

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, October 2, 2012

7:00 p.m.

in

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

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

Community Development Staff:

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

---

REPORTERS, INC.  
CAPTURING THE OFFICIAL RECORD  
617. 786. 7783/617. 639. 0396  
[www.reportersinc.com](http://www.reportersinc.com)

## I N D E X

GENERAL BUSINESSPAGE

1. Board of Zoning Appeal Cases  
Telecommunication antenna  
special permits 3
2. Update, Brian Murphy,  
Assistant City Manager for Community  
Development 39
3. Adoption of the Meeting Transcript(s)

PUBLIC HEARINGS

Yanow, et. al. Petition to rezone areas in  
and around Central Square from Business A to  
Business A-1; to rezone Business B and  
Cambridgeport Revitalization Development  
District to a proposed new district Business  
B-3; to define as a protected neighborhood  
zone an area north of Main Street; and to  
rezone the Municipal Parking Lots numbered  
4, 5, and 6 along Bishop Allen Drive to a  
proposed new Municipal Parking District 64

City Council to amend the Zoning Ordinance of  
the City of Cambridge in Table 6.36.1(a)  
column III by creating a new footnote 15 to  
read as follows: Where a single dwelling  
unit is located on a private way and where  
said private way would provide adequate  
parking for at least one car, with the  
written notice from the Fire Department that  
emergency access would not be impaired, the  
requirement for off street parking is waived

44

PUBLIC HEARINGS CONTINUED ON THE FOLLOWING

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

PAGE

I N D E X

PUBLIC HEARINGS (Continued) PAGE

PB#179, Major Amendment to revise the Master Plan of 2003 and reflect the recently enacted amendments to the Zoning Ordinance for the North Point PUD area,, increase the amount of open space, provide for a retail plaza and public market, and adjust building sizes, building heights and proposed uses. While the total amount of development will not increase and the allocation of gross floor area to residential and non-residential uses will not change, the location and phasing of uses would change. The applicant is CJUF III North Point, LLC, c/o The HYM Investment Group, LLC 186

GENERAL BUSINESS

PB#235, 112, 114-116 Mount Auburn Street, (Conductor's Building), extension request 270  
PB#237, 1924 Mass. Avenue, (KayaKa Hotel), extension request 268

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

(Sitting Members: Hugh Russell, Steven Winter, H. Theodore Cohen, Ahmed Nur.)

HUGH RUSSELL: Good evening. This is a meeting of the Cambridge Planning Board. And the first item on our agenda is a review of Zoning Board of Appeal cases which include five cellular antenna in kind replacement cases.

LIZA PADEN: I'll just turn it over to Mr. Sousa.

ATTORNEY RICARDO SOUSA: Good evening, Mr. Chairman, members of the Board. First, sadly I have to report it's actually six tonight that are going before the BZA, so I apologize in advance, but I'll try to get through these pretty quickly.

In response to previous requests last time we were here, we actually have a slide show of the photo simulations, but please let me know if you'd like hard copies of the

1 photo simulations and the plans. And if you  
2 prefer, we can hand those out as well.

3 HUGH RUSSELL: Steve.

4 STEVEN WINTER: Just a question. Is  
5 there a reason we're seeing so many? Is  
6 there a cycle that we're entering or leaving?

7 ATTORNEY RICARDO SOUSA: There is.  
8 Provide 4G services and so Verizon was the  
9 first carrier to upgrade all of its sites,  
10 provide 4G. AT&T came behind them. Sprint  
11 came behind them, and I've been before this  
12 Board for Sprint. And now T-Mobile is doing  
13 what they call the modernization project, and  
14 they're upgrading all their sites to provide  
15 voice and data at much higher speeds so all  
16 of our Smartphones can work properly.

17 Good evening, Mr. Anninger. And once  
18 we get through this, what will happen is that  
19 we'll turn on their sites and they will get  
20 much better propagation from these sites as a  
21 result of the new antennas, and therefore

1 service more customers from that existing  
2 site.

3 What I'd like to do first is start off  
4 with 51 Brattle, and if I could bring up the  
5 photo sims. And if you like hard copies,  
6 please let me know.

7 You will also find that the nature of  
8 these sites, all but one have facade-mounted  
9 antennas. As you can see on the white  
10 penthouse, there are two panel antennas  
11 located.

12 ROGER BOOTHE: You want light or not  
13 light?

14 HUGH RUSSELL: I think it's better  
15 without the light.

16 ATTORNEY RICARDO SOUSA: Without the  
17 light would be best I think.

18 Here's an existing view. As you can  
19 see, there are two panel antennas to match  
20 that penthouse, and they will be in the same  
21 location and essentially mounted on to that

1 same pass. The nature of these antennas,  
2 unlike some of the other carriers, is that  
3 the RRU's, which is the remote radio heads  
4 are actually built into the antennas  
5 themselves. And what we're doing here in  
6 Cambridge, as we go through all the sites,  
7 we're also removing all pipe-mounted brackets  
8 and replacing them with low profile brackets  
9 which brings the exposure of the antennas  
10 closer to the penthouse itself.

11 And so once again, this is another  
12 view. The panel antennas are just on the top  
13 right-hand corner of that penthouse, and this  
14 is after the fact. So as you can see, we're  
15 flush mounting them. It's an appropriate  
16 location for these antennas.

17 This is yet another view, and there you  
18 go. And so what you will find is that these  
19 antennas are the same size dimension wise,  
20 but they are thicker. So they're the same  
21 width and length, but they are thicker from

1 -- so they're essentially instead of four  
2 inches thick. They're eight inches thick in  
3 order to accommodate the remote radio heads.

4 Once again, that's another view.

5 So we think by removing the  
6 pipe-mounted brackets, we're actually making  
7 it a much more streamlined look and it's  
8 actually going to improve the aesthetics of  
9 these installations.

10 HUGH RUSSELL: This happens to be  
11 one that I actually see all the time because  
12 it's visible from my desk.

13 ATTORNEY RICARDO SOUSA: There you  
14 go.

15 HUGH RUSSELL: And it's not -- it  
16 doesn't jump right at you.

17 THOMAS ANNINGER: This isn't from  
18 your desk?

19 HUGH RUSSELL: Yes.

20 THOMAS ANNINGER: This is on Brattle  
21 Street.

1                   ATTORNEY RICARDO SOUSA: This is on  
2                   51 Brattle.

3                   HUGH RUSSELL: Right.

4                   ATTORNEY RICARDO SOUSA: If you  
5                   like, I can turn to the plans themselves.

6                   HUGH RUSSELL: This seems fine.

7                   Any comments on this one?

8                   H. THEODORE COHEN: No.

9                   HUGH RUSSELL: Let's go to the next  
10                  one.

11                  ATTORNEY RICARDO SOUSA: Okay,  
12                  that's the first one. The second one is 4DE  
13                  71-74A, which is 10 Fawcett Street. Sorry  
14                  that first number has no correlation to  
15                  anything you need to know. I apologize for  
16                  that.

17                  As you can see, there are a couple of  
18                  carriers that are on the penthouse of this  
19                  building. And once again, we are going from  
20                  six existing panel antennas to six future  
21                  antennas all in the same locations just

1 upgrading the type of antennas. And we've  
2 taken views from three different locations.  
3 In this case we're actually lowering the  
4 antennas. What we've found is as a  
5 recommendation of our team, we're going to be  
6 lowering antennas from this view down to this  
7 view. So that the top of the antennas do not  
8 protrude above the cornice line of the  
9 penthouse. So this is --

10 THOMAS ANNINGER: From what to what  
11 again?

12 ATTORNEY RICARDO SOUSA: I  
13 apologize. So from this, Mr. Anninger, to --

14 THOMAS ANNINGER: I see. That goes  
15 up a little bit.

16 ATTORNEY RICARDO SOUSA: Yes. So  
17 right now they're actually sticking slightly  
18 above the cornice line of that penthouse and  
19 we're going to bring them down. And we're  
20 also once again removing the pipe-mounted  
21 brackets and we're replacing them with low

1 profile brackets which helps to streamline  
2 the look.

3 H. THEODORE COHEN: With the  
4 pipe-mounted brackets, how far out do they  
5 stick out from the building?

6 ATTORNEY RICARDO SOUSA: And so from  
7 the wall itself to the front of the antenna,  
8 it's one foot, five inches. With the low  
9 profile brackets, it will actually be one  
10 foot, three and a quarter inches. So it's de  
11 minimus. However --

12 HUGH RUSSELL: Even though the  
13 antenna itself is thicker?

14 ATTORNEY RICARDO SOUSA: That's  
15 right, Mr. Chairman, correct.

16 HUGH RUSSELL: You're picking up  
17 like six or seven inches in the mount and  
18 spending them in the antenna.

19 ATTORNEY RICARDO SOUSA: Correct.  
20 We anticipated the fact that some people were  
21 going to object to the thickness of our

1 antennas. So in order to accommodate that,  
2 by removing the pipe mounts, it actually  
3 brings them closer to the wall and it  
4 accommodates us.

5 Once again we're going down here below  
6 the cornice line, and this is the last view  
7 here. As you can see, we're on this side.  
8 And there you go. And there's really -- the  
9 fortunate thing is that the protected view  
10 for this building is really on the rotary  
11 side and there aren't any antennas on that  
12 side that are visible.

13 THOMAS ANNINGER: Protected -- say  
14 that again. The protected view is on the  
15 rotary side?

16 HUGH RUSSELL: The view that we  
17 would care about more about.

18 THOMAS ANNINGER: Well, I'm not  
19 sure. To me Concord Avenue is what we care  
20 about.

21 ATTORNEY RICARDO SOUSA: So that

1 would be -- so this is the views that -- if I  
2 could just -- if I could find my mouse. What  
3 we're trying to do is try to utilize the  
4 penthouse aspects of the building rather than  
5 a brick portion and that's what I meant by  
6 the protective views. In the past when I've  
7 come here for Sprint, we tried to stay away  
8 from the brick portions and try to utilize  
9 this sort of metallic beige penthouse that's  
10 in the middle of the building.

11 THOMAS ANNINGER: Because it's  
12 higher and further set back?

13 ATTORNEY RICARDO SOUSA: It is  
14 higher, that's right. And it's also  
15 mechanical room. And so there's no space  
16 there, commercial office space. And so it  
17 clearly is the top portion of the building  
18 and so we're going to get much better  
19 propagation by being that high up.

20 HUGH RUSSELL: Okay.

21 ATTORNEY RICARDO SOUSA: That's the

1 number one factor.

2 HUGH RUSSELL: So if we comment on  
3 this, we would say that indeed lowering the  
4 antennas is an improvement.

5 (Pamela Winters Seated.)

6 ATTORNEY RICARDO SOUSA: Yes.

7 If I could turn to the next one, 2500  
8 Massachusetts Avenue.

9 HUGH RUSSELL: I didn't think you'd  
10 be on the front pavilion of MIT.

11 ATTORNEY RICARDO SOUSA: Oh, right.

12 So as you can see here, we're also  
13 going to be utilizing, or we are already  
14 utilizing six panel antennas that are on this  
15 middle penthouse. And what we saw once again  
16 is that the antennas are sticking slightly  
17 above the top of that penthouse and we're  
18 going to be lowering those, and once again  
19 removing the pipe-mounted brackets and using  
20 low profile brackets. That will help  
21 considerably with the aesthetics.

1 THOMAS ANNINGER: Where is this?

2 LIZA PADEN: 2500 Mass. Avenue is up  
3 in North Cambridge. It's Marino Health  
4 Center. It's across the street from the  
5 Dunkin' Donuts.

6 ATTORNEY RICARDO SOUSA: And this is  
7 yet another view. As you can see with moving  
8 the pipe brackets, really minimizes the mass  
9 that's up there. I think it helps the design  
10 quite a bit.

11 And just going backwards --

12 AHMED NUR: So if this is if you  
13 have it would be on the right side?

14 HUGH RUSSELL: Left side.

15 ATTORNEY RICARDO SOUSA: Left side  
16 on Mass. Ave.

17 AHMED NUR: Yes.

18 ATTORNEY RICARDO SOUSA: That's 2500  
19 Mass. Ave. The next one is 141 Portland  
20 Street. It's a fairly large building. And  
21 as you can see, there are wireless carriers

1 both on the rooftop. That's not us. Those  
2 are the white ballast-mounted antennas.  
3 We're actually on the top of that -- what  
4 would be considered an elevator penthouse  
5 perhaps. As you can see, the arrows are  
6 pointing to antennas that are going to be  
7 facade-mounted right there. Already are.  
8 We're replacing six with six. Same  
9 locations. That's one view.

10 This is another view.

11 HUGH RUSSELL: You're going to paint  
12 the trim band on to them?

13 ATTORNEY RICARDO SOUSA: We are,  
14 yes.

15 THOMAS ANNINGER: This what?

16 HUGH RUSSELL: There's a trim band  
17 and the other antennas are red. These are  
18 going to be red with a limestone stripe on  
19 the top.

20 ATTORNEY RICARDO SOUSA: Right.

21 AHMED NUR: Are those projected over

1 the roof as well? Can we recommend the same  
2 thing, washing it out?

3 ATTORNEY RICARDO SOUSA: They don't  
4 believe are projected above actually. I  
5 think they're project below. But I would be,  
6 you know, amenable to any condition. The  
7 plans don't suggest that they're above the  
8 cornus line.

9 So this is existing. As you can see,  
10 they stick out because the pole mounts, and  
11 then they're brought in as a result of the  
12 low profile brackets.

13 This is another view. As you can see,  
14 they don't protrude above.

15 This is existing conditions, and then  
16 future conditions.

17 THOMAS ANNINGER: Two tone.

18 ATTORNEY RICARDO SOUSA:  
19 Mr. Anninger, we can work on the color of  
20 those antennas, make them darker.

21 HUGH RUSSELL: Okay. Let's go on to

1 the next.

2 ATTORNEY RICARDO SOUSA: Two more.  
3 The next one is 955 Mass. Ave.

4 And so here as you can see, also,  
5 another fairly large building. This is a  
6 screen wall that you can see. There are  
7 actually two panel antennas up there, but  
8 I'll show you that more closely. We took  
9 three different views. In this case we're  
10 actually -- we have an antenna that's on the  
11 lower -- as you can see, there's a white  
12 penthouse on top and then there is a glass  
13 building. We are on the corner of that glass  
14 building. We are going to move the antenna  
15 away from that corner and up towards the  
16 middle of the penthouse as you can see there.

17 THOMAS ANNINGER: Where is the  
18 corner?

19 ATTORNEY RICARDO SOUSA: So it's  
20 right here. As you can see my mouse, right  
21 here. That's where we currently have an

1 antenna. We're going to remove it from there  
2 and move it up to this penthouse. Primarily  
3 because in this case we need -- with our new  
4 antennas we need two antennas per sector. We  
5 could never have a sector that just has a  
6 single antenna under the new technology.  
7 It's just the way they work.

8 THOMAS ANNINGER: In this case the  
9 before is almost invisible, at least on that  
10 photograph.

11 ATTORNEY RICARDO SOUSA: At least on  
12 that photo. I would argue that, you know,  
13 once again it is a glass facade and might be  
14 more visible than what you see here. We just  
15 don't have enough space for a second antenna  
16 on that corner. This is another view. As  
17 you can see, there are two panel antennas on  
18 the top white penthouse and we're going to be  
19 putting two new ones in that same location  
20 once again.

21 AHMED NUR: Not replacing it but

1 putting in new ones?

2 ATTORNEY RICARDO SOUSA: Essentially  
3 replacing them, taking out the old ones and  
4 putting two new ones in the same location.  
5 So the old ones are no longer in use.

6 STEVEN WINTER: There's no increase  
7 in number.

8 ATTORNEY RICARDO SOUSA: One comment  
9 is, with respect to this one, this is the  
10 first application you've seen. We're  
11 actually going up from five to six. We  
12 actually have an odd number of antennas. In  
13 this sector we have two already. Two right  
14 on that screen wall. You can't see them.  
15 They're actually painted black.

16 And on the -- this view as well, we  
17 also have an existing two and we'll have  
18 future two. It's just the first view,  
19 they're actually -- there was only one  
20 antenna on that corner glass piece. And  
21 because of the new modernization upgrade, we

1 really need two antennas on this pick  
2 section. So this is going up from five to  
3 six. Once again they're all facade-mounted  
4 on that middle penthouse that's white, and I  
5 think they'll blend in fairly well. And we  
6 will also be utilizing low profile brackets  
7 here. No more pipe mounts.

8 And then the last one is a site that's  
9 not too far from here, 678 Mass. Ave.

10 In this case we have two panel antennas  
11 that are located on this facade, and I'll  
12 walk you through it. In this case we also  
13 have an odd number of antennas. There are  
14 two sectors that have two antennas per  
15 sector, and then there's a front sector  
16 that's on the corner of River Street and  
17 Mass. Ave. that actually has three antennas.  
18 And we need to upgrade that, upgrade that to  
19 have an equal number of antennas. So two,  
20 two, and then there will be four at that  
21 corner. And I'll walk you through it.

1           So in this case we have two antennas  
2           there. We're going to remove the pipe  
3           mounted brackets. And I apologize -- and  
4           there is the new antennas.

5           And in this view, as you can see,  
6           there's a ballast-mounted sector at the top  
7           right-hand corner of building on the rooftop  
8           itself. And in this case we have three panel  
9           antennas that are located there.

10           THOMAS ANNINGER: Can you point  
11           where they are?

12           ATTORNEY RICARDO SOUSA: I can.  
13           They are -- they're almost invisible.  
14           They're right here. As you can see, one,  
15           two, three. And that's the cover fairly busy  
16           intersection as you can well imagine. And  
17           we're going to be upgrading that to add one  
18           more panel antenna, because that sector is  
19           close to the corner of that building, we're  
20           actually moving it back 6.7 feet from the  
21           corner. This is going to be the future

1 ballast mount.

2 And then this sector here has two panel  
3 antennas. They are red in color as you can  
4 see. On the facade, the brick portion of the  
5 facade, and when you upgrade it it's going to  
6 be the same location. We're going to darken  
7 up the antennas so that they blend better  
8 with the brick. So in this case we're  
9 actually moving up from seven to a total of  
10 eight antennas.

11 (William Tibbs Seated.)

12 AHMED NUR: Can you go back to that  
13 picture?

14 ATTORNEY RICARDO SOUSA: I can. So  
15 this is existing conditions.

16 AHMED NUR: Right, and you're going  
17 to be the future.

18 ATTORNEY RICARDO SOUSA: This is the  
19 future.

20 AHMED NUR: So I just looking at  
21 this, we have spandrels going up vertically

1 and the antennas are sort of in between, and  
2 I'm not sure what's containing it, but I  
3 wonder if common can be in there that these  
4 things can be architecturally designed to fit  
5 the facades of the building and to match  
6 better? Is there an architect involved in  
7 this?

8 ATTORNEY RICARDO SOUSA: There is.  
9 Yes, there's a design firm who is involved  
10 who could, you know, we anticipated that  
11 there would be, you know, we've had pretty  
12 streamline designs all night tonight for  
13 facade mount on penthouses. We anticipated  
14 that this was going to be a problem sector.  
15 We tried to think outside the box. And the  
16 question is do you want to have this ballast  
17 mount that has essentially four elements,  
18 vertical elements, or do we put a structure  
19 around those like two faux chains which we  
20 could do in order to make it architecturally  
21 compatible.

1                   THOMAS ANNINGER: Do you have a  
2 picture of that?

3                   ATTORNEY RICARDO SOUSA: I do,  
4 Mr. Anninger. If I can turn to that, and  
5 once again we can make this any color and any  
6 texture, including either the middle  
7 penthouse texture which is sort of a vertical  
8 seam or a masonry, or we can make it into  
9 faux chimneys. This is the existing  
10 conditions just like the photos you just saw,  
11 and this would be a simulation as to what two  
12 different elements would look like look like  
13 faux chimneys essentially.

14                  HUGH RUSSELL: I don't think it's an  
15 improvement.

16                  PAMELA WINTERS: You don't?

17                  HUGH RUSSELL: No. There's a  
18 question on what color to paint these. And  
19 on this day where there's a blue sky, they  
20 stand out more. On a more typical day that's  
21 hazy or hot, the white color tends to

1 di sappear.

2 ATTORNEY RICARDO SOUSA: I agree,  
3 Mr. Chairman. In fact, what we have seen is  
4 painting them black is probably the best  
5 color. That seems to be, unfortunately, we  
6 have more grey days than blue days, blue sky  
7 days. And even black they look almost like  
8 an eye vent pipe or some other venting that's  
9 up on the roof.

10 PAMELA WINTERS: I'm not sure that  
11 black is the best color. If it's going up  
12 against the sky, maybe some sort of a grey  
13 instead. But that's just my own opinion. I  
14 don't know if the Board would agree with  
15 that.

16 ATTORNEY RICARDO SOUSA: Sure. I've  
17 seen that as well. Sort of a mat grey color.  
18 We would be amenable to that.

19 HUGH RUSSELL: I think you're making  
20 it the same color as the terra-cotta, you  
21 send a wrong message that it's part of the

1 facade as Ahmed pointed out. By changing the  
2 color and making it darker.

3 AHMED NUR: Referring to the, per  
4 se, the color of the terra-cotta, I was  
5 thinking of lining up with the columns with  
6 the spandrels, vertical pieces so that way it  
7 blends in and it's not as eyesore and is  
8 organized in one corner, but I'm not sure  
9 what dictates -- if these are coordinates  
10 that they have to be at the corner of the  
11 building as opposed to spread them, that was  
12 my question. But anyway.

13 ATTORNEY RICARDO SOUSA: What I  
14 could do is show you the plan itself if you  
15 don't mind. I'll show you exactly where the  
16 antennas are going to be located on the  
17 rooftop. And so this is a good simulation of  
18 left and right. Top left is the existing  
19 conditions. You essentially have a ballast  
20 mount on the bottom right corner of building.  
21 So this is -- this is River Street travelling

1 this way. And this is Mass. Ave. And so we  
2 have to cover with antennas orienting towards  
3 River Street and down Mass. Ave. and then up  
4 River Street as well. And so what we've  
5 tried to do is push this ballast mount back  
6 away from that corner because we know that's  
7 a sensitive corner. It will minimize  
8 visibility. And so we've done that by  
9 essentially creating a 45 degree angle and  
10 pushing it back 6.7 feet away from that wall.  
11 That helps minimize visibility a little bit.  
12 But once again we are having four antennas  
13 there instead of three. And so different  
14 municipalities have different approaches.  
15 Some feel that you should just cover it up  
16 with faux chimneys or a faux penthouse. And  
17 others feel that it's less mass, less visual  
18 impact if you just leave the vertical  
19 elements the way they are.

20 HUGH RUSSELL: I think this is a  
21 building which wouldn't have chimneys in that

1           location and that's probably what takes us  
2           away. Your idea was to like spread them out  
3           the full width of the building and  
4           corresponding to the bays.

5                   AHMED NUR: Right, in a uniform way  
6           where they line up with the columns  
7           underneath so that way each one gets one as  
8           opposed to cluster them. But --

9                   HUGH RUSSELL: Is that --

10                   ATTORNEY RICARDO SOUSA: One of the  
11           things, too, one of the problems that we have  
12           is there's a parapet wall on this building so  
13           we can't move too far into the building  
14           otherwise we start getting roof blockage and  
15           shadow.

16                   AHMED NUR: That's what I don't  
17           know.

18                   ATTORNEY RICARDO SOUSA: So that's  
19           why we have to stay generally close to this  
20           location. We feel comfortable we can move it  
21           six feet, seven inches back, and I can

1 even --

2 AHMED NUR: Mr. Chairman, just  
3 looking in the future I think we need to --  
4 this is what, 4G is doing this? Is that it?  
5 Upgrading?

6 ATTORNEY RICARDO SOUSA: That's  
7 correct. These are all 4G.

8 AHMED NUR: We could get 20G, you  
9 know, God knows where we're going to go.

10 PAMELA WINTERS: We have 5G now with  
11 the new iPhones.

12 AHMED NUR: They're going to be  
13 coming up again and there's going to be more  
14 antennas and upgrading and they get longer  
15 and they get fatter.

16 HUGH RUSSELL: So are you going to  
17 give up your cell phone?

18 AHMED NUR: I'm willing to give up  
19 my cell phone.

20 HUGH RUSSELL: Are you going to  
21 stand up today --

1                   ATTORNEY RICARDO SOUSA:   Eventually  
2                   it does get smaller.   For example, Sprint has  
3                   been able to consolidate.   So instead of  
4                   operating two antennas side by side, they're  
5                   operating one.   It's a multimode antenna.   It  
6                   operates two different frequencies.   That  
7                   does help.   I'm hoping that trend continues  
8                   with the industry.   I understand your point.  
9                   I think what we're trying to do is utilize  
10                  the architectural elements of these  
11                  buildings, especially with all the  
12                  applications that you've heard before this  
13                  one, and try to facade-mount them, keep them  
14                  below the roof line, paint them to match, and  
15                  use better brackets.

16                  STEVEN WINTER:   Mr. Chair.

17                  HUGH RUSSELL:   Yes.

18                  STEVEN WINTER:   Before we close the  
19                  discussion here, I'd like to say this from my  
20                  part and I think my colleagues might concur,  
21                  that I wish to tell the proponent that we

1 really appreciate the additional expense and  
2 effort into looking at these design pieces  
3 and making dissents and making sure that  
4 we're staying ahead of the curve instead of  
5 trying to hide these and disappear into the  
6 buildings. We really appreciate that.

7 ATTORNEY RICARDO SOUSA: Thank you.

8 HUGH RUSSELL: And I guess I would  
9 say that I don't believe the 678 Mass. Avenue  
10 rooftop mounted one is there yet. I'm not  
11 satisfied with that. And I think that maybe  
12 color, maybe location, but it's, it's pretty  
13 -- it's significant increasing the visual  
14 impact at least as presented in the photo  
15 sims and it's not great to start with.

16 WILLIAM TIBBS: I agree.

17 AHMED NUR: If I may, I just got  
18 back from a trip in Ethiopia and Kenya. I  
19 was out in the rural and there was no single  
20 building near me or trees and there were  
21 people on donkeys with cell phones. I don't

1 know how that works. They were using  
2 cell phones and they were using it as a  
3 flashlight and talking to each other and not  
4 a single antenna anywhere. Maybe they have a  
5 better technology out there.

6 ATTORNEY RICARDO SOUSA: I guarantee  
7 you there are towers, big towers out there.  
8 I guarantee you. They may not need to  
9 utilize buildings, they may be able to  
10 utilize very, very tall towers that transmit  
11 a signal at a very long distance at, you  
12 know, a 5 or 600 Megahertz signal, versus a  
13 1900 Megahertz signal which our PCS carriers  
14 have to work with which simply doesn't travel  
15 as far.

16 THOMAS ANNINGER: Do towers work in  
17 an urban environment?

18 HUGH RUSSELL: Not from a planning  
19 perspective, but from a technological  
20 perspective they do. They sure do. We're  
21 blessed here in Cambridge. We have very few

1 towers, if any, that I'm aware of. We've  
2 been able to build essentially a wireless  
3 network all the carriers have by using  
4 buildings. I think urban areas have  
5 buildings that have the high altitude or high  
6 height that's necessary to get the  
7 propagation that we need. When we can build  
8 a network without building towers, I think  
9 that's better from a planning perspective and  
10 a public relations perspective. As soon as  
11 you get out in the suburbs, you need to blend  
12 buildings with towers.

13 H. THEODORE COHEN: It's  
14 interesting, on a recent trip to San  
15 Francisco I was noting that there don't  
16 appear to be any towers on any buildings  
17 although I do think they have one or two very  
18 large towers on the hills. And so I mean,  
19 it's an interesting planning question, you  
20 know, aesthetic question of which you prefer.

21 HUGH RUSSELL: I suppose it could

1 also be topography. If you've got hills,  
2 you've got different kinds of strategies.

3 PAMELA WINTERS: I was just going to  
4 say that, that's true.

5 ATTORNEY RICARDO SOUSA: I don't  
6 mean to, Mr. Cohen, I don't mean to suggest  
7 that there are -- you didn't see them  
8 properly, but if you don't have a trained  
9 eye, you're probably not going to see these  
10 installations. There have to be significant  
11 number.

12 H. THEODORE COHEN: I get very used  
13 to looking for them.

14 PAMELA WINTERS: He has a trained  
15 eye.

16 H. THEODORE COHEN: From all the  
17 hearings here, I've been looking for them  
18 everywhere. If they were there, they did a  
19 very good job of disguising them.

20 ATTORNEY RICARDO SOUSA: For  
21 example, each carrier probably has 120 sites

1 in Boston alone. So as you can see, you need  
2 -- the technology requires that many sites,  
3 in order to cover a large urban area, and  
4 essentially it's because the signals have a  
5 capacity on how many calls any one single  
6 cell site can handle. So you have to have  
7 adjoining calls to be able to transfer that  
8 traffic. And so I think Cambridge does a  
9 very good job of controlling the aesthetics  
10 of these with the two boards that we have to  
11 go to.

12 HUGH RUSSELL: All right, let's turn  
13 on the lights and I think our comment on --  
14 you heard my comment and you saw the nods of  
15 my colleagues about the 678, and the other  
16 comment about the several projects where  
17 they've lowered them.

18 LIZA PADEN: Yes.

19 HUGH RUSSELL: That was an  
20 improvement.

21 LIZA PADEN: Yes.

1 HUGH RUSSELL: Okay, so I think  
2 we're -- now there are three other cases.

3 ATTORNEY RICARDO SOUSA: Thank you,  
4 Mr. Chair.

5 HUGH RUSSELL: Thank you,  
6 Mr. Chairman.

7 THOMAS ANNINGER: I have one thing  
8 to say.

9 ATTORNEY RICARDO SOUSA: Yes,  
10 Mr. Anninger.

11 THOMAS ANNINGER: There's a gain by  
12 putting them up on the screen and we all see  
13 the same thing at the same time and so on. I  
14 think a lot of detail is lost, and I have a  
15 better view of what's really going on when I  
16 have the hard copies in front of me.

17 ATTORNEY RICARDO SOUSA: Okay.

18 THOMAS ANNINGER: So I --

19 HUGH RUSSELL: Maybe we do both.  
20 One hard copy.

21 THOMAS ANNINGER: I have to say we

1 might have to do both if we can.

2 ATTORNEY RICARDO SOUSA: Mr.

3 Anninger, I have no problem.

4 THOMAS ANNINGER: Go with both if  
5 you can and leave the lights on. And  
6 particularly in some of the touchier areas I  
7 would have liked to have seen a close-up to  
8 evaluate it.

9 ATTORNEY RICARDO SOUSA: Okay. I  
10 can absolutely do that going forward.

11 Absolutely, Mr. Anninger.

12 Thank you.

13 HUGH RUSSELL: Okay, thank you.

14 So there's a mezzanine, a porch, and a  
15 single-story addition on the other cases.

16 These are the kinds of cases that the Zoning  
17 Board --

18 PAMELA WINTERS: Yes, I say leave it  
19 to the Zoning Board, BZA.

20 HUGH RUSSELL: Okay. If everybody  
21 agrees?

1           Okay, then the next item is an update  
2           from Brian.

3           BRIAN MURPHY: Okay. In addition to  
4           tonight's meeting you've got a hearing on  
5           October 16th. Re-file Trolley Square. 27551  
6           Cedar Street is coming back, as well as the  
7           second hearing for the North Point Major  
8           Amendment.

9           In addition, under General Business  
10          you'll have the design review for North Point  
11          for their first residential building as well  
12          as BZA cellular antenna cases.

13          October 30th as of now looks like it  
14          may be a continuation of 165 CambridgePark  
15          Drive and also continuation of 54R Cedar  
16          Street. And under General Business bike  
17          parking and K2 discussion.

18          November 20th looks like we'll have the  
19          Prospect Street interest, entrance rather.  
20          And more may be added to that. We've got and  
21          in the other meetings we've got to put on

1 your calendar for now would be December 4th.

2 December 18th and then January we've  
3 got a busy month where we're -- it looks like  
4 we're now holding the 8th, 15th, 22nd, and  
5 29th.

6 AHMED NUR: December 4th and 18th.

7 STEVEN WINTER: Can you give the  
8 four January dates again?

9 BRIAN MURPHY: Sure. The four  
10 January dates are the 8th, 15th, 22nd, 29th.

11 THOMAS ANNINGER: How did that  
12 happen?

13 PAMELA WINTERS: Whoa, what?

14 LIZA PADEN: I wanted to clarify  
15 that. We've put all the dates down in the  
16 month of January. January 1st, the first  
17 Tuesday of the month is a holiday, so we  
18 won't meet that evening. It's possible we'll  
19 decide to meet the second and fourth or the  
20 third and fifth Tuesday. So, I've listed  
21 what Tuesday.

1 THOMAS ANNINGER: But not all four?

2 WILLIAM TIBBS: He gave us four.

3 LIZA PADEN: They're all tentative  
4 dates. You know, it hasn't been determined  
5 how the quorum will work.

6 WILLIAM TIBBS: But we're only  
7 meeting twice.

8 LIZA PADEN: To get enough people  
9 here for two meetings.

10 WILLIAM TIBBS: The intention is to  
11 meet for two meetings.

12 LIZA PADEN: The intention is meet  
13 twice in January.

14 BRIAN MURPHY: The Ordinance  
15 Committee is having a hearing tomorrow on the  
16 two matters that are before you this evening,  
17 and then the Ordinance Committee is also  
18 having a hearing on October 24th for the  
19 Trolley Square re-filing.

20 HUGH RUSSELL: Okay.

21 THOMAS ANNINGER: I didn't hear

1 anything about when MIT is coming back.

2 BRIAN MURPHY: That hasn't been  
3 determined yet. I would guess it's probably  
4 going to be in November. They're still going  
5 through their internal process with the  
6 faculty committee. So they'd hope to have it  
7 done by around this time, but it looks like  
8 it will be a little bit longer.

9 HUGH RUSSELL: All right.

10 Are there any meeting transcripts,  
11 Li za?

12 LI ZA PADEN: Excuse me?

13 HUGH RUSSELL: Any meeting  
14 transcripts?

15 LI ZA PADEN: No.

16 HUGH RUSSELL: Okay, thank you.

17 The next item on our agenda is a public  
18 hearing on the Yanow Petition, 7:20 p.m.

19 SUSAN YANOW: Li za has said she  
20 switched it to eight o'clock.

21 STEVE KAISER: It was advertised for

1 eight o'clock. Liza said she was going to  
2 change it.

3 WILLIAM TIBBS: I checked the  
4 website and --

5 STEVE KAISER: It was a typo.

6 SUSAN YANOW: She said it was, but  
7 I'm happy to do it here.

8 HUGH RUSSELL: I'd like to have Liza  
9 tell us.

10 THOMAS ANNINGER: That's not what  
11 our agenda says.

12 LIZA PADEN: So there was an amended  
13 agenda. I made a mistake. When the first  
14 agenda went out and I put the hearings in the  
15 wrong order. But they've been advertised  
16 correctly. So the --

17 HUGH RUSSELL: We should be doing  
18 the second item on my agenda which says  
19 Zoning Ordinance for the City Cambridge Table  
20 6.36?

21 LIZA PADEN: Yes.

1                   HUGH RUSSELL: Which is what you  
2 told us. And what you told me.

3                   WILLIAM TIBBS: It's just that I  
4 checked the website.

5                   HUGH RUSSELL: Well, I don't -- you  
6 know, mistakes can be made in many different  
7 forms. The question is Liza's responsible  
8 for telling us.

9                   WILLIAM TIBBS: At least to let us  
10 know.

11                  HUGH RUSSELL: Okay. So now,  
12 instead of hearing Yanow, we'll postpone that  
13 and hear the City Council Petition to amend  
14 the Ordinance. And who is going to tell us  
15 about that?

16                  COUNCILOR CRAIG KELLEY: I will.

17                  HUGH RUSSELL: Councilor Kelley, I  
18 didn't see you back there.

19                  COUNCILOR CRAIG KELLEY: Okay. In  
20 cognito. My name is Craig Kelley. I live at  
21 16 Gerard Terrace, and I actually wrote what

1 you're looking at. It may not be the most  
2 elegant language, and if you all have any  
3 suggestions to make it work better, I'm sure  
4 it would be much appreciated. But the  
5 context of what I wrote was on the private  
6 way opposite my private way, actually, and  
7 one down. At least parts of Cambridge have  
8 many private ways. But there's a house that  
9 was knocked down and then a new house is  
10 being built. It's a single-family house. It  
11 meets all the criteria that a single-family  
12 house needs to meet on this particular lot,  
13 but our Zoning Code says if you're building a  
14 new unit, a residential unit, you have to  
15 have one off street parking. And the new  
16 owners, as they're building the house and  
17 going through the planning process, they said  
18 well, this is a private way. We are the only  
19 people that can park here anyway. It seems  
20 silly for us to take part of our yard and  
21 turn it into a defined parking spot. It

1           equally seems silly to them to have to go  
2           through the administrative, legal, and  
3           whatever other else to apply for a Special  
4           Permit which you can do to give a Variance or  
5           to get relief for this particular  
6           requirement. And so I looked at the parking  
7           requirements, the Zoning Code, and I looked  
8           at some of the private ways around me, and I  
9           talked with some city officials, because it  
10          seemed like maybe there was an easy way out  
11          besides the Zoning Amendment, but we couldn't  
12          find one. And I don't know if this is a one  
13          off and it will never, ever, ever happen  
14          again, because I can't tell you that other  
15          places on private ways in Cambridge are not  
16          likely to be built and are not likely to be  
17          non-conforming if they do, but it seemed like  
18          an easy enough thing to solve and have other  
19          people in the future not have to worry about  
20          this when they try and put their houses  
21          together. So, that was my suggested

1 language. I thought it did the job. I can't  
2 claim great expertise in this, so if you can  
3 make it better, that would be great. And I  
4 would be happy to answer any questions you  
5 might have.

6 THOMAS ANNINGER: What's so  
7 difficult about a Special Permit?

8 COUNCILLOR CRAIG KELLEY: It's not  
9 particularly difficult, but it seemed  
10 unnecessary. It seemed an extra hassle for  
11 people. And from your perspective, and maybe  
12 from my perspective, a Special Permit isn't  
13 really that big a deal. We tend to talk in  
14 that language. From the language of perhaps  
15 a banker or a carpenter or whoever happens to  
16 be looking for a house to build, Special  
17 Permits can be kind of scary. The general  
18 public generally doesn't understand the  
19 difference between Special Permits and  
20 Variances and so forth. And to the extent  
21 that nothing seemed to be added, by having

1 this requirement for otherwise conforming  
2 properties on private ways, it seemed like a  
3 wise idea to take an extra challenge away  
4 from the homeowner.

5 PAMELA WINTERS: So, Councilor  
6 Kelley, are there enough parking spaces in  
7 the private way to accommodate the houses  
8 there like one per, one per household?

9 COUNCILLOR CRAIG KELLEY: Yes,  
10 Ma'am. There are lots of parking spots that  
11 -- part of -- actually, to me the only real  
12 issue is emergency access. So there's  
13 language I propose that says as long as you  
14 get it write off from the Fire Department, it  
15 says they can get in and out as  
16 appropriate --

17 PAMELA WINTERS: Right.

18 COUNCILLOR CRAIG KELLEY: -- it  
19 would work.

20 Right now if the house had not been  
21 rebuilt, they took the one house down or are

1 in the process of putting up another one,  
2 they would have bought the house and they  
3 would have parked on the side of the street  
4 just like they're hoping to park now. And if  
5 they are forced to build a parking spot,  
6 they'll probably still park on the side of  
7 the street and use the parking spot for  
8 something else. I can't really speak to  
9 their plans. That's what I would do.

10 PAMELA WINTERS: Thank you.

11 WILLIAM TIBBS: I think in general  
12 it sounds really what I'm always concerned  
13 about is unintended circumstances when we do  
14 something globally in Zoning, so I would ask  
15 that at least the department and staff, if  
16 they haven't already, assess it to see if  
17 there's something. I think one of the  
18 advantages of a Special Permit is that you can  
19 localize it to the specific area. But as I  
20 said, in general that seems reasonable, but  
21 there may be other places in the city where

1 the way it's written might not be -- it might  
2 not work out as clearly as it does in your  
3 case. So if the staff, from my perspective,  
4 if the staff can --

5 HUGH RUSSELL: Well, we actually  
6 have the director and the engineer planner  
7 from the traffic, transportation department.  
8 I never get those things in the right order.  
9 Do you have an opinion about this or do you  
10 want to comment?

11 SUSAN CLIPPINGER: I missed the very  
12 first part of the conversation about the  
13 specific circumstance that led to this  
14 recommendation.

15 ROGER BOOTHE: Sue, can you speak  
16 up?

17 AHMED NUR: Come and use the mic.

18 SUSAN CLIPPINGER: I had missed the  
19 very beginning part with specifics on the  
20 issue had brought Councilor Kelley's  
21 concern. But I think the issues that we're

1 concerned about is that private ways can be  
2 different sizes and length and have different  
3 characteristics throughout the city, and so  
4 saying something globally for all of the city  
5 is hard to try to envision all the  
6 circumstances that where it might occur and  
7 that it's sort of a first-come, first-serve  
8 kind of environment. And that it's possible  
9 that things would change over time and that  
10 the circumstances that looked fine at one  
11 time might not be so fine at another time if  
12 uses were changing. So that's sort of a  
13 quick answer.

14 If you have other questions.

15 HUGH RUSSELL: So, is that an  
16 argument in favor of Special Permit rather  
17 than a Zone change route?

18 SUSAN CLIPPINGER: Yes.

19 H. THEODORE COHEN: Well, my  
20 question is, is there a provision now for a  
21 Special Permit in this circumstance or would

1 we still need to propose an amendment that  
2 would authorize the use of a Special Permit?

3 Does staff know the answer to that?

4 HUGH RUSSELL: Jeff may know.

5 JEFF ROBERTS: Sure, I'll just  
6 quickly comment. Jeff Roberts.

7 The Zoning Ordinance currently has a  
8 Special Permit provision that the Planning  
9 Board -- it's a BZA Special Permit, and the  
10 Planning Board has granted in the past. It's  
11 a general provision that allows a waiver of  
12 the required parking. One of the criteria  
13 that can be judged is availability of other  
14 parking. So, conceivably under that  
15 current -- under that current Zoning someone  
16 could make an argument to the BZA that there  
17 is available parking on the street and that  
18 would justify a reduction or a waiver in the  
19 requirement. We could consider adding more  
20 specific language to that that says such, you  
21 know, such as parking along a private way. I

1 don't believe a private way is specifically  
2 mentioned in that provision. So adding that  
3 could help clarify for the benefit of  
4 homeowners and members of the public that  
5 that's one of the instances that would  
6 justify the reduction.

7 HUGH RUSSELL: Okay.

8 AHMED NUR: I think it's a little  
9 more complicated than that.

10 Private ways can have -- depending on  
11 the size of the land, it could have land that  
12 might be for sale in the future. It might be  
13 a house that will be split into two different  
14 condos. One comes with a parking, one  
15 doesn't come with a parking. I happen to  
16 live in a private road where a developer came  
17 in and bought one of the houses and told, you  
18 know, split the house into two condos and  
19 told the tenants now they have one covered  
20 parking and one open parking where that was  
21 not true deal. So while I think it's worth

1 what the Councilor brought and looking into  
2 staff and looking careful into it, the  
3 language that Jeff just talked about, I think  
4 it's a little more complicated than just  
5 writing this up fast.

6 HUGH RUSSELL: Right. I mean, for  
7 example, my house has access to an unaccepted  
8 public way which is a different category of  
9 street. Fortunately it's never been used for  
10 parking. It's only 10 feet wide. But, you  
11 know, there it's obvious that the intention  
12 is just for passage for the abutters and it's  
13 the only passage in my house and to another  
14 house. And so again, it seems like the  
15 specifics -- you know, if in the facts that  
16 Councilor Kelley talks about, it makes  
17 eminent sense to do it, to park in that  
18 space. But you wouldn't know unless you knew  
19 what the facts were and what the restrictions  
20 on the use of the way were and the deeded  
21 things.

1           This is a public hearing so maybe we  
2 should hear from the public.

3           Mr. Kaiser.

4           STEVE KAISER: Just very quickly,  
5 Mr. Chairman. My name is Steve Kaiser, 191  
6 Hamilton Street. I would like to speak in  
7 favor of this Zoning provision. I've always  
8 had been concerned that the requirement for  
9 off street parking is very much suburban and  
10 not an urban feature, and we need to be going  
11 in that direction, of seeing that the  
12 requirements for off street parking are not  
13 so rigid and mandatory. And I do feel that  
14 the provision that the Council has made in  
15 here for review for access by emergency  
16 vehicles goes a great distance in terms of  
17 recognizing any individual problem which may  
18 occur on certain streets. And as long as you  
19 can get the emergency vehicles in there, I  
20 would be strongly against any requirement for  
21 off street parking off a private way.

1 Thank you.

2 HUGH RUSSELL: Okay.

3 Does anyone else wish to be heard?

4 (No Response.)

5 HUGH RUSSELL: I see no one else who  
6 wishes to speak. How would the Planning  
7 Board like to handle this? We have 10  
8 minutes of dead air in which we could put  
9 this on public purpose.

10 WILLIAM TIBBS: Can we do the  
11 request? Did we do that already?

12 HUGH RUSSELL: I'm suggesting we  
13 discuss this and maybe come up with a  
14 recommendation if we can or identify what it  
15 is we need to know to make a recommendation.

16 WILLIAM TIBBS: Well, I think Jeff's  
17 suggestion of possibly just letting it know  
18 that a private way is, is it a possibility  
19 but keeping the Special Permit provision or  
20 just leave, you know, making it clear that  
21 the private way is also considered -- other

1 parking is probably the best way to do it.

2 It seems to me the simple way to do it.

3 THOMAS ANNINGER: I agree with Bill  
4 on that. I think it would be a mistake to  
5 broaden this on a global basis without doing  
6 a very thorough analysis of private ways  
7 throughout the city to see what the  
8 implications of it are. If we have to amend,  
9 we can do what Jeff suggested.

10 I might add to it that the criteria  
11 that we might use in assessing and -- such a  
12 Special Permit request would be to add  
13 something about access and add the criterion  
14 that was put in by Councilor Kelley here as  
15 something we would consider in the Special  
16 Permit process, but I would be opposed to a  
17 global change of such -- of a magnitude that  
18 covers, I don't know how many private ways,  
19 but far too many for us to assess tonight or  
20 possibly ever. I think the point about  
21 things changing over time is a very good one

1 that Sue made, and I think we need to take  
2 that into account as well.

3 HUGH RUSSELL: Steve.

4 STEVEN WINTER: I concur with my  
5 colleagues, and I also do want to make the  
6 point that I do not see the Special Permit  
7 option as a burden for the Applicant or for  
8 the city staff.

9 H. THEODORE COHEN: I concur, too.  
10 I think the Special Permit is the way to go,  
11 although I don't disagree with the one  
12 comment that perhaps requiring a parking  
13 spot, an off street parking spot, for every  
14 residence may be something that we or staff  
15 ought to take a look at at some time in the  
16 future, too. Maybe it is not an appropriate  
17 requirement at this particular time.

18 AHMED NUR: And if I may add to  
19 that, it does happen that people do park in  
20 their own private ways and no one really  
21 enforces that. Someone that calls the tow

1 truck if there is an issue. They will be  
2 held liable for blocking and obstructing, you  
3 know, the egress. So just keep that in mind.

4 HUGH RUSSELL: Pam.

5 PAMELA WINTERS: I'm just curious  
6 how many private ways there are in Cambridge  
7 that has -- I do agree with my colleagues,  
8 but I'm just -- it's just a curiosity. I  
9 don't know if Sue or Jeff can answer that.

10 HUGH RUSSELL: I assume it's in the  
11 hundreds.

12 PAMELA WINTERS: It's in the  
13 hundreds?

14 HUGH RUSSELL: I would think so.

15 PAMELA WINTERS: Oh, okay. All  
16 right, thank you.

17 HUGH RUSSELL: Whether it's 200 or  
18 500 or 800, I don't think anybody here wants  
19 to --

20 PAMELA WINTERS: I had no idea there  
21 were that many. Thank you.

1 HUGH RUSSELL: Mr. Rafferty.

2 ATTORNEY JAMES RAFFERTY: I know  
3 public comment is closed but I had a  
4 suggesti on.

5 THOMAS ANNINGER: It's not closed.

6 HUGH RUSSELL: It's not closed.

7 ATTORNEY JAMES RAFFERTY: Oh, okay.

8 For the record, James Rafferty, 130  
9 Bi shop Al len Drive. And al though it's  
10 probab ly not in my i nterest to speak against  
11 a process that requir es a Speci al Permi t, I  
12 deal wi th issues li ke thi s, and I thi nk  
13 Counci llor Kel ley has i denti fi ed an i mportant  
14 i ssue. It stri kes me the Zoni ng chal lenge  
15 that that property owner, and I don't know  
16 the speci fi cs, i s faci ng i s that presumabl y  
17 the absence of the parki ng space i s  
18 grandfathered on the pri vate way. And i f  
19 thi s amendme nt si mply sai d that houses or  
20 dwelli ng uni ts that had been exempted from  
21 the parki ng requi rement based on

1 grandfathering, in fact, grandfathering  
2 included the fact that there were parking on  
3 the private way, they would not then be faced  
4 with the requirement of creating an off  
5 street parking on a lot that didn't  
6 previously contain off street parking. That  
7 way if that parking is happening on the  
8 private way, it could continue. Or if that  
9 parking is happening elsewhere, it kind of  
10 suggests that most of these lots are  
11 undersized on these private ways, they're  
12 small. So if you want to take down a house,  
13 when you then deal with the setback  
14 requirements of the driveway and everything  
15 else, it's really impractical. But it  
16 strikes me that the issue that's been  
17 identified is what happens when one of these  
18 houses gets replaced or taken down. It seems  
19 to me that the Zoning language could be  
20 modified in the context of this petition that  
21 would say such dwelling units that previously

1 were not facing parking requirements under  
2 Article 6 based on their access to parking on  
3 a private way could continue to enjoy that  
4 exemption. Just a thought.

5 Thank you.

6 H. THEODORE COHEN: Well, I  
7 appreciate Mr. Rafferty's comment and can  
8 understand its application in this particular  
9 circumstance, but I still think that creating  
10 a very specific exemption without really  
11 knowing all the possible situations where it  
12 may apply is not a particularly good  
13 precedent. And I also concur that I don't  
14 think the Special Permit procedure is a  
15 particularly onerous one, especially someone  
16 who is demolishing a house and building a new  
17 house is going to be going through a lot of  
18 hoops and seeking -- obviously at least a  
19 Building Permit among some other permits,  
20 that I don't see it as a very difficult  
21 requirement.

1                   HUGH RUSSELL: Well, the nature of a  
2                   Special Permit is that when the Board is  
3                   instructed to grant Special Permits and  
4                   certain specific criteria are met, and so it  
5                   could be we could work and/or suggest a  
6                   language that would make it clear that an in  
7                   fact situation such as Councilor Kelley  
8                   describes, such as attorney Rafferty  
9                   describes, that those are sufficient to meet  
10                  the standard for granting a permit. And that  
11                  might be a way of still allowing some  
12                  oversight to make sure that, you know, that  
13                  let's just say, for example, there's a  
14                  neighbor across the street who's been bugged  
15                  for years because they can't get their RV in  
16                  there because of that car is parking there  
17                  say, it gives other facts to come up. But if  
18                  it's as simple as this case sounds like, then  
19                  it would be simple to grant it and someone  
20                  who's undertaking a construction project  
21                  could say, oh, yeah, here's the standard. I

1 clearly meet the standard. I don't have to  
2 worry about this, I just have to do it.

3 So I'm wondering if we therefore should  
4 ask the staff to take these comments and see  
5 if they can devise some language that might  
6 facilitate this process.

7 STEVEN WINTER: Sure.

8 HUGH RUSSELL: And bring that back  
9 to us. Okay?

10 PAMELA WINTERS: Sounds good.

11 WILLIAM TIBBS: Sounds good.

12 HUGH RUSSELL: And we now can take a  
13 one minute break.

14 (A short recess was taken.)

15 HUGH RUSSELL: We're going to start  
16 again.

17 SUSAN YANOW: Good evening and good  
18 evening to members of the Planning Board. My  
19 name is Susan Yanow. I live at 221 Norfolk  
20 Street. I'm presenting this petition on  
21 behalf of many neighbors within the area for

1 neighborhood coalition.

2 HUGH RUSSELL: Move a little closer  
3 to the mic.

4 SUSAN YANOW: Sure. How's that?  
5 People usually think I'm a loud mouth.

6 So the goal of this petition is to  
7 maintain the existing transition zone that  
8 exists between a vibrant neighborhood, a  
9 commercial area, and lab space that is moving  
10 closer and closer to our neighborhood. The  
11 goal of this petition is to limit  
12 inappropriate development on the edges of the  
13 neighborhood and to bring the Zoning in line  
14 with what currently exists.

15 This exists two blocks from New Town  
16 Court. This is Tech Square. This is why we  
17 need this petition. This is the area of the  
18 petition. It's Main Street from Windsor to  
19 Mass. Ave. Mass. Ave. from Landsdowne Street  
20 to Prospect Street and both sides of Bishop  
21 Allen Drive between Prospect and Columbia.

1           And I'll go through the sections one by  
2 one, and I want to thank the Community  
3 Development Department for making this map.

4           There are five different sections of  
5 the petition. I will go through them and  
6 then explain the rationale.

7           Together they create a boundary that  
8 protects the neighborhood and creates the  
9 necessary transition zone between the density  
10 of Mass. Ave. and the existing neighborhood.

11           So the first section is Main Street.  
12 Which is the strip -- I'll call it the  
13 Tuscanini area between Lafayette Place and  
14 New Town Court.

15           This first section would rezone that  
16 part of Main Street from the current Business  
17 A to the Business A-1 which would essentially  
18 change the maximum height from 35 feet from  
19 the existing 45 feet. And that is in line,  
20 for example, with Craigie on Main which is 41  
21 feet. So that gives you a sense of what the

1 height limits would look like under this  
2 Zoning.

3 The second part of the petition is  
4 Bishop Allen Drive, specifically the north  
5 side, the side furthest away from  
6 Massachusetts Avenue. It -- right now, there  
7 is an A-1 Zone that is on Prospect Street.  
8 And this continues that Zone through this  
9 part of Bishop Allen to continue that  
10 transitional that Zoning to set a maximum  
11 height of 35 feet. To give you a sense of  
12 what that looks like, this is 99 Bishop Allen  
13 that I think most of you are familiar with,  
14 it's 38 feet high. But I want to also show  
15 you the other end that would come under this.  
16 This is Bishop Allen right near had AMA  
17 church. This is 31.5 feet. Bishop Allen is  
18 a mixed use but mostly residential street.

19 The third section is Massachusetts  
20 Avenue. Under the current Business Zoning  
21 the maximum height is 80 feet. Under the

1 proposed Business B-3 the maximum height  
2 would be 65 feet with a setback above 40 feet  
3 of -- with a setback after 40 feet and a  
4 different FAR. And a lot of people have said  
5 65 feet? 65 feet on Mass. Ave.? Well, the  
6 reality is the Holmes building is 69 feet,  
7 and I think that's a reasonable limit for new  
8 construction along Massachusetts Avenue.

9           Again, just to give you a sense of what  
10 currently exists, this is 69 feet. People  
11 are probably pretty familiar with that  
12 building. And here's something that is 80 --  
13 not 85 feet, but 80 feet, which is the dance  
14 complex. So that's -- that would be above  
15 the new height limits.

16           The next section is New Town Court, and  
17 this is an unusual Zoning. What came to the  
18 area for coalition was part of the Goody  
19 Clancy planning process and there was some  
20 discussion of mixed use high rise on the Main  
21 Street side of this. Many people in our

1 neighborhood, both within New Town Court and  
2 outside of it, really believe that New Town  
3 Court is a vibrant community that deserves to  
4 be protected. So this Special Zoning is to  
5 emphasize how important that edge of the  
6 neighborhood is to the neighborhood.

7 The final section is a new innovative  
8 Zoning idea which is called the Municipal  
9 Parking District. What it would do is say  
10 that there are on the three lots currently  
11 owned by the city, there would be no  
12 permanent structures erected. However,  
13 except to collect -- those necessary to  
14 collect parking fees or to charge fees for  
15 electrical vehicles, and it would preserve  
16 the current use of those lots for farmer's  
17 market, festivals, and on street parking.

18 I'd also want to point out that the two  
19 lots on either side of what used to be the  
20 Harvard Street Co-op which is now an empty  
21 building and soon to be occupied have public

1 heart that of course would be destroyed by  
2 any building on those lots.

3 I also want to point out to the  
4 Planning Board a part of (inaudible) that was  
5 omitted in my petition, but I think deserves  
6 consideration for transition, and this is the  
7 south side of Bishop Allen Drive which is  
8 currently zoned the same as Mass. Ave., with  
9 85-foot limits. What exists there is  
10 residential, you know, is residences and 35  
11 foot heights. And as the Planning Board  
12 takes a look at the transition to the  
13 neighborhood, I hope you will correct the  
14 mistake that I made and include that.

15 So why do we need this petition?

16 There's an urban planning truism that if you  
17 build more market rate housing, that will  
18 meet the demand and relieve the price  
19 pressure on existing rental and sales prices.  
20 And so there has been a lot of discussion  
21 about building more market rate housing with

1 some set asides for affordable, some set  
2 asides for market in the Central Square area.  
3 That urban planning truism just simply  
4 doesn't hold in Cambridge. We have brought  
5 thousands of units of market rate housing  
6 online at North Point, at Lechmere, at Forest  
7 City, and the demand has not gone away and  
8 rents have not softened one little bit. And  
9 I want to show you this screen capture from  
10 the end of August. This is University Park.  
11 First of all, I'd like you to look at the  
12 rents for, you know, slightly over 700 square  
13 feet one bedrooms, but I also want you to  
14 look at how few were available. Most of them  
15 were rent. The demand for these high-end  
16 units is enormous, and that is pushing rents  
17 across the neighborhood and frankly across  
18 the city. But I think it's important to look  
19 at the reality of what the market is. So  
20 that truism build it and you'll meet the  
21 supply, not true in Cambridge.

1           The second urban planning truism is  
2           that you should build dense development near  
3           transit hubs such as the Red Line. Might  
4           make sense except that an independent study  
5           done this summer by the Dukakis Center for  
6           Urban and Regional Development Policy found  
7           that portions of the Red Line are already  
8           rated overcapacity. So while it might some  
9           day make sense to build more housing and  
10          businesses right near Central Square and  
11          Kendall Square, the problems of the MBTA are  
12          well publicized and beyond the scope of what  
13          Cambridge can fix in the immediate future.  
14          And we need to take that into consideration.

15          The urban planning truism No. 3 is that  
16          if you build housing and commercial centers  
17          near subway stations, people won't own or use  
18          their cars. I think it is true that you can  
19          decrease the use of cars, but University  
20          Park's parking lots as came out in the recent  
21          hearings are pretty close to full during the

1 day. There are some spaces on the top least  
2 desirable floor, but people are bringing  
3 their cars and using their cars. People who  
4 work and live in University Park have cars.  
5 And they may have -- they may use them less  
6 because they're close to where they live and  
7 work, but they will have cars.

8 We've been told by people who have  
9 presented to the area for coalition that we  
10 shouldn't worry about more traffic in Central  
11 Square because our streets can handle the,  
12 can handle more car traffic and can  
13 accommodate more on street parking. That  
14 might be true if you look at one or two  
15 intersections in isolation, but I purposely  
16 chose a picture that is outside the Central  
17 Square gridlock that most of you probably are  
18 familiar with at five o'clock, because for  
19 half a mile in every direction of  
20 Massachusetts Avenue there's already very  
21 heavy traffic. Increased development in

1 Central Square is going to increase the  
2 congestion on Broadway, on Hampshire, on  
3 Massachusetts Avenue, and on the streets on  
4 the north/south streets. People who have  
5 tried to drive on Mass. Ave. or on Prospect  
6 Street during rush hour, this picture will be  
7 all too familiar.

8 What about infrastructure capacity? We  
9 have not seen adequate studies that show that  
10 they're sufficient infrastructure and that  
11 means sewer, water, power, traffic, and  
12 transit to support dense development in  
13 Central Square. Only two years ago there  
14 were a series of blackouts in Area 4 because  
15 the power was not sufficient. As a homeowner  
16 in Area 4 I've been told that many of the  
17 sewer lines are old and need replacing. I  
18 haven't seen studies that say that the city  
19 is confident that the infrastructure is ready  
20 for an increase in living spaces.

21 Beyond that, continued development is

1 simply not a sustainable vision for our city.  
2 That doesn't mean there shouldn't be some  
3 development, but it has to be careful, it has  
4 to be planned. The rate of development  
5 that's going on is simply not sustainable.  
6 We are the fifth densest city in the United  
7 States. And after Somerville we are the  
8 densest city in Massachusetts. Now the  
9 population density average is 16,422 feet. I  
10 don't have to tell you if you think about  
11 other parts of the city, Brattle Street is  
12 considered less dense, that there are parts  
13 of the city, particularly around Central  
14 Square, that are probably over that average.  
15 And I think we need to take that into  
16 consideration as we think about up until now  
17 dense development has been North Point,  
18 Alewife, the edges of our city. What's being  
19 contemplated now is in the heart of the city  
20 and in the heart of the neighborhood.

21 I don't think we want another Tech

1 Square in Central Square. But we've seen  
2 many sketches and proposals most recently for  
3 the glass tower near the fire station on  
4 Mass. Ave., that there are people whose  
5 vision of Central Square is more high end  
6 housing, more high tech and lab space. And  
7 those of us that live in the neighborhood are  
8 saying to you, the Planning Board, we really  
9 need you to work with us to preserve our  
10 community and to not let Tech Square extend  
11 into the area of our neighborhood.

12 Thank you.

13 HUGH RUSSELL: Okay, thank you.

14 So are there any questions by the  
15 Planning Board or shall we proceed to public  
16 testimony?

17 AHMED NUR: I just have one quick  
18 one. When you said that we are the fifth  
19 densest city in the states. Who is we? Are  
20 we talking about Cambridge or --

21 SUSAN YANOW: Cambridge.

1 AHMED NUR: -- or Massachusetts?

2 SUSAN YANOW: Cambridge.

3 AHMED NUR: Cambridge?

4 SUSAN YANOW: Cambridge is the fifth  
5 densest city in the (inhabitable) population  
6 audits city over 100,000.

7 PAMELA WINTERS: It's a city of  
8 about 100,000. I checked it on Google  
9 actually.

10 AHMED NUR: No, I wasn't questioning  
11 it, I just wondered.

12 HUGH RUSSELL: But there are  
13 several, there is small cities in the New  
14 York City environment, I think West New York,  
15 New Jersey, is one of them that are actually  
16 smaller. I think West New York, New Jersey,  
17 had 40,000 people in one square mile. So  
18 there are some exceptions. But I mean, as  
19 dense as it is here in Cambridge and Boston  
20 aren't very different. San Francisco is  
21 similar. So it's a, you know, 20th -- 19,

1 20th century density for these kinds of  
2 cities.

3 Manhattan is about four times or five  
4 times that. The overall city of New York is  
5 about twice the density of Cambridge, but you  
6 know, whether, you know, it's near the top of  
7 whatever list you can get.

8 Bill.

9 WILLIAM TIBBS: I guess my question  
10 to you is why now? I mean, obviously we're  
11 right in the middle of the planning study in  
12 Central Square and Kendall Square which would  
13 obviously have some Zoning recommendations  
14 come out of that, and why this sort of  
15 preemptive petition so to speak?

16 SUSAN YANOW: That's a great  
17 question.

18 Two reasons:

19 One is planners of Goody Clancy have  
20 come to the Area for Coalition and shared  
21 their plans. And we felt that our concerns

1 about those plans were not being reflected in  
2 the planning process at all. The planning  
3 process is going forward, but there are  
4 limited -- many people in the neighborhood  
5 feel that their voices have not been heard.  
6 And that these specific concerns about the  
7 transitional buffer zone have not been on the  
8 table. So that while there has been a lot of  
9 talk about what people would like to see in  
10 Central Square, and I'm very respectful of  
11 the huge numbers of hours that volunteer  
12 citizens have put in, about the kind of  
13 shopping, the kind -- we want middle income  
14 housing, nobody is looking out for buffer  
15 zones, particularly Bishop Allen, other than  
16 the proposal that we heard that was brought  
17 to us that there is a suggestion that the  
18 city take those three municipal parking lots,  
19 auction them off for high rise, dense housing  
20 in exchange for some either affordable or  
21 middle income units in those units. And the

1           problem is, as I've pointed out, we may gain  
2           some affordable and middle income housing  
3           units with that kind of tradeoff, but we lose  
4           them in the neighborhood because of the  
5           increasing pressures of rising property  
6           values of these high end are bringing. So  
7           that's why now.

8                   HUGH RUSSELL: Okay, thank you.

9                   So we'll proceed to the public hearing.

10                   UNIDENTIFIED MALE: Excuse me, is  
11           there a speaker's list?

12                   HUGH RUSSELL: Yes, there is a  
13           speaker's list. I have it here. When I get  
14           through the list, I'll ask if other people  
15           would like to speak.

16                   I will call people's names from the  
17           list who have indicated they wish to speak.  
18           And I would ask you to limit your comments to  
19           an absolute maximum of three minutes. We  
20           have a lot of people here we want to hear.  
21           I'd also like to comment that we received an

1 unusual number of very thoughtful e-mail  
2 communications. Several dozen have come to  
3 us. If you were the author of one of those  
4 communications, I would ask you to perhaps  
5 very quickly remind us, but not read the  
6 whole thing because we want to have everybody  
7 have a chance to be heard.

8 So the first person who wishes to speak  
9 is Paul Stone. And you have to also speak at  
10 the microphone. And, Paul, if you'd move it  
11 over to the lectern.

12 PAUL STONE: Okay.

13 HUGH RUSSELL: And if your name  
14 might be subject to misspelling, the  
15 transcriptionist asks you to spell it. Paul  
16 Stone is probably not.

17 PAUL STONE: No. I try to be real  
18 careful.

19 HUGH RUSSELL: And Pam is keeping  
20 time.

21 PAUL STONE: Okay. Thank you for

1           letting me speak. I grew up in the Bronx, so  
2           I have a sense of what density is like. And  
3           quite honestly I don't think it's necessarily  
4           conducive to the kind of lifestyle we're used  
5           to in Cambridge. And the question about why  
6           are we bringing this petition now? Is  
7           because quite honestly there's a tsunami  
8           that's kind of building over the horizon.  
9           And if you look at people's plans, if you  
10          look at planned development and proposals,  
11          you're talking about an astronomical number  
12          of cars. You're talking about an  
13          astronomical additional weight on all the  
14          infrastructure that we're talking about. I  
15          have to say this, and with all due respect, I  
16          honestly don't trust the people that are  
17          supposed to protect our neighborhoods. I've  
18          seen these CDD LEED meetings for the  
19          Cambridge Advisory Committee that I think  
20          they were spoon feeding them information that  
21          would lead them in one direction only that

1 would push them towards density and  
2 development. And quite honestly it doesn't  
3 breed a sense of trust.

4 I live on Harvard Street in Area 4. I  
5 went to -- I have a phone call. I'll pass on  
6 that. Anyway, I just ask you to consider it.  
7 This is an almost an act of desperation from  
8 the neighborhood. We feel very much like all  
9 the forces are conspiring against us, and  
10 most effectively the force of money. The  
11 city is addicted to the money that comes from  
12 the developers, and I don't think we get the  
13 low income housing that everybody seems to be  
14 talking about with inclusionary zoning. It  
15 doesn't, it doesn't net out to be any real  
16 gain.

17 Thank you.

18 HUGH RUSSELL: Thank you very much.

19 Next person is -- I would ask people  
20 not to make applause.

21 Jesse Kanson-Benanav. This is one that

1 spelling would be useful .

2 JESSE KANSON-BENANAV: My name is  
3 Jesse Kanson-Benanav, K-a-n-s-o-n -  
4 B-e-n-a-n-a-v. I live on Willow Street and I  
5 am happy to address you today. I did submit  
6 some written comments to you, but I wanted to  
7 speak in my capacity as the organizer of a  
8 new group in Cambridge. We're called The  
9 Better Cambridge, and we believe that  
10 strongly that Cambridge must pursue a smart  
11 growth in our city and in our neighborhoods.  
12 We are strongly opposed to the downzoning  
13 petition. I've already submitted, but I have  
14 in paper here, a petition of about 400  
15 residents, business owners, workers, artists,  
16 and other stakeholders in Cambridge in the  
17 Central Square community who believe that  
18 downzoning Central Square would be  
19 devastating to the diversity, the vitality,  
20 and the sustainability of Central Square in  
21 Cambridge generally. To address the issue

1 quickly of affordable housing or housing  
2 generally, it's true that there is quite a  
3 demand and that there always has been and  
4 probably will be in Cambridge. We have a  
5 situation where there's not an equilibrium.  
6 There is more demand than there ever will be  
7 supplied. But the answer to that is not to  
8 restrict the availability of supply. There  
9 is no scenario we believe under which  
10 downzoning will result in an increase in  
11 affordable low and middle income housing in  
12 our community. 400 people across the city  
13 have signed our petition in opposition to the  
14 downzoning because we do not believe that it  
15 is in line with our community goals. So,  
16 I'll leave it at that. You have some  
17 thoughtful comments throughout this petition  
18 that I would encourage you to read as well as  
19 the individual e-mails that our members and  
20 supporters have sent to you. So I would  
21 respectfully ask you to give a negative

1 reading for the downzoning proposal of  
2 Central Square.

3 Thank you.

4 HUGH RUSSELL: Thank you.

5 The next person is James Madden.

6 JAMES MADDEN: Good evening. Thank  
7 you for allowing me to speak. My name is  
8 James Madden. I live at 93 Thorndike Street  
9 now. Actually I grew up in affordable  
10 housing in Randolph, Massachusetts, which was  
11 a little too high. I wouldn't have had a  
12 home under the Zoning. And starting from 13  
13 would always come to Central Square because  
14 it was such a place of diversity and  
15 vitality. Randolph is the most diverse place  
16 in the Commonwealth. Central Square as  
17 always matched that. And I've watched it  
18 change over the decades, and change always  
19 happens and there's always concern,  
20 especially the direction. And I feel that  
21 from everybody in this room. However, I

1 would strongly oppose the downzoning.

2 Comi ng up from that background, I then  
3 went and got a Master' s in CE pl anni ng, and  
4 my professi on is bui ldi ng and preservi ng  
5 affordabl e housi ng. And I can unequi vocal ly  
6 say that the downzoni ng in Central Square  
7 woul d have a hi ghly negati ve affect on the  
8 affordabi lity of housi ng currentl y in  
9 Cambri dge by restri cti ng al ready tense pl ot,  
10 and i t woul d have future impacts in  
11 restri cti ng the ki nds of devel opments that we  
12 can use ei ther through i ncl usi onary zoni ng or  
13 any ki nd of proposa ls that mi ght come from  
14 somebody that wants to bui ld somethi ng wi th  
15 some bui lt in i ncome l i mi ts and i ncome  
16 di versi ty. I t' s heavy handed. I t restri cts  
17 zoni ng to not j ust bel ow the current l evel  
18 but to l evel s l ower than what we bui lt a  
19 hundred years ago i n our ci ty. Our governor  
20 speaks qui te el oquentl y and often about  
21 generati onal responsi bi lity. I' m a young

1 person and renter in the city. I'd like to  
2 be able to stay here. I'd like to be able to  
3 afford to stay here, and for those reasons I  
4 feel it is very much my impress to oppose  
5 this downzoning and to allow Cambridge to  
6 continue to grow in a healthy way along with  
7 thoughtful, smart growth proposals and  
8 principles that are already underway. So I  
9 also respectfully ask you to give a negative  
10 reading to this proposal.

11 Thank you.

12 HUGH RUSSELL: Thank you.

13 Terrence Smith.

14 TERRENCE SMITH: Good evening,  
15 members of the Planning Board. I am Terrence  
16 Smith, T-e-r-r-e-n-c-e. Director of  
17 Government Affairs of the Cambridge Chamber  
18 of Commerce at 859 Massachusetts Avenue and a  
19 resident at 21 Manassas Avenue.

20 The chamber has sent a letter to the  
21 Planning Board expressing our opposition to

1 the Yanow Petition. I am here this evening  
2 to further state the chamber's, the chamber's  
3 board of directors and our more than 1500  
4 members' opposition to the adoption of this  
5 petition. The Zoning changes would  
6 significantly and negatively impact every  
7 resident, business, and property owner in and  
8 around Central Square. These changes also do  
9 not refer to or address any of the  
10 recommendations made in the many planning  
11 studies of this area over the past several  
12 decades. The Yanow Petition ignores several  
13 years of discussion by hundreds of residents,  
14 businesses, and property owners to identify  
15 ways to improve Central Square, including the  
16 Red Ribbon Committee and the ongoing Central  
17 Square Planning Study. These discussions  
18 have identified a number of needs including  
19 middle income housing, day care, arts and  
20 entertainment, shops, restaurants, employment  
21 opportunities, space for opportunities, and

1 improvement of streets, sidewalks, and  
2 building. The Yanow Petition if adopted  
3 would make these positive changes very  
4 difficult, and in some cases impossible. The  
5 Yanow Petition supporters claim the  
6 development in Central Square is rampant and  
7 unregulated. As you know, the area has been  
8 downzoned several times since the 1970's,  
9 most recently in 2001, and there's been  
10 little development over the past decade.  
11 Thank you for your consideration of my  
12 remarks, and I strongly encourage a quick  
13 recommendation not to adopt the Zoning  
14 changes in the Yanow Petition.

15 Thank you for your time.

16 HUGH RUSSELL: Thank you.

17 Esther Hanig.

18 ESTHER HANIG: My name is Esther  
19 Hanig, H-a-n-i-g, and I live at 136 Pine  
20 Street. I'm here to speak in opposition to  
21 the Yanow downzoning petition. I did submit

1 a letter with specifics about why I oppose  
2 it, but tonight I want to speak about my  
3 belief that this petition will seriously  
4 limit our options to respond to changes that  
5 affect our neighborhood and to help us to  
6 achieve common goals for the neighborhood we  
7 want. Some of my friends and neighbors who  
8 are part of the submission of this petition  
9 have told me that their main purpose has been  
10 to make sure there's a serious conversation  
11 about the changes we're experiencing and its  
12 impact on our neighborhoods and city. I  
13 think, and I give them credit for this, that  
14 they've been very successful in getting more  
15 people involved and raising important issues  
16 that need to be considered. I also think  
17 that many of us on both sides of this issue  
18 share many of the same values and concerns  
19 such as the desire for increased opportunity  
20 for low and middle income housing, and the  
21 reduction of auto traffic on our streets.

1           My opposi ti on to the peti ti on is that I  
2           feel that i nstead of furthering the kinds of  
3           conversations that need to take place i n  
4           order to respond to the changes and to  
5           real ize common goal s, that downzoni ng not  
6           only l i mi ts the opti ons currently avai l abl e,  
7           but goes even further and decreases the  
8           opti ons. I thi nk thi s is a cri ti cal  
9           conversati on about the future of our  
10          nei ghborhood and our ci ty, and needs to be  
11          abl e to conti nue, not to be ended before i t  
12          has even begun. For thi s reason I urge you  
13          to vote agai nst thi s peti ti on.

14                 Thank you.

15                 HUGH RUSSELL: Thank you.

16                 Lee Farri s.

17                 LEE FARRIS: My name i s Lee Farri s.  
18                 Spel led L-e-e F, l i ke Frank a-r-r-i -s l i ke  
19                 Sam. And I l i ve at 269 Norfolk Street i n  
20                 Cambri dge.

21                 I 'm here to speak i n support of the

1 Yanow Petition. I moved to Cambridge in 1979  
2 and have always lived both either in  
3 Cambridgeport or Area 4 since then and  
4 because in part because of the density,  
5 because Cambridge is most dense city, over  
6 100,000 in the U.S. And I loved the both  
7 class and economic diversity and the racial  
8 diversity we had when I moved here, and I  
9 think we probably all agree that that has  
10 declined. At the same time that our -- my  
11 point is simply that there are market forces  
12 that are not related to density that are  
13 already moving our city in directions that  
14 many of us in Area 4 and that I live near  
15 Central Square are not happy with. I agree  
16 with Susan's points about the lack of studies  
17 to show the capacity of our infrastructure,  
18 the studies that show that public transit is  
19 already overcapacity, and my personal  
20 experience as both a pedestrian, bicyclist,  
21 and car -- occasional car driver, is the

1 streets are already very, very packed. Not  
2 just for like half an hour at rush hour, but  
3 for a two or three hour period both in the  
4 morning and in the evening. I live -- this  
5 has got to be a first. So -- sorry, we  
6 probably should have made an announcement to  
7 turn off cell phones. So -- especially when  
8 you're going to speak. Live and learn.

9 So I live at the corner of Hampshire  
10 and every day from three-ish through  
11 seven-ish I see the cars backed all the way  
12 from Prospect Street to Columbia Street.  
13 That's -- I have, you know, I haven't done  
14 exact counts, but it's in the vicinity of 20  
15 and 30 cars. And I have stood and watched,  
16 and it's taking most of the cars, four, five  
17 and six light cycles to get through. And  
18 that's the same story on Broadway. And the  
19 -- I've been to a lot of the Central Square  
20 advisory meetings and they're telling us  
21 that, you know, another 30,000 transit -- I

1 mean traffic vehicle trips are coming just  
2 from the Kendall Square. And then when you  
3 add in what some people would like to do in  
4 Central Square, you're talking 50,000. Well,  
5 to me it looks like we're already maxed out,  
6 so I don't get why CDD keeps saying oh, yeah,  
7 we can add more. I'm living it. I talked to  
8 a City Councillor and she told me she was  
9 trying to get over to the high school for an  
10 important meeting, she couldn't get there on  
11 time because it was rush hour, but it wasn't  
12 even five o'clock. It was like 3:30.

13 PAMELA WINTERS: Ma'am, if you could  
14 just sort of wind up your comments, thank  
15 you.

16 LEE FARRIS: Okay, thank you.

17 I strongly support affordable housing  
18 and I've also worked in the affordable  
19 housing field. We're not getting there  
20 through the processes that we're using now.  
21 And so I especially want to direct your

1 attention to how the petition protects new  
2 town court development and also protects the  
3 residential area along Bishop Allen Drive.  
4 And I think the best way to achieve  
5 affordable housing is to build affordable  
6 housing, that way we're not adding hundreds  
7 of units of high end housing that tip the  
8 balance of who lives in Cambridge.

9 Last point, I want to know that the  
10 property owners along Mass. Ave., some of  
11 whom have opposed the petition, they've had  
12 many years to develop their properties which  
13 are now, many of them at one and two floors  
14 up to 80-foot buildings, but they haven't  
15 done it. With the lower heights, building  
16 owners will still be able to build much  
17 taller buildings than what is present now and  
18 they will still be able to achieve  
19 substantial profits.

20 Thank you.

21 HUGH RUSSELL: Okay, thank you.

1           The next name is somebody who lives at  
2           40 Essex Street and it might be named  
3           Jonathan King.

4           JONATHAN KING:   Yep.   Good evening  
5           members of the Planning Board.   Nice to see  
6           you again.   I wish -- but anyway, I'm glad  
7           that you're giving us time to speak.   My name  
8           is Jonathan King, 40 Essex Street, Cambridge.  
9           I'm an officer of the Essex Street  
10          Neighborhood Association, also part of the  
11          Area 4 Coalition, the other neighborhood  
12          groups.   As you all know the Area 4 and  
13          related neighborhoods north of Mass. Avenue  
14          represent a core Cambridge residential  
15          neighborhood both historically and into the  
16          present.   Those of us who live there are  
17          deeply concerned of the integrity of our  
18          residential neighborhood and community is  
19          going to be deeply compromised in the coming  
20          years by high density, high rise, high scale  
21          development driven by real estate developers

1           such as Forest City, Ratner, Boston  
2           Properties, and MITIMCo. to name a few. I  
3           have listened to many presentations by these  
4           developers, closely watched their slides,  
5           Forest City Ratner was silent over the  
6           proximity of their oversized, out scaled  
7           proposal for 300 Mass. Avenue to Jill Rhone  
8           Park and Lafayette Square, a key urban kind  
9           of park in the city. The Red Ribbon  
10          Committee said linked between Kendall and  
11          Central.

12                    Only when this Planning Board asked for  
13                    shadow studies did they include views of  
14                    these crucial parts of the city, otherwise  
15                    they ignored the fact that they were  
16                    encroaching on the residential area.

17                    Goody Clancy has shown many slides of  
18                    potentially high rise market rate buildings  
19                    to be built on Bishop Allen Drive. They have  
20                    never shown a slide of the small one, two,  
21                    and three-family residences, and even some of

1 the lovely gardens on Essex Street, on  
2 Worcester, on Suffolk, on Norfolk, on Elm.  
3 Our neighborhood is invisible in these  
4 presentations, and we know it because we  
5 attend the meetings and we're waiting to hear  
6 some recognition of us. Except in New Town  
7 Court where the recognition was let's get rid  
8 of the people in Main Street side. Now,  
9 someone asked about why bring this forward?

10 And at least three meetings when Goody  
11 Clancy proposed neighborhood people formerly  
12 requested that in their consideration, in  
13 their proposals for the sites on Bishop Allen  
14 instead of just considering eight, ten, and  
15 twelve story units, towers, they also  
16 considered maybe four and six story towers.  
17 No response whatsoever. These have  
18 disappeared. Many of us have been --  
19 testified, for example, before City Council  
20 hearings, before this Planning Board in  
21 opposition to Forest City. Very, very

1 intelligent and knowledgeable testimony. I  
2 have never heard Mr. Murphy in his  
3 presentations to the City Council presenting  
4 the Forest City plan, ever mention the  
5 opposition from the neighborhood that was on  
6 the record in the city. So is it any wonder  
7 that those of us who live there are a little  
8 nervous that, you know, our lives are not  
9 being highly valued. If Forest City had  
10 proposed building a ten-story building  
11 replacing Prince Spa on Magazine Street,  
12 right, that's like the east -- the Old Asia  
13 Cafe on 300 Mass. Avenue, you know that  
14 Central Square Advisory Board, CDD, neighbors  
15 would have said have you no respect for this  
16 rich residential neighborhood on Magazine  
17 Street? Totally inappropriate to have a ten  
18 story tower there. All right. Similarly if  
19 these proposals had come on for the open  
20 spaces on Huron Avenue or Upton Road or  
21 Brattle Street, there would be no chance

1           whatsoever.

2                       Now we know that the other side of  
3           Central Square has some very tall, very ugly  
4           buildings.

5                       HUGH RUSSELL:   Excuse me, could you  
6           finish your remarks?

7                       JONATHAN KING:   Yeah, I'm closing.  
8           But we don't think that because errors were  
9           made in the past to build oversized, too tall  
10          ugly buildings in Central Square, therefore,  
11          that the remaining integrity of the Area 4  
12          neighborhood should be compromised.   And so  
13          we would like to see some protection from  
14          this, you know, Kendallization of Central  
15          Square.

16                      Thanks a lot.

17                      HUGH RUSSELL:   Okay, thank you.

18                      The next speaker is Hatch Sterrett.

19                      HATCH STERRETT:   Yeah.   Hatch  
20          Sterrett, H-a-t-c-h S-t-e-r-r-e-t-t.   I live  
21          at 12 Warren Street in Area 4.

1           There' s a real opportunity if we can  
2 bring together a little more unitedly our  
3 perceptions of some of the real estate  
4 realities in the community that a lot of  
5 people for and opposing the downzoning might  
6 come up with some really good things that  
7 would help Cambridge actually be engaged in  
8 smart growth and actually diversity on the  
9 ground instead of using it just to work. If  
10 you want some more growth, the thing that we  
11 achieve with downzoning is not anti growth,  
12 because you can imagine you can have criteria  
13 for increased density as it' s helpful to the  
14 community. The thing that downzoning can do  
15 for us now is give us the maneuverability,  
16 the options we need to make smart growth  
17 real. If we mean by smart growth many of the  
18 shared values that opponents, as well as  
19 advocates, have been stating for wanting  
20 affordability, families, diversity, all this  
21 kind of stuff. If you want it, you have to

1 have the bargaining power to get it. Under  
2 the current law, we don't have that  
3 bargaining power. Look how little is offered  
4 and probably will be offered by Forest City.  
5 But aside from that, 80 feet and 2.75 FAR  
6 along Mass. Ave., wow, that is a lot. And  
7 you propose Zoning and talks maybe about 60,  
8 there's enough of a difference in possible  
9 profit there over 35, 45 to something higher,  
10 that we would really have a meaningful chance  
11 to have affordability and affordable  
12 supermarkets, affordable family restaurants  
13 sufficient to make a difference at street  
14 level, because Cambridge says it cares about  
15 people and the community. But you have to  
16 have the bargaining power to achieve that and  
17 that's what this downzoning will do. And I  
18 want it correct, to add this perception about  
19 the impact of the real estate demand and so  
20 on. Yes, Cambridge has insatiable demands,  
21 so this is an opportunity and a requirement

1 that we do something -- we like that word  
2 innovative, let's be socially innovative and  
3 mean it about the progressive, whatever that  
4 means. It's not looking like so much anymore  
5 unless we do something. The demand that will  
6 be increased by the lab workers, the Google  
7 workers that are already coming in, is so  
8 huge, that even more people will be forced  
9 out at street level. More mom and pop stores  
10 forced out. I think of places like Camie's  
11 Bakery and Columbia Market in my  
12 neighborhood, Area 4. So we will have more  
13 bargaining power, because right now the way  
14 it would work is every time we want to get a  
15 little more bargaining power, we have to get  
16 it by getting yet another upzoning. Wow. Do  
17 we really want to do that? No. Downzoning  
18 is not anti-growth. It's for appropriately  
19 having height increases and density increases  
20 when it's good for the neighborhood. That's  
21 the Democratic way to go. And we're already

1 confirmed as the great innovative high tech  
2 place, but they don't have to take all the  
3 rest of Cambridge along the way.

4 HUGH RUSSELL: Thank you.

5 Rob Haimes.

6 ROB HAIMES: Good evening. I'm Rob  
7 Haimes, H-a-i-m-e-s. And I live at 14 Lee  
8 Street in Cambridge. I've lived in Cambridge  
9 for 35 years, on Lee Street for 25. And I am  
10 against the downzoning petition, though, I am  
11 in very much in favor of a plan process for  
12 development in Cambridge. We don't have to  
13 stop development to do it in a thoughtful  
14 way. And my comment is -- one of my comments  
15 is be careful what you wish for. And the  
16 example of that is the building at the corner  
17 of Lee Street, Lee Street and Mass. Ave. The  
18 original design that was proposed for that  
19 building was very respectful of the  
20 neighborhood, was stepped down in the back,  
21 but it required a Variance, and someone got

1 in the way of it. And the developer sat on  
2 the development for two years and finally  
3 just said, I'll build what it's zoned for.  
4 And what's there has been actually used in  
5 City Council meetings as an example of be  
6 careful what you wish for. That was probably  
7 10 or 15 years ago.

8 I would say that the All Asia block  
9 proposal is kind of the same sort of thing.  
10 If not granted, the extra height, Forest City  
11 could build what it's Zoned for which would  
12 result in no retail on the street. And also  
13 I believe would sacrifice a lot of the things  
14 that they've offered like, you know, to keep  
15 some of their apartments affordable and pay  
16 into funds which would subsidize things like  
17 day care incubator spaces for startups.

18 I would hope that rather than accepting  
19 the downzoning petition, we could extend some  
20 of the vision of the Red Ribbon report. I  
21 personally see benefits for developing some

1 of the space around Central Square and  
2 integrating -- I see it as an integration of  
3 Mass. Ave. of neighborhoods around it as  
4 opposed to somehow creating some kind of mote  
5 or something. I'm particularly interested in  
6 what the Red Ribbon report refers to, what  
7 Goody Clancy refers to it as double program  
8 or mixed use buildings which seems like a  
9 really good kind of transitional form which  
10 could benefit both the people living in the  
11 buildings and the wider community and would  
12 be completely appropriate there. So I think  
13 moving forward with that process in a  
14 thoughtful way is really good idea. And I'm  
15 particularly interested in places where  
16 Cambridge residents can age comfortably and  
17 talk with lots of friends about creating  
18 spaces where they can move in together,  
19 support each other, use resources like  
20 Cambridge at home, and still work. So things  
21 like co-housing, live/work spaces are still

1           worki ng. I thi nk those are real ly good  
2           i deas. We can proceed wi th these  
3           thoug htful ly wi thout havi ng to just put a  
4           hal t to everythi ng. So rather than stoppi ng  
5           devel opment, l et' s move forward.

6                     Thank you.

7                     HUGH RUSSELL: Okay, thank you.

8                     Steve Kai ser.

9                     STEVE KAI SER: Yes, Steve Kai ser,  
10           191 Hami l ton Street. I have no cel l phone and  
11           no computer so we don' t need to worry about  
12           that.

13                    Last year I had a very i nteresti ng and  
14           good di scussi on wi th Jim Rafferty on the  
15           Zoni ng i ssue. And i t had to do wi th Arti cle  
16           7 of the State Consti tuti on. And he was  
17           opposed to my vi ewpoi nt. We di ffered but we  
18           had a good di scussi on. And j ust to remi nd  
19           you what Arti cle 7 of the Decl arati on of  
20           Ri ghts of our Consti tuti on says; i t says what  
21           government i s for, i t says what i t' s not for.

1           What it's opposed to. Government is  
2           instituted for the common good and not for  
3           the profit, honor, or private interest of any  
4           one man, family, or class of men. Class of  
5           men can be interpreted as developers. So  
6           what this tells me is that downzoning, which  
7           some people would be objecting to -- oh, I'm  
8           sorry, the land owners letter that was  
9           submitted had an attribute in there  
10          complaining about arbitrary and invalid  
11          exercise of Zoning power associated with this  
12          petition. And I disagree with that because  
13          downzoning is legal. It has been applied to  
14          the city in the past.

15                 Upzoning is what is illegal, and every  
16          developer should come to understand that. It  
17          is contrary to Article 7.

18                 Now, I'm also doing a traffic report  
19          for the Cambridge Residents Association. And  
20          I'm looking at 24 different intersections,  
21          which is a fair number. And if you do them

1 on the calculation sheet, it fills a pile of  
2 paper like this, which I have done. The city  
3 looked at Kendall Square, nine intersections,  
4 none of them were bottlenecks. So naturally  
5 none of them showed any problems. The  
6 traffic report was useless. Useless.

7 Now the ECaPs report done 12 years ago  
8 looked at 39 locations. It was a much better  
9 report. It was thorough, it identified  
10 problems where they existed. And so when it  
11 comes to Central Square, the city adds one  
12 intersection only. And now they have 10.  
13 They look at Central Square and they tell us  
14 it's half empty. Half empty. In other  
15 words, you can double the traffic and it  
16 would still have the capacity. That's not  
17 credible to anyone. It doesn't jive with the  
18 photos that were shown on the screen tonight.  
19 Something is terrible wrong. Just as one  
20 thing, they left pedestrians out. Central  
21 Square, they left pedestrians out.

1           So I'd like to consider -- introduce  
2           here another style of planning, Jane Jacobs.  
3           She had a quite different approach to how to  
4           do it and she was very well organized. She  
5           beat Bob Moses five times in the 1960's and  
6           reduced him to sputtering over Washington  
7           Square when he lost that one. He said there  
8           was nobody against this, his proposal.  
9           Nobody, nobody, nobody but a bunch of  
10          mothers. A bunch of mothers. Well, they  
11          weren't being heard. And Susan Yanow says we  
12          need to have the citizens heard, and they  
13          haven't been. I've gone through the process.  
14          And so the process is not working. It's not  
15          individual failure. We've slipped a lot just  
16          in 12 years from ECaPs. We need to improve  
17          very much. And I understand Bill Tibbs'  
18          concern; why now? And I think we're trying  
19          to explain to all of you that the system is  
20          not listening.

21                 Thank you.

1 HUGH RUSSELL: Thanks.

2 Charles Teague.

3 CHARLES TEAGUE: Thank you. Charles  
4 Teague, 23 Edmunds Street. T-e-a-g-u-e. I'm  
5 going to try to be really brief, but the --  
6 the come back to why now? We all now why  
7 now? Forest City set this off. There was no  
8 plan. People weren't being listened to. But  
9 it's, it's also that every time Community  
10 Development appears, they talk about  
11 upzoning. And upzoning means you can build a  
12 much bigger building which means you're going  
13 to tear down what's existing. So you've got  
14 demolition, replacement, and with demolition  
15 is displacement. So we -- Community  
16 Development has -- you've sensed the distrust  
17 that there's way too much development and too  
18 little community. Community is stability.  
19 When the Red Line came to North Cambridge,  
20 the city and -- funded the stabilization  
21 committee there and East Cambridge Planning

1 Team was the stabilization committee there as  
2 well, and they got federal funding. What I  
3 like about this petition and why it's -- what  
4 I thought it was here was to force the really  
5 hard questions; relocation, displacement,  
6 gentrification. Upzoning to me is urban  
7 renewal. You've got to blow down the  
8 buildings and put them back up. It took  
9 Kendall Square 40 years to come out, and they  
10 only came out because we got a good set of  
11 biolab laws. And now we have a really  
12 wonderful office park. So, you know, I'm not  
13 exactly -- I'm not exactly sure about that.  
14 I went to the Central Square Advisory  
15 Committee last meeting and the gentleman from  
16 Goody Clancy really seemed to express some  
17 regret. He, he talked about how it's in --  
18 in the suburbs you spend 30 percent of your  
19 disposable income in transportation. You  
20 spend less than 10 in an area like Central  
21 Square, and now we're going to displace those

1 who can't afford more money, we're going to  
2 take them out of where they can afford to  
3 live. He seemed a little sorry about that.  
4 So, you know, this urban planning, if you  
5 just say cars are able, that's not enough.  
6 And so, I just have to say when I go by the  
7 west end and I see it says if you lived here  
8 you'd be home by now, that's not -- I'd never  
9 want to call that place home.

10 Thank you.

11 HUGH RUSSELL: Thank you.

12 Amy Cotter.

13 AMY COTTER: Thank you. Good  
14 evening. My name is Amy Cotter and I live on  
15 Brookline Street in Central Square. I came  
16 here having read about the proponents and the  
17 petition before you this evening, and  
18 actually feeling like we had a fair bit in  
19 common. I thought care about a diverse  
20 Central Square, about a vibrant place that we  
21 can call home, that our children can call

1 home, where people from a variety of incomes  
2 and backgrounds can find a place to live,  
3 where small businesses can thrive and where  
4 we can preserve our natural environment and  
5 parks and natural areas. I didn't understand  
6 how the petition would help us advance that  
7 vision. And I believe I understand a little  
8 bit better as a result of the presentation  
9 today that there's a great deal of concern  
10 for preserving an existing neighborhood in  
11 the sense that folks are not being heard. I  
12 think that that's a very legitimate concern  
13 that needs to be addressed. But this  
14 downzoning proposal is an overreaction. I  
15 believe that the downzoning proposal would be  
16 a dangerous limit on the ability of this  
17 community to grow and respond to evolving  
18 need. I think it's our responsibility to  
19 participate in every development proposal.  
20 We're not talking about unfettered  
21 development and growth here. Every

1 development proposal needs to provide as much  
2 for our community as it can and needs to meet  
3 our needs to the best of its ability. But by  
4 limiting the supply of housing in an  
5 environment with -- as we've heard,  
6 unfettered demand, we're doing nothing to  
7 address our demand for affordable housing and  
8 for small businesses that are ideally locally  
9 owned. Maybe we haven't supplied enough now.  
10 The solution is not to give up and stop  
11 supplying anymore. The solution is to  
12 consider what we're doing, whether we're  
13 meeting the appropriate needs, and to  
14 continue trying to address this through  
15 additional supply with housing and commercial  
16 in our community.

17 I take particular -- I'm particularly  
18 concerned with the notion that we need a  
19 municipal parking district. I feel that  
20 designating land as being appropriate for  
21 cars to the exclusion of people is not the

1 way that my understanding of Central Square's  
2 history has been or that Central Square of  
3 the future in my opinion should be. I  
4 believe that Central Square should embrace  
5 heights of buildings akin to that, that the  
6 dance complex has. I understand that that  
7 was the historic height of many of the  
8 buildings along that stretch of Mass. Ave. I  
9 think that's an appropriate height. I'll  
10 note that downtown Beverly allows that height  
11 of right. If Central Square wants lower  
12 density then does the town of Beverly, I  
13 think there are other distinctions that we  
14 might want to explore for our community  
15 versus theirs.

16 Thank you very much for your time.

17 HUGH RUSSELL: Okay, thank you.

18 Bill Goodwin.

19 BILL GOODWIN: Bill Goodwin business  
20 owner in Central Square, 350 Mass. Ave., also  
21 Central Square Business Association. I

1           oppose the Yanow Petition. Very simply as a  
2           business owner for the past 10 years in  
3           Central Square, I've watched the evolution of  
4           the area. The economic vitality and the  
5           diversity and the residents both living in  
6           and around Central Square as the -- also as  
7           the long-term residents that live in the  
8           neighborhood around Central Square co-mingle.  
9           They, the neighborhood is a lot safer. It's  
10          -- it just seems to be on the right track for  
11          growth. I feel that downzoning is  
12          inappropriate and not reasonable for the  
13          continued growth of the area and for  
14          Cambridge as a whole.

15                    Thank you.

16                    HUGH RUSSELL: Okay, thank you.

17                    David Day.

18                    DAVID DAY: Hello. Thanks for  
19           holding this meeting. My name is David Day  
20           I'm in opposition to the petition. I have  
21           three businesses in Cambridge and live at 291

1 Columbian Street. My businesses are film  
2 production and a music, art, and technology  
3 festival held together, and just recently  
4 opened a music school in the Coburn Building  
5 in Central Square. We had numerous offers  
6 from the City of Boston to work with them,  
7 but we moved to Central and to Cambridge as a  
8 whole because of -- for the exact reason that  
9 it allows and explores new ideas in a much  
10 faster and more expeditious way than most any  
11 other city that I've ever been in. And this  
12 downzoning proposal strikes me as the  
13 anti thesis of what I believe Cambridge to be.  
14 Someone brought up the parking, keeping the  
15 parking districts. Having run a couple of  
16 businesses in Central that people come drive  
17 to Central because they can park. So I think  
18 keeping the parking lots doesn't really make  
19 any sense at all.

20 But I will say that innovation is a  
21 term that's thrown around a lot. What

1 innovation simply is entrepreneurship. Me  
2 and friends of mine who are pushed into  
3 innovation zones, simply are just trying to  
4 open new businesses, and many times they may  
5 not be understood or largely, you know,  
6 physical locations serving, you know, a, a  
7 specific purpose, but they do need space, and  
8 we need space to grow as an economy. And as  
9 a creative economy, Cambridge is far and away  
10 the leader of the state and I'd like to see  
11 it continue that way. And that's why I'm  
12 here, and thank you for your time.

13 HUGH RUSSELL: Thank you very much.

14 Owen Kennett.

15 OWEN KENNETT: I had to sneak around  
16 back. It's a full house in here. Okay,  
17 cool.

18 Hi, my name is Owen Kennett, and I'm  
19 here on behalf of the owners of the Middle  
20 East who really wanted to be here tonight.  
21 We actually had a really crazy sold out show

1 so they regret that they couldn't make it,  
2 but it's pandemonium over there. I was just  
3 there. We recognize that we have customers  
4 on both sides of this issue. It's very  
5 controversial and Nabil and Joseph both do  
6 want the voices of Cambridge citizens to be  
7 heard, but they feel that this is the wrong  
8 way to do it. We are really concerned about  
9 the restrictions brought into play by the  
10 Yanow Petition, specifically the regulation  
11 along Mass. Ave. They're not calling for  
12 Cambridge to become a concrete jungle, that's  
13 unreasonable, but we do believe that in order  
14 for Cambridge to remain flexible for the  
15 foreseeable future, it needs to be able to  
16 grow in proportion to population growth. And  
17 we feel that the caps placed by this proposal  
18 could hurt Cambridge's chances to adapt the  
19 future needs by both limiting the  
20 availability of affordable housing, and by  
21 making properties difficult for entrepreneurs

1 to obtain due to heightened cost.

2 And thank you very much, and let's keep  
3 Cambridge progressing.

4 HUGH RUSSELL: Okay, next speaker  
5 Matthew Lareu (phonetic).

6 MATTHEW LAREU: Hi. Matthew Lareu.  
7 I live at 88 School Street in Area 4, and my  
8 property abuts one of the zones that's under  
9 consideration in this petition for being  
10 downzoned. I also work in Central Square. I  
11 walk up and down Bishop Allen at least twice  
12 a day, if not more, so I know the area quite  
13 well and I know how it works and I just want  
14 to speak in opposition to the downzoning  
15 petition.

16 In 1950 Cambridge reached its largest  
17 population. And since that time it's gotten  
18 smaller. And recently there's been an uptick  
19 in the population of Cambridge. So what's  
20 happened is that since 1950, the way that we  
21 plan cities in the U.S. has really been

1 geared towards the use of the automobile, and  
2 that's resulted in the kind of fabric that we  
3 have today; suburbs where people are forced  
4 to rely on their cars. They don't have any  
5 choice other than to drive. I think times  
6 have changed, and we know that we can't keep  
7 developing like that anymore. I think what  
8 we're doing needs to be considered in terms  
9 of not ourselves, but for the people who are  
10 gonna live here in future generations because  
11 development is not going to take place today  
12 or tomorrow, it's gonna be at least 10 years  
13 off if not a generation more. So consider  
14 the type of city that we want to build is the  
15 type of city for the younger people, for the  
16 future generations, and there's a way that  
17 they're going to live; the way that they're  
18 going to forego the use of a car, the way  
19 that they're going to choose to live in  
20 denser places because denser places make  
21 better cities. And so that's what I'd like

1 to I leave with you.

2 Thank you.

3 HUGH RUSSELL: Thank you.

4 Charlie Marquardt.

5 CHARLES MARQUARDT: Hi, Charlie  
6 Marquardt, 10 Rogers Street. I already wrote  
7 you a letter so I'll be really brief. Pam's  
8 keeping time.

9 This petition brings a lot of empathy  
10 out of me in terms of I understand what the  
11 petitioners are trying to accomplish. I  
12 wholeheartedly disagree with the approach,  
13 though. It takes what is good about  
14 Cambridge and says we're gonna throw it all  
15 out the window. Two and a half years ago I  
16 spent three or four Saturdays listening to  
17 all the impacts of climate change. Are we  
18 going to have carbon dioxide emissions here?  
19 Are we going to do this? I got cornered for  
20 30 minutes about transit-oriented  
21 development. If there isn't a place that's

1           sui ted for transi t-oriented devel opment,  
2           Central Square is i t. It is the place. I  
3           look at the parking l ots along Bi shop Allen  
4           Drive and I look at the possi bi li ti es.  
5           Keepi ng them i t as a parking l ot is the exact  
6           opposi te thi ng we want to do. I thi nk I  
7           i ncl uded a copy of a photo wi th your l etter  
8           that showed a l i ttle space down i n East  
9           Cambri dge whi ch we al l look to now as a  
10          success. It' s brought vi ta li ty to Thi rd, the  
11          l ower end of Thi rd Street. 1998 that was  
12          nothi ng but surface parki ng l ots. If East  
13          Cambri dge back then sai d we want to protect  
14          the nei ghborhood by stoppi ng the devel opment  
15          of surface parki ng l ots, we' d have nothi ng  
16          there. The ci ty woul d not have the money i t  
17          has now to do al l the great thi ngs i t does,  
18          and we woul dn' t have al l those hundreds of  
19          uni ts of i ncl usi onary housi ng down there.  
20          And that' s the l ast thi ng I want to hi t on.  
21          No one' s real ly talked about i t. We keep

1 saying let's keep New Town Court as New Town  
2 Court. I remember when New Town Court didn't  
3 have all those nice solar panels on top of  
4 it. If we said let's keep New Town Court as  
5 New Town Court, we wouldn't have solar  
6 panels. Everything is going to change. I  
7 look at Lincoln Way down off of Walden  
8 Street, and if we said let's keep Lincoln  
9 Way, Lincoln Way, we'd have a mess. It was a  
10 mess. It's now a beautiful redevelopment of  
11 a space into someplace where people can live  
12 and we can add units. I look at New Town  
13 Court and Washington and see opportunity not  
14 to take away units but to double the units.  
15 Taking good advantage of what's there to  
16 bring more affordability to that  
17 neighborhood. So I ask you let's put this  
18 thing to bed. Let's vote it down, send off a  
19 negative recommendation and let's let the  
20 City Council do what it needs to do.

21 Thank you.

1 HUGH RUSSELL: Thank you.

2 Al I en Penni man.

3 ALLEN PENNIMAN: My name is Al I en  
4 Penni man. It's Al I en P, as in Peter  
5 e-n-n-i -m-a-n. I'm here -- I'll try to keep  
6 thi s bri ef. I'm here to ask you not to let  
7 the voi ces of a vocal mi nori ty hi j ack the  
8 pl anni ng efforts of the Ci ty of Cambri dge.  
9 I'm tal ki ng about the Red Ri bbon Coal i ti on  
10 and the work that's bei ng done in Central and  
11 Kendal l Square al ready. I'm affi li ated wi th  
12 Better Cambri dge and we represent many  
13 resi dents, busi ness owners. We're 400  
14 si gna tures on our peti ti on. And whi le I  
15 sym pa thi ze wi th a lot of the val ues of the  
16 Yanow Peti ti on and thei r sup por ters, I do not  
17 thi nk that thi s is a pro ducti ve or a  
18 vi si onary or i nnova ti ve way to see those  
19 val ues come to frui ti on. I don't see how  
20 pre servi ng the parki ng l ots is -- it's a  
21 stabl e measure. I don't see how restri cti ng

1 the ability of innovative companies and  
2 intelligent -- and all people of modest  
3 incomes to live in our neighborhood. And one  
4 thing I'd like to say is that we're not,  
5 we're not in support of increasing zoning,  
6 we're increasing preserving it the way it is.  
7 And Cambridge used to be a lot denser and  
8 had -- and we're talking about not bringing  
9 in big labs or anything like that, but just  
10 sort of maintaining the vitality that we  
11 already have. And one point I'd like to make  
12 is that by restricting the quantity of  
13 housing units that developers can build and  
14 the amount of retail space that they can  
15 build, what you're going to see is smaller  
16 units. You're going to see luxury units.  
17 You're going to see one and two bedroom  
18 units. You're not going to see family units.  
19 And if there's a restricted supply of retail,  
20 those national -- there's the big chains and  
21 the expensive retailer, instead of going into

1 new buildings they're going into existing  
2 buildings and they're going to compete with  
3 the mom and pop that we love so much. I'm  
4 asking to oppose the petition for those  
5 reasons.

6 Thank you.

7 HUGH RUSSELL: Thank you. Next  
8 James Williamson.

9 JAMES WILLIAMSON: Thank you. James  
10 Williamson 1000 Jackson Place.

11 No. 1, no trust. There is no trust and  
12 why should there be? The reason there's no  
13 trust is for very good reason, because this  
14 -- the government doesn't work for us, the  
15 results are not favorable to us, and we've  
16 seen an erosion of the quality of life of the  
17 city that we've all lived in. I've lived  
18 here for 41 years.

19 Look at what happened with Novartis.  
20 They came in here, they talked about public  
21 open space, and it all sounded good. The

1 City Council went for it, they gave them an  
2 upzoning and then at the end of the day they  
3 put fences up and they begrudgingly allowed  
4 the public space that they had promised to be  
5 open until 7:30 during weekdays and  
6 begrudgingly they decided, okay, we'll let it  
7 be open on weekdays until five o'clock.  
8 That's just one little tiny example of why  
9 there is no trust for very good reason.

10 Planners and architects and engineers,  
11 I just saw a film tonight about -- that  
12 included about urban renewal for a course on  
13 I'm taking at MIT on urban transportation  
14 planning. And yes, all the -- not all of  
15 them, but architects, engineers, planners  
16 were all saying, yeah, put the highways  
17 through the French quarter. Put the highways  
18 right through Washington Square Park. Put  
19 the highways right through Cambridgeport.  
20 Put the highways right through the West End.  
21 So -- and it was people like Jane Jacobs who

1 led the opposition which then led to people  
2 being a little bit more -- and now they teach  
3 that in planning classes at places like MIT.  
4 The -- I do have one reservation about  
5 this which I'll come to in a second, but to  
6 me a central point here is what do we want?  
7 What are the urban design principles? What's  
8 the character we're looking for here? And we  
9 don't seem to really get into that. Is it --  
10 there are people, very thoughtful people, who  
11 do consulting in Cambridge who talk about 65  
12 feet as a good height. We could have  
13 Barcelona. By the way, Barcelona is very  
14 dense, but it isn't, I don't think, 85 feet.  
15 Maybe I'm mistaken. But I think you can have  
16 reasonable height and have density as well.  
17 I don't see anything wrong with 65 feet. The  
18 No. 1 bus, the transportation issue, it's a  
19 fiasco. I'm frankly tired of people who  
20 don't rely on public transportation preaching  
21 to us about how great it is and how we don't

1 really have problems. Brian, who I think is  
2 a pleasant fellow, has a dedicated free  
3 parking spot right outside this building. He  
4 doesn't take public transportation for the  
5 most part, and he doesn't depend on it. I do  
6 and I have trouble with people who don't  
7 being -- passing themselves off as the  
8 experts on public transportation. I have a  
9 fair amount of expertise about it, not --  
10 well, I think I understand it pretty well.  
11 The No. 1 bus is a fiasco. You saw that  
12 image and that's why, because that image is  
13 the bridge, the Harvard Bridge, and that's  
14 why the No. 1 bus you might as well not take  
15 it, you might as well walk.

16 So -- and transitions and buffers.  
17 We've been promised this is the transition,  
18 and then the transition is moved. And it's  
19 sort of like what happened to the Indians,  
20 the Native Americans, you know, first we took  
21 this and now that's the buffer and now we're

1           gonna take that and that's the buffer.

2                       Finally, on where I think there is a  
3           reason for some reservation about this, it  
4           does have to do with density. It's not  
5           dense, it's denser. I think there's  
6           something appropriate about somewhat denser  
7           buildings right in Central Square, not the  
8           scale of the building that the Cambridge  
9           Housing Authority is in, but somewhat denser.  
10          But in general -- and I do think there needs  
11          to be some reservation about the parking lot  
12          piece of this proposal. I think that  
13          deserves more careful consideration. But in  
14          general, I think I'm in broad support of this  
15          and I hope you'll give it ample  
16          consideration.

17                       Thank you.

18                       HUGH RUSSELL: Thank you.

19                       Next Gerald Bergman.

20                       GERALD BERGMAN: Gerald Bergman, 82  
21          Elm Street. I think it's important that we

1           Look at the names on the Yanow Petition. And  
2           I've noticed those names, some of those  
3           people have been the leaders in this  
4           community for decades in the fight for  
5           affordable housing. I mean, some of them  
6           were in the tents alongside me in the  
7           simplex. So I think there's some history,  
8           and I think we have to take the concerns that  
9           they bring to you very seriously that we are  
10          facing a tsunami of development. Since the  
11          loss of rent control, I mean I lost that  
12          battle. I lost the battle for the library in  
13          Central Square. I lost a lot of them, but I  
14          think we have to say we're in a very serious  
15          position and I think we need to do something  
16          about it.

17                   That being said, somebody who's lived  
18          in Area 4 for 35 years, I've worked in Area  
19          4, I've worked at the Cambridge Committee of  
20          Elders. I was the original founder of the  
21          Cambridge Food Co-op. I was past president

1 of the Somerville/Cambridge Economic  
2 Opportunity Committee when it was on Green  
3 Street and then on Inman Street. A number of  
4 things I've been active in. All of this, I  
5 have to say that sadly I'm in opposition of  
6 this petition. And why is that? Well, I  
7 went to a meeting last night, I mean, where  
8 it was truly frightening. That was when they  
9 set the fiscal issues for the city. They  
10 were applauding \$115 million in free cash.  
11 Why is that? Because of a pulling so many  
12 building permits. They applauded when the  
13 city manager said cranes are good. In fact,  
14 the crane is now the new bird of Cambridge as  
15 our new symbol that we're going to have, the  
16 crane. It's also the symbol of China  
17 incidentally when I was there.

18 Why am I opposed to the petition? I  
19 did write something, but I want to briefly  
20 say it. I think it's a petition that has a  
21 lot of problems in the way it is written, and

1 I think it's coming before you at the wrong  
2 time. I opposed the Forest City petition for  
3 many reasons, one of which I opposed any  
4 upzoning while the studies were still  
5 ongoing. I opposed the downzoning for the  
6 same reason. Why the current Goody Clancy  
7 things, I'm sure are waved in favor of  
8 developers. I want to see what they come up  
9 with, I want to see what that vision is. So  
10 I think it's a petition at the wrong time.  
11 Why is it a bad petition? I wrote a number  
12 of things out that I want you to look at.  
13 But parts of it is like one section says  
14 let's lower the density but keep the same  
15 FAR. It seems to me that would just -- I'm  
16 not a Zoning expert, but that's what I read.  
17 Won't this just resolve in squaller, denser,  
18 uglier buildings. Municipal parking section,  
19 on Harvard Street last week, the Board of  
20 Zoning Appeals just allowed a 20-unit  
21 affordable housing building with below grade

1 parking across from New Town Court in  
2 Washington Elms. Why can't we in Central  
3 Square build affordable housing? I'm not  
4 talking about inclusionary affordable  
5 housing, I'm talking about real affordable  
6 housing with below grade parking. It seems  
7 to me this -- I want to wrap up. Just a  
8 couple more things here.

9 PAMELA WINTERS: Okay.

10 GERALD BERGMAN: Why would we, why  
11 would I support a petition that seemingly  
12 would disallow the same thing that we're  
13 gonna do in a neighborhood in the heart  
14 farther in the residential section. I want  
15 to see what the possibilities are. I'm not  
16 talking about inclusionary. I'm talking  
17 about real affordable housing. Maybe we can  
18 have some inclusionary middle income housing.  
19 And there's another section in the Zoning  
20 that I think have problems, that if adopted,  
21 I think it might even threaten some of the

1 open space in the Cambridgeport area.

2 I just want to mention finally New Town  
3 Court. People were extremely upset that that  
4 was threatened. I don't see that this new  
5 Zone, while it does call attention to New  
6 Town Court, does anything to protect the  
7 residents of New Town Court, and maybe you  
8 could figure that out for me. But I just  
9 don't see that. I mean, the Obama  
10 administration doesn't want to support  
11 affordable --

12 HUGH RUSSELL: Can you wrap up?

13 GERALD BERGMAN: -- housing. So we  
14 ought to be protesting the Obama  
15 administration. Protest the state  
16 government. That's where our problems are.  
17 And I want to give power to the people at New  
18 Town Court. I don't want to fool them that  
19 this is gonna protect them, and I don't see  
20 that.

21 So I have a number of other issues

1 suggesting that perhaps the petition itself  
2 is badly written, and it doesn't do what we  
3 want it to --

4 HUGH RUSSELL: Thank you very much.

5 GERALD BERGMAN: -- and it's  
6 submitted at the wrong time. And here's a  
7 copy. Thank you very much.

8 HUGH RUSSELL: Next, is Solomon  
9 Chowdhury.

10 SOLMON CHOWDHURY: Solomon Chowdhury,  
11 C-h-o-w-d-h-u-r-y. Thank you for giving me  
12 the opportunity to speak. First name is  
13 S-o-l-m-o-n. Thank you for giving me the  
14 opportunity to speak.

15 I grew up on Pearl Street. Early  
16 nineties I spent most of my time working in  
17 Central Square for Mass. Food Co-op to Burger  
18 King to Radio Shack to Cocat (phonetic). So  
19 I spend a lot of my time growing up in  
20 Central Square and, you know, over the years  
21 I saved money and opened a couple of

1 businesses. I own a restaurant in Harvard  
2 Square. And recently I opened a restaurant  
3 in Central Square called Moksa and I welcome  
4 everyone to come by and check out the  
5 restaurant.

6 So, I'm here to oppose this. And one  
7 of the reasons is knowing Central Square  
8 really well, growing up in Central Square, by  
9 allowing this, it's going to limit any more,  
10 you know, buildings or anything. What it's  
11 going to do is it's going to increase the  
12 rent in Central Square and it's going to stop  
13 from local business owners from coming to  
14 Central Square because they wouldn't be able  
15 to afford any of the rent if there was a  
16 limit of, you know, new commercial space or,  
17 you know, and also we relied on -- I'm  
18 relying on getting a lot of foot traffic to  
19 come into the restaurant. And if this is  
20 allowed, we're not going to have as many foot  
21 traffic in Central Square to come in and

1 they're not going to shop in the local  
2 restaurants, local stores. Also if the rent  
3 increases and if this is allowed, rent is  
4 going to increase a lot higher, if you think  
5 this is high now, well maybe multiply that by  
6 maybe 10. And guess who is going to afford  
7 the rent? Only banks. And guess what? In  
8 last 10 years probably those are the only  
9 places that opened up in Central Square,  
10 banks. They don't hire locally. If you want  
11 local, the stores and restaurants to hire  
12 locally, that's what you want. You don't  
13 want banks because they don't hire local  
14 people. So by allowing this, it's gonna put  
15 local businesses like us out of, out of  
16 basically renting anything in Central Square  
17 having our dream, you know, and now it looks  
18 like if this is allowed, maybe I won't have  
19 enough customers in the restaurant that I  
20 might be -- go out of business. So, please  
21 consider that.

1 Thank you.

2 HUGH RUSSELL: Thank you.

3 This is the end of the list. Does  
4 anyone else wish to speak?

5 Yes, sir.

6 MARK BOYES-WATSON: I'm Mark  
7 Boyes-Watson, 22 Erie Street. Good evening.

8 I'm here to speak in opposition to the  
9 downzoning petition. I have a lot of  
10 reasons, I'm going to try to be very succinct  
11 though. I started at six years ago, and I  
12 think I might have been actually an  
13 instigator of all the trouble in the sense  
14 that I went to Ken Reeves and I said, Ken,  
15 why do we have this huge parking lot between  
16 Norfolk and Essex that the city owns and have  
17 such good possible uses we could put that to;  
18 like affordable housing or a market square  
19 for the citizens to buy groceries a little  
20 better than they do today, and maybe small,  
21 locally owned retail? And he said, well,

1 that's an interesting idea, I don't know, but  
2 let's think about it. So here we are six  
3 years later and I just -- I'm baffled by the  
4 downzoning petition. I think that many of us  
5 share all of the same goals for Cambridge.  
6 But just taking the notion that it be zoned  
7 away as a parking lot, I mean, I started by  
8 just looking at that lot. That lot is Zoned  
9 for 70 units of housing. If you take the  
10 underlying Zoning today on the lot, you can  
11 build 70 -- and the city could build 70  
12 affordable housing units. Of course, if you  
13 did that, the city would not get a market  
14 square. So I think what happened during Red  
15 Ribbon and now the process that's going on  
16 with Goody Clancy, is the thought that, wow,  
17 what if the 70 units of housing wasn't built  
18 in the same place as the parking lot but was  
19 maybe built upon some retail buildings up on  
20 top of it, thus leaving room for 70 units of  
21 affordable housing and the market square?

1 That is what the Zoning process that we are  
2 engaged in I think is about. It's about  
3 win/win and it's absolutely about protecting  
4 the adjacent neighborhoods. So anyway, I'm  
5 hoping that we all do the right thing here.

6 Thanks.

7 HUGH RUSSELL: Thank you.

8 Does anyone else wish to speak?

9 GEORGE METZGER: I'm George Metzger,  
10 M-e-t-z-g-e-r. I'm first speaking as  
11 president of Central Square Business  
12 Association. I'm not going to repeat what  
13 many, many people have said. We are here in  
14 opposition to the petition I think succinctly  
15 put because while it does certainly raise  
16 some interesting questions, there is a  
17 process ongoing of which those questions need  
18 to be answered, and the Planning Board itself  
19 is one of the places where many of those  
20 questions need to be brought up and answered.  
21 So, I will leave you with this letter of

1           opposi ti on. We are strongly opposed to this  
2           being certainl y at the wrong time. I think  
3           in spite of what was said, I think it is a  
4           little bit of disrespectful for all the hours  
5           that many, many, many people have been  
6           putti ng into thi s process. There is no  
7           proposal that has come forward yet. So I  
8           think it's a little inappropriate to be  
9           putti ng forth a proposal in opposi ti on to  
10          something that is backed, while rumored, has  
11          not actual ly been said. I think when you go  
12          through an exhausti ve process, and the one  
13          that we're in has been the most that I've  
14          been involved in in four decades, I think  
15          it's important to look at things that you  
16          might not like and understand why and decide  
17          then what you want to do about it.

18                 I also live at 90 Antrim Street. I  
19                 walked here tonight. I walk to work. I'm  
20                 one of those people who enjoys Cambridge  
21                 because it is a place where I both live and

1 work. I was the first Chair of the Central  
2 Square Overlay District when it was  
3 established in the middle nineties. The  
4 Central Square Zoning Advisory Commission,  
5 and it is exactly the kind of mechanism that  
6 I believe we are looking forward to expanding  
7 so that we can advise you in your  
8 deliberations on what is appropriate and the  
9 kind of tradeoffs that Mark and others have  
10 talked about.

11 This downzoning petition removes that  
12 sense of discretion altogether, and actually  
13 removes it from this Board in terms of  
14 rendering decisions about what does or  
15 doesn't make sense other than the obvious.  
16 Let me just also say that when I came to  
17 Cambridge many, many years ago as was already  
18 stated, it was a more dense city than it is  
19 now. And I think many of us yearn for the  
20 kinds of things that was -- were in Cambridge  
21 then in terms of walkability and shopping,

1 and that is really driven by people living  
2 here and people working here. So I urge you  
3 to add to the whole process your wisdom about  
4 how to come up with the right kind of  
5 solutions here first by voting down this  
6 petition and then helping to add into the  
7 dialogue of what is appropriate. And I'll  
8 leave you a copy of the letter.

9 Thank you.

10 HUGH RUSSELL: Thank you.

11 Carol.

12 CAROL BALLOU: Carol Ballou, 257  
13 Charles Street. I'm somewhat disappointed in  
14 this whole way of how this happen. But it  
15 seems like another neighborhood group just  
16 decided to say no instead of going to the  
17 table and saying, let's get a win/win  
18 situation here. And I'm opposed to this  
19 petition. We've worked our little tails off  
20 over in East Cambridge to work with  
21 developers and come out with something for

1 everybody. And I only hope that in the  
2 future some of these neighborhood groups can  
3 do the same.

4 Thanks.

5 HUGH RUSSELL: Okay.

6 There were a couple of people in the  
7 middle that raised their hands.

8 JAMES WILLIAMSON: One of whom can't  
9 hear very well.

10 HUGH RUSSELL: Okay.

11 SETH TAYLOR: My name is Seth  
12 Taylor. I live at 48 Norfolk Street directly  
13 inside the area of consideration. I overlook  
14 the parking lot with the beautiful mural  
15 everyday when I wake up in the morning and  
16 when I go to sleep at night. There is one  
17 section of this entire discussion that I  
18 think is worth focusing on, is the level of  
19 community involvement in that parking lot.  
20 Although it might seem trivial to many, the  
21 fact that we have our farmer's market there

1 every single summer day on Monday every week,  
2 brings together tremendous foot traffic  
3 around that area. Plus there's also a  
4 tremendous amount of artistic expression  
5 along that wall plus catty-corner to Mass.  
6 Ave. So in -- I do believe frankly that  
7 there's going to be development in Central  
8 Square because I think it's inevitable given  
9 the rather poor infrastructure in that part  
10 of Cambridge. And I'm also a firm believer  
11 in the innovation potential globally for the  
12 human race that Cambridge represents. I do  
13 not really worry too much about affordable  
14 housing because the concept in my mind  
15 resolved itself inevitably, but it's really  
16 true to say with MIT and Harvard within a  
17 stone's throw of Central Square, this is a  
18 national -- actually a human resource. It's  
19 not to be limited strictly by one individual.  
20 But if you want to live or be anywhere near  
21 there, please consider the value of that

1 little piece of open space when you start  
2 building your gigantic skyscrapers when  
3 you're around Central Square. Try to remain  
4 an idea that all publicly owned property, the  
5 parking lot should be restricted for any kind  
6 of above-ground construction. Because they  
7 will be the only opportunity for any kind of  
8 parks once you've finished tearing down and  
9 rebuilding Central Square. So if there's any  
10 shred of anything that gets resolved from  
11 this entire effort, please retain the  
12 possibility of some open space. Please,  
13 because I live there and everyone else. I do  
14 not want to see a wall of concrete right from  
15 Bishop Allen all the way through. Maintain  
16 the publicly owned space as undeveloped  
17 that's the one request I have.

18 HUGH RUSSELL: Thank you.

19 Yes, sir.

20 RICHARD GOLDBERG: Hello. My name  
21 is Richard Goldberg. I live at 170 Harvard

1 Street. I'm on the Leadership group of the  
2 Area 4 coalition. I just want to make three  
3 points.

4 No. 1, the Area 4 coalition, which is  
5 in favor of the Yanow Petition, has been in  
6 favor and has seen more public housing, more  
7 affordable housing, more low cost housing  
8 built in our neighborhood than in any other  
9 neighborhood in Cambridge. And I take some  
10 exception to people that think that we are  
11 being exclusive in pushing for a less dense  
12 development of Central Square.

13 The second point I would like to make  
14 is that I have seen development in many, many  
15 places in Cambridge and I have never seen  
16 affordability of retail or of housing been  
17 the result. And if you can point to one area  
18 in Cambridge which has been massively  
19 redeveloped where the majority of the  
20 development has been for affordability,  
21 retail or residential, please tell me about

1           i t.

2                   The other thing I'd like to say, the  
3           third thing I'd like to say, is that for  
4           those of us who live in the neighborhood, we  
5           think it's pretty dense already, and we'd  
6           like to see some consideration given to the  
7           people that live there as opposed to the  
8           people who are going to be moving in.

9                   Thank you very much.

10                   HUGH RUSSELL: Thank you.

11                   BILL CUNNINGHAM: Hi, I'm Bill  
12           Cunningham. I live at 6 New Town Court and  
13           I'm on the Board of the Alliance of Cambridge  
14           Tenants. We spend, we've spent the last four  
15           or five years with the Alliance of Cambridge  
16           Tenants which is all low income people who  
17           are living in voucher households or in public  
18           housing throughout the city wrestling with  
19           these kind of questions. And I have to tell  
20           you I want to confine myself as much as  
21           possible to the idea of a buffer zone along

1 New Town Court. But I do want to point out  
2 to you that in the last 15 years we've lost  
3 20 percent of the vouchers in the city  
4 because of the rising rents, making it  
5 impossible for the fair market rent to be  
6 subsidized by HUD rules. And we also see  
7 what's happening in Washington, what has  
8 already happened and the effect on the  
9 Housing Authority's ability to maintain its  
10 buildings without -- quite frankly without  
11 taking -- without considering making deals  
12 with private developers in order to leverage  
13 what their property, what property they have  
14 which is desirable for redevelopment, which  
15 -- of which New Town Court is the most  
16 prominent in order to save other pieces of  
17 property.

18 So, in New Town Court, we see the Yanow  
19 Petition making an effort to save us, to  
20 protect us. And one person commented, a  
21 person that I respect, that this perhaps

1 doesn't do that. However, the concept -- I  
2 want to pay attention to the concept of the  
3 buffer zone and the, and the transition zone,  
4 the difference between what Goody Clancy is  
5 talking about and what the Yanow Petition is  
6 talking about. Because I've been to a lot of  
7 these hearings, and Goody Clancy is always  
8 talking about how to make Cambridge more  
9 inviting to the creative class and the new  
10 scientific economy that we're already the  
11 world center of. This is the only concern  
12 that they really seem to have. And I don't  
13 blame many of the people here who spoke  
14 against the downzoning petition for doing so,  
15 because in the sense they are part of -- many  
16 of them are part of that class and they see  
17 this as a good future for them. I also don't  
18 -- can't blame the property owners for being  
19 against it because let's face it, if in fact  
20 more development were going to lower ground  
21 rents, then they wouldn't be here opposing

1 something like this. They would want the  
2 ground rents to go up.

3 But in the -- about 10 months ago, I  
4 believe, the planners were in here and they  
5 showed a sketch of what they might like to  
6 see along Main Street where New Town Court is  
7 now, and they showed a three- to five-story  
8 building and it was marked transition,  
9 buffer. This is the buffer zone is however  
10 in our territory. The buffer zone is not on  
11 their territory. It's in our territory. And  
12 that's the way, that's the way they're  
13 thinking all along. Yes, there has to be a  
14 buffer in the transition, but that Zone is  
15 going to be on our turf and not on theirs.  
16 And frankly we have to see this as a  
17 territorial question and not just a question  
18 of units, because as soon as you don't, as  
19 soon as you change the mix, the income mix,  
20 the businesses that are supported by one sort  
21 of population are going to increase and the

1 others are going to vanish.

2 PAMELA WINTERS: Sir, your time is

3 up.

4 HUGH RUSSELL: Thank you.

5 Does anyone else wish to speak?

6 HEATHER HOFFMAN: Hi, my name is

7 Heather Hoffman. I live at 213 Hurley Street

8 and I was actually the first person to sign

9 up and I didn't intend to speak, but I heard

10 a bunch of things that I couldn't stay silent

11 about. Several people have talked about how

12 much denser Cambridge was 50 and 60 years ago

13 and that's true, but that's because we had

14 six to ten kids in a family. We had -- I am

15 absolutely certain, tons less square footage

16 of buildings in Cambridge, both residential

17 and commercial. It's not as though this is

18 Detroit where entire neighborhoods have been

19 bulldozed. We've been building and building

20 and building. And Cambridge isn't unique in

21 having many fewer people in dwelling units.

1 Not only do we have college students who  
2 really skew that, but even for people who  
3 aren't students living in dormitories and  
4 other types of student housing, households  
5 are getting smaller. Now in my family there  
6 were four kids. I have one kid. I'm -- that  
7 is pretty common for people of my generation.  
8 So, that is one of the challenges that I  
9 haven't heard a whole lot of real discussion  
10 of. It's sort of mentioned in passing when  
11 we talk about what sort of housing we want to  
12 have, but that's something that we really  
13 have to think about and whether those sorts  
14 of smaller households are gonna have a  
15 different affect on lots of things, including  
16 the type of transportation they need and all  
17 of that. So just saying that Cambridge was  
18 way denser tells you nothing. You have to  
19 know what the density means. And I was  
20 really happy to hear someone else talk about  
21 the other thing that I had wanted to say,

1        which was I don't think that the municipal  
2        parking zone is because parking lots are  
3        desirable. What is desirable is open space  
4        where people can gather. I don't think that  
5        the farmer's market is going to thrive in a  
6        skyscraper. The farmer's market nonetheless  
7        draws people from all over the city and  
8        probably far beyond. It's a very important  
9        part of the neighborhood and the fabric of  
10       the city. And other things, you know, I  
11       think of the Caribbean Carnival which outgrew  
12       Central Square and has come to my  
13       neighborhood, but having gathering places is  
14       something that the Zoning should think about  
15       and that Planning should plan for. Now we  
16       may think that there's a better place to do  
17       things like that and it may already exist, it  
18       may not, but to say that all of these open  
19       spaces should be built on because it's --  
20       because we want buildings and we want  
21       building permit fees and we want taxes and

1 all of that, is going to destroy our city.

2 We need sky. We need open space.

3 Thanks.

4 HUGH RUSSELL: Does anyone else wish  
5 to speak?

6 HELEN FINDEISEN: Hi, everybody. My  
7 name is Helen Findeisen, F, as in Frank,  
8 i-n-d-e-i-s-e-n and I live on Berkshire  
9 Street. And I just wanted to add my voice to  
10 those people who requested open spaces. For  
11 all the reasons people gather, and I think  
12 it's part of just feeling healthy, you know?  
13 Being able to see people and greenery. And  
14 as the last speaker said, to see the sky.  
15 You know? And likewise also with the heights  
16 of buildings, myself, too, I mean, I've been  
17 living in Cambridge for about 30 years, and  
18 something that's been really meaningful to me  
19 is that this is a very green city, there's  
20 all the trees. And I ride my bike  
21 everywhere. And, you know, I just can still,

1 still, I can look up and I can see the moon,  
2 you know, on a nice night. And so that kind  
3 of use of the space, you know, is really  
4 important. And I really hope that everybody  
5 in this committee will just keep that in mind  
6 as they make their decisions.

7 Thanks.

8 HUGH RUSSELL: Thank you.

9 Yes, Ma'am.

10 LIDYA VICKERS: I'm not very well  
11 prepared. I'm Lydia Vickers at 45 Cherry  
12 Street. And I -- many people have spoken far  
13 more eloquently than I can tonight. I'm not  
14 very well prepared so I'll keep it short. My  
15 main reason for -- I just want to speak in  
16 favor of the downzoning petition. I'm  
17 thinking it can be tinkered with in lots of  
18 ways, but let me think, I think people in the  
19 neighborhood rightly fear the pressure of  
20 huge office and lab development in Central  
21 Square. I have a letter from -- a recent

1 Letter from the Central Square Business  
2 Association that says you can't just wish  
3 away real estate -- wish the real estate  
4 market away. But I do think that yes, we can  
5 think about valuing and preserving the  
6 residential neighborhood that's provided low  
7 to moderate income housing for generations.  
8 I live in Area 4. I'm on Cherry Street. The  
9 pressures that can happen when Forest City  
10 developers -- it can happen from the  
11 development along Central Square and Main  
12 Street is yes, real estate taxes and rents go  
13 up. And families that could once afford to  
14 live there in Area 4 are forced to move away.  
15 I want to draw your attention, and I will  
16 keep it very brief, to an old Central Square  
17 action plan on page 45 and I quote here, it  
18 says: The BA -- I'm speaking in favor of a  
19 buffer zone along Bishop Allen Drive and also  
20 in my neighborhood along Main Street. The BA  
21 Zoning for the north side of Bishop Allen

1 Drive -- this is a Central Square action plan  
2 -- should be studied further for possible  
3 rezoning actions. Given the nature of the  
4 land uses and the scale of the area and  
5 adjacent residential areas, raise a rezoning  
6 of this area from a business zone to a  
7 residential zone would be appropriate. If  
8 this property is rezoned to a residential  
9 zone -- we were going from BA to C1 I  
10 imagine -- then the overlay -- and they're  
11 talking about the Central Square Overlay --  
12 setback requirements that requires a height  
13 setback when adjacent to residentially zoned  
14 land would protect the scale and character  
15 along Bishop Allen Drive.

16 And I think that is just fine and is  
17 perfectly suitable thinking for today. And  
18 I'm going to quit.

19 HUGH RUSSELL: Thank you.

20 Does anyone else wish to speak?

21 (No Response.)

1 HUGH RUSSELL: Okay.

2 So what is the pleasure of the Board?  
3 We have solid items on our agenda. Do you  
4 want to take this under advisement and bring  
5 it up at a later date?

6 Okay, do you want to say something?

7 WILLIAM TIBBS: I, quite frankly I  
8 think with a room with as many people in this  
9 room, I think we need to say something. And  
10 I -- so whether or not we kind of finalize  
11 what we're saying or whatever, and I  
12 understand we have some more stuff to do  
13 tonight, and I'm the first one that wants not  
14 to be here all night. But the first thing I  
15 just wanted to say was that I am quite  
16 impressed with the number of people who have  
17 come out and the passion and the indication  
18 of neighborhood involvement. And I have no  
19 problem stating how I feel about it. Whether  
20 or not this petition should be -- we should  
21 act favorably on this petition, I feel no.

1 But -- and the reason I can say that very  
2 straight forwardly because for the same  
3 reason I felt we should not act favorably on  
4 the Forest City petition, we have a, a  
5 planning process in place, and we should at  
6 least see what that process is doing before  
7 we make any recommendations to the City  
8 Council on Zoning. However, having said  
9 that, I just have the question is our process  
10 broken in the sense that we have such passion  
11 and such -- so many people here? And I think  
12 that's something for the staff to really to  
13 look into.

14 I think -- I have lots of notes here.  
15 I can talk about those at a later date, but I  
16 think George Metzger said it right, is that  
17 you are in a process and things are happening  
18 and people are seeing things, a lot of which  
19 we have not seen. We don't have the  
20 advantage of having seen a lot of the  
21 presentations that you have seen. So I mean,

1 we just look at this just in the specifics of  
2 the petition that's before us. But when --  
3 George hit a note with me when he said  
4 sometimes in this process since there is no  
5 proposal, you kind of look at -- sometimes  
6 it's good to look at things you don't want  
7 and try to work out your reasons why. So in  
8 my mind what -- even though I don't think  
9 this is a petition that I would support going  
10 to the City Council, I think it is definitely  
11 a Zoning Petition from a group of concerned  
12 people in the neighborhood that should be  
13 brought forth to the study team and go  
14 through that process of trying to understand  
15 what those issues are and how they work.

16 And I just want to say one short thing,  
17 that is and, you know, while everybody was  
18 talking here, and I have my little iPad which  
19 I'm very happy with, but I was, I was trying  
20 to -- I looked at a map of Area 4. I looked  
21 at a map of the Central Square Overlay

1 District. I looked at the Zoning map which  
2 has pockets of stuff going on. And then you  
3 look at the C2 and K2 study areas, and I just  
4 want to say that my advice to the staff and  
5 the department and to the planners who are  
6 looking at this, is that there's a big  
7 context here. There's a neighborhood. And  
8 when you look at the words like transition,  
9 what does that mean? The petition has  
10 transitioned as a whole Central Overlay  
11 District almost as their transition zone, and  
12 that logically doesn't make sense to me, but  
13 I think the study team has to look at that.  
14 And I will be just be very frank and forward,  
15 I have to say I am frustrated by the fact  
16 that we are not seeing the Central Square  
17 information. And as we've been told, we're  
18 looking at Kendall and then we'll look at  
19 Central later. And obviously with a group of  
20 people like this that clearly are seeing  
21 information as part of the process, it's just

1           frustrating for me. But I can say, however,  
2           that I do think that it's -- this petition is  
3           the wrong time. But I hear loudly and  
4           clearly and see the concerns you have and the  
5           goals that you have, and I think that the  
6           process that we have has to take that into  
7           account and see how they do with that.

8                        So anyway that's what I would like to  
9           say.

10                      PAMELA WINTERS: Well said. I think  
11           Tom is next. Should we just go down the row?

12                      HUGH RUSSELL: Why don't we just go  
13           down the row.

14                      PAMELA WINTERS: Okay. So I, I  
15           guess about 12 years ago we did a whole  
16           rezoning of the city, and I do apologize but,  
17           Stuart or Roger, how does this -- did we  
18           rezone this? Or maybe actually, Hugh, you  
19           probably remember, too. Did we rezone any of  
20           this area, and how does that compare to the  
21           current petition before us?

1                   HUGH RUSSELL: I think we rezoned a  
2                   business district from FAR 4 to FAR 3.

3                   PAMELA WINTERS: Oh, okay.

4                   HUGH RUSSELL: I'm not quite sure at  
5                   which point that happened, but it happened --

6                   PAMELA WINTERS: It was during the  
7                   rezoning.

8                   HUGH RUSSELL: -- during that  
9                   process. Right. So the total development  
10                  density and the core of the square was  
11                  limited.

12                  PAMELA WINTERS: So in other words,  
13                  we had downzoned at that particular time?

14                  HUGH RUSSELL: Yes.

15                  PAMELA WINTERS: And this was about  
16                  12 years ago if I remember correctly. I  
17                  think it finally came to pass in 2002 it was  
18                  finally voted.

19                  HUGH RUSSELL: Yes.

20                  PAMELA WINTERS: Okay, thank you.

21                  HUGH RUSSELL: I think a lot of what

1 the Yanow Petition about is what Susan said  
2 when she got up, which is what's the  
3 appropriate transition along Main Street and  
4 Bishop Allen Drive to the residential areas  
5 in Area 4?

6 And apparently there are notions out  
7 there that have been shown by Goody Clancy  
8 that have people scared. We have not seen  
9 those. So, we don't know what they are. But  
10 I think the assertion that essentially  
11 freezing what's -- what's happening in  
12 Section B, Section E, Section A, and Section  
13 D which is probably the likely outcome of  
14 Yanow, is not going to ruin Central Square.  
15 It's been like that for 25 years, and Central  
16 Square's gotten better and better. Now,  
17 there may be lost opportunities along Bishop  
18 Allen Drive. I don't particularly like the  
19 parking lots that are at the Prospect Street  
20 end, but there could be things that are  
21 better than parking lots and there could be

1 things that are worse. But the Business A-1  
2 Zoning density for housing is very low.  
3 There aren't too many -- there's that big  
4 parking lot, and there are some smaller  
5 parking lots, but there are a lot of --  
6 there's housing, there's the church, and the  
7 recreation hall. There's some business  
8 buildings. Some non-profits. So it's not an  
9 enormous amount that's going to happen. The  
10 reason it's not going to ruin Central Square  
11 I feel -- so that's the issue here I think.

12 The changing the height limit in  
13 Central Square from 80 feet to 65 feet with  
14 an FAR of 3, it's hard for me to understand  
15 how that ruins Central Square. Again, there  
16 might be some opportunities that might be  
17 lost, but -- so I don't see this as a huge  
18 threat to our way of life that some people  
19 have presented. Yet they are concerned about  
20 our way of life, and they're concerned about  
21 what's going to happen and how are we going

1 to move forward. And this doesn't help us  
2 move forward. So I think I agree with my  
3 colleague Bill that we need to let the  
4 Central Square planning process play out and  
5 then come back and ask are the right things  
6 happening that protect Area 4?

7 Tom.

8 THOMAS ANNINGER: On the question of  
9 what we should do tonight as opposed to at  
10 some future date, I'm glad that we are taking  
11 this opportunity to speak because there is an  
12 Ordinance Committee meeting tomorrow and my  
13 strong preference for this Board would be to  
14 be able to say something to the Ordinance  
15 Committee. We've sat here for a long time  
16 and we've heard a debate. We're in the midst  
17 of debates, and usually the way people come  
18 out on how they feel about a debate is how  
19 they feel about the world and about Cambridge  
20 and their perspective, and people come at  
21 that differently. But for me it's really

1 quite simple. I, I think that what Hugh just  
2 said about the energy and the future of  
3 Cambridge is definitely in not downzoning.  
4 So I am against this petition, and I would  
5 like if possible, for us to speak with one  
6 voice to the Ordinance Committee on that.  
7 I'd be very surprised if my colleagues,  
8 knowing them, would want to support a  
9 petition before we've finished the process  
10 that we're in, for one, but also because I  
11 think the whole spirit of it is a very  
12 negative spirit. I think many of the people  
13 want the same things, but I think the way  
14 they're going about it is wrong headed. The  
15 many letters that we got and the many  
16 speakers that we heard tonight, I think have  
17 all been on the negative -- on those who are  
18 against the petition have been very  
19 sophisticated and given a lot of strong  
20 reasons. I remember Amy Cotter. I remember  
21 Mark Boyes-Watson. I remember George

1 Metzger, for example. And I remember Terence  
2 of the Chamber of Commerce, I think all of  
3 them have been very persuasive in telling us  
4 that this is the wrong way to proceed. And I  
5 hope that my colleagues will agree with that.  
6 I think we can take into account a lot of  
7 what's been said, but particularly open space  
8 is important. I can't imagine why the  
9 municipal parking spaces are necessarily the  
10 way to promote open space. I think there are  
11 other ways to do that, but I think that's  
12 something that we can certainly take into  
13 account.

14 I think all the truisms that were  
15 listed at the -- during the presentation at  
16 the outset are for the most part true. And I  
17 think that trying to downplay them or to make  
18 them wrong headed is not the way I look at  
19 the world. And so I'm hopeful that we can,  
20 even though we might not have a report ready  
21 by tomorrow night, I'd like us to at least

1 all take a position, and I urge you to follow  
2 what we've heard so far amongst our  
3 colleagues in saying that this is a petition  
4 that we ought to reject and not support.

5 H. THEODORE COHEN: I too do not  
6 support the petition and would suggest that  
7 we all vote to recommend to the City Council  
8 that they not adopt it at this time, if for  
9 no other reason, which was the same reason I  
10 was opposed to the Forest City petition, is  
11 that it's at the wrong time. That we are in  
12 the midst of a planning process that we know  
13 very little about with regard to Central  
14 Square, and I want to know what is coming out  
15 of that planning process and what is going to  
16 be presented to us. However, I think what  
17 we've heard tonight is all very important and  
18 that if what comes to us does not address a  
19 lot of issues in the Yanow Petition, I would  
20 be disappointed. And by addressing it I  
21 don't mean it will support any of them, but

1 maybe it will and maybe it won't, but I would  
2 like to hear a lot of explanation.  
3 Personally I don't think Massachusetts Avenue  
4 is transitional in Central Square, and I  
5 would need to be very influenced and  
6 convinced that there should be a reduction in  
7 height on Massachusetts Avenue from the 85  
8 feet. I'm also not sure that I would  
9 support, without further explanation why or  
10 rationale why, a reduction in the residential  
11 districts. I'm also not sure that I think of  
12 Main Street as really a transitional area  
13 because we've been looking at Kendall and  
14 Central and Main Street as being a main link  
15 between the two squares. So I want to see  
16 what the planners are coming up with and  
17 justify to us, you know, one rationale or  
18 another. Similarly I think open space is a  
19 very significant issue. I don't think of the  
20 parking lots particularly as open space. And  
21 so I would not support they're being frozen.

1 I think the idea that they might be  
2 developed, you know, with underground parking  
3 and with, you know, housing on top or retail  
4 on top or something else, I just wouldn't  
5 want to see the city having its hands tied.  
6 But I would expect that the planning, you  
7 know, that the Goody Clancy report is going  
8 to talk about open space and make some  
9 recommendations about it.

10 You know, I think it's an interesting  
11 comment about why there has been a change in  
12 density. Certainly I think it is smaller  
13 family size, but I think all cities declined  
14 in size from the 50's probably until the 90's  
15 and the thoughts, and now there is a movement  
16 back into the city. I'd also like to see,  
17 you know, not just affordable housing but  
18 housing that doesn't just address one and two  
19 bedrooms but addresses three bedrooms and  
20 perhaps even larger because we've got a whole  
21 issue with the school system where there are

1 not that many students left in the school  
2 system. It's because families with school  
3 children can't afford to stay in the city,  
4 and a part of that is because there isn't  
5 large enough housing for them. So there are  
6 lots of issues that I think have to be  
7 addressed, and I don't know that the Goody  
8 Clancy report can address all of them. And I  
9 don't know that we can address all of them  
10 and there's a limit to what we can do through  
11 Zoning. But I just think that, you know, as  
12 well meaning as this petition is, and I think  
13 it is very important that we address a lot of  
14 the issues that it raises, it's just the  
15 wrong time to take it up and I would hope  
16 that the City Council would not act upon it  
17 at this time.

18 HUGH RUSSELL: Steve.

19 STEVEN WINTER: Thank you,  
20 Mr. Chair. I do not support the Yanow  
21 Petition and I feel very comfortable in that

1           decisi on. I'm secure in that deci si on. But  
2           I also want to menti on that Tom made a very  
3           good poi nt about I et' s not look for wrong  
4           headedness on one another on thi s i ssue, and  
5           I thi nk we' ve been doi ng very well i n that,  
6           i n fi ndi ng the parts of our argu ments and our  
7           posi ti ons that are common. There' s a whol e  
8           lot of common ground out there. It' s real ly  
9           terri fi c to see the busi nesses on the avenue  
10          show up here toni ght. That' s real ly  
11          meani ngful . That' s wonderf ul . The  
12          expressi on that we' re seei ng i s real ly an  
13          expressi on of communi ty writ l arge. It' s a  
14          lot of thoughtf ul voi ces. I wi ll tel l you  
15          that wi th Yanow I struggl ed and struggl ed to  
16          say to mysel f where i s the base, the actual  
17          real i ssue, the foundati on of thi s peti ti on?  
18          And I real ly coul dn' t fi nd i t I have to say.

19                    But I also thi nk that we have an  
20                    opportuni ty now to become aware of the i ssues  
21                    that are brought up i n Yanow to make sure

1 that we're listening to them and to make sure  
2 that we're folding these into the studies  
3 that are ongoing right now. That's a  
4 responsibility that we have. This Board  
5 certainly has it, and I think the staff have  
6 it, too. And I think the folks out -- the  
7 citizens have a responsibility to make sure  
8 that we're doing that.

9 Thanks.

10 HUGH RUSSELL: Okay.

11 Ahmed.

12 AHMED NUR: Well, I wasn't planning  
13 on reaching that decision tonight  
14 unfortunately, but for the most -- first off  
15 I wanted to say that this is the first time  
16 since I've been on the Planning Board to see  
17 the fabric of Cambridge of all sides of the  
18 walk. We've got the business sector, which  
19 we need in Central Square. We have the  
20 community that are affected by the Tech  
21 Square, which I can completely sympathize

1 with because Tech Square went up and  
2 obviously they're on the rise. So they see  
3 things that other parts of Cambridge cannot  
4 really see. And so -- and I think this  
5 petition itself it was an eye opener  
6 definitely, even though I side with my  
7 colleagues and am not for the petition. I do  
8 also wanted to ask the staff, I suppose,  
9 about the Ordinance meeting tomorrow that  
10 you've mentioned, what does our outcome  
11 tonight have anything to do with their  
12 meeting tomorrow? Are they relying on us? I  
13 mean, I just didn't understand why that is.  
14 Because normally we take our time and go  
15 through this. Does the staff want to answer  
16 that?

17 BRIAN MURPHY: I think that they're  
18 just trying to schedule the Ordinance hearing  
19 in a timely fashion. I don't think that  
20 there was a requirement or an expectation  
21 that they would get a full report from you,

1           you know, tomorrow. If the Planning Board is  
2           prepared to do so, we'll report back whatever  
3           we're directed to, but I don't think it's,  
4           you know, required or expected one way or the  
5           other.

6                     AHMED NUR: Thank you.

7                     HUGH RUSSELL: Okay.

8                     Pam.

9                     PAMELA WINTERS: Yes. So anyway, my  
10           feeling is that I don't feel as though we  
11           should say that we're for or against this  
12           petition right now to the Ordinance  
13           Committee. Perhaps we should just say that  
14           we're waiting for the results of the Goody  
15           Clancy study. I think that there's issue --  
16           a lot of people have spoken for and against  
17           the petition, and I think it needs to be  
18           studied more. And, you know, I would hate to  
19           give the Ordinance Committee the feeling that  
20           the Planning Board is against this petition.  
21           I think that -- I mean, my feeling is that we

1 should be waiting for the results of the  
2 Goody Clancy study, but that's just how I  
3 feel.

4 I think, Tom, you were feeling a little  
5 differently?

6 THOMAS ANNINGER: I'm really sad to  
7 hear you say that. That's not at all how I  
8 would like to come out. I think waiting and  
9 constantly talking about Goody Clancy is the  
10 answer to all of our questions was something  
11 we said during the Forest City time. I have  
12 to admit with hindsight I regret that we did  
13 that. I now think that was a mistake, but  
14 things took their course then.

15 I think we've heard enough about Goody  
16 Clancy.

17 I think we know the direction it's  
18 going. We don't know much about Central  
19 Square yet, but I have confidence that the  
20 process is a good one, and I do know for  
21 certain that this downzoning petition is not

1 going to be something that Goody Clancy is  
2 going to support or even align with, and I  
3 think it's time for us to take our own  
4 position. And I would have liked to see us  
5 all be able to say something to move this  
6 along so that we get this off dead center,  
7 because I think it's kind of paralyzed the  
8 city right now. We're almost in a standoff,  
9 and I think we have an opportunity to take it  
10 perhaps in a even better direction and start  
11 to look forward instead of what I think is a  
12 very aggressive approach. And I would have  
13 liked for all of us to say that  
14 enthusiastically tonight.

15 HUGH RUSSELL: I don't think you'll  
16 find me saying that enthusiastically. I  
17 think the way Ted described it was really the  
18 kind of center of where we should be, that  
19 this isn't the time for the Council to act on  
20 this. And we have not studied this. We  
21 haven't studied the alternatives. So, you

1 know, that's where we are. And the question  
2 is should we stand several months studying  
3 Yanow while this other process is going  
4 forward? That doesn't make sense to me. So  
5 I would think we should advise the City  
6 Council that they should not act on it.

7 WILLIAM TIBBS: Yes, I think that's  
8 -- I mean, I think that's a -- that is an  
9 option. I mean, we can say we agree. We can  
10 say we disagree, or we would recommend that  
11 you -- it go be passed or we recommend it not  
12 be passed or we can recommend that they just  
13 not act on it at this point in time. Because  
14 most of you, I think most of you know that we  
15 give recommendations to the City Council on  
16 Zoning-related issues, but they make the  
17 decision. So, and believe me, they have not  
18 necessarily agreed with our recommendations  
19 in the past even though sometimes they do.  
20 But so I would tend to agree with that  
21 approach.

1           As I said, I would not -- I just feel  
2 this is the wrong time just because it's out  
3 of context, but I totally agree with my  
4 colleagues that there's a lot of issues in  
5 this petition that needs to -- that we need  
6 to make sure that we at least understand how  
7 they're being addressed in any final  
8 recommendations that come out of the study.

9           H. THEODORE COHEN: I absolutely  
10 agree with that, and I don't see any point  
11 in, if we all feel that way, not telling that  
12 to the Ordinance Committee right now. And  
13 our moving on to something else and the City  
14 Council moving on to something else if they  
15 should agree with that. I mean, clearly the  
16 Ordinance Committee will hear it and the City  
17 Council will choose to do what it chooses to  
18 do. But I think, and certainly my position  
19 is that this is not the right time for them  
20 to be dealing with this. And, you know, I  
21 would move, you know, that we recommend to

1 the City Council that they not adopt this  
2 petition at this point in time.

3 HUGH RUSSELL: Is there a second to  
4 that motion?

5 AHMED NUR: Second.

6 HUGH RUSSELL: Is there a discussion  
7 on the motion?

8 (No Response.)

9 HUGH RUSSELL: Then we'll go to a  
10 vote.

11 All those in favor of the motion?

12 (Show of hands.)

13 HUGH RUSSELL: So all members voting  
14 in favor. Okay.

15 Thank you. We're going to take a ten  
16 minute turnover recess.

17 (A short recess was taken.)

18 HUGH RUSSELL: Let's get started.

19 Tom will be here in a minute. We asked Roger  
20 to do a little kick off and Tom already knows  
21 this.

1                   ROGER BOOTHE: Yes. Well, I think  
2                   the Board is in the fortunate position of  
3                   having seen a lot of the work that's led up  
4                   to tonight in the recent petition for North  
5                   Point so a lot of this will be familiar to  
6                   you. And of course it's familiar to the  
7                   longstanding board members who granted the  
8                   original petition several years ago. So  
9                   really it's a reminder that this is an  
10                  amendment to the North Point PUD, and tonight  
11                  is a preliminary determination. There's --  
12                  to be at the next meeting, the final decision  
13                  on it as well as the design review of the  
14                  first building. So, anything that you'd like  
15                  to see studied further, the staff would be  
16                  happy to work with the proponent. We have  
17                  worked with them quite a bit since the  
18                  rezoning of a couple months ago and I think  
19                  can report that there's progress on all  
20                  fronts, and as far as we're concerned, there  
21                  are certain details of course in any decision

1 that is complicated as the original one that  
2 still needs some working out, but I would say  
3 that they're at the level of detail. So  
4 we're very comfortable where the project  
5 stands at this point.

6 HUGH RUSSELL: Thank you, Roger.

7 So, first, I have to state the obvious.  
8 That there are six members sitting at the  
9 table. This is a Special Permit and you are  
10 entitled to receive -- you must receive the  
11 affirmative vote of five members. And so do  
12 you wish to proceed with six members or do  
13 you want to wait until we field a seventh  
14 member board?

15 THOMAS O'BRIEN: We wish to proceed.

16 HUGH RUSSELL: Okay, thank you.

17 THOMAS O'BRIEN: We anticipate that  
18 we'll be just as persuasive, how's that.

19 My name is Tom O'Brien and I'm with the  
20 firm, the HYM Investment Group, and we along  
21 with a group of investors, are the owners and



1 real quick.

2 Doug Manz who is with HYM.

3 Richard Rudman, who is with DLA Piper,  
4 also an attorney working with us.

5 Phil Kingman with the railroad.

6 Remember the railroad is an original owner  
7 and is part of our team.

8 And the guy who does -- the guy who  
9 does all the work, David Dracken who is with  
10 us as well.

11 Rich Kosi an who is trying hard to hide  
12 in the back, but he's with Beals and Thomas.  
13 He does all our engineering work.

14 Our planner extraordinaire who is doing  
15 work with NBBJ and also our architect as well  
16 from CBT, David Nagaheiro.

17 So tonight we're going to accomplish  
18 two things: The first is this is the  
19 hopefully reaching the end point of our  
20 effort to amend the master plan and make the  
21 master plan more workable and achieve some of

1 the goals that we've identified for the site,  
2 but then also the staff here in Cambridge has  
3 identified for the site, and also many of the  
4 goals that the community has identified for  
5 the site. So part of it is kind of the  
6 fourth quarter, if you will, of the planning  
7 process for the site. But also the next  
8 chapter is to begin the process of actually  
9 building a building on the site which we're  
10 very excited about and I know that all of you  
11 from the last time we were here encouraged us  
12 to begin the process of putting a building in  
13 place. And so a portion of this presentation  
14 will involve giving you a preview of where  
15 we'll be when we come back before you on the  
16 16th of October to talk more about the plan  
17 and hopefully complete the planning process.  
18 But also begin the process of getting design  
19 review approval for this building as well,  
20 which would be our first building, that would  
21 be a residential building. Really important

1 from our perspective to continue with the  
2 characterizati on of thi s site as being a  
3 really strong residenti al site; a place where  
4 people go to live, most importantly live,  
5 shop, and work I'd say a key thing for us.

6 So let me begin with the plan changes.  
7 I'm going to work off the board from my right  
8 to your left if we could. David, if you  
9 could. Just as a quick reminder -- if I step  
10 away from the mic, can people still hear me?  
11 Okay.

12 So a quick reminder, North Point is  
13 located at the edge of East Cambridge, right  
14 along the Somerville border and the Boston  
15 border. It's marked by a number of different  
16 characteristics. It's a big site as you all  
17 know. It's 45 acres in size, which is  
18 unusual for a site in Cambridge to be  
19 aggregated into one ownership like this which  
20 creates a really nice opportunity.

21 It also is a site that's well served by

1 the MBTA. Both the existing Lechmere site --  
2 Lechmere station and the existing MBTA  
3 community college station on the Orange Line.  
4 And as we all know, this Lechmere station is  
5 to be reconstructed and moved to the sort of  
6 North Point side of the street, and that  
7 project is underway right now with the  
8 Commonwealth of Massachusetts. We're working  
9 closely with those folks to move that project  
10 along.

11 A couple of other characteristics to  
12 just point out. The Gilmore Bridge, which is  
13 the Southern most border of the site is, as  
14 you know, an elevated bridge. It reaches  
15 different elevations as you cross the site.  
16 The highest elevations for the most part are  
17 at the Charlestown end of that bridge. So it  
18 goes from the range of maybe 40 feet from  
19 grade to 30 to all the way at grade as you  
20 get down to the bottom.

21 THOMAS ANNINGER: Is that the bridge

1           there?

2                       THOMAS O'BRIEN:  It is.  We've  
3           turned the model this way, maybe I'll turn it  
4           a bit just so you can see.  But this is the  
5           sense of how the bridge comes through that --  
6           this portion of the set right in front of the  
7           building.  So you'll see, you know, part of  
8           the challenges that we've identified have  
9           been how to make this building work with the  
10          Gilmore Bridge and then in general how to  
11          make the plan of the Zoning work with the  
12          Gilmore Bridge.  But we want to make  
13          connections and we want to make sure that the  
14          bridge itself is managed in a way that allows  
15          us to make the site successful.

16                       So, and also just a couple of the  
17          characteristics I point out.  The proximity  
18          of the Charles River is really wonderful.  
19          And for those of you -- hopefully you were  
20          all there, you all recognized at the EF  
21          ground breaking last week, that was just a

1 great way to showcase the parks and the  
2 Charles River and everything that's going on.  
3 It was wonderful. For me as I stood there,  
4 the some of our investors are from out of  
5 town and, you know, I was regretting not  
6 having them here. We're also trying to  
7 recruit some build to suit commercial office  
8 tenants and I was regretting not having those  
9 people there. It was a great day to showcase  
10 the site. There were probably 1200 people  
11 there I think. And so those parks and the  
12 Charles River and all the great things that  
13 have been done, the bridge, all the things  
14 you folks know well and have worked hard on,  
15 really just -- it's a terrific time to be  
16 located we think this close to the Charles  
17 River. So great characteristics and an  
18 interesting place to be.

19 David.

20 Some key things to remember. The first  
21 is that the project itself, the plan itself,

1 was approved in 2003. And this is really  
2 what the plan has looked like at that time.  
3 It was permitted as a 20 year permit. The  
4 site itself is 45 acres, and the total square  
5 footage permitted was a little bit more than  
6 5.2 million square feet. The majority of  
7 that, three million of that is residential,  
8 two million is commercial, with nine acres of  
9 open space. A substantial portion of this  
10 corner of the site has been completed,  
11 including this portion of the park which is  
12 quite nice. It looks great today, and is  
13 actually getting a fair amount of use. And  
14 these two condominium buildings which have  
15 been completed were completed probably about  
16 four years ago. Sales on those two  
17 buildings, I can report to you, have picked  
18 up quite a bit. And I think in general the  
19 market has gotten better, but also people  
20 recognize the momentum on the site. So now  
21 the sales are in excess of 50 percent of the

1           bui l di ng. And, you know, we have a good  
2           momentum going on the sales of those  
3           bui l di ngs.

4                   WILLIAM TIBBS: You're keeping them  
5           condomi ni ums obvi ousl y?

6                   THOMAS O' BRIEN: Yes, those are  
7           condomi ni ums. Those were permi tted as  
8           condomi ni ums. They're actual l y not owned by  
9           the ownershi p at North Poi nt. They're  
10          actual l y sti ll owned by the rai l road. The  
11          rai l road devel oped them and the rai l road is  
12          sell ing them. And real l y in great  
13          partnershi p wi th us we've worked closel y wi th  
14          one another to make sure they get market ed  
15          well. We actual l y just met wi th the condo  
16          associ ati on just about a week ago, got a  
17          great turnout from peopl e, and I can report  
18          to you that in, you know, across the board  
19          peopl e were real l y exci ted to see another  
20          bui l di ng get goi ng. They're anxi ous to have  
21          more nei ghbors on the si te as you woul d

1 expect. So that's where we are.

2 So here let me lead into the master  
3 plan amendments. Obviously as you know,  
4 we've been at this probably 18 months. We've  
5 done a lot of work with the community. We  
6 actually, for the Zoning portions, the Zoning  
7 changes that we required, we worked closely  
8 with the -- I saw Councilor vanBeuzekom here  
9 earlier, although I know her daughter is in  
10 labor so she may have left. So we worked  
11 closely with the City Council, and on July  
12 30th of this year the Zoning changes were  
13 approved by a unanimous vote of the City  
14 Council, which was awesome. So these master  
15 plan amendments flow from those Zoning  
16 changes as well.

17 Here's the proposed master site plan  
18 which is -- I'm going to go through details  
19 on it. But in general let me go through a  
20 couple things just off the bat.

21 First, one of the things that we really

1 thought was important is to celebrate the  
2 park as a great amenity for the site. So  
3 we've shifted much of the residential to be  
4 located along the park and shifted more of  
5 the commercial to the outside.

6 In part two, we've done that so that  
7 the -- these outside commercial parcels could  
8 have larger floor plates, which would be more  
9 suited to the commercial buildings that the  
10 commercial tenants that we expect to be  
11 attracted to the site. And that these  
12 residential buildings could be thinner --  
13 smaller floor plates, thinner buildings,  
14 slightly taller, but be located next to the  
15 park and have, you know, a really nice  
16 fashion. We also, you recall, identified the  
17 idea of having a central retail square as  
18 being a really important change to the site.  
19 If this is going to be a site where people  
20 live, it also needs to be a place where  
21 people can shop for basic things and look for

1 places to go to dinner. Perhaps even, you  
2 know, have a small markets and things like  
3 that. So having a retail square central to  
4 it was really important to us.

5 We also worked really closely -- I'll  
6 talk more about this -- about changing the  
7 entry to the site and changing the trajectory  
8 of First Street and really making this  
9 intersection go out. This is a key thing for  
10 the community. I think we played a really  
11 important role in making that intersection  
12 work far better than it was previous to our  
13 arrival on the scene. And so we feel really  
14 good about how this portion of the retail and  
15 the residential can play well into this side  
16 as well so that in general the two sides of  
17 Monsignor O'Brien Highway can work greatly as  
18 a retail node.

19 Okay, David.

20 So, here what we're doing is we're  
21 taking a similar exhibit, this is in your

1 book, a similar exhibit, I know this is hard  
2 to read, but a similar exhibit to what was  
3 produced before. Taking the previous  
4 slide -- maybe you can toggle back to the  
5 other side, David, for me? Back, just  
6 quickly. So taking this slide and  
7 essentially -- and then go forward, David, to  
8 this slide which is the similar kind of  
9 exhibit that you had in the previous plan.  
10 And on this side we go through all of the  
11 amended square footages and things across all  
12 the parcels. Again, noting that the red  
13 parcels which are commercial parcels, are  
14 pushed out to the edge of the site. The  
15 residential parcels for the most part are  
16 closer to the park. And the mixed use  
17 parcels with the heavy retail emphasis are  
18 here as part of our retail square. Really  
19 important for us. That's in your book and a  
20 key thing for us.

21 The creation of the retail square as

1 I've said, is a really important part of  
2 this. The key goal is we've worked closely  
3 with the staff, the community, and really  
4 feel proud about what we've been able to  
5 accomplish. The retail square, the  
6 fundamental change that allows us to consider  
7 this is we change the trajectory of First  
8 Street as it comes into the site. So as we  
9 move to First Street slowly to the right in  
10 this picture, which is essentially to the  
11 south of the site, it allowed us to create a  
12 much better arrival here for the MBTA station  
13 and make a retail square that really could  
14 work for people. Great public gathering  
15 place. We envision this to be a very vibrant  
16 spot with strong retail offerings here and  
17 throughout and perhaps some push carts and  
18 other things allowing people plenty of  
19 opportunity to be outside. Really  
20 participate in the site. Really, we want  
21 this to be a vibrant site that people live

1 in, but also come to visit and also that the  
2 site is tied back over to the other side of  
3 Monsignor O'Brien Highway as well, so that  
4 there's just a strong retail on this side,  
5 and as a consequence or as a result, that  
6 this intersection becomes a much more calmer  
7 intersection. That this is much more  
8 pedestrian friendly, and that the retail  
9 really helps us accomplish that as well.

10 So here's the representation of this in  
11 your book. Again, this is a hard slide to  
12 put up and have you see from where you're  
13 sitting, but this is in your book with the  
14 representation in red of where the locations  
15 of the retail will be found. So as we, as we  
16 look through, these are the key spots for us.

17 These slightly shade shaded areas, for  
18 example, we've talked a lot about a public  
19 market, and so we've thought with the  
20 community about a public market either here  
21 or here, and that's something we really have

1 embraced. It was a wonderful idea that the  
2 communi ty had that we think is a great thi ng,  
3 so we' ve sort of embraced it and conti nued to  
4 study whether or not it shoul d be here or  
5 here, and that deserves conti nued communi ty  
6 work. Obvi ously that happens in conj uncti on  
7 wi th the compl eti on of the MBTA stati on,  
8 whether it goes here or here and it can' t  
9 happen unti l the T stati on is compl eted. So  
10 we conti nue to work on that.

11 I' m sorry, Davi d, one more thi ng. I' d  
12 al so poi nt out, and you' ll see thi s when we  
13 go through thi s bui ldi ng. We thi nk there' s a  
14 real ly nice retail note here at thi s end of  
15 the si te. I' ll talk about thi s agai n wi th  
16 the bui ldi ng, but one of the most i mportant  
17 changes that we' ve made is to make a di rect  
18 park connecti on, pedestri an and park  
19 connecti on from the Gil more Bri dge here. So  
20 remember there' s an Orange Li ne stati on here.  
21 So we real ly thi nk it was i mportant to offer

1 this connection down to the site, and for the  
2 first time connect a site in Cambridge  
3 directly to an Orange Line stop, which really  
4 is kind of the backbone of the MBTA  
5 station -- MBTA system. So I'll talk more  
6 about this in a second, but with this  
7 connection, we think there's a really nice  
8 retail opportunity. And we're going to focus  
9 hard on this park, which will be one of the  
10 first parks that we'll create out of the gate  
11 in connection with this building and make  
12 this a really nice gathering spot and great  
13 retail at the base of these set of stairs.  
14 We think that's a great opportunity.

15 Go ahead, David.

16 So here's a representation of what we  
17 think the retail square would look like.  
18 This is with your back to the MBTA, the new  
19 Lechmere MBTA station looking into the retail  
20 square.

21 And now, David, turning the other way

1            Looking back at the MBTA station. This is  
2            the Lechmere MBTA station looking back across  
3            First Street. Obviously we want it to be  
4            very vibrant. In good weather we want people  
5            outside. We want there to be plenty of  
6            opportunities for people to be outside,  
7            eating in cafes, gathering, whatever, walking  
8            through.

9                       So on the open space we've showed you a  
10            lot of these slides when we were before you  
11            before, and in our public meetings people  
12            have seen a lot of these slides. We created  
13            five new parks and you'll recall one of the  
14            things we talked about was in the previous  
15            plan, the previous approved plan, there was  
16            sort of a wall of buildings. And we  
17            understood the objective to, you know, to  
18            sort of wall off the rail yard as best we  
19            could, but unfortunately it created a street  
20            that seemed like a difficult pedestrian  
21            street. So breaking that up a bit by adding

1 parks here in the back, one, two, and three,  
2 but also adding other parks here and then  
3 this staircase park that I've described for  
4 you, really from our perspective, pulls the  
5 buildings apart a little bit better and makes  
6 this much more of a community. So rather  
7 than this being a collection of buildings, we  
8 really think we've started to make it more of  
9 a community with some gathering spaces, some  
10 good places for people to enjoy just walking  
11 down the street. That's after all how we all  
12 experience buildings. I mean, we don't --  
13 nobody experiences a building from bird's eye  
14 view like we're seeing here. We experience a  
15 building walking down the sidewalk or walking  
16 down the street or driving down the street or  
17 whatever. So what we're trying to do with  
18 these parks is really create some outstanding  
19 parks and really create a nice pedestrian  
20 experience or an outdoor gathering experience  
21 for people. So, these five new parks create

1 another two acres of open space. So we go  
2 from nine to eleven acres of open space by  
3 pulling these pieces apart.

4 And this is a slide, again, this is in  
5 your book, you know, again, this is a hard  
6 one to show, but this is in your book, and it  
7 shows the specific locations and sizes of the  
8 parks that we've committed to as well. So  
9 that, again, is in your book.

10 Okay. Last -- or one of the last big  
11 issues is building heights. And this was  
12 part of our rezoning effort. You'll recall  
13 that in creating the parks, in creating the  
14 retail square, and pulling the buildings  
15 apart a little bit, essentially what happens  
16 is you have to sort of extrude the buildings  
17 up a little bit. And so what we focussed on  
18 was building heights in the far side of the  
19 site, again, against the railroad tracks and  
20 on the other side of the park. Hopefully  
21 assembling some taller but more slender

1           bui l di ngs al ong the park whi ch wou ld be  
2           resi denti al bui l di ngs and pushi ng the  
3           commerci al bui l di ngs al ong the back. So  
4           you' ll recal l that what we di d was i n worki ng  
5           wi th the Ci ty Counci l thi s was a zone i n the  
6           back that wou ld al low bui l di ngs that cou ld be  
7           up to 220 feet hi gh, and we expanded that  
8           zone sl ightl y so that the bui l di ngs at 220  
9           cou ld be a l i ttle cl oser to the park. And so  
10          that' s what thi s i s represented i n.agai n,  
11          thi s i s i n your package as wel l .

12                        Go ahead, Davi d.

13                        And thi s, thi s graphi c i s i n your  
14          package whi ch i s the speci fi c measurement of  
15          where those zones are measuri ng from vari ous  
16          poi nts on the si te. So thi s blue si te, and  
17          thi s blue pi ece i s the area i n whi ch 220-foot  
18          bui l di ngs can be l ocated on the si te.agai n,  
19          al ong the edges of the si te on the Gi l more  
20          Bri dge and on the far si de away from the  
21          park.

1                   HUGH RUSSELL: Is there a limitation  
2 on the total number?

3                   THOMAS O'BRIEN: Yes. So the next  
4 slide. You're just ahead of us, Hugh.

5                   The -- so this is what it looks like.

6                   Let's go one more, David, to the next.

7                   So on this slide, the limitation is  
8 that there can be seven residential buildings  
9 plus one commercial building. And in  
10 exchange for the parks, what we've done is  
11 working, again, with the staff, what we've  
12 done is we've identified the buildings in  
13 which or the parcels on which we think those  
14 seven plus one should be located. So this  
15 is, again, an exhibit in your package. And  
16 these in light blue are the buildings that  
17 we've identified as the buildings that would  
18 be those. This light blue one, by the way,  
19 is Archstone. As you know, that's a 220.  
20 And that actually counts as part of the  
21 zoning because you'll recall that the whole

1 plan is North Point.

2 So these -- and we're going to talk  
3 about, this is Building N by the way today.  
4 Yeah, this first one, again, starting off  
5 with a residential building and building  
6 these streets and these parks, we think is a  
7 key thing. One of the things by the way,  
8 I'll just point out which we're really  
9 excited about on this, for the first time --  
10 when you walk down North Point Boulevard  
11 today and walk passed this and see -- you  
12 look at this park and say, boy, it's great.  
13 And you get to the pinnacle of the park and  
14 you say what's on the other side? And it's  
15 really just a field. Right? In fact, it's  
16 not even a field. It's something less than a  
17 field. But the -- but what we're really  
18 saying is that we're going to begin the  
19 process of going to the other side of the  
20 park and starting that development which  
21 we're really excited about. So that's a key

1           thi ng.

2                   So thi s woul d be one of the 220' s.

3           Thi s si te G, L, J, E, D, C -- sorry.   And  
4           then a porti on of A at the top.

5                   So go, Davi d, i f you show -- so here' s  
6           what the revi sed renderi ng starts to look  
7           like.

8                   So what i t does i s you' ll recal l that  
9           the bloc k E forms of the i ni ti al plan, what  
10          i t does, by pul li ng the bui ldi ngs apart, i t  
11          we thi nk creates a better -- a better  
12          opportuni ty to create communi ty whi ch i s the  
13          key thi ng for us.   Better opportuni ty to  
14          i ncl ude retail , parks, gatheri ng spots for  
15          peopl e.   And so thi s renderi ng real ly starts  
16          to gi ve some sense of how that al l pl ays  
17          together.

18                   Also on the back street as you fol ks  
19          know, i t j ust creates a much better  
20          pedestri an experi ence for peopl e as you wal k  
21          up that street rather than a big bloc k of

1        bui l di ngs.

2                So i n addi ti on to that we've worked  
3        very closel y wi th staff on the four to scal e  
4        road network.    After all thi s i s sort of the  
5        bui l di ng bl ock of the whol e si te.    And i n  
6        changi ng some of these aspects of the pl an,  
7        there have been some changes requi red on the  
8        street network.    One of the most signi fi cant  
9        I've menti oned now a coupl e ti mes i s the  
10        real i gnment of North Fi rst Street.    So as  
11        Fi rst Street came i nto the si te previ ousl y,  
12        Fi rst Street conti nued straight on.    It came  
13        ri ght on through here.    And what that di d was  
14        i t made the MBTA arri val poi nt not very  
15        strong.    Not very dramati c.    I n fact, not  
16        very pedestri an fri endl y.    So real l y what we  
17        wanted to do, and thi s was -- I know Steve i s  
18        here who was a maj or dri ver of thi s, a  
19        vari ety of peopl e i n the communi ty were key  
20        pl ayers i n thi s.    So real l y we sat and  
21        l i stened to peopl e and sai d you know what,

1 this makes a lot of sense. And then in  
2 addition to that, what it allows us to do not  
3 only to create a better MBTA experience and a  
4 much better pedestrian experience across  
5 Monsignor O'Brien Highway, but it allows us  
6 to create this nice retail square which we  
7 really care about.

8 And so the realignment of First Street  
9 then also in conjunction with that causes us  
10 to create a slightly different street system  
11 as well. So we're -- the other piece -- go,  
12 David, to the next slide.

13 The other piece in your book is a  
14 revised street layout plan in the 40 scale,  
15 you know, street piece of your book. There  
16 is continuing work with staff. I would just  
17 point out here that the base here on Charles  
18 Street -- so again, we're beginning with this  
19 parcel, parcel N and we'll be building this  
20 park and the park connecting to the Gilmore  
21 Bridge as well as these streets. And this

1 does not represent some amendments that the  
2 staff has asked us to make, which we are  
3 working on right now. We're just working  
4 that through in the last couple of days. But  
5 this street network we think really, again,  
6 aligns itself together with the slightly  
7 smaller parcels and really makes the site  
8 work in the way that we really hoped that it  
9 would.

10 Okay. So this gives you -- this is the  
11 condition today at First and Monsignor  
12 O'Brien. I know you folks know this well.  
13 And then a representation of how this would  
14 look in the future. So, again, First Street  
15 coming across, the new elevated Green Line  
16 station, and then First Street aligned and  
17 sort of curving to the south here, you know,  
18 strong retail here. Strong retail -- this as  
19 well by the way was a community suggestion  
20 was to include some retail here rather than  
21 having a park here. So strong retail here.

1 This is -- we sort of envisioned kind of a  
2 coffee shop, but not as we were instructed,  
3 not a Starbucks. This is a, this is sort of  
4 a community-based.

5 STEVEN WINTER: I object.

6 THOMAS O'BRIEN: Yeah. This is --  
7 the way I think of it is it's the morning  
8 specials written on a chalkboard. That's the  
9 differential; right? So, again, with outdoor  
10 seating and very active and creating a  
11 pedestrian friendly atmosphere.

12 Okay, David.

13 There are some items that are not -- we  
14 want to make sure that we draw your attention  
15 to, just again being the people that we are.  
16 The first of these we're proposing in the  
17 decision, the draft decision that we're  
18 working on with the staff, that the Special  
19 Permit end date be extended by approximately  
20 eight years to December 2030. Again, given  
21 the length of time of the litigation and the

1           delays and the economy and the rest of it, we  
2           think that it might take that long to build  
3           out. We are committed to creating a new  
4           hubway station. In fact, we embrace that on  
5           the site. We think that's a terrific thing  
6           that started in Boston and has now spread  
7           into Cambridge and other cities. So we  
8           committed to creating a new subway system on  
9           the site as soon as possible.

10                   And you'll recall that in the Zoning  
11           process that we went through, that gross  
12           floor area for above grade parking along the  
13           Gilmore Bridge and the MBTA yards is excluded  
14           from consideration of FAR, so we just want to  
15           make sure that we point that out. That comes  
16           into play into this building so we'll talk  
17           about that in a moment. And then final  
18           retail locations, the kind of exact locations  
19           on the parcels will be established during the  
20           design review process for each of the  
21           individual buildings on the individual

1 parcel s themsel ves.

2 Go ahead, Davi d.

3 A coupl e other addi ti onal i tems. The  
4 hotel whi ch was ori gi nal l y thought of on  
5 parcel V, we' ve moved to parcel I. Agai n,  
6 making i t a central part of the retail  
7 square. The Char les Street roadway segment,  
8 I mentioned thi s before, so here at the base  
9 of the plan, Char les -- basi cal l y the way the  
10 staff has asked us to thi nk about thi s i s  
11 here di rectl y i n front of the apartment  
12 bui l di ng on parcel N thi s woul d be one way  
13 headi ng thi s way, and a si ngl e l ane of  
14 traffi c. But we' ll work hard to make that  
15 sort of an el evated roadway and a real l y  
16 strong, very strong pedestri an fri endl y spot.  
17 Parti cul arl y for peopl e who are comi ng down  
18 off those stai rs, and I' ll talk agai n about  
19 that a second. But then that thi s woul d be a  
20 two l ane roadway comi ng thi s way whi ch woul d  
21 be abl e to handl e the traffi c comi ng around

1 and potentially handle traffic -- we're  
2 working to try and make this commercial  
3 building a reality here, potentially handle  
4 this traffic coming out of parcel G as well.  
5 So we're working to make that happen with the  
6 staff.

7 We've also asked for the ability to  
8 make changes to one block street segments.  
9 So these individual street segments between  
10 the blocks as part of design review for  
11 individual buildings themselves. So not the  
12 major boulevards that run sort of north/south  
13 but the individual street segments that run  
14 between the blocks, which are part of overall  
15 development of an individual building.

16 We've revised the date for submission  
17 of the roadway plans for the Water Street  
18 cross connection which is the connection here  
19 that runs from Water Street here just south  
20 of the site along here, as we work through  
21 with the MBTA, the 22 Water Street people,

1 and other folks as we work that through.

2 And then we made some minor changes to  
3 project phasing which I'll show in one  
4 second. So those are other items that we  
5 want to make sure that we point out.

6 Let's talk about project phasing. So  
7 this is original phasing -- and the colors  
8 are kind of hard to see, but this is the kind  
9 of sort of -- I don't know what color that  
10 is. I'll call that chartreuse. Am I right  
11 on that?

12 HUGH RUSSELL: No. Violet.

13 THOMAS O'BRIEN: Okay, we'll call  
14 that violet. How did you like that SAT word,  
15 the chartreuse. That's awesome.

16 So this is phase 1A here, the violet,  
17 and then the extra violet, we'll call it back  
18 here I guess, was phase 1B, with the yellow  
19 being Phase II. So we've adjusted those --  
20 go ahead, David, one more slide.

21 We've adjusted those slightly in part

1 because we know we're working on this  
2 building and we're working to -- working  
3 closely with the potential to build to suit  
4 tenant for this building on parcel G as well.

5 So, David, can you go back and just  
6 toggle -- I'm sorry, just toggle.

7 So it's a slight change to the phasing,  
8 just to recognize we think where we are, not  
9 major changes to the phasing.

10 HUGH RUSSELL: This is not to say  
11 that you couldn't come back at a later date  
12 for good reason and get other changes of this  
13 sort.

14 THOMAS O'BRIEN: Yes, yeah, we heard  
15 you loud and clear on that when we were back  
16 there before you before.

17 Go ahead, David.

18 So, again, repeating -- so here's the,  
19 you know, putting back up the proposed master  
20 site plan. So this is, again, where we come  
21 out on a planning perspective.

1           Go ahead, David.

2           And so therefore here are the revisions  
3           again that we put up previously. This is in  
4           your book. This is hard to read, I know, but  
5           similar exhibit that you've had previously  
6           with the changes to the -- in the square  
7           footages and the dimensions.

8           And, again, the updated renderings.  
9           So, just, again, we're putting them up to  
10          remind you kind of where we are.

11          Can I talk about the apartment building  
12          if I could? So we're very excited to say  
13          that as we come to the end of that process of  
14          making amendments to the plan, we really want  
15          to come out of the gate very fast for this  
16          project. And I can tell you that we have the  
17          financing lined up for this, which is great,  
18          together with our partners, and we're moving  
19          at a good clip on this in part because the  
20          financing is lined up and people want to move  
21          that financing into this project during this

1 calendar year, if you can believe it. So we  
2 really accelerated the design on this and  
3 which is why we're back before you on the  
4 16th to come back before you on that.

5 We have been working on this for a  
6 while and we've shown it to the community  
7 over a span of months, and I think we gave  
8 you a quick preview of it earlier. But in  
9 general let me just kind of run where we are,  
10 and again we'll be back before you on the  
11 16th of October.

12 So, some thinking of, you know, what  
13 we're trying to accomplish with this  
14 building. It's clear that one of the best  
15 parts of this site right now are the new and  
16 enhanced connections that this site has, the  
17 entire site has, to the Charlestown  
18 community, and particularly the Paul Revere  
19 Park. The entire Charles River watershed,  
20 North Point Park, all those different pieces.  
21 So making sure that we preserve and enhance

1           that connection out here and across the  
2           beautiful bridge that connects to Paul Revere  
3           Park. Making sure that we make the  
4           connections up to the Orange Line, all of  
5           those pieces. Enhancing the opportunity to  
6           connect to the Green Line. Those are all key  
7           objectives for us. And you can see there is  
8           really great connectivity between this site  
9           and that first building in a variety of  
10          different key areas in the region and we  
11          really want to make sure we take advantage of  
12          that.

13                   HUGH RUSSELL: Could you point out  
14                   the multi use path --

15                   THOMAS O'BRIEN: Yes.

16                   HUGH RUSSELL: -- on that side which  
17                   is another important connection?

18                   THOMAS O'BRIEN: Yes. So the future  
19                   multi use path comes down from here. And  
20                   we've tried to do -- I'm aware that there was  
21                   an e-mail that might have come your way today.

1 We're meeting the multiuse path people again  
2 on Tuesday of next week. And we've met with  
3 these folks before. We embrace the multiuse  
4 path. We think it's a great thing to have  
5 happen. And we've ensured and we are  
6 obligated, frankly, to make sure that the  
7 multiuse path has a place to land on the  
8 site. So, you know, we certainly include the  
9 multiuse path plan in our planning for the  
10 site coming all the way down through the site  
11 and connecting by bike all the way down to  
12 North Point Park. And then from there  
13 obviously -- and I've done this, I'm sure  
14 many of you have. And now I have seen Roger  
15 do this. I've, you know, gone by bike over  
16 that bridge. It's actually -- it's great.  
17 And it's very doable. So you can go all the  
18 way through by bike and across. You probably  
19 have to get off and walk to go across the  
20 Charles River on the rocks, but it's workable  
21 and you can take your bike all the way across

1 to the North End which is a terrific victory.  
2 So, that connection is important to us. And  
3 I think we'll continue to work with the  
4 multiuse path people on this. It's exactly  
5 how that connection will be made. Who knows  
6 at this point how that's going to be made. I  
7 think most people assume that it will be  
8 elevated over and above the green line tracks  
9 which will come through there, but who knows,  
10 maybe the elevated Green Line tracks will  
11 multiuse path to come underneath it. We  
12 don't know yet -- none of us know yet how  
13 that is going to happen, but we'll continue  
14 to work with people to make sure that that  
15 aligns itself and that we make it work. We  
16 believe in it. We want to make that work.

17 WILLIAM TIBBS: On your site is the  
18 multiuse path going along the roadways or is  
19 it on a separate path of its own?

20 THOMAS O'BRIEN: No, it would be  
21 along the roadways. So along through this

1 roadway there are two bike lanes on either  
2 side. So there are bike lanes on both sides  
3 of the street. And the Bike Lane itself is  
4 five and a half feet wide, which is longer  
5 frankly than most other bike lanes in the  
6 city. So we feel really good about that.  
7 And the bike lanes are already created here  
8 on this portion of the street and will be  
9 created, you know, as we go through. In  
10 fact, as 22 Water builds --

11 DOUG MANZ: So just be clear, so the  
12 community path -- the bike path, the  
13 community path is a minimum of 12 feet wide,  
14 some places 14 feet wide. It depends on some  
15 portions that are already built, that's  
16 separated from the roadway. So it actually  
17 sits in the park or up adjacent to it and  
18 will be continuous all the way through. So  
19 the same thing with 22 Water Street. So 22  
20 Water Street is building a certain stretch of  
21 it under their permit on our land. Again,

1 separated from the road. So that's one.

2 Now, right next to it in the road,  
3 though, there are still bike lanes. So you  
4 will have a separated community path up  
5 raised, and then right next to it the roads  
6 still have bike paths --

7 WILLIAM TIBBS: Okay.

8 DOUG MANZ: Sorry, bike lanes.  
9 Those are five feet wide just to be clear.

10 SUSAN CLIPPINGER: And I think  
11 there's a request to look at the dimensions.

12 DOUG MANZ: But right now under the  
13 original the 40 scale plans, and this we  
14 currently show five feet wide. Which, again,  
15 we can accommodate them which is a layout  
16 which is pretty wide. But to be clear the  
17 community path is a dedicated raised separate  
18 pathway.

19 WILLIAM TIBBS: Thank you.

20 THOMAS O'BRIEN: I'm sorry, David,  
21 just do that one side. So one other

1           connecti on obvi ously i s making thi s one to  
2           the Orange Li ne, so I j ust want to make sure  
3           we poi nt that out. Thi s i s an area where  
4           today there are a lot of peopl e who wal k back  
5           and forth across the Gil more Bri dge. And we  
6           want to make that connecti on so that thi s  
7           becomes a much more i nteresti ng and fri endl y  
8           to pedestri an spot as peopl e come through.

9                        Go ahead, Davi d.

10                    Thi s j ust gi ves you a sense of vi ews  
11                    and how the si te ki nd of presents i tsel f  
12                    today. Thi s i s l ooki ng across the Gil more  
13                    Bri dge back towards the Orange Li ne stati on  
14                    back towards Charl estown. Thi s i s then  
15                    turni ng and goi ng the other way through the  
16                    Archstone bui l di ng. Thi s i s standi ng on the  
17                    central park ri ght around here, and l ooki ng  
18                    back at where the si te wi ll be. You can see  
19                    that the Gil more Bri dge i s not an easy thi ng  
20                    to work around, but we bel i eve we' ve, we' ve  
21                    establ i shed a plan that can make i t all work.

1           Go ahead, David.

2           Again, more connections. These are  
3           pedestrian connections. We want to make sure  
4           that these are all enhanced and really made  
5           to work well. I would say, too, remembering  
6           this pedestrian connection all the way down  
7           to the parks is a key thing for us. Key  
8           amenity.

9           So here's the beginnings of what the  
10          building looks like. The way we've  
11          envisioned the building is remember that the  
12          parking in this building can be above grade  
13          and so we've established four levels of  
14          parking of above grade, but we're bringing  
15          the parking with retail at grade. I'm sorry,  
16          am I doing that? Retail at grade and then  
17          apartments above. So that the parking itself  
18          is shielded from, you know, a typical person  
19          making use of North Point. The entrance to  
20          the building would be here on the, on the  
21          north side of the building, again, fronting

1 on the North Point side. And this would be a  
2 new park that we would create here in --  
3 right in front of the building. On this far  
4 side, again, we'll make that connection up to  
5 the Gilmore Bridge.

6 Just above the parking which would be  
7 again fully enclosed, what we have is an  
8 amenity floor -- and I'll going into this in  
9 a little more detail in a second. An amenity  
10 floor here for the residents of the building  
11 which would, again, have a workout facility,  
12 gathering rooms for people, all located here.  
13 And then the building itself rises up above  
14 where the units are located. It's about a  
15 327 -- 337 unit, I'm sorry, apartment  
16 building. And it will be a mix of studios  
17 and one's and two's and three's. The  
18 three-bedroom units were important to the  
19 community, so we've included a stack of  
20 threes. We think frankly that three bedrooms  
21 are underrepresented in the marketplace so

1           it's important to include. And we'll also,  
2           as per the inclusionary Zoning Ordinance, we  
3           will include affordable units as well.

4                   WILLIAM TIBBS: So the highest  
5           parking level is higher than the bridge?

6                   THOMAS O'BRIEN: So, yes.

7                   WILLIAM TIBBS: Is that what we're  
8           seeing that yellow kind of band there?  
9           You'll see that as you're going over the  
10          bridge?

11                  THOMAS O'BRIEN: Yes, we're going to  
12          go through that.

13                  One of the challenges is that the  
14          bridge here -- again, the bridge ranges from  
15          40 feet to maybe 30 as it comes down a little  
16          bit. So at this end of the, that level  
17          directly across from, directly next to the  
18          Gilmore Bridge, it's really not workable to  
19          have a unit there. In other words, to have a  
20          unit where you would be looking right out at  
21          the cars coming out of the Gilmore Bridge.

1 So that portion of the garage, you're  
2 correct.

3 WILLIAM TIBBS: What's wrong with  
4 that?

5 THOMAS O'BRIEN: So you're correct  
6 that that portion of the garage comes up to  
7 that -- just at the bridge level. Now at  
8 this end, by the way, we're going to have a  
9 marketing feat in front of us. This is a  
10 unit at this end, okay? So maybe what I'll  
11 do is I'll turn this slightly. David  
12 Nagaheiro will go crazy if I break this. Let  
13 me turn it slightly so you have a sense of  
14 what I'm talking about here. So, what we're  
15 -- what we've got is this is garage, but  
16 we're planning to cover the garage at this --  
17 this is, this is not covered with a unit.  
18 But what we'd like to cover it with is sort  
19 of a green screen or something that makes it  
20 so that you're not looking into the garage  
21 that's for sure. But cover it with a green

1 screen. We'll be back here on the 16th to  
2 make a more extensive presentation on what  
3 our thinking is on that. We definitely want  
4 to cover that piece of the garage. That  
5 portion of the green screen, or that portion  
6 of coverage of the garage would sort of end  
7 here. This would be building structure. And  
8 then this is a unit actually on this end down  
9 here. In part the bridge is going down so we  
10 get a little bit more room. And that unit  
11 will also have units on this side. Those  
12 units are sort of tough units at that level  
13 covering the garage because they're longer  
14 units, but we think we've designed them in a  
15 way that they come out pretty well. So we  
16 feel good about how they played out.

17 Keep going, David.

18 So here's the first floor layout again.  
19 Let me just orient you. This is Charles  
20 Street. So the front of the building is  
21 here. The Gilmore Bridge that we just looked

1 at is here. So, you know, Charles River is  
2 out this way. North Point Park is over this  
3 way just to kind of orient you.

4 HUGH RUSSELL: So, getting a little  
5 feedback from my Board that maybe you want to  
6 go through the building extremely quickly.

7 THOMAS O'BRIEN: Yes.

8 Retail, entrance, parking entrance  
9 underneath the Gilmore Bridge, and parking  
10 here. The one key thing is the park -- the  
11 entrance from Gilmore Bridge comes down over  
12 here and we can fit bike storage in there.

13 Okay, David, go ahead.

14 Next level up, so this is above the  
15 lobby, above the retail. Here's a version of  
16 how the units start to lay out covering the  
17 -- blocking of the garage. And, again, a  
18 sense of how the elevated park comes down and  
19 the staircase comes down from the Gilmore  
20 Bridge.

21 Go ahead, David.

1           Next level up. This takes us to the  
2 amenity floor. So we've included a half  
3 court basketball court, workout facility, an  
4 area for people to gather, a quiet library  
5 for people, and units on this level as well.  
6 These units will actually have some outdoor  
7 space. We've stepped them back. They're  
8 still pretty close to the Gilmore Bridge at  
9 that point.

10           WILLIAM TIBBS: I was going to ask  
11 the bridge was.

12           THOMAS O'BRIEN: The bridge is right  
13 there.

14           HUGH RUSSELL: That's where people  
15 are gathering.

16           THOMAS O'BRIEN: Yes.  
17 Go ahead, David.

18           Now the tower comes out of the  
19 building. Slender tower. And again a mix of  
20 units as we go up. Pretty much straight  
21 forward from here forward.

1 All right, David.

2 This is a view, obviously a section  
3 from looking back toward the -- you're sort  
4 of standing on the Cambridge side looking  
5 back towards Charlestown with the Gilmore  
6 Bridge on the right. You can see the  
7 parking, you can see the ringed units, the  
8 amenity floor, and the courtyard. So the  
9 whole garage is covered.

10 THOMAS ANNINGER: Can you relate  
11 that to this model so I can see?

12 THOMAS O'BRIEN: Sure. What you're  
13 doing is you're looking at -- I'll turn it  
14 this way actually. You're looking at --  
15 looking at this angle with a section like so,  
16 but what you can't see is the courtyard is  
17 there as well. So you're looking at this  
18 section with the courtyard on the far side.  
19 So you're looking -- so it's like we've sawed  
20 the building right through here.

21 THOMAS ANNINGER: Oh, okay.

1                   THOMAS O' BRIEN: Because what you  
2                   can't see -- when I turn it that way, you  
3                   can't quite see courtyard.

4                   David Nagaheiro, I promise if I drop  
5                   this, I'll run 20 laps around the building.  
6                   So courtyard's on this side. Okay.

7                   So give you a little bit closer view of  
8                   how we're trying to treat the Gilmore Bridge  
9                   and what we're trying to do with the green  
10                  screen on this side units here as we come  
11                  through.

12                  Again, green screen this is looking  
13                  from North Point Park with the Charles River  
14                  at your back back at the building. Okay?  
15                  Green screen here, staircase down, units in  
16                  the spot as well.

17                  Now we are kind of turning, and now  
18                  it's as if you're standing in the rail yards,  
19                  the MBTA rail yards, looking back at the  
20                  building, garage below, green -- this is  
21                  actually -- this is really precast with green

1 on the wall to kind of break up that wall,  
2 but a nice park. A great entry. Kind of a  
3 grand entry into North Point with stairs down  
4 below. Units here and amenity floor here.

5 Now you come back around, now you're  
6 standing on North Point proper, basically  
7 just north of the building in what we would  
8 call parcel M. And looking back at the  
9 building retail here, entrance here, green  
10 park taking you up to the Gilmore Bridge on  
11 this side as well.

12 Now stepping back to where we were  
13 before and, again, the building at the base.  
14 Okay?

15 I think that takes us to the end.

16 Sorry I went so long.

17 HUGH RUSSELL: Okay. Could you put  
18 up the slide that shows the new area  
19 rendering? Because that's not in our  
20 package. That's the one. One advantage of  
21 the slide is that it shows the 22 Water

1 Street building.

2 THOMAS O'BRIEN: Yes.

3 HUGH RUSSELL: Which doesn't show in  
4 the plans here. And you can see how it's  
5 basically integrated into the design.

6 THOMAS O'BRIEN: This is 22 Water  
7 Street here. So it gives you some  
8 perspective on how that design will fit into  
9 the overall design.

10 HUGH RUSSELL: Right.

11 AHMED NUR: Where did you move the  
12 new hotel to?

13 THOMAS O'BRIEN: The hotel is here.  
14 This building. So rather than being here, we  
15 thought it would play an integral part of the  
16 square with a great public floor, great  
17 restaurant. Hotels are generally pretty  
18 public.

19 AHMED NUR: While we're waiting, can  
20 you go to Exhibit 10, the 500 radius?

21 HUGH RUSSELL: Okay, before we go

1           there, there was actually a comment I wanted  
2           to make on that.

3                     AHMED NUR:   Sorry, Hugh.

4                     HUGH RUSSELL:   One change you've  
5           made is to eliminate the street segments  
6           between block J and K and L and M.   But they  
7           show up on the rendering as looks like  
8           pedestrian ways.

9                     THOMAS O'BRIEN:   Yeah.   The way we  
10          envision these blocks is -- the way we  
11          envision these blocks is there would be one  
12          below grade garage for each of these blocks  
13          with two thin buildings that would come up  
14          between them.   So while this may not  
15          necessarily be a street, it's still certainly  
16          pedestrian, very pedestrian, and it might  
17          still be an entry, a vehicular entry, you  
18          know, depending on how we laid it out.   It's  
19          certainly at grade and public in its -- in  
20          other words, very public in people's ability  
21          to cut through there.

1                   HUGH RUSSELL: Yeah, because these  
2 connect the new open spaces in back with the  
3 larger open spaces in the middle, and while  
4 maybe if you're strolling them it may be fun  
5 to do it. It may not be a particular desire  
6 line, but I think it's a strength in the old  
7 plan and it's a strength of what you showed  
8 there.

9                   THOMAS O'BRIEN: I agree.

10                  HUGH RUSSELL: Now, did you want to  
11 address something?

12                  AHMED NUR: No, actually I found it  
13 here. It's -- all it's showing is that the  
14 500 radius, it says it right over here.  
15 The basic intersection, Major O'Brien Highway  
16 and the layout First Street. That's all you  
17 indicated on this 500 radius on it. Is there  
18 anything else you wanted to say on it?

19                  DOUG MANZ: So the 500-foot radius  
20 was -- the original Zoning talked about FAR  
21 within 500 feet of First Street and O'Brien

1 Highway because it was kind of the transit  
2 zone, and then FAR outside the zone. There  
3 was never a plan that was actually put  
4 together with the original Zoning. So I  
5 think we created that plan just for  
6 reference.

7 AHMED NUR: Okay.

8 DOUG MANZ: I'm not really sure it's  
9 essentially relevant because the average FAR  
10 was really carried across the site at 2.66.  
11 But there was really no I want to say bonus  
12 that was taken within the 500-foot area. But  
13 the plan was included because the Zoning  
14 speaks to a plan that wasn't there.

15 AHMED NUR: That's what I thought.  
16 I just didn't understand exactly of what was  
17 relevant.

18 DOUG MANZ: So to take it further,  
19 though, I don't want to say very -- a certain  
20 amount of FAR in theory is supposed to be  
21 within 500 feet of that radius, but because

1 we have put a lot of closet space, we may  
2 actually achieve 2.66 FAR within the 500  
3 feet. Planning Board has the ability to  
4 allow that FAR to be consistent somewhere  
5 else close to 500 feet, not necessarily  
6 within it. So, it's kind of a -- we were  
7 trying to respond to the very specific text  
8 of the Zoning Ordinances.

9 HUGH RUSSELL: Right. And maybe one  
10 would sensibly look at the new entrance to  
11 the station rather than the present entrance  
12 to the station in trying to determine the  
13 intent that's being met.

14 THOMAS O'BRIEN: I agree.

15 HUGH RUSSELL: Tom.

16 THOMAS ANNINGER: I have two  
17 comments essentially.

18 Can you go back to one of the early  
19 slides where you show the layout of the new  
20 master plan with -- that's it. I think that  
21 will do it. I'm somewhat of a veteran of

1           what you call somewhat dare I say  
2           disparagingly the old blocky approach. One  
3           of the things that I remember from that time  
4           is that we tried pretty hard to have  
5           residential and commercial work together in a  
6           more integrated way avoiding what you've done  
7           here. And what you've done here is elegant  
8           and it creates a strip of residential, strip  
9           is maybe not even the right word, but an  
10          swath, and then another one of, call it  
11          commercial. And that does a couple of things  
12          that we try to avoid.

13                 One is the timing of life in those two  
14          different uses is different. And by  
15          integrating them more, we had hoped that  
16          somehow it would give life to everything, so  
17          you wouldn't have a --

18                         WILLIAM TIBBS: A dead zone.

19                         THOMAS ANNINGER: -- a dead zone.

20          An office park. Now it's aligned along the  
21          back, and you've done some things to it by

1           having a park. You've added some height.  
2           And I understand that in a way having the  
3           commercial aligned with that roadway in the  
4           back makes a lot of sense. But I think we  
5           always intended to have parks between those  
6           blocky things that you call them. We used to  
7           call them finger parks. I guess I'd like you  
8           to talk a little bit about what we might have  
9           lost by doing it the way you've done it.

10                   THOMAS O'BRIEN: Yes.

11                   THOMAS ANNINGER: And gained.

12                   THOMAS O'BRIEN: There's three  
13           things that kind of come to mind for me. One  
14           is I think one way to -- that we tried to  
15           think about the site was rather than kind of  
16           just the north/south access but sort of the  
17           east/west access. So when we thought of  
18           these parks, we thought of these as being  
19           really essential to making a connection  
20           between these buildings and the central park,  
21           which we again we think is a wonderful

1 amenity. So making that connection was  
2 important, but offering a really nice entry  
3 point into these buildings was sort of one  
4 piece in our mind.

5 The second piece in our mind was as we  
6 think about the potential office users as we  
7 try and work through with office users,  
8 larger and efficient floor plates are  
9 extremely important to these people.  
10 Extremely important. And we spent a lot of  
11 time with them. And we actually had a really  
12 an interesting time particularly here in  
13 Cambridge where many of these companies see  
14 their space as a key way for them to compete  
15 for the new young employees that they're  
16 trying to get. It's not just about salary.  
17 It's not just about interesting work, but  
18 it's also about space and how the space is  
19 aligned and all those different things. So  
20 having larger floor plates and the  
21 opportunity for that, to us, is really

1 important for some of these employers.

2 So what we thought to ourselves was for  
3 those larger floor plates, if we try to mix  
4 them here, we're sort of blocking a little  
5 bit. The -- or defeating the purpose that  
6 we're able to achieve here, which is to make  
7 that connection from the central park back  
8 over, which we think is an important thing.  
9 I mentioned one thing, and then maybe Doug  
10 can think of more things that I'm neglecting,  
11 this retail square which we think is an  
12 essential mixed use square. And this is a  
13 square that would have residential above. So  
14 I probably should have made that clear. But  
15 the way we think of this, and these projects  
16 are kind of complicated to do, retail at the  
17 base and then residential above. Because, as  
18 you now, particularly if you're going to do  
19 -- if you're going to offer food, and you  
20 think about how are you going to exhaust that  
21 and how you're going to work that and make

1 that work with the residential above. It's  
2 complicated, but we think it's really  
3 essential to make this a district that has  
4 residential above the retail. So it really  
5 works as a strong retail square, you know,  
6 for all hours of the day and night.

7 So those are the three big things.

8 Doug, I don't know if you have any  
9 other thoughts.

10 HUGH RUSSELL: I think there's one  
11 other aspect that we're sitting here in  
12 Cambridge, but we're actually looking at a  
13 map that has Somerville and a little bit of  
14 Boston in it, and I think a part of that,  
15 what you have to do is listen to what  
16 Somerville wants on their portion of the  
17 ground. And my understanding is they, wanted  
18 you know, a good mix of commercial and  
19 residential uses. So that like block E which  
20 is liken entirely in Somerville, and half of  
21 F, is a way of meeting that kind of a, you

1 know, good neighbor work together kind of  
2 approach.

3 THOMAS O'BRIEN: That's a key thing,  
4 Hugh. As you know, it's actually -- it's  
5 great having George and Dan here. In the  
6 previous plan this was all residential on  
7 this side, and you know, I'm sure there are a  
8 variety of reasons as to why that was. But  
9 Somerville has been very clear with us that  
10 there is a desire to mix up those uses a bit.  
11 And so in part we are trying to achieve that  
12 while also trying to pursue the other  
13 planning goals that I've described for you.

14 H. THEODORE COHEN: What is building  
15 U?

16 THOMAS O'BRIEN: Building U today is  
17 a surface parking lot. And then that would  
18 be a commercial -- we anticipate that this  
19 will be developed as a commercial building.  
20 This actually lines up fairly well as about  
21 350,000 square foot office building with

1 floor plates that are about 35,000 square  
2 feet. So it actually, it lays out well as a  
3 commercial office building. So that's the  
4 way we've envisioned it. We've actually had  
5 a couple of discussions with a potential  
6 build to suit user for that site.

7 H. THEODORE COHEN: And the building  
8 in front of it -- no, the narrow one.

9 THOMAS O'BRIEN: Here. Yeah, so  
10 this is the Maple Leaf building. So this  
11 is --

12 H. THEODORE COHEN: Maple Leaf.

13 THOMAS O'BRIEN: So they're  
14 beginning that pretty soon actually. 99  
15 units of microunits. Approximately 400  
16 square feet I think a piece.

17 THOMAS ANNINGER: Well, what I  
18 remember, what I will remember from what  
19 you've said is the large floor plates which  
20 is a theme that Brian and others keep telling  
21 us about Kendall Square and it has actually

1 large implications for everything.

2 The only other thing I wanted to just  
3 say is the architecture of Sierra and Tango  
4 is one that has divided people. I sat here  
5 when we reviewed it and I like it. I know  
6 that Mr. Kaiser hates them. And so -- and  
7 there's everything in between. What I see in  
8 your new building is definitely a, a later  
9 generation of Sierra and Tango. And I guess  
10 I wonder if -- to me it looks very similar  
11 and I actually embrace that.

12 HUGH RUSSELL: It's more Sierra than  
13 Tango.

14 THOMAS ANNINGER: Perhaps. I  
15 actually don't remember the difference. To  
16 me they kind of are cousins at least.

17 HUGH RUSSELL: Yes, they are  
18 cousins.

19 THOMAS ANNINGER: And this would be  
20 a third cousin is how I see it.

21 THOMAS O'BRIEN: We think these

1           units need to have a lot of glass. So we've  
2           tried to really think through this building  
3           as having a lot of glass. We, you know, when  
4           you go to this -- to the top of the Archstone  
5           building or go to the upper floors of the  
6           existing Archstone North Point building, the  
7           views are stunning. I mean, it's really  
8           quite beautiful. So we think that there  
9           should be a lot of glass. So this, you know,  
10          this upper tower has a mix of metal panel but  
11          also a significant amount of curtain wall as  
12          you know. So that's not inexpensive to  
13          create, but we think it's important --

14                   THOMAS ANNINGER: But it's not just  
15          the glass I'm commenting. There's also this  
16          geometric kind of --

17                   H. THEODORE COHEN: As opposed to  
18          what?

19                   THOMAS ANNINGER: Well, it could be,  
20          it could be blocky and it's not. It's got a  
21          certain rhythm to it that is somewhat

1 eclectic maybe is the right word.

2 THOMAS O' BRIEN: It breaks it up a  
3 bit.

4 THOMAS ANNINGER: It breaks it up a  
5 bit.

6 THOMAS O' BRIEN: It's not  
7 monotonous.

8 HUGH RUSSELL: The Archstone  
9 building has a different approach.

10 THOMAS ANNINGER: Archstone's  
11 building --

12 THOMAS O' BRIEN: A little more  
13 yellow brick.

14 THOMAS ANNINGER: That's right.

15 THOMAS O' BRIEN: A little more  
16 linear. A little more brick.

17 HUGH RUSSELL: There's a distant  
18 cousin at 22 Water Street.

19 WILLIAM TIBBS: Yes.

20 HUGH RUSSELL: Somewhat flamboyant  
21 cousin.

1                   THOMAS O' BRIEN: Of course we think  
2 this is a far nicer building than 22 Water  
3 Street.

4                   ROGER BOOTHE: If I can just remind  
5 the board that we are going to have design  
6 review next time. So it might be --

7                   THOMAS ANNINGER: Yes, I know, but  
8 it looks like it's very far along and we've  
9 already learned a lot tonight.

10                  ROGER BOOTHE: The lateness of the  
11 hour we need to focus on make sure we get the  
12 preliminary development plan. And then you  
13 do need to take a vote on that. This is a  
14 hearing.

15                  HUGH RUSSELL: Right and we have  
16 three people signed up. One person who  
17 signed up is Charlie. Do you want to speak?

18                  CHARLES MARQUARDT: You tell me.  
19 I'm more than willing to pass.

20                  HUGH RUSSELL: Thank you. Heather  
21 says maybe.

1                   THOMAS ANNINGER: Carol has raised  
2 her hands.

3                   HUGH RUSSELL: Steve Kaiser said  
4 yes.

5                   HEATHER HOFFMAN: Hi, Heather  
6 Hoffman, 213 Hurlley Street. And the thing  
7 that I would like to make a pitch for is the  
8 thing that -- I was actually the first person  
9 to say and that is the public market on our  
10 side of the O'Brien Highway. East Cambridge  
11 is the only area along the Green Line  
12 extension that is losing by having the Green  
13 Line be extended. And one of the things that  
14 many of us in the community propose to, I  
15 guess, compensate us to some degree was  
16 something that was not yet another office  
17 building, hotel, or other such faceless thing  
18 but something that actually drew the  
19 community in. So, yes, they're showing  
20 retail, but what we would like is something  
21 that's special.

1                   Thanks.

2                   HUGH RUSSELL:   Okay.

3                   H. THEODORE COHEN:   Can I ask a  
4                   question?   Why is East Cambridge losing by  
5                   the relocation?

6                   HEATHER HOFFMAN:   Because our subway  
7                   station is going to the other side of  
8                   something that is still called a highway.  
9                   And that in fact has been slated to be  
10                  widened, not narrowed.   And so we're having  
11                  our station be taken away from us.   And not  
12                  just that, the busses as well.   So everything  
13                  is being taken away from us and put on the  
14                  other side of whether you call it a highway  
15                  or a boulevard, an awful lot of traffic.

16                  HUGH RUSSELL:   Carol, did you want  
17                  to speak?

18                  CAROL BALLOU:   Carol Ballou, 257  
19                  Charles Street.   We worked really good with  
20                  HYM and, you know, we will we assume we'll  
21                  continue to do so.   But we did put the public

1 market out there and they really came to the  
2 table for it. So there are compromises in  
3 everything and we're liking the looks of it.

4 Thanks.

5 HUGH RUSSELL: Thank you.

6 Does anyone else like to speak? Oh,  
7 Steve, you were on the list. Sorry.

8 STEVE KAISER: Yes. I have a short  
9 handout here, and graphics. Again, my name  
10 is Steve Kaiser, 191 Hamilton Street. And  
11 Tom is right, we've had some pretty good  
12 meetings with HYM. We've got along pretty  
13 well with the team. But I end up with some  
14 important differences on traffic. There is a  
15 serious pedestrian crossing problem on  
16 O'Brien Highway, and I come to the conclusion  
17 that the B&M Railroad 12 years ago -- well,  
18 13 years ago. In 1999 came up with a better  
19 circulation. They separated all the traffic  
20 turns from the pedestrian crossing. That's a  
21 judgment call.

1           On building N I'm happy to see it's  
2           residential. And I think it looks better  
3           than buildings S and T because I think  
4           anything can't look worse than S and T. But  
5           that's a judgment call, too.

6           What I did almost a decade ago is I  
7           looked very closely into the boundary and  
8           land ownership at North Point, and it's an  
9           issue that hasn't been solved. And it's  
10          primarily a legal one. It's not a judgment  
11          call. And so that's what this handout pretty  
12          much deals with. On the very first sheet,  
13          you can look at that and that's the 2001  
14          ECaPs plan. Look at the boundary of North  
15          Point. It's all straight lines. You turn  
16          the page to get to the 2012 plan, the current  
17          plan, it's all this wiggly snake. And the  
18          line says approximate city line. Boy, does  
19          that tell the whole story. They don't know.  
20          And every time I see this new wiggly line,  
21          it's got a slightly different shape in a

1 slightly different location. We don't know  
2 where the line is. This line comes from some  
3 1880s plan of some sort and not from the  
4 original alignment of the Miller's River  
5 which is the definition of the boundary. And  
6 that's on the next page. And this map, it  
7 was used by EF for their work and they've  
8 adopted the state DEP tidelands designation.  
9 And what I've did is I've colored it in  
10 yellow what is the original Miller's River  
11 and low tide. And all the land underneath in  
12 yellow is Commonwealth tidelands owned by the  
13 state.

14 Tom, in your version it shows a black  
15 dotted line and everybody else's it shows a  
16 red dotted line which is the middle of the  
17 channel, and that is the best indication we  
18 have of the boundary. And it's totally  
19 different from anything that the city has  
20 dealt with in the past. This is  
21 the official thing from the state. This

1 center line of the original Miller's River.

2 So my God we've got to get this right.

3 And now this isn't even perfect for the  
4 plan, because it would make sense to  
5 straighten the line out. Get it to match up  
6 with the streets wherever they want to do  
7 that so that you don't have a wiggly line  
8 going back and forth through the parcels.  
9 That wiggly line is nuts. It doesn't help  
10 anybody. Okay?

11 On the next sheet, it gives the  
12 requirements of Zoning. I highlighted it in  
13 yellow again. Legal description of the total  
14 development parcel proposed for the  
15 development including exact location and a  
16 statement of present and proposed ownership.  
17 And the comment is no change from original  
18 project size of boundaries. Well the  
19 boundary was messed up before and so was the  
20 ownership, and that's the last page I have.  
21 This is the ownership list from the railroad.

1 It's to look at the book and page numbers.  
2 And there's nothing in there, I went through  
3 all of these. There's nothing that takes the  
4 Commonwealth tidelands and gives it to the  
5 railroad. So all of that yellow land is  
6 still state land. Still owned by the state.  
7 And there's a parcel in here, I've  
8 highlighted it in yellow, book 9668, 21 acres  
9 taken in 1960. In 1959 that land was taken  
10 from the same -- it was sold to the same  
11 person. The woman who was living on Beacon  
12 Hill, and she was financed by the B&M to buy  
13 that land from the B&M. One year later the  
14 B&M buys it back and says see, this is proof  
15 we own the land. It's a joke. All right?

16 So, the -- there's a lot of work that  
17 needs to be done here. You've got to show in  
18 this Special Permit that they own the land.  
19 You've got to show where the boundary is so  
20 it makes sense. And since Somerville is here  
21 and Cambridge is here and HYM is here and

1 they can get together and by Chapter 42 you  
2 can define where the new boundaries should  
3 be. And get it surveyed. None of these  
4 lines have been surveyed. And you can get it  
5 right. So that is what I would strongly  
6 urge. And I would emphasize, too, in all of  
7 this that HYM is almost an innocent in this.  
8 It came in at the tail end of the process.  
9 And in no way did they contribute to the  
10 problems that have been created here.

11 And just one last comment. I hadn't  
12 been thinking of noting this but the  
13 discussion came up on multiuse path. And HYM  
14 indicates that they don't have any specific  
15 information on it. And in July of last year  
16 the MBTA changed their Green Line ramp  
17 locations around each station, around the  
18 garage terminal location in Somerville in  
19 such a way that a new ramp was added that  
20 physically blocks the crossing of the  
21 railroad tracks by the multiuse path. And

1 Fred Sal vucci came i n and sai d can you do a  
2 mul ti grade passi ng at the mul ti use path at  
3 the Green Li ne and i t was a very, very bad  
4 desi gn. So agai n thi s i s not HYM' s probl em,  
5 but I thi nk the Pl anni ng Board shoul d know  
6 that that connecti on for that mul ti use path  
7 i s i n seri ous danger and threat by the MBTA.  
8 Okay.

9 Thank you.

10 HUGH RUSSELL: Thank you.

11 Does anyone else wi sh to speak?

12 (No Response.)

13 HUGH RUSSELL: Okay.

14 So our j ob toni ght, shoul d we choose to  
15 do i t, woul d be to vote prel i mi nary approval  
16 to the amendme nts as part of the fi rst step  
17 of a two-stage process, and I i st anythi ng  
18 that we feel needs to be further addressed.  
19 And I take i t the ci ty staff has no I i st that  
20 they wi sh to i ncorporate.

21 ROGER BOOTHE: No. As I i ndi cated

1 starting off, I think we feel that we're in  
2 very good shape. There are details about  
3 treatment of the bike parking in this  
4 building and some of the roadway issues, all  
5 very much details. And, again, this is an  
6 amendment for something that was already  
7 pretty far along. So we feel that we're in  
8 quite good shape moving forward.

9 STEVEN WINTER: Thank you, Roger.

10 THOMAS ANNINGER: I see, so this is  
11 a Major Amendment where we're going through  
12 the PUD, the familiar two step PUD process.  
13 And this is, what do we call it? The  
14 preliminary -- I forget the words.

15 ROGER BOOTHE: Because it's a Major  
16 Amendment, it's treated kind of like the PUD  
17 because you have this hearing for the  
18 looking -- this is meant to be looking at any  
19 sort of large scale issues and then the final  
20 determination is, you know, as it sounds,  
21 much more finalized. And then we're even

1           having the first building for design review  
2           which could have been later on except that  
3           they're ready to go.

4                   HUGH RUSSELL:   So is anyone prepared  
5           to make a motion that we make a preliminary  
6           determination that we might approve this?

7                   WILLIAM TIBBS:   I would say so moved  
8           with the proviso that at least I know you  
9           said you're going to be talking to the  
10          bicycle folks, but if you can -- I know it's  
11          a detail, but I think that's a concern enough  
12          to make sure all that stuff works. I think  
13          it was a real critical linkage in the plan to  
14          make sure at least within the area that you  
15          controlled that that works out well.

16                   HUGH RUSSELL:   And maybe the best we  
17          can have the PUD process is a commitment to  
18          make it work.

19                   WILLIAM TIBBS:   Yes.

20                   HUGH RUSSELL:   And in a statement of  
21          what they believe they have to do to make it

1 at this point in time, but it's not an  
2 engineering. We just learned that the T is  
3 working against this inadvertently probably.

4 AHMED NUR: Are we tying it down to  
5 -- it says here that just the building size,  
6 building rights and the proposed uses even  
7 though the development will not increase but  
8 it would relocate buildings. Are we to  
9 include the books that they send us in terms  
10 of the elevations of the buildings? No?

11 HUGH RUSSELL: The PUD plan is  
12 fairly extensive and it includes some things  
13 that are very specific and some things that  
14 are guidelines, and all of that's in the  
15 notebooks. So we're, we're basically voting  
16 just for the notebooks.

17 AHMED NUR: So moved or I second  
18 that. You moved.

19 HUGH RUSSELL: Okay, anymore  
20 discussion?

21 (No Response.)

1 HUGH RUSSELL: All those in favor.

2 (Raising hands).

3 HUGH RUSSELL: Six members voting in  
4 favor. See you shortly.

5 We still have two pieces of business to  
6 accomplish tonight.

7 STEVEN WINTER: They both seem  
8 fairly pro forma to me, Mr. Chair, that these  
9 are extensions on projects that we're  
10 familiar with.

11 HUGH RUSSELL: Yes.

12 STEVEN WINTER: So can we bundle  
13 them?

14 HUGH RUSSELL: I think no.

15 LIZA PADEN: I'd like to have two  
16 votes if I could.

17 STEVEN WINTER: Okay.

18 LIZA PADEN: Okay.

19 The first one would be for the KayaKa  
20 Hotel, 1924 Mass. Avenue, they'd like an  
21 extension to attend it another 12 months.

1 HUGH RUSSELL: Okay.

2 Is there any questions or discussion?

3 STEVEN WINTER: No.

4 THOMAS ANNINGER: Yes, I have a  
5 question. Are they really going to do this  
6 project?

7 LIZA PADEN: I don't have that  
8 information.

9 STEVEN WINTER: I would not doubt  
10 Mr. Kim's integrity unless we had real reason  
11 to doubt it.

12 THOMAS ANNINGER: Oh, I have no  
13 doubt about his integrity. From my  
14 experience he's a terrific guy. But I worry  
15 that this won't happen and I don't have a  
16 good sense.

17 HUGH RUSSELL: We can make sure it  
18 doesn't happen.

19 WILLIAM TIBBS: But there was a  
20 project at Alwi fe that we did it for ten  
21 years.

1                   HUGH RUSSELL: Right and we final  
2                   di dn' t.

3                   WILLIAM TIBBS: And we ended up not  
4                   doi ng i t.

5                   THOMAS ANNINGER: I move that we  
6                   grant the extensi on.

7                   HUGH RUSSELL: All those in favor.  
8                   (Rai si ng hands).

9                   HUGH RUSSELL: Si x members voti ng i n  
10                  favor.

11                  LIZA PADEN: Thank you.

12                  HUGH RUSSELL: The second one?

13                  LIZA PADEN: Thank you.

14                  The second one is for the Charles  
15                  Hotel. I'm sorry. I mi sspoke. It's for  
16                  case No. 235, 112-114-116 Mount Auburn  
17                  Street, and thi s was Mr. Schl aeger' s  
18                  devel opment that i s going to rehab the  
19                  Conductor' s bui lding as well as the  
20                  restaurant si te. Mr. Rafferty i s actual ly  
21                  here i f you have any questi ons for hi m.

1 WILLIAM TIBBS: I just went by that  
2 building.

3 HUGH RUSSELL: The ownership has  
4 changed; right?

5 LIZA PADEN: Pardon?

6 HUGH RUSSELL: The ownership has  
7 changed?

8 LIZA PADEN: Yes, the ownership has  
9 changed.

10 ATTORNEY JAMES RAFFERTY:

11 Mr. Freedman, the carpenter has acquired the  
12 interest in the Bullfinch entity. Originally  
13 the Bullfinch entity acquired the Old Chile's  
14 Crone's property, and the carpenter entity had  
15 the Conductor's building. And there's a bit  
16 of a shotgun marriage. And then they came  
17 forward with the design of the building and  
18 the restoration of the conductors' building.  
19 So now it's in a single ownership entity and  
20 there is very active interest in a single  
21 tenant in the building, in the office

1           bui l di ng whi ch -- so I thi nk there' s the  
2           extensi on i s necessary because i t expi res i n  
3           a month and -- but there' s actual ly ongoi ng  
4           study now of the Conductor' s bui l di ng  
5           al ready. I thi nk i t' s envi sioned that the  
6           Conductor' s bui l di ng may be some type of  
7           restaurant, bar, lounge thi ng. I t' s very  
8           narrow. And I thi nk they see i t as maybe  
9           bei ng an ameni ty of the hotel guests as part  
10          of that.

11                   THOMAS ANNINGER: A lot of time has  
12           gone by and you have a new owner of -- a new  
13           structure of the ownershi p.

14                   ATTORNEY JAMES RAFFERTY: Ri ght.

15                   THOMAS ANNINGER: Are there any  
16           plans to change what we ori gi nal ly approved?  
17           Are we goi ng to see i t agai n?

18                   ATTORNEY JAMES RAFFERTY: I suspect  
19           that, just given the past ti me, i t woul dn' t  
20           surpri se me i f there' s a desi gn modi fi cati on  
21           or two wheth er i t woul d ri se to the level

1 coming back to the Board or to staff later.  
2 Current thinking is that there was a high  
3 level of satisfaction with the plan. The  
4 MBTA has its busway in the middle of it. But  
5 at the moment the thinking is that the --  
6 that what is driving the program is the  
7 office building and that the tenant that's  
8 expressed interest in the office building is  
9 someone who is a tenant that has a  
10 longstanding interest in participated in the  
11 design of the office building. So if they're  
12 now prepared to move forward I think -- about  
13 the only difference I would anticipate is  
14 whether or not the restaurant use, the office  
15 building contemplated a ground floor  
16 restaurant. I think with the shift towards a  
17 restaurant over in the Conductor's building,  
18 it may be felt that that would not be. But I  
19 think at the moment that's the only real  
20 changes that's come to play.

21 WILLIAM TIBBS: Well, I will say in

1 the spirit of my comment earlier in the  
2 evening since you've waited so long, I think  
3 we had to give you -- let you say a few  
4 things on this one.

5 ATTORNEY JAMES RAFFERTY: Oh, thank  
6 you. I was very happy to let Ms. Paden do  
7 it. She seems to --

8 STEVEN WINTER: This site is a very  
9 important site and it's an extraordinarily  
10 difficult site to develop. And my feeling is  
11 that we shouldn't have any problem giving an  
12 extension request.

13 THOMAS ANNINGER: I move that we  
14 grant the extension as requested.

15 WILLIAM TIBBS: I second.

16 HUGH RUSSELL: On the motion all  
17 those in favor.

18 (Raising hands).

19 HUGH RUSSELL: Six members voting in  
20 favor.

21 LIZA PADEN: Thank you.

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

HUGH RUSSELL: We are adjourned.  
(Whereupon, at 11:40 p.m., the  
Planning Board Adjourned.)

## ERRATA SHEET AND SIGNATURE INSTRUCTIONS

The original of the Errata Sheet has been delivered to Community Development Department.

When the Errata Sheet has been completed and signed, a copy thereof should be delivered to each party of record and the ORIGINAL delivered to Community Development Department, to whom the original transcript was delivered.

## INSTRUCTIONS

After reading this volume of the transcript, indicate any corrections or changes and the reasons therefor on the Errata Sheet supplied to you and sign it. DO NOT make marks or notations on the transcript volume itself.

REPLACE THIS PAGE OF THE TRANSCRIPT WITH THE 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 29th day of October 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.