not repeating them four times.

1 And we went back and forth on whether this  
2 should be applied through an Overlay District  
3 or whether these should just get incorporated  
4 into each of the PUDs, and either way would  
5 be, would be fine. And we can kind of work  
6 with you on what works best.

7 So, there's some key, you know, when we  
8 talked about activating the street edges, we  
9 talked about retail. And one of the things  
10 that we have found has led to much of the  
11 activation in Kendall Square, is the ground  
12 floor retail. If you think back to the  
13 Eastern Cambridge planning study, one of the  
14 recommendations there was to require ground  
15 floor retail on Third Street and actually  
16 make it exempt from counting towards the  
17 gross floor area. And we think that that  
18 actually has led to the success of the Third  
19 Street corridor at this point and that's why  
20 there have been all these the retail  
21 establishments, because they are not serving

1 as a penalty to -- a GFA penalty for the  
2 development. So we've actually made -- we  
3 actually didn't require it on Third Street,  
4 but we are proposing requiring it here in the  
5 key locations along Main Street, Third  
6 Street, Broadway, and then on Ames Street  
7 between and Broadway and Main.

8 THOMAS ANNINGER: I'm sorry, there's  
9 something I missed there. What are you  
10 saying about what's succeeded on Third  
11 Street? We didn't exempt any GFA for retail  
12 there, did we?

13 IRAM FAROOQ: Yes. That's in the  
14 Zoning. So the ground floor, the GFA that's  
15 devoted to ground floor retail does not count  
16 as GFA. And we think that's part of the  
17 reason why it happened. I mean, we --

18 THOMAS ANNINGER: I wasn't aware of  
19 that. All right.

20 IRAM FAROOQ: And so we're talking  
21 about doing that, but also adding a stick to

1 that carrot and saying we must do it.  
2 Because this is one of the things that was  
3 felt to be really critical is having ground  
4 floor retail in key locations, because just  
5 the active ground floor had been in the most  
6 important spots.

7 We talked already about the heights.

8 And then there are additional floor  
9 plate limits and perpendicular area face  
10 limits that are in the design guidelines that  
11 we can go into next time, but this is -- this  
12 is what's in the Zoning. And I'll have a map  
13 of that on the next slide.

14 The other key things are the design  
15 guidelines, new development. When you  
16 evaluate that, you will look for, as you do  
17 in other districts, consistency with the  
18 Kendall Square design guidelines, and  
19 consistency with the plan. And we just  
20 wanted to point out that all citywide  
21 regulations such as Article 19, PTDM, would

1 all continue to apply.

2 And then here is what the height regime  
3 would look like. So we are, as I mentioned,  
4 this is 250 to 300. 250 would be the height,  
5 the maximum height for non-residential. 300  
6 for residential. But we feel that it should  
7 actually be limited in, you know, in a  
8 limited number of buildings should be allowed  
9 to go up to the highest height. So there  
10 would be two buildings in each of the PUDs  
11 that would be able to go up to the 300 feet,  
12 and only if they were residential.

13 The biggest -- you know, aside from  
14 this broad change, the one other change that  
15 I want to point out is that we had a lot more  
16 detailed -- a lot more fine grained layers,  
17 height bands on the Volpe parcel. And we  
18 have simplified that considerably out here.  
19 We've added -- and this goes back to the  
20 discussion that I was mentioning earlier  
21 about 303 Third Street. So here is the

1 lowest building. It's a -- sorry, 85-foot  
2 building right here. And the residents from  
3 303 Third Street felt really concerned that  
4 the Zoning -- and we're having the height,  
5 the lowest heights be here and the tallest  
6 heights be here, was essentially a de facto  
7 incentive to put the park where the lowest  
8 heights were. And so even if we loosened up  
9 the park requirement and said that open space  
10 could happen anywhere on the parcel, you  
11 would still most likely end up seeing the  
12 park here if the lowest heights were here,  
13 and the tallest heights were here. So this  
14 is an attempt to kind of even the playing,  
15 field recognizing at the same time that  
16 heights at Alexandria are more the 75-foot  
17 height limit, and so you wouldn't want to go  
18 much taller than 120 right adjacent to that.  
19 And then the rest could be, could be -- could  
20 have more flexibility. So that's the height  
21 piece.

1           Housing, a very significant theme. The  
2           other question that Tom asked me during the  
3           break is how do we come up with when we look  
4           at the various PUDs, how did we really come  
5           up with the numbers? Like, how many square  
6           feet of commercial are we talking about? How  
7           many square feet of residential? And there's  
8           a two-fold strategy that we utilized. One is  
9           that if you go back to that plan diagram, the  
10          three-dimensional diagram, that essentially  
11          was Goody Clancy's effort to try and identify  
12          where are all the south sides? How much  
13          could you build on each one of them while  
14          meeting all the broader plan goals? And did  
15          it make sense to have residential on this  
16          parcel? Did it make sense to have  
17          non-residential on this parcel? Based partly  
18          on adjacencies of existing development,  
19          partly based on proximity to transit, partly  
20          based on size of the base parcel. And what  
21          use might work best from that perspective.



1           And then the second there to that was  
2           when we think about -- this is particularly  
3           true of housing. When you think about  
4           wanting to have retail in key locations, how  
5           much housing do you really need to support  
6           that? And we had -- Goody Clancy was working  
7           with a development economics person and a  
8           retail consultant to look at those numbers  
9           and come up with ideas of how much  
10          residential you needed to support key retail  
11          areas. And interestingly when we correlated  
12          the two, we found that the numbers were very  
13          consistent. The numbers of what you could  
14          accommodate and what you might want in order  
15          to support the retail actually were, numbers  
16          were so close, that we felt like that was a  
17          message that these are the right numbers.  
18          And then we translated them to what fit on  
19          each of the PUDs.

20                 Does that, does that help? Okay,  
21                 great.

1           So in terms of housing, what we have  
2           done is create a minimum housing department  
3           in three of the four PUDs. The only reason  
4           it does not exist in Kendall Square III is  
5           that it is, that is Cambridge Research Park,  
6           which is largely built out. So there is a  
7           residential incentive provision there rather  
8           than a residential requirement.

9           The second big issue is middle income  
10          housing. And this is a theme that we've seen  
11          not just -- we've heard not just in Kendall  
12          Square but also in Central Square, and  
13          frankly I would say citywide. Is we've done  
14          a good -- a great job with our inclusionary  
15          housing and other -- the housing construction  
16          to really -- to start to address the low and  
17          moderate income need for housing. And market  
18          rate, of course, is, you know, the market  
19          drives the market, but the middle gets left  
20          out and how can we try and find ways to  
21          accommodate middle income folks? So the

1           provision here that's proposed is that in the  
2           tallest of the residential buildings, there  
3           be a component that is reserved for middle  
4           income units. And it sounds so convoluted  
5           when you -- well, when you read it, and it  
6           seems so simple in our minds. But  
7           essentially it is that 50 percent of the  
8           gross floor area that is in the space between  
9           250 to 300 feet -- sorry, 25 percent would be  
10          reserved for middle income housing. So  
11          that's like essentially five stories between  
12          250 and 300. If you take a quarter of that,  
13          that's like 1.25 stories would be reserved  
14          for middle income, but they wouldn't all be  
15          physically located on those floors, but be  
16          spread throughout the building. And there  
17          would be a range of unit sizes. So that's  
18          the recommendation.

19                   And then the final piece was that when  
20                   we -- where we have a minimum housing  
21                   requirement, what should be the phasing of

1 that? Actually, this was -- Bill, you asked  
2 about what were the distinctions from the CBT  
3 study? This was another point where there  
4 was a difference. And we actually -- this  
5 point, there were so many different  
6 proposals. Some people wanted it to be the  
7 first thing that gets developed. Some people  
8 wanted it to be -- to have no -- the  
9 developers did not want any threshold at all.  
10 You know, there was everything in between.  
11 One of the interesting ideas that CBT came up  
12 with was this idea of a smart block where you  
13 could have within that block, each block  
14 would have a mix of uses, and that they would  
15 all be developed proportionately at the same  
16 time which sounds actually like a really  
17 seductive idea but which is really hard to do  
18 in principle. Because if you don't think of  
19 your PUD as a block, if you think of smaller  
20 segments, then it's really hard because a  
21 block might actually be just one building and

1           you may not be able to accommodate the mix  
2           that you would want.

3                        So, where we ended up was being a  
4           little more stringent than the thresholds  
5           that we have at University Park for instance  
6           where it's 80 percent. So essentially that  
7           your housing requirement must be met before  
8           the last 20 percent of non-residential could  
9           be -- can be tapped into. That's the  
10          University Park standard. And we're  
11          proposing here that you would get no more  
12          than 60 percent of the non-residential, which  
13          means your last 40 percent of non-residential  
14          could not be built until the residential is  
15          constructed.

16                      HUGH RUSSELL: So this would become  
17          a condition of a PUD permit that we would  
18          issue, that would be a requirement?

19                      IRAM FAROOQ: Correct.

20                      HUGH RUSSELL: Built in the Zoning  
21          and would cover whatever turf that PUD that

1 would approve covered?

2 IRAM FAROOQ: Correct.

3 So I brought the sustainability slide  
4 which has a lot of different things. And the  
5 key pieces that pertain to Zoning are one, a  
6 requirement for LEED gold instead of LEED  
7 silver in Kendall Square. And the rationale  
8 for that was that we are proposing creation  
9 of significant new floor area beyond what is  
10 permitted right now, and recognizing that new  
11 development means a lot more greenhouse gas  
12 emissions. Anything that we can do to  
13 minimize that and to create more energy  
14 efficient buildings, the better situation we  
15 are in terms of our greenhouse gas emission  
16 goals. And we have heard push back on the  
17 idea of LEED gold for residential, and that  
18 was one of the points that you raised as  
19 well, Hugh. We've heard that four -- the  
20 critique that we've heard is that four  
21 multi-story buildings, particularly they are

1 not able to tap into the LEED residential  
2 standards and have to go for a LEED new  
3 construction standards. I'm getting into the  
4 weeds here so stop me if it's too detailed.  
5 So it gets much harder to meet the energy  
6 efficiency requirements. And we're looking  
7 into -- to that. I mean as a principle, I  
8 think that we had broad agreement that this  
9 is a good idea, but we certainly don't want  
10 to feel like we can do an idea that's doable.  
11 So we're talking to folks at USBCD and other  
12 development folks here.

13 HUGH RUSSELL: So one thing I did  
14 was actually to search the internet for the  
15 LEED gold apartment buildings in  
16 Massachusetts. And I found a list of about a  
17 dozen. And what's interesting about the list  
18 -- and three of them are in Cambridge. Two  
19 -- one's by Harvard. Actually it's another  
20 Harvard one which is probably not on the  
21 list, because I think Cowperthwaite Street is

1 also a gold LEED. But the institutions can  
2 do it. And the institutions pay a great deal  
3 more for their housing than market housing.  
4 And they justify it because they have much  
5 longer time frame and they have internal  
6 financing. So 10 Akron Street is the LEED  
7 gold, the MIT graduate student dorm that Bill  
8 Ron did is LEED gold. And then there's  
9 several rehabs which might be surprising,  
10 except you get so many points when you rehab  
11 a building, that that's how you can get  
12 there. And then there's, you know, the  
13 Watermark building. And if you have \$4500 a  
14 month to pay a month, you could live in the  
15 Watermark building.

16 AHMED NUR: Watermark is gold?

17 HUGH RUSSELL: It's a gold LEED  
18 building. It's an extremely expensive  
19 building to rent in. I think it was  
20 extremely expensive to build, and it's been a  
21 great success and it's a nice building.



1 Right?

2 What you don't find is sort of  
3 buildings on this list that are sort of  
4 ordinary buildings. Maybe 75 Station Landing  
5 in Medford, which is one of a group of  
6 buildings, maybe that's the most ordinary of  
7 the buildings. Station Landing is a project  
8 that Wellington Circle, has a half dozen  
9 buildings, and there's connected by a  
10 corridor to the Wellington T station.

11 And so I thought well, why is this?  
12 Why is this? And I have a theory which is  
13 housing is already more economical of use of  
14 energy and many other things and use of  
15 resources. It cost a half or a third as much  
16 per square foot to build housing. So housing  
17 consumes fewer resources. And the energy  
18 requirements for housing aren't generally  
19 much less than for commercial buildings. So  
20 U.S. -- the LEED system isn't set up to --  
21 everybody's not on the same playing field.

1 You're on the playing field for what kind of  
2 building type you are, and they're trying to  
3 push the envelope. And basically the way it  
4 works now is if you use all the best  
5 practices and you're lucky to be in the right  
6 place, you can achieve a LEED silver. And  
7 that's what we're basically now requiring for  
8 everybody in the city, because part of it as  
9 people get significant points out of being in  
10 the city for transportation, for availability  
11 of services.

12 To go from silver to gold you have to  
13 start doing things like things that were done  
14 in this building. You know, like ground  
15 water heating. This building was not an  
16 inexpensive renovation. You have to go --  
17 you've got to push the envelope significantly  
18 to get the gold. So, if you want housing  
19 that's more affordable, then requiring people  
20 to push the envelope is a conflict with that  
21 goal. If you look at that plan and you say

1 well, every building is just going to be  
2 another version of the Watermark and they're  
3 going to be getting 3,000, 4,000 dollars a  
4 month for the apartment, well, then by damn  
5 they ought to go for the gold. So that to me  
6 is the question. Do you just give up if  
7 you're not going to have housing except for  
8 the 13 percent affordable and the, whatever  
9 it is, about eight percent that the 250 or  
10 300 workforce housing. Just say okay, you're  
11 going to have some very expensive housing and  
12 some more affordable housing. I mean, Third  
13 Square is not at that level. I don't know  
14 what they are, but I'm quite certain that  
15 they're not at three or four-thousand dollars  
16 a month. So if you want to get more Third  
17 Squares, the gold might be a problem.

18 And you know, I started out saying that  
19 this is crazy, but you, you know, you don't  
20 want to be that far ahead of what the  
21 industry can produce. So there are a series

1 of standard kinds of heating systems that you  
2 can do in residential buildings and they get  
3 to a certain level of efficiency, which is  
4 quite high, but it may not give you all the  
5 points that you need to get the gold. These  
6 are things that are much more difficult, much  
7 less standard. In five years technology's  
8 going to catch up. You know, are we going to  
9 be pulling or are we going to be following?

10 AHMED NUR: I guess I want to make a  
11 comment. I don't want to beat this to death.  
12 But silver and gold, we're talking about ten  
13 points, right? 65, 75 whatever it is. Ten  
14 points. And if it is ten points, these  
15 apartments are in the urban. Bicycle storage  
16 get points, recycling you get points.

17 HUGH RUSSELL: You need all those  
18 points to get to silver.

19 WILLIAM TIBBS: Yes, it's not just  
20 points.

21 HUGH RUSSELL: I've done two LEED

1 projects and multi-family housing, and one of  
2 them may not get the silver because it has  
3 retail space built into it and there's  
4 actually a significant penalty the way LEED  
5 works. So we have three buildings, they have  
6 identical apartments, they have identical  
7 construction. One of them has stores. LEED  
8 new construction -- we have three separate  
9 LEED applications because you can't apply for  
10 the whole thing as a project. So the two  
11 buildings that don't have retail and are  
12 going to make silver. We're not sure yet  
13 whether the third one with the retail will  
14 make silver.

15 For example, for the -- to get the  
16 bicycle points in the residential buildings  
17 you have to provide covered bicycle parking  
18 spaces. When you add a retail shop to it,  
19 you've got to provide a shower room for the  
20 employees in that retail shop.

21 IRAM FAROOQ: Yes. We are realizing

1 that it's a tough thing. And it is, it is  
2 definitely a cost. We just are at this point  
3 trying to do some more -- because, you know,  
4 this is -- the development here is likely to  
5 be kind of higher value. So we want to also  
6 find out from a few other consultants what  
7 the -- what they feel -- how challenging the  
8 bars are when you're looking at, you know,  
9 300-foot residential building.

10 STUART DASH: And understanding  
11 what's going to be meaningful in terms of  
12 actually making changes that are energy  
13 reductions and other things. So we're  
14 looking at balancing those things with those  
15 issues.

16 WILLIAM TIBBS: But clearly silver  
17 is meaningful. So that -- and what a lot of  
18 folks do is they say a minimum is silver and  
19 if you can do better, go for it.

20 IRAM FAROOQ: Well, we don't -- even  
21 now we don't hold anybody back if they want

1 to go beyond the silver. That's kind of the  
2 minimum. But what we are seeing is that  
3 people are not going beyond the minimum  
4 required energy points in even trying to meet  
5 silver. So another version might be is that  
6 we don't talk about meeting LEED gold, but we  
7 talk about some higher energy efficiency  
8 points. That might be the other approach.

9 HUGH RUSSELL: Right. And I'm going  
10 to argue, again, it's a technology problem.  
11 If when you try to get those points, the  
12 technology isn't there. Plus there's this  
13 huge thing that really bothers me enormously  
14 about the LEED system is that in the -- in  
15 the LEED new construction you get no points  
16 for building an apartment building that is  
17 compact. And LEED for homes you get  
18 significant points for building compact  
19 buildings. Compact buildings are what save  
20 energy.

21 IRAM FAROOQ: So that's actually a

1 very, very good point, and clearly we expect  
2 where the market -- you've seen it at recent  
3 Planning Board Special Permit requests, and  
4 we're hearing this through the Kendall Square  
5 study that the market is driving towards  
6 smaller units than we've ever had before, and  
7 so a great deal of efficiency comes from  
8 that. And also from, if you have a certain  
9 amount of people living in Kendall Square,  
10 close proximity to where they are going to be  
11 working, there's efficiency there as well.  
12 So, you know, no question. There are many  
13 benefits.

14 WILLIAM TIBBS: I think we're  
15 getting into the LEED weeds.

16 IRAM FAROOQ: Yes, we're moving on.  
17 And at the risk of getting further into  
18 energy, I'll just say very quickly one other  
19 thing that we're doing that we're excited  
20 about is we're proposing a tracking, energy  
21 tracking requirement because it's really



1 important -- it's really useful to know what  
2 energy people are expending. And so we  
3 actually were surprised when we met with a  
4 fair amount of support for this one. They're  
5 using Energy Star and Labs 21 or even LEED  
6 eBomb as tools to measure and report back to  
7 the city on a regular basis for the first  
8 five years and then on an annual basis and  
9 then less frequently beyond. And we think  
10 that will not just help us in understanding  
11 energy use, but it will hopefully help the  
12 property owners themselves as they move  
13 forward.

14 HUGH RUSSELL: And really in a way  
15 is what you want is a program that is  
16 prevalent to the INI program for storm water.  
17 That if you build a high rise apartment  
18 building and you can get points from the city  
19 for retrofitting a very inefficient LEED  
20 efforts. So if you want to get points, you  
21 can actually work to achieve the goals much

1 better by subsidi zing those kinds of  
2 conversions or, you know, the ci ty has  
3 programs and they' re not terri bly effecti ve  
4 because peopl e are conservi ng. There' s more  
5 money, there' s more impetus, those programs  
6 may be more effecti ve. They mi ght actual ly  
7 achi eve the goal s much better than by making  
8 somebody do, you know, ground heati ng.  
9 Al though everybody shoul d be doi ng ground  
10 heati ng basi cal ly. Everybody shoul d be  
11 putti ng solar col l ectors on thei r roofs.  
12 But. . .

13 IRAM FAROOQ: I can move on from  
14 sustai nabi l i ty.

15 WILLIAM TIBBS: Good.

16 IRAM FAROOQ: On to communi ty  
17 i nvestments. Thi s i s another i mportant pi ece  
18 of the recommendati on whi ch i s that for al l  
19 new devel opment that goes -- that taps i nto  
20 ei ther the hei ght or FAR -- addi ti onal FAR or  
21 hei ght that I provided by the PUD di stri ct

1 would be subject to a \$10 a square foot  
2 payment that would go to the three key  
3 elements; programming and operations of open  
4 space, transient, which is the, you know, EZ  
5 Ride type, filling in the gap strategy that  
6 we talked about early on.

7 And the final piece being as far as  
8 readiness which is really important given  
9 that there are in the neighborhoods around,  
10 there are a lot of people who are not able to  
11 tap into kind of the wealth of Kendall  
12 Square, and it's really -- it felt like a  
13 really important piece to create that  
14 connection and to enable people to be able to  
15 really acquire the tools to be able to work  
16 in the businesses in Kendall Square. So  
17 those would be three roughly the equivalent  
18 contributions. And the details of how this  
19 might, how a committee that manages -- this  
20 fund were not worked out at committee. I  
21 think we will need to develop some of that

1 working with the City Manager's office and  
2 with your contributions and ideas to that.

3 Another element is innovation space.

4 So, again, going back to the theme of how is

5 innovation different? One of the things is

6 the start-up businesses. It's not all about

7 the big, the Googles and the Amazons. It's

8 also about the little start-ups that drive

9 the energy in the area and feed into the

10 larger businesses. But just like

11 residential, you find that those little

12 start-ups, it becomes harder and harder for

13 this them to afford space especially as it

14 becomes upgraded. And so there are several

15 success stories of innovation spaces where

16 people have created clustered innovation

17 space, so people can then rent anything from

18 just a desk on which you put a laptop to, you

19 know, something that accommodates -- that's

20 able to accommodate seven to ten people. And

21 so early stage start-ups that are, you know,

1 five years old or less, are particularly  
2 vulnerable. So we talked to about five  
3 different start-up -- I mean, innovation  
4 space operators, that's all of them that are  
5 in Cambridge, to come up with these  
6 guidelines for what might be good standards  
7 for innovation space. So things like, you  
8 know, you want a certain size cluster. You  
9 want a large percentage of it to be shared  
10 common resources, and you want it to be very,  
11 very flexible because a lot of the  
12 businesses, the start-ups don't really know  
13 where their money is coming from next month  
14 or two months out. So you want to have  
15 flexible leases. And that your average  
16 privately rentable suite should be pretty  
17 small. So those are --you know, we've  
18 attempted here to put some standards. This  
19 is a very new thing for us, and I think we've  
20 been learning through this if there are  
21 things that would be helpful for you, we can

1 plan a tour to one of these spaces to see  
2 what it looks like and, you know, let us know  
3 what would be useful.

4 HUGH RUSSELL: So if we're  
5 generating two million square feet of new  
6 commercial space and there's some vacant  
7 commercial space, not built out, would  
8 generate 100 to 150 square feet of innovation  
9 space?

10 THOMAS ANNINGER: Start-up.

11 IRAM FAROOQ: Right.

12 HUGH RUSSELL: Right. Start-up  
13 innovation space.

14 But if somebody's building less -- so  
15 that's four or five, 20,000 -- or six or  
16 seven 20,000 square foot increments. The  
17 reason that somebody is trying to do a PUD  
18 that's less than 400,000 commercial space  
19 that can't actually meet the quota.

20 IRAM FAROOQ: Which is why we have  
21 an out in there that says people may make a

1 proposal for alternative format if they can't  
2 do it. And the other piece is -- the other  
3 reason the 20,000 number is in there is  
4 because we've heard from folks that it  
5 becomes really hard to run these spaces if  
6 they're smaller than that. Because then so  
7 much of the energy goes into the keeping up  
8 the, you know, the day-to-day functions in  
9 the spaces that you can't actually make  
10 enough money to support it. And so the only  
11 ones that are smaller than that are ones that  
12 are supported by some organization like, you  
13 know, Microsoft is giving them free space.  
14 So then they don't, they can be smaller.

15 STUART DASH: And that's the  
16 importance of the bottom three bullets that  
17 allow flexibility for that. So maybe off  
18 site, maybe an alternative format or maybe  
19 consolidating with someone's else's space as  
20 well.

21 IRAM FAROOQ: There is a great deal

1 of efficiency -- the efficiency gets better  
2 and better as you get larger, which is the  
3 consolidation issue. And so the operators  
4 also really feel that consolidation is --  
5 would be very beneficial. So 20,000 is kind  
6 of the minimum which is why again all of that  
7 flexibility to try and -- if one person  
8 decided -- if somebody were to decide and say  
9 well, I want to build a 100,000 square foot  
10 or 200,000 square foot innovation space and  
11 then just made deals with five or ten other  
12 people to provide their increments that they  
13 need, that would be perfectly acceptable with  
14 doing it. We would have to figure out how  
15 the bonus would play out because, we're  
16 proposing a 50 percent GFA exemption in this  
17 instance.

18 So, on to parking. So the two key  
19 things that we're proposing here are: One,  
20 that there would be defined maximums for  
21 parking. And that minimums would actually --



1 we wouldn't have stipulated minimums, and  
2 they would be based on project by project  
3 analysis. Because there are instances where  
4 you might want zero -- a minimum of zero, but  
5 you might want a minimum of 0.5.

6 HUGH RUSSELL: This is again for a  
7 whole PUD?

8 IRAM FAROOQ: For a whole -- well,  
9 this would be use by use. The second bullet  
10 applies much more for the PUD because it  
11 speaks to shared parking when you have a mix  
12 of uses that are able to work off each other.  
13 The -- so that, you know, the daytime uses  
14 might use the parking space while the  
15 residents are away. But the proposed  
16 minimums -- the proposed maximums in the  
17 upper chart where we're actually proposing  
18 reducing the maximums and the minimums, are  
19 based on actual utilization experience and  
20 PTDM data that our department has been  
21 gathering over the last few years. So

1           there's actually a wealth of information that  
2           has gone into getting to these numbers.

3                   STUART DASH: But you're right, that  
4           the overall parking, likely North Point like  
5           with Cambridge Research Park, would be looked  
6           at as overall PUD and we'd expect that that  
7           information would come in and be agreed upon  
8           as a whole.

9                   HUGH RUSSELL: Right. So there are  
10          two of the four PUDs are over parked already  
11          and probably don't need more additional  
12          parking.

13                  IRAM FAROOQ: Exactly right.

14                  HUGH RUSSELL: And but MIT's going  
15          to have to address it perhaps. I mean, maybe  
16          they -- maybe they're over parked, too. I  
17          simply don't know.

18                  IRAM FAROOQ: Right. We don't know  
19          because the -- the institutional parking pool  
20          is a mysterious animal that only Stuart and  
21          MIT understands.

1 WILLIAM TIBBS: It sure doesn't need  
2 to be. No, seriously it doesn't need to be  
3 mysterious at all. It should be fairly  
4 straight forward.

5 IRAM FAROOQ: Well, I think it's --

6 WILLIAM TIBBS: It's only mysterious  
7 if we allow it to be mysterious.

8 IRAM FAROOQ: No, it's just that the  
9 parking moves -- has the ability to move  
10 around.

11 WILLIAM TIBBS: And they show how it  
12 moves. It should not be mysterious.

13 IRAM FAROOQ: Yes. Well, I  
14 misspoke. I don't think it's mysterious.  
15 People understand it. I'm not that person.  
16 So if you have questions on that, we should  
17 get somebody else next time to help explain  
18 that.

19 But essentially what it is is that the  
20 desire to not mix commercial parking with  
21 institutional parking would be one of the

1 issues at MIT.

2 And this is actually just kind of  
3 housekeeping stuff. I don't think we really  
4 need to go through this, but we already  
5 talked about retail exemption. And, you  
6 know, things like trying to address some  
7 longstanding issues like how do you get  
8 retail -- ground floor retail into existing  
9 buildings which has been, which is currently  
10 not allowed in many of the districts here and  
11 just making those things permitted.

12 So, I have a four other slides. I  
13 don't know if you want to go through them,  
14 district by district. I'll try to be super  
15 speedy. If you want, this is very, very  
16 straight forward.

17 Each of the PUDs -- I've rotated the  
18 plan to match the orientation of the 3-D  
19 thing. So here -- if this gets  
20 disconcerting, then we can just speak to the  
21 boards instead.

1                   STUART DASH: Look for the curve of  
2                   Bi nney Street.

3                   IRAM FAROOQ: Here' s the shape of  
4                   thi s PUD. So thi s i s Broadway, Mai n, and  
5                   Bi nney. Thi s i s the Si xth Street connector  
6                   adj acent through Vol pe. And thi s i s mostly  
7                   through the area owned by the Cambri dge  
8                   Redevel opment Authori ty and Boston  
9                   Properti es. And here we' re proposi ng  
10                  i ncreasi ng the GFA by a mi lli on square feet  
11                  wi th a mi ni mum housi ng requi rement of 200,000  
12                  square feet. And thi s i s the one i nstance  
13                  where the phasi ng requi rement for the housi ng  
14                  i s di fferent than what we had proposed for  
15                  Kendal l Square i n general. Where the i dea i s  
16                  that thi s mi ni mum 200,000 square feet shoul d  
17                  happen before any other new commerci al  
18                  devel opment happens i n that PUD. Peopl e have  
19                  wai ted for a long time for that residenti al.

20                  But out of thi s mi lli on square feet  
21                  that i s bei ng granted, only 400,000 square --

1           sorry, only 600,000 can be non-residential.  
2           And the remaining 400 can only be accessed if  
3           it's additional residential.

4                    Hugh, you had asked the question about  
5           where the other residential might be. And  
6           here's where Goody Clancy envisioned that  
7           there's room for additional residential. So  
8           if this is the garage and they're talking  
9           about there's potential to flank the garage  
10          and build on top of the garage on either side  
11          to add residential.

12                   HUGH RUSSELL: And there's still  
13          another piece over on the Ames Street?

14                   IRAM FAROOQ: On Ames Street.  
15          That's the required 200,000.

16                   HUGH RUSSELL: Okay, got it.

17                   IRAM FAROOQ: So the next PUD is on  
18          the Volpe side. And as I said, this is one  
19          that we've modified. The big -- again, the  
20          GFA scheme of going from 3.0 to 4.0. The  
21          rest of the provisions actually remain the

1 same. So minimum requirement for housing is  
2 40 percent which exists right now, but of  
3 course the actual number goes up because you  
4 have higher FAR. The open space remains at  
5 42 percent, which is probably the highest  
6 that we have in the city, with the  
7 requirement for a seven and a half acre park.  
8 Again, that is in the existing Zoning. We're  
9 not proposing to modify, to reduce, or  
10 increase that requirement, but we are  
11 proposing creating greater flexibility as we  
12 discussed earlier in terms of the revised  
13 context on this parcel.

14 AHMED NUR: Iram, is residential  
15 still at 60 percent?

16 IRAM FAROOQ: Residential would  
17 be --

18 AHMED NUR: Non-residential.

19 IRAM FAROOQ: Non-residential  
20 60 percent, residential 40 percent, yes.

21 AHMED NUR: Right.

1           IRAM FAROOQ: And the next PUD is  
2           the Cambridge Research Park area, and it's  
3           been reconfigured just to carve out the One  
4           Broadway site here. This is the southern  
5           southwestern edge and put that, you know,  
6           attach that to the MIT PUD because of  
7           ownership, and the rest of it remains the  
8           same geographically.

9           And the two elements we've introduced  
10          here are, one is a residential incentive  
11          along Third Street because as we've said  
12          earlier, it's starting to become a really  
13          nice street with a lot more. You have  
14          Watermark, you have Watermark II coming. You  
15          have Third Square and you have retail on the  
16          ground floors, and there is, I think, two  
17          things that are seen problematic.

18          One is the NStar site right here, and  
19          then the constellation site which I think in  
20          the general theme was it would be great to  
21          see something happen on that site. It would



1 be great to see constellation, but it would  
2 be great to see something happen.

3 So what we've talked about is this  
4 additional housing capacity would only be  
5 able to be used within 400 feet of Third  
6 Street. So it would essentially capture  
7 those two parcels, those two parcels here,  
8 because the other pieces are built out. So  
9 you could still do constellation and kind of  
10 in a New York fashion build residential on  
11 top of your constellation center if you  
12 wanted. NStar could get -- you know, we hear  
13 that there are opportunities on that NStar  
14 site, and while there are some things that  
15 are tough there are some things that are very  
16 movable, and so maybe this is the incentive  
17 that gets them to make that move and build  
18 some residential there or partner with  
19 somebody to build residential.

20 The second piece is the Main Street and  
21 Broad Canal edge. So one of the people on

1           our committee was the person who runs the  
2           canoe, kayak, and the ice skating endeavors.  
3           And he talked always that people stumble into  
4           his site and have no idea where the T station  
5           is. And clients were trying to get to Broad  
6           Canal and the kayaking site, get to the T,  
7           and have no idea how to get to Broad Canal.  
8           So there is a, you know, way finding was one  
9           of the big pieces in the open space  
10          recommendations, but the other pieces what  
11          can we do at this edge to create a better  
12          connection between Broad Canal and Main  
13          Street? And so we've talked about allowing  
14          additional development capacity here.  
15          There's -- earlier on we heard some interest  
16          in brief on doing a couple floors on top of  
17          their building because they have two towers  
18          and then the parking garage beneath, and we  
19          think that that's actually not a problem.  
20          Except only if it's tied with some very  
21          significant ground floor improvements where

1           you really open up Main Street to Broad  
2           Canal. You put in additional retail along  
3           Main Street, you can get it to wrap in. And  
4           so those are the two recommendations for this  
5           area.

6                        HUGH RUSSELL: Before you go on,  
7           procedurally there's a permit that David Clem  
8           got. He then sold all the various parcels to  
9           four or five different people. So now  
10          somebody wants to come and do something more,  
11          who does it?

12                      IRAM FAROOQ: Well, I think one of  
13          the examples that we've seen is when say Alex  
14          Twining has come to you and said I want to do  
15          residential instead of lab -- sorry, lab  
16          instead of residential on this parcel, and  
17          made the case for it, and literally had to  
18          get agreement from all the neighbors and  
19          nobody came to oppose. So we could use the  
20          similar strategy or we could incorporate a  
21          more explicit strategy where somebody can get

1           signoff from all the other people in the PUD  
2           where they agree that this is okay.

3                   HUGH RUSSELL: And NStar was not  
4           part of that PUD? You know, David Quinn  
5           didn't know when to start.

6                   IRAM FAROOQ: Oh, the PUD permit?

7                   HUGH RUSSELL: Right.

8                   IRAM FAROOQ: Correct.

9                   HUGH RUSSELL: So what you're  
10          saying, this is a strategy. You've got  
11          rights under the existing PUD permit. They  
12          come back to modify those rights within the  
13          new set of rules and the question of equity  
14          whether -- which applicant gets the FAR, that  
15          somebody's going to have to address.

16                   IRAM FAROOQ: That is a good point,  
17          yes, and I think that is a good challenge for  
18          us at the next meeting for us to try to  
19          figure out what the answer would be.

20                   So the final piece is the PUD KS4 at  
21          MIT. And here we're proposing total

1 additional GFA of 1.2 million of which  
2 200 square feet is required to be  
3 residential. We feel that it fits well here.  
4 And this is, as I pointed out earlier, is  
5 again one of the issues where we defer from  
6 CBT plan where they had talked about having  
7 some residential components out of Main as  
8 well, which we have not proposed as of a  
9 requirement, but the GFA can certainly be  
10 utilized for -- I mean, it's an option rather  
11 than a requirement right now. So, again, I  
12 throw that out for discussion.

13 HUGH RUSSELL: Now, some of the  
14 parcels are not under MIT in that purple  
15 district?

16 IRAM FAROOQ: Correct.

17 HUGH RUSSELL: Some are. So I would  
18 imagine MIT would come forward with a plan  
19 that might incorporate all of the holdings or  
20 only part of the holdings. And then I guess  
21 my question is what -- there's some

1 development potential. I mean, clearly  
2 there's a lot of development potential  
3 because there's some big parking lots there.

4 IRAM FAROOQ: Yes.

5 HUGH RUSSELL: And I suspect that if  
6 you were to calculate the FAR of all of the  
7 buildings that exist in the purple district,  
8 you would find that the present FAR of that  
9 whole district, or just the MIT holdings, is  
10 still less than what is permitted. So it's  
11 1.2 million plus whatever residual  
12 development is there. Yes, and I think the  
13 principle here that MIT's talking about is  
14 you want to use the residual development for  
15 academic purposes.

16 IRAM FAROOQ: Right.

17 HUGH RUSSELL: But I think we need  
18 to know what that is.

19 WILLIAM TIBBS: Right I agree.

20 IRAM FAROOQ: So, what MIT has told  
21 us it's 800,000 square feet of residual for

1 academi c.

2 WILLIAM TIBBS: I agree. I'd like  
3 some more clarity as to what those are to  
4 better understand.

5 IRAM FAROOQ: Okay.

6 WILLIAM TIBBS: Because it might --  
7 it really does address that core issue. I  
8 mean, one of the drivers earlier on I talked  
9 about what were we trying to do? One of the  
10 drivers is getting the residential there in a  
11 way that's going to enliven this place.

12 IRAM FAROOQ: Right.

13 WILLIAM TIBBS: And my first  
14 reaction to that was the two, the 200,000 is  
15 kind of short as a minimum. And then when  
16 you said there wasn't any on the south, which  
17 I don't see why it necessarily have to be,  
18 it's just a lot of issues there. I think  
19 this -- I just want to understand that.

20 IRAM FAROOQ: Sure. And really the  
21 key reason why we had not proposed any on the

1 south side was where I started off, which is  
2 that the large parking lots mean that there  
3 are large parcels which offer good potential  
4 for lab buildings and which is kind of the  
5 life blood of Kendall Square.

6 WILLIAM TIBBS: And that makes  
7 perfect -- but residential is life blood.

8 IRAM FAROOQ: Sure.

9 WILLIAM TIBBS: To make Kendall  
10 Square work, we have a development there now  
11 which has plenty of RND life blood, but it  
12 doesn't work. So I think we -- I'm not  
13 saying this doesn't do that, I just think  
14 that we need to better understand it to make  
15 sure -- I wouldn't just -- when you said that  
16 earlier, that the larger plates gives us --  
17 it's an opportunist way of looking at it, but  
18 I think we as planners really just need to  
19 look at that to make sure it's working for  
20 the outcome that we're trying to accomplish.

21 IRAM FAROOQ: Sure. I guess a



1 corollary question to that which is does the  
2 residential need to be, you know, just in  
3 terms of trading off opportunities versus  
4 what you need, does it have to be right south  
5 of Main or does it have to be right in here  
6 or could we try to work -- or I mean, are we  
7 better served by retaining these parcels for  
8 non-residential and talking to MIT about some  
9 of their parcels further up that are more  
10 embedded in the neighborhood but still within  
11 a good walking distance of Kendall Square  
12 which might be good residential  
13 opportunities? I'm not -- I guess, you know,  
14 I've laid out the recommendations. I'm not  
15 arguing one way or the other, but I think  
16 it's something --

17 WILLIAM TIBBS: I'm not arguing  
18 either. I'm just sort of saying that we just  
19 need to understand -- and one of the -- you  
20 were asking the exact question that I would  
21 ask, which is as we look at this thing as a

1 whole, where are the residential  
2 opportunities? Are they in the right place?  
3 Will they do what they have to do to make  
4 this plan work? Because as much as we need  
5 the trigger of the research and development,  
6 we need the residential and it has to be in  
7 the right place and it has to work as well as  
8 the retail or else the whole thing falls  
9 apart. I'm agreeing with you. I'm just  
10 saying you folks have looked at it more than  
11 we have, but that's one thing I want to  
12 really make sure I understand.

13 IRAM FAROOQ: Sure.

14 And yes, I mean I think ideally we  
15 would get to sort of a both hand strategy and  
16 be able to retain the commercial capacity and  
17 be able to accommodate the residential in a  
18 place where it makes sense and is meaningful  
19 and helpful for Kendall Square. So we will  
20 also have David Dickson here, I'll get on  
21 that question, on the 7th and we can have a

1 greater discussion with him on that topic as  
2 well.

3 HUGH RUSSELL: I mean, I think  
4 there's a relatively strong residential  
5 presence on the river in that purple  
6 district. There's 100 Memorial Drive which  
7 although it's accessed from inside, kind of  
8 turns its back. And so the pedestrian  
9 connections they get through to the river  
10 also pull those people back. I'm not quite  
11 sure what's on that purple, on the block  
12 that's between Wadsworth and 100 Memorial  
13 Drive. There's a building there.

14 IRAM FAROOQ: This one?

15 WILLIAM TIBBS: Those aren't  
16 residential.

17 IRAM FAROOQ: Yeah, they're some MIT  
18 operational buildings that --

19 HUGH RUSSELL: Right. So I think  
20 one thing we might be concerned is that MIT  
21 not reduce the existing residential component

1 on the river in that campus. And there might  
2 be ways to actually -- I mean, if you look at  
3 the footprint of East Gate, which is that  
4 little square, you've got the ability to  
5 actually maybe insert some more residential  
6 towers that are close to the river which is  
7 where probably people want to be.

8 IRAM FAROOQ: And if I'm not  
9 mistaken, I think East Gate was meant to be  
10 one of two residential -- three? Three  
11 residential.

12 HUGH RUSSELL: Two or three.

13 IRAM FAROOQ: Yes. We've heard also  
14 a great desire from, from the neighborhood as  
15 well as we had a student, a grad student for  
16 grad student housing in the area.

17 WILLIAM TIBBS: Yes.

18 IRAM FAROOQ: And so there is  
19 certainly that piece as well.

20 HUGH RUSSELL: I mean, I think one  
21 thing you said about an hour and a half ago

1 has been puzzling me. We're talking about  
2 adding a couple of -- how do a couple of  
3 thousand of units of housing, how do a couple  
4 of thousand units housing generate the retail  
5 activity for 12 city blocks of retail? That  
6 doesn't make sense to me.

7 IRAM FAROOQ: Well --

8 WILLIAM TIBBS: I think that just  
9 gets to what I was talking about, is are we  
10 -- as we look at this, do we have the right  
11 amount, is it in the right location to do  
12 what we are trying to do?

13 IRAM FAROOQ: That is -- yes, that  
14 is definitely an analysis that we had Goody  
15 Clancy do and we can get that memo for you as  
16 well.

17 HUGH RUSSELL: That would be useful  
18 to understand that, because our -- we  
19 identified that we want this. It's all going  
20 to be restaurants for people who are working  
21 there, which is I mean, everybody eats. But

1 I mean I remember when Peabody Terrace was  
2 built, 500 units of housing for students.  
3 They studied how much retail could be  
4 supported by 500 student apartments. And the  
5 answer was one convenience store.

6 AHMED NUR: A convenience store?

7 HUGH RUSSELL: And it's been there  
8 for 40 years, but it hasn't generated any  
9 more retail.

10 IRAM FAROOQ: Well, you know one of  
11 the elements that we've heard from our --  
12 because we had a retail consultant also on  
13 our team. One of the things we heard from  
14 him is actually a lot of pent up designs in  
15 Kendall Square currently from the employees  
16 and the residential that's already there.

17 HUGH RUSSELL: And the institutional  
18 uses.

19 IRAM FAROOQ: And the institutional  
20 uses certainly. So it combines with that.

21 WILLIAM TIBBS: Just as an example,

1 I mean just to arbitrarily look at it, and  
2 granted I haven't even done any of the  
3 detailed study that David Dickson has. But  
4 if you look at light blue building that's  
5 right beside East Gate, that's a small plate  
6 footprint about the size of East Gate that  
7 could easily be residential again, I'm not  
8 saying it should or shouldn't be. I'm just  
9 saying that, you know, that these are things  
10 that we just want to understand. And I think  
11 that put a blanket thing that there will be  
12 no residential on the south side, to me is  
13 beginning to -- it's going in the direction  
14 that isn't giving the flexibility that we  
15 want to make sure that this has. We want to  
16 give MIT the flexibility they need to get  
17 things happening, but we just want to also --  
18 any way you look at it, they have one of the  
19 biggest controllable pieces to get the  
20 residential piece in.

21 IRAM FAR000: Indeed.

1 WILLIAM TIBBS: And so we want to  
2 make sure that that does happen.

3 IRAM FAROOQ: No doubt.

4 HUGH RUSSELL: We may have to change  
5 their housing requirement.

6 WILLIAM TIBBS: Yes, that might be  
7 the way to do it.

8 HUGH RUSSELL: Their bottom line is  
9 commercial. Maybe they only have to go a two  
10 has to go to a million four, so that we'll  
11 think about that.

12 PAMELA WINTERS: So can I tell my  
13 little story?

14 WILLIAM TIBBS: Sure.

15 PAMELA WINTERS: Okay. So last  
16 Saturday it was really warm and my husband  
17 and I decided to go to a movie. And we never  
18 go to the Kendall Square theatre because  
19 we're up in North Cambridge and we usually go  
20 to the Davis Square theatre, but we thought  
21 okay, so we'll go to this one movie we wanted



1 to see. It was great. We went to the  
2 Kendall Square theatre. We thought we'd grab  
3 a bite to eat at the Blue Room. So we drove  
4 down there. We found a parking spot. And we  
5 were going into the Blue Room, and we notice  
6 that there was another restaurant that had  
7 just opened up on the corner. I think where  
8 Pompanoosuc Mills --

9 IRAM FAROOQ: Yes, Westbridge.

10 PAMELA WINTERS: Westbridge.

11 And so we looked at the menu and it was  
12 great because they had small dishes. You  
13 know. The place was mobbed. The whole area  
14 was mobbed. They have a pool hall there.  
15 They have an Irish pub there. They have --  
16 and the movie was completely sold out. It  
17 was great.

18 After the movie we were walking around,  
19 and there was this little, almost like a  
20 Victorian little building, and had a little  
21 sign and I saw people going in. And I said,

1           what's that, Harry? Is it -- I thought maybe  
2           it was like a little housing or an inn or  
3           something. But it was Hungry Mother? And  
4           it's a great place. I mean, it almost looked  
5           like it could be London if you had a gas  
6           light in front -- at night anyway. And so  
7           Harry said, I can't believe how this place  
8           has turned around from being like just so  
9           empty years ago to it's like it was mobbed.  
10          And so I think -- and it's very, it's  
11          adjacent -- it's the edge of that residential  
12          area. But I think that there's something  
13          very cozy and very warm or -- I don't know,  
14          there was just something about the way that  
15          that's configured. I think One Kendall  
16          Place, I think most of the buildings are only  
17          about three stories high? I could be wrong  
18          but that seems about right to me.

19                    Is that right, Roger?

20                    ROGER BOOTHE: One Kendall Square?

21                    PAMELA WINTERS: Yes.

1                   ROGER BOOTHE: The old hi stori c  
2                   bui ldi ng? They' re taller than that.

3                   PAMELA WINTERS: Yes. Are they  
4                   taller than that? Okay.

5                   IRAM FAROOQ: And also right behi nd  
6                   that is Amgen.

7                   PAMELA WINTERS: Right, but that' s,  
8                   yes. There' s something about that area that  
9                   makes it work at night, you know, to get  
10                  people out, because it was really and truly  
11                  mobbed.

12                 So I don' t know whether, you know,  
13                 whatever that sort of magi c component is, you  
14                 know, just I' d like to see that go into some  
15                 of the resi dential , you know, rather than it  
16                 bei ng too, too tall. I don' t know. It just  
17                 seemed to kind of click, and I was really  
18                 happy to see that. So I just wanted to, you  
19                 know, I don' t know if that sheds some light  
20                 on thi s, but anyway.

21                 WILLIAM TIBBS: We are, we' re

1           creating a high rise district. And the  
2           challenge of this is what makes that work. I  
3           remember I used the reference of the Upper  
4           West Side which I find fascinating. It has  
5           on Broadway, it is a very broad way, which  
6           helps. But they're very tall buildings, a  
7           lot of residential over commercial and, you  
8           know, there's an activity. There's a life on  
9           certain areas of that that's just  
10          unbelievable. It's also New York City. But  
11          the real challenge I think is how do you get,  
12          how do you get something that you might call  
13          cozy down in this area where there's --  
14          because you can get cozy when the scale is  
15          less, but when you start to bring up that  
16          scale and that whole conversation we were  
17          having about height, how do you get height  
18          and get these things to work at the same  
19          time? I'm not quite sure what the answer is.  
20          But maybe David can help to --

21                           PAMELA WINTERS: That's a good

1           questi on.

2                   HUGH RUSSELL:   Actual ly, I had an  
3           insight about that when I was bi cycli ng down  
4           there I guess the weekend before last, the  
5           weekend I went across the pedestri an bri dge.  
6           By the way, i t's a desti nati on I've been  
7           wai ti ng for that bri dge to open.

8                   WILLIAM TIBBS:   As soon as you knew  
9           it was open, you shot down there.

10                  HUGH RUSSELL:   I keep checki ng i f i t  
11           was open.   There were barri ers up, but they  
12           were sl ightl y offset so you coul d go across.  
13           Li ke the constructi on peopl e were wanti ng you  
14           to use i t but not offi ci al ly.

15                  STUART DASH:   And a lot of peopl e  
16           were usi ng i t.

17                  HUGH RUSSELL:   So anyway.   So I was  
18           looki ng at the steel for the new Twi ni ng  
19           resi denti al bui l di ng, and I asked mysel f,  
20           okay, i t's about 170 or 200 feet tall.   Coul d  
21           i t be 300 feet tall?   And I deci ded that yes,

1           it could be, because there was quite a bit of  
2           sky available. You could see the significant  
3           amount of sky because of the open space.  
4           Some of it was for constellation was going to  
5           be built, but the Broad Canal. And then as  
6           you -- and then as Tom and I walked around  
7           yesterday, the funny intersections produce,  
8           additional open space produce vistas. It's  
9           not a grid plan. So I don't know how you  
10          would measure this or how you would deliver  
11          this, but if you get into a Manhattan grid  
12          type thing, you don't -- and you get even  
13          buildings that are 150 feet tall, you don't  
14          see much sky.

15                   WILLIAM TIBBS: Yes, exactly.

16                   PAMELA WINTERS: That's right.

17                   HUGH RUSSELL: If you go down the  
18          financial district of Boston which doesn't,  
19          that doesn't -- buildings that are 100, 150  
20          and some that are much, much taller, it  
21          doesn't seem to make much difference how tall

1 the buildings are. They're all tall enough  
2 to block the sky.

3 WILLIAM TIBBS: Yes.

4 THOMAS ANNINGER: Can I jump in  
5 here?

6 HUGH RUSSELL: In a second.

7 So here, we have a situation with quite  
8 a few medium height buildings now, and quite  
9 a bit of sky still available. So the  
10 challenge to me would be if you were  
11 evaluating PUD, how would you say from where  
12 a pedestrian's walking on the street, how  
13 much of the sky do you see? How would you --

14 AHMED NUR: (Inaudible).

15 THOMAS ANNINGER: Hugh and I did  
16 take a walk yesterday and we had this  
17 conversation, but I had a somewhat of a  
18 different reaction, but for a different use.  
19 I don't disagree with what Hugh is saying  
20 about residential height. I think that makes  
21 some sense to me. But we were in Technology

1 Square and I must say Technology Square  
2 yesterday was at peak. I've never seen it so  
3 beautiful. Everything had come together. It  
4 was green, the chairs were out, the trees  
5 were fine, everybody was doing... And the  
6 concrete building has now been whitened.  
7 It's absolutely beautiful. But looking at  
8 the buildings, at the office or life sciences  
9 buildings, which are what, 150, 200 feet?

10 IRAM FAROOQ: Yes.

11 THOMAS ANNINGER: I had a lot of  
12 trouble imagining them at 250. I think that  
13 sky would be troublesome to me. And so I  
14 guess one of my comments that runs through  
15 what you're saying here is the whole question  
16 of height on the commercial side, not so much  
17 on the residential side, that, that's trench  
18 between 200 and 250 is something I'd really  
19 like to understand better. And in part, I  
20 related to that, I'd like to understand  
21 better what this large floor plate concept



1 means. I hear it all the time as something  
2 that people who are in this business want. I  
3 guess I'd like to know what underlies that?  
4 Is it technology that is needed on one floor?  
5 Is it the economics and the feasibility? Is  
6 it a fad? That's one thing that bothers me.  
7 You know, could this be something that in  
8 five years somebody is going to say we don't  
9 need large floor plates. On the contrary, we  
10 don't want large floor plates anymore.  
11 That's too expensive for us. So, that's a  
12 soft area for me or an area that I would like  
13 to understand -- explore and understand  
14 better, because a lot seems to be based on  
15 that.

16 HUGH RUSSELL: We probably have a  
17 person who can answer that question probably  
18 better than anyone else in this room who is  
19 in the back.

20 THOMAS ANNINGER: Yes, we do. And  
21 maybe shall we ask Joe to speak to that?

1                   JOSEPH MAQUIRE: You know life  
2 science -- I'm Joe Maguire from Alexandria  
3 Real Estate Equities.

4                   So the life science properties and also  
5 tech companies, they like to have large floor  
6 plates for numerous reasons. One of it has  
7 to do with how the space is being utilized in  
8 a lab area. They -- all of the space does  
9 not need to be on a window grid. It can be  
10 placed in other types of space within the  
11 area is utilized in different ways. So, you  
12 know, maybe you have your lab benches closer  
13 to the walls. You'll have the outside of the  
14 building, but on the inside of it you'll have  
15 your support services that are there whether  
16 they be cold rooms, freezer areas.

17                  I would also say to you that on in the  
18 tech space they also like large floor plates,  
19 and that goes back to how people want to work  
20 today in collaborative environments. You're  
21 seeing more of a movement back to open work

1 areas and collaborative areas, a few offices  
2 are being built. And they like those larger  
3 floor plates. So I don't see it as a fad. I  
4 think it has to do with the size of the  
5 tenants that we have. And I believe that  
6 that size is not gonna differ too greatly  
7 over the next, you know, 20 or 40 years. So  
8 I see that there's a balance there.

9 Now, not every -- many people today  
10 will want a floor plate of a minimum of  
11 20,000 square feet. A larger tenant who is  
12 going to be driven to a much larger footprint  
13 than that. They'll want, you know, 40,000,  
14 45, 50,000 square feet. That's not unusual.  
15 And it's not unusual in other locations in  
16 the country as well.

17 THOMAS ANNINGER: And just to finish  
18 the thought, if we don't provide such large  
19 floor plates, we may lose some major  
20 commercial prospects.

21 JOSEPH MAQUIRE: We have to allow

1 the variety and I think part of that variety  
2 goes back to how much open space to the sky  
3 that you may have. I think it's a variety.  
4 So you don't want to have a mass of  
5 buildings, you know, blocking out the sky.  
6 It is having a variety of shapes and sizes  
7 and uses.

8 HUGH RUSSELL: Okay, Joe.

9 THOMAS ANNINGER: Thank you.

10 I do have a few more just to get off my  
11 list and then I'm done because it's getting  
12 late.

13 One point that keeps being made is that  
14 we want to be close to transit here. And of  
15 course we have the T. Basing the foundation  
16 of our hope that this is a transit-oriented  
17 center, at least at the moment, is on a very  
18 weak link and it's certainly something to  
19 worry about. You might think that it's just  
20 a passing problem. I am not convinced of  
21 that. I think we have a very deep problem

1 here in Massachusetts and in this country,  
2 and I'm not entirely convinced that we have a  
3 solid transit-oriented foundation that we're  
4 building on here. And I'm not quite sure  
5 what to make of that point, but I keep  
6 hearing it as if it's a given. And to me  
7 it's not.

8 HUGH RUSSELL: We keep hearing that  
9 the Red Line capacity doesn't have -- can't  
10 be increased too much of what it can do today  
11 without enlarging all the stations and once  
12 again.

13 WILLIAM TIBBS: Once again.

14 THOMAS ANNINGER: There is, I saw  
15 somewhere in here something about some funds  
16 going to help transit? But I guess those  
17 funds wouldn't go to the T. They would go to  
18 other --

19 IRAM FAROOQ: Yes, they would go to  
20 para transit, like shuttle service to fill  
21 the gaps where the T service is not optimal

1 right now. Like the Longwood Medical area  
2 connection that we talked about, the  
3 connection to Sullivan square, that's where  
4 they're more likely to go because it would  
5 just be a drop in the bucket in terms of the  
6 Red Line capacity.

7 THOMAS ANNINGER: Exactly.

8 IRAM FAROOQ: We actually did have  
9 our consultants look at Red Line capacity  
10 right now. I don't think it gets to your  
11 point of what if funding dries out further  
12 and what happens to the system, but it does  
13 look at existing capacity, under existing  
14 platform sizes, and signal timing, and what  
15 are the opportunities. And even now with our  
16 growth projections, there is some capacity,  
17 but it's clearly not a -- not a rosy picture.  
18 And I think we all take very seriously that  
19 we have, we have to work closely with the --  
20 with all the state projects in Kendall Square  
21 to really try to work with the state and the

1 MBTA and make sure that the Red Line remains  
2 a robust system, because I mean so much of  
3 Cambridge is driven by its transit system. I  
4 mean, look at Davis Square right now and what  
5 it was before the Red Line got there. So,  
6 you know, I think we would have to  
7 reconsider a lot of our assumptions in  
8 planning in the city if we kind of did away  
9 with Red Line assumption.

10 STUART DASH: And actually I just  
11 want to say that given that our  
12 transportation analyst that helped us, did  
13 come up with a number of recommendations that  
14 helped in the short term and intermediate  
15 term to address some of that. So noticing  
16 that 50 percent of the riders go on, take the  
17 Red Line to Kendall Square, get on at either  
18 Central or Charles, one stop away, and can  
19 you sort of cut them off at the pass a little  
20 bit and move them to Kendall without having  
21 them be on the Red Line and save your volume

1 that way? And we look at the percentages of  
2 people coming from Sullivan Station and from  
3 the Green Line and can we use the EZ Ride to  
4 pull those people in more easily? So they  
5 don't have to come in to Park Street and come  
6 out on the Red Line, that actually helps the  
7 Red Line. So a few things like that that we  
8 think are meaningful differences, but it does  
9 look ultimately look at long term for the T  
10 to be more robust than it is.

11 THOMAS ANNINGER: My next point has  
12 to do with is it -- which one is the MXD,  
13 KS1?

14 IRAM FAROOQ: Yes, I can go there.

15 THOMAS ANNINGER: MXD. KS is 1, is  
16 that it.

17 IRAM FAROOQ: Yes.

18 THOMAS ANNINGER: This area, I think  
19 the MXD and KS1 are coterminous. Are there  
20 differences?

21 IRAM FAROOQ: No. This is --



1                   THOMAS ANNINGER: This is the MXD  
2                   di strict?

3                   IRAM FAROOQ: Yes.

4                   THOMAS ANNINGER: This area was a  
5                   di saster area in the si xties and needed  
6                   pl anni ng from scratch. There was real ly  
7                   nothi ng there and, therefore, we had a  
8                   redevel opment authori ty that was establ ished  
9                   to bri ng i t back up from the ground. It has  
10                  done that now. And that area is now as well  
11                  devel oped, i f not more so, than the others.  
12                  It seems to me that now that area ought to be  
13                  part and parcel of an i ntegral part of the  
14                  pl anni ng of all of Kendal l Square and all of  
15                  Cambri dge. And once you accept that point  
16                  and bri ng that area back i n to the Cambri dge  
17                  Zoni ng map, my beli ef is that we ought to  
18                  recommen d that the Cambri dge Redevel opment  
19                  Authori ty ends i ts juri sdi cti on. And I thi nk  
20                  that ought to be a part of what we recommen d  
21                  here. I feel very strongly about that.

1           There really is no, the redevelopment  
2           authori ty now has the abili ty to do us harm,  
3           and it has done so recently. There are three  
4           exampl es that one can think of.

5                     The Mi crosoft sign is one. The park is  
6           maybe going to be fine, but it's not been  
7           under anybody' s juri sdi cti on except its own.  
8           And, of course, the Googl e story, which is  
9           one that may end up well , may not. But it's  
10          certainly not one that we had any abili ty to  
11          manage the way it ought to be managed.

12                    So I think -- I cannot understand how  
13          we don't take that final step in this KS1 and  
14          say it's, it's time to bring this back into  
15          the, fold and the implication of that is the  
16          end of the CRA.

17                    AHMED NUR: Question about the  
18          Googl e. Clari fy a l i t t l e bi t on the Googl e  
19          thing? You're talking about, the green roof  
20          taki ng over or the front or the whole thing?

21                    THOMAS ANNINGER: Yes, it's that --

1           what is it 20,000 square feet that is  
2           encroaching into the park.

3                   AHMED NUR: Yes, the green roof.

4                   THOMAS ANNINGER: I don't want to go  
5           back over that one. That's not my point, but  
6           I think that ought to be part of our  
7           recommendations.

8                   Anyway, I guess the very last point I  
9           want to make is has to do more with process,  
10          but to me process and substance are a  
11          continuum, they are not separate points. The  
12          work that's been done here, and what you sent  
13          us out in the packet, I think is fabulous  
14          work. An enormous amount of thought and  
15          effort has gone into this, and I think it's  
16          very far along. But the report that we got  
17          is all in bullet points. It's very  
18          PowerPoint. And when you read through it, I  
19          have a lot of trouble sometimes figuring out  
20          why you say -- not you, but why the  
21          recommendations are what they are. There are

1 a lot of technical points, and somehow you  
2 have to derive from those assertions what the  
3 rationale is underlying it. And when I do  
4 that, I realize that different people will  
5 come up with different rationales for why you  
6 say what you say. Therefore, when we make  
7 our report, our Zoning recommendation report,  
8 I would like our report to be in complete  
9 sentences and complete paragraphs so that we  
10 really explain what it is what we're doing so  
11 that when people -- because I happen to think  
12 that the recommendation report is going to be  
13 one of the most important documents that we  
14 have ever worked on. I can't think of a more  
15 important time in my 12 or plus years on the  
16 Board then right now. And so I would like  
17 whatever we do and say to be understood so  
18 that the next Board will know how to  
19 interpret it. So that the Council will  
20 understand why we're saying what we're  
21 saying. That would take a lot of effort, but

1 I'm happy to participate in trying to help  
2 you do that.

3 HUGH RUSSELL: Bill.

4 WILLIAM TIBBS: I just want to say I  
5 agree with you on both of your last points.  
6 Particularly with the -- I'm not sure what  
7 the legal implications of the Cambridge  
8 Redevelopment Authority is, but I think that  
9 you really did hit on -- I think one reason  
10 that it has this kind of isolation and issues  
11 that we're trying to struggle with in this  
12 whole thing is because of that separation.  
13 And that minimally, even if we can't do that,  
14 we need to -- I think just having a PUD that  
15 still reflects it is probably part of the  
16 problem. I mean, it needs to have some  
17 connections elsewhere to see how you begin to  
18 get that to work, so I agree with you on  
19 that. And particularly and a matter of fact  
20 some of my comments that I'm going to make  
21 actually just are just comments about what

1           you just said in the last point which is just  
2           understanding the rationale better.

3                       So I'm just going to quickly -- I made  
4           some notes as we're going along. I just want  
5           to get some stuff on the table. They don't  
6           all need reaction at this point.

7                       Relative to the public open space  
8           content plan, the one we started with, that I  
9           said was somewhat complex and somewhat hard  
10          to understand. I think the Pam's comments  
11          about Kendall Square and the comments about  
12          the infinite corridor at MIT just shows that  
13          I think that we just need to see some of  
14          those connections broaden out to see how that  
15          links to the core of the stuff and make sure  
16          those are there are.

17                      And you began to -- and, Stuart, you  
18          actually talked about transportation in a  
19          broader context which, you know, because  
20          we're talking about Lechmere, we're talking  
21          about Sullivan Square, how do you get that to

1 link? One of the things about North Point is  
2 that idea of beginning to bridge Sullivan  
3 Square and that -- and that's kind of a piece  
4 of this. So, again, even though we're  
5 focussed on this area, just understanding  
6 some of those broader contexts, which I'm  
7 sure you all looked at.

8 I want to get a better understanding of  
9 the -- and David can do this when we start  
10 talks with him, you said he did a soft side  
11 analysis which kind of implies you were  
12 looking for opportunity, but what are those  
13 areas that are there, which we might call a  
14 not so quite soft site that could surprise  
15 us. That somebody might find it with  
16 economic circumstances to tear down a  
17 six-story building and then build something  
18 that we didn't anticipate. So I want to talk  
19 to him about that.

20 I actually think that the, the 250 and  
21 300 numbers, they're still some arbitrariness

1 to them in my mind. So, again, without some  
2 of understanding of some of the rationale  
3 that was used for some of those -- I'm not  
4 saying that those shouldn't be the number, I  
5 just need to understand it better.

6 I think the middle income piece is way  
7 too complex at this point in time as you  
8 described it, but again, we have more time to  
9 talk about that.

10 And particularly when you talked about  
11 the difference between the 200 and the 300  
12 and that has to be re-distributed and that  
13 was -- I was -- I didn't quite -- I could  
14 actually easily see a building that has very  
15 big fat plates below the 250 and a narrow  
16 piece that goes up to 300, and then that  
17 really limits the amount of units. There's  
18 just all kinds of ways to get around that.  
19 So just something to throw that in mind.

20 I agree with Hugh that also a  
21 sustainability issue and whether that's gold



1 or silver and needs more discussion.

2 The work -- I just have a big question  
3 mark on the workforce readiness training.  
4 How does that even work and how do we do  
5 that?

6 The start-up and innovation space, I  
7 think it is a -- I agree that it is a very  
8 critical and important piece, but the numbers  
9 again fall into that category. Why the  
10 five percent? Why the -- what was the  
11 rationale behind that. What's the 50? Does  
12 it really have to be exempt from GFSA?

13 And I just wanted to comment on it, a  
14 start-up is not just a start-up, as a person  
15 who was a small business that needed a little  
16 space that I could rent, small business space  
17 is also needed, too. And so I think  
18 start-ups have a tendency to have time limits  
19 and space limits and stuff and there are --  
20 there are opportunities for small business to  
21 use that kind of innovative space in a way

1       which isn't for start-up. So it also seemed  
2       a little complex to me in terms of all the  
3       numbers and calculations. But basically as  
4       you, again, get the rationale that Tom was  
5       talking about, maybe I'll understand that  
6       better.

7               And the parking, you said the parking  
8       was based on what exists. I want to make  
9       sure that what exists is what we want, and  
10      that we're not going to limit us into some  
11      way of thinking -- and as we look at trying  
12      to make this better, is parking something  
13      that a change in what we are currently doing  
14      could, could, is that something that could  
15      make what we want to do more workable? I'm  
16      not saying that it is or not, but we've  
17      talked a lot about whether or not it's, you  
18      know, one space per thousand or 0.8 or 0.7.  
19      You say we have good numbers that show that  
20      we are. But do they reflect -- that reflects  
21      what we have, but does that reflect where we

1 want to be? And I'm not saying it doesn't.  
2 That's just a question that I have.

3 And on, I like the -- as we discussed  
4 this, I like to talk specifically about some  
5 of the core things that don't work there in  
6 the existing so that -- and what would have  
7 made it better and are we capturing that in  
8 what we're doing? That you may have done  
9 that fairly early in the process, but I think  
10 I'd like to have some examples that this  
11 isn't working because of this. You can  
12 almost say that the lobby at the Koch  
13 building doesn't work because of this. I  
14 mean, it doesn't draw people in. You know,  
15 it doesn't feel -- I just want to get a sense  
16 of as we're trying to accomplish these  
17 things, that we use the core existing stuff  
18 in a way which really helps us to determine  
19 what we should be doing.

20 And back if we go to KS2. You said you  
21 wanted to increase the FAR from 3.0 to 4.0.

1 It would be helpful if we had the actual gross  
2 floor area additions to that. So all the  
3 other ones you said were increasing by X  
4 number of square feet. I'd like to get a  
5 sense of how much total square footage we do  
6 and how much residential we have. And that  
7 was the one that we're increasing FAR, but I  
8 wasn't sure how that works. And then when  
9 you see that big huge --

10 HUGH RUSSELL: (Inaudible).

11 WILLIAM TIBBS: Yes, I know. I just  
12 want to make sure we talk about that. And  
13 I'm not saying that it's not -- that you  
14 haven't done that. I just want to know it  
15 better.

16 And particularly that parcel becomes  
17 the big, large space. And, again, we looked  
18 at it in the East Cambridge study. And there  
19 are some interesting things -- if you increase  
20 it a million, but you still have that big  
21 long space we don't control. That's an

1 interesting parcel for me.

2 So I think that will be it for the time  
3 being.

4 AHMED NUR: I just wanted to  
5 conclude, I think that my colleagues have  
6 mentioned everything that I wanted to talk  
7 about on this, and I've got a lot of studying  
8 to do. But eventually the big picture here  
9 that I would like to see, anyway in  
10 Cambridge, not in just this particular  
11 location, is less science buildings and less  
12 commercial buildings and more residential  
13 that are balanced with transportation and  
14 parking. That probably would sum it up.

15 HUGH RUSSELL: So here's the plan.

16 AHMED NUR: I see it.

17 WILLIAM TIBBS: Yes, they tended to  
18 push that a little bit more.

19 AHMED NUR: Just summing it up,  
20 that's all.

21 HUGH RUSSELL: Right. I think

1 actually, I just saw this for the first time  
2 tonight.

3 WILLIAM TIBBS: Yes, me, too.

4 HUGH RUSSELL: We've heard about  
5 what's going on, but I think I've heard a lot  
6 of the comments are perhaps more congruent  
7 with this plan than with that plan. So that  
8 may be a challenge for the staff to show us  
9 how you get from here to there.

10 Okay, so I think that we are complete.  
11 Iram, I have a handout for you that I clipped  
12 from the newspaper. Just one more to give  
13 you.

14 IRAM FAROOQ: Thank you.

15 HUGH RUSSELL: Okay, we are  
16 adjourned.

17 (Whereupon, at 10:45 p.m., the  
18 Planning Board Adjourned.)

19

20

21

1 ERRATA SHEET AND SIGNATURE INSTRUCTIONS

2  
3 The original of the Errata Sheet has  
4 been delivered to Community Development  
5 Department.

6 When the Errata Sheet has been  
7 completed and signed, a copy thereof should  
8 be delivered to the Community Development  
9 Department and the ORIGINAL delivered to the  
10 Community Development Department, to whom the  
11 original transcript was delivered.

12  
13 INSTRUCTIONS

14 After reading this volume of the  
15 transcript, indicate any corrections or  
16 changes and the reasons therefor on the  
17 Errata Sheet supplied, and sign it. DO NOT  
18 make marks or notations on the transcript  
19 volume itself.

20 REPLACE THIS PAGE OF THE TRANSCRIPT WITH THE  
21 COMPLETED AND SIGNED ERRATA SHEET WHEN  
RECEIVED.





## C E R T I F I C A T E

COMMONWEALTH OF MASSACHUSETTS  
BRISTOL, SS.

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

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

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

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

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

My Commission Expires:  
April 23, 2015

THE FOREGOING CERTIFICATION OF THIS  
TRANSCRIPT DOES NOT APPLY TO ANY REPRODUCTION  
OF THE SAME BY ANY MEANS UNLESS UNDER THE  
DIRECT CONTROL AND/OR DIRECTION OF THE  
CERTIFYING REPORTER.