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PLANNING BOARD FOR THE CITY OF CAMBRIDGE

GENERAL HEARING

Tuesday, January 8, 2013

7:05 p.m.

in

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

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

Brian Murphy, Assistant City Manager for  
Community Development

Community Development Staff:

- Susan Glazer
- Liza Paden
- Roger Boothe
- Jeff Roberts
- Iram Farooq

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

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

HUGH RUSSELL: Good evening. This is the meeting of the Cambridge Planning Board. The first item on our agenda is the review of the Board of Zoning Appeal cases.

LIZA PADEN: So the first case that might be of interest is on Notre Dame Avenue which is the Benjamin Banneker Charter. And what they're proposing to do is install banners on the front of their building so that they have some identity for the building itself. And so you have an institutional church building which is now being used for the charter school, and the problem is in a residential district where they are, anything more than one sign on the lot is over the allowance. And it's only allowed to be 10 square feet. They're not illuminated. I

1 really think it's a BZA case.

2 HUGH RUSSELL: Do we have any  
3 pictures that you can show us?

4 LIZA PADEN: So the banners will  
5 say: Science, Technology, Engineering and  
6 Mathematics. One of these banners will be in  
7 each of the posts on the building itself. So  
8 this is an example of the banners, and then  
9 the location of the banners will be on the  
10 building near the doorway entrances and at  
11 the corners of the building. And then they  
12 have photographs of the existing building in  
13 their package. They don't have photo sim of  
14 what the banners would look like on their  
15 building though.

16 PAMELA WINTERS: May I say  
17 something? I don't have a problem with  
18 banners, and particularly on a school  
19 situation, that's just my personal opinion.  
20 So I don't know if anybody else has any other  
21 little comments.

1                   HUGH RUSSELL: So I'm assuming  
2 across the street there are some two-family  
3 houses?

4                   LIZA PADEN: Yes.

5                   HUGH RUSSELL: Because that's what  
6 it's like up there.

7                   LIZA PADEN: Right. So, on Notre  
8 Dame, the street name escapes me, and  
9 Middlesex are all in that area. And for the  
10 most part they're all two-family houses that  
11 ring the church property.

12                  HUGH RUSSELL: Can you tell me on  
13 this map which one is the building that  
14 they're in?

15                  LIZA PADEN: It's not this one.  
16 Ridge Avenue.

17                  HUGH RUSSELL: Okay.

18                  Oh, I'm completely turned around.

19                  LIZA PADEN: Yes. So this is the  
20 school. Where am I? This is the Benjamin  
21 Banneker School building here. So this is

1 Sargent Street, Notre Dame, and Middlesex.  
2 They're in this building and this building.  
3 So the banners would be here at the courtyard  
4 and across the front of the building -- well,  
5 it's a side of the building. It's parallel  
6 to Rindge Avenue, but they're not going to be  
7 actually on the street.

8 HUGH RUSSELL: Oh.

9 So, how do we feel about leaving this  
10 up to the Board of Zoning Appeal?

11 STEVEN WINTER: I think that's where  
12 it should be -- will citizens have an  
13 opportunity to appear and speak?

14 HUGH RUSSELL: Yes.

15 LIZA PADEN: Oh, yes, it's a public  
16 hearing at the BZA.

17 THOMAS ANNINGER: It's fine with me.  
18 I rarely see banners I don't like. Almost  
19 never, so I think it's fine. I would almost  
20 be willing to say something like that, but I  
21 think this is better left to the Board of

1 Zoning Appeal .

2 Is this not on?

3 LIZA PADEN: It's on, but I think  
4 you have to be a little closer.

5 Okay --

6 HUGH RUSSELL: Maybe we can say  
7 something like that the use of banners to  
8 identify cultural and educational  
9 institutions is becoming more common in the  
10 city, and we think this is not a bad idea.

11 PAMELA WINTERS: That sounds good.

12 STEVEN WINTER: It's appropriate to  
13 the city with a rich academic fabric.

14 HUGH RUSSELL: Okay, that's very  
15 good.

16 LIZA PADEN: Rich, academic fabric.

17 THOMAS ANNINGER: And we don't have  
18 to use it for the negative to express our  
19 approval .

20 LIZA PADEN: Okay.

21 HUGH RUSSELL: Right.

1                   LIZA PADEN: The other case I wanted  
2                   to point out to you is 45 Granville Road  
3                   which is 10371, and usually the Planning  
4                   Board objects to cases where you have front  
5                   yard parking.

6                   PAMELA WINTERS: Yes.

7                   LIZA PADEN: I have -- this  
8                   particular case is a corner lot. So what has  
9                   happened is there's an existing parking  
10                  space, and somebody not paying attention  
11                  altered the landscaping and the garden so now  
12                  the parking space is closer to the street and  
13                  they got caught out by Inspectional Services.  
14                  So their preference is to ask for a Variance  
15                  to allow the car to sit on what previously  
16                  was the driveway of a corner lot instead of  
17                  ripping up all of the landscaping and the  
18                  entrance that they have reconstructed at that  
19                  corner of the house. I just wanted to draw  
20                  that to your attention, because usually the  
21                  Planning Board comments on front yard

1 setbacks.

2 HUGH RUSSELL: So this is a little  
3 confusing. It's actually like a --

4 PAMELA WINTERS: Right.

5 HUGH RUSSELL: -- a blow up. The  
6 house is here --

7 LIZA PADEN: Yes.

8 HUGH RUSSELL: -- the street is  
9 here, and there I guess, and those green  
10 things are shrubbery I think.

11 LIZA PADEN: So this is the lot.  
12 Here's Vassal Lane. Here's Granville. The  
13 parking space used to go further into the  
14 yard here, and this is what they've  
15 reconfigured.

16 HUGH RUSSELL: The garage on the  
17 abutting property.

18 LIZA PADEN: The next-door neighbor.  
19 And so what's happened is now they've put a  
20 fence here and landscaped this area and  
21 landscaped in this area. So on this plan it

1 would be like this. This is all landscaped  
2 with a fence, and this is now the parking  
3 space. So that's what the violation is. And  
4 so that's what they're asking for from the  
5 Board of Zoning Appeal as a Variance.

6 PAMELA WINTERS: So they don't want  
7 the parking space to be adjacent to this  
8 garage?

9 LIZA PADEN: No, they want it here  
10 because that's what they landscaped and they  
11 changed this entry here. So they'd like the  
12 parking space to be in this area here.

13 PAMELA WINTERS: And what is it  
14 here?

15 LIZA PADEN: Part of the yard and  
16 the driveway to get to their garage.

17 STEVEN WINTER: Is hardship a part  
18 of what's considered?

19 LIZA PADEN: They'll have to prove  
20 that at the --

21 STEVEN WINTER: Have they

1 demonstrated the hardship?

2 LIZA PADEN: We don't have the  
3 hearing.

4 H. THEODORE COHEN: In the past they  
5 occasionally parked in that front area?

6 LIZA PADEN: Maybe they did. Maybe  
7 they didn't.

8 H. THEODORE COHEN: Maybe they did.  
9 Maybe they didn't. All right.

10 HUGH RUSSELL: Right. Maybe the  
11 next-door neighbor parks in their driveway.

12 H. THEODORE COHEN: Maybe.

13 LIZA PADEN: So...

14 HUGH RUSSELL: The thing is when you  
15 have corner lots, you have a lot fewer  
16 options.

17 PAMELA WINTERS: Right.

18 HUGH RUSSELL: And in this case I  
19 don't -- there seem to be pluses and minuses  
20 and therefore I think leaving it to the  
21 Zoning Board is the right way to do because

1 they will sort out what's important and what  
2 isn't important.

3 PAMELA WINTERS: Right, I agree.

4 LIZA PADEN: So does the Board want  
5 to look at any other cases?

6 HUGH RUSSELL: Windows, live music  
7 at Spirit Bar. I certainly don't want to  
8 look at that. Lincoln Institute needs to  
9 install a wheelchair lift. I think that is  
10 not a big issue. I'm sure that the Historic  
11 Commission will probably be on their case to  
12 make sure it's done very nicely.

13 LIZA PADEN: You got it.

14 HUGH RUSSELL: It's a beautiful  
15 building.

16 LIZA PADEN: It's gorgeous. Inside  
17 and out.

18 HUGH RUSSELL: It's a gorgeous  
19 building, right. And they do a wonderful job  
20 keeping it up. So I don't see anything more.  
21 Okay.

1 LIZA PADEN: Thank you.

2 HUGH RUSSELL: Thank you, Li za.

3 Are there any mi nutes?

4 LIZA PADEN: We have the transcript  
5 from the December 6th meeti ng.

6 HUGH RUSSELL: And i t' s dul y  
7 certi fi ed?

8 LIZA PADEN: Yes, and i t' s  
9 certi fi ed.

10 HUGH RUSSELL: Is there a moti on to  
11 accept that?

12 STEVEN WINTER: So moved.

13 HUGH RUSSELL: All those i n favor?  
14 (Rai si ng hands).

15 HUGH RUSSELL: Okay, Bri an, do you  
16 want to give us your update?

17 BRIAN MURPHY: Certai nly.

18 In terms of upcoming attractions i t  
19 looks to be a busy January and February for  
20 the Board. Next week, the 15th, there i s a  
21 general busi ness BZA 238 Mai n Street, as well

1 as public hearing on the MIT PUD-5, and  
2 continuation of Planning Board case No. 273,  
3 54R Cedar Street.

4 January 22nd there will be a public  
5 hearing on medical marijuana interim  
6 regulations.

7 February 5th we'll be at the Senior  
8 Center for Town Gown reports. And then in  
9 terms of other upcoming things we have, we  
10 have got a public hearing March 19th, 130  
11 CambridgePark Drive, and a public hearing  
12 April 16th is likely to be as well for the  
13 MLK School Special Permit. But we will also  
14 have three meetings in February, the 12th and  
15 19th.

16 In terms of other news that the Board  
17 may be interested, seeing that 75-125 Binney  
18 Street, a building that the Board approved  
19 for design review a while ago, has now been  
20 tenanted with Ariad. In addition in terms of  
21 a preview of coming attractions for what I

1 would imagine would be pretty robust engaging  
2 with the community in the wake of the C2  
3 process. The quest parcels have been sold as  
4 well to a group of Normandy Capital as well  
5 as Alex Twining who is here as well tonight.  
6 And I would imagine that it will be a little  
7 while, but I would not be surprised if  
8 they're not making their way before you at  
9 some point this calendar year.

10 HUGH RUSSELL: Okay, thank you very  
11 much.

12 And we're right on schedule. So the  
13 next item on our agenda is a public hearing  
14 on the Forest City Petition to extend the  
15 Cambridgeport Revitalization Development  
16 District from Green Street to Mass. Avenue.  
17 And it looks like Roger would like to key  
18 this up.

19 ROGER BOOTHE: Yes, Hugh. I just  
20 wanted to remind the Board that you've seen  
21 this site a couple of times over the last

1 year or so, and there's been quite a bit of  
2 back and forth with the community and City  
3 Council and it made many changes to the sort  
4 of basic structuring that they're thinking  
5 about for the site. I would point out that  
6 tonight is really a rezoning discussion, and  
7 should the Zoning be adopted by the City  
8 Council, they'll be back with this project  
9 for a project review soon thereafter I think.  
10 So, I think there are a number of changes  
11 that have been made, and I'm sure the  
12 proponent will be going through those in  
13 their presentation.

14 HUGH RUSSELL: Okay, thanks, Roger.

15 ATTORNEY JAMES RAFFERTY: Good  
16 evening, Mr. Chairman, members of the board.  
17 For the record my name is James Rafferty.  
18 I'm an attorney with the offices at 130  
19 Bishop Allen Drive in Cambridge. And I'm  
20 appearing this evening on behalf of Forest  
21 City the Petitioner on this rezoning

1           peti ti on.

2                       Picking up with what Mr. Boothe had to  
3 say, I just wanted to alert the Board or fill  
4 in some of the procedural history as to how  
5 the Petition is in its current form.

6                       The Petition differs in a few  
7 significant ways than the prior Petition, and  
8 all of those changes were the results of  
9 amendments that were made through the  
10 Ordinance Committee process. The prior  
11 Petition, the one that preceded this one, was  
12 moved -- was on the City Council agenda in  
13 August and before, before the expiration date  
14 the Council had a special meeting to consider  
15 the Petition. In the end they concluded that  
16 they were not prepared to adopt the Petition,  
17 but prior to that there had been a series of  
18 Ordinance Committee meetings. And the  
19 Ordinance Committee in its final report  
20 offered three or four substantive amendments  
21 to the Petition which they later -- it was

1 that amended Petition that got moved to a  
2 second reading. So what we have re-filed is  
3 the Petition as amended by the Ordinance  
4 Committee. In the areas that have changed in  
5 the Petition, Mr. Calkins will walk you  
6 through the details of them, but they really  
7 were a few specific dimensional areas the  
8 Petition originally proposed, height at 115.  
9 The Ordinance Committee made an amendment  
10 that it go to 95 feet with a requirements  
11 certain portions of the building be at 65  
12 feet.

13 The Ordinance Committee also imposed an  
14 obligation that the ground floor retail that  
15 had been contemplated and talked about  
16 through the process be required, and there  
17 are some language in the Petition that is  
18 language provided to us from the Ordinance  
19 Committee around the ground floor retail and  
20 how efforts should be extended to make sure  
21 that that succeeds.

1 (William Tibbs Seated.)

2 The other element of the Petition  
3 that's before you, which is not always the  
4 case with Zoning Petitions when you see them,  
5 is there was a Letter of Commitment that has  
6 become a popular mechanism in rezoning. If  
7 you recall the Alexandria rezoning, the Broad  
8 rezoning, the Leslie rezoning, the Novartis  
9 rezoning, all of those rezonings included by  
10 reference in the language, a Letter of  
11 Commitment, and that Letter of Commitment  
12 typically outlines a series of community  
13 benefits that are negotiated by the  
14 Councilors and the Petitioner. In this case  
15 because the Letter of Commitment had already  
16 been concluded, and it's referred to in the  
17 Zoning, you have in this Petition actually  
18 the Letter of Commitment. And the Letter of  
19 Commitment covers a range of topics,  
20 including some language around affordable  
21 housing that was the subject of much

1        di scussi on.    And frankly, at the end of the  
2        process, the Ordi nance Commi ttee process,  
3        there was still some uncertainty on the part  
4        of Council, at least that was the view  
5        expressed at the heari ng, and there was more  
6        time needed to work on the affordable housi ng  
7        language in the Letter of Commi tment.    So  
8        that di scussi on conti nues.    I thi nk i t's fai r  
9        to say that there's an understandi ng of what  
10       the i ssues are.    There are some mechani cal  
11       i ssues, i f you wi ll, around how rent formul as  
12       are establi shed and the fact that the current  
13       housi ng affordabl e housi ng in the Uni versi ty  
14       Park project came onl i ne pri or to the  
15       adopti on of 11.200 so i t doesn' t exactl y l i ne  
16       up wi th the way 11.200 operates.    And there  
17       i s ongoi ng exami nati on as to how that mi ght,  
18       how the gap between the current operati on and  
19       the exi sti ng affordabl e housi ng regul ati ons  
20       work, how that mi ght be narrowed.    So j ust by  
21       way of l etti ng you know that the Peti ti on,

1 while it is our Petition, is a Petition in  
2 its current form that reflects a great deal  
3 of effort by the Ordinance Committee and  
4 those amendments were informed by very  
5 lengthy public debate and discussion at the  
6 Ordinance Committee and in another forums.  
7 So we're happy tonight to share with you the  
8 Petition, and in particular the changes that  
9 I've just outlined. So Mr. Calkins is here  
10 from Forest City to do that.

11 HUGH RUSSELL: So this is an unusual  
12 opportunity where usually the City Council  
13 gets to look at our recommendations, now we  
14 get to turn the tables.

15 ATTORNEY JAMES RAFFERTY: That's one  
16 way of looking at it, Mr. Chairman. I agree.

17 WILLIAM TIBBS: Not with the same  
18 results.

19 HUGH RUSSELL: They still remain the  
20 leading authority, yes.

21 PETER CALKINS: Well, thank you. My

1 name is Peter Calkins. I'm with Forest City.  
2 I'm pleased to be back with you again to talk  
3 about 300 Mass. Ave. Mr. Rafferty sort of  
4 went through most of the history and the  
5 background. I will point out that there's  
6 one other change that has happened more  
7 recently since we were last before you,  
8 you'll note that this is now called -- we've  
9 titled this the Forest City Millennium  
10 Pharmaceuticals Petition. When we were last  
11 here with you we were in conversations with  
12 Millennium but we weren't at that point at  
13 liberty able to disclose those in public.  
14 And those discussions have now consummated  
15 themselves around some agreements that are in  
16 process of being finalized. Millennium has  
17 secured all of the internal approvals that it  
18 needed to be able to go public. And so this  
19 is very much now a joint Petition between  
20 Forest City and Millennium who will be taking  
21 the entirety of the building other than the

1 15,000 feet or so thereabouts of retail  
2 that's on the ground floor on 401 Mass. Ave.  
3 And you will hear I think from several folks  
4 from Millennium tonight as well.

5 HUGH RUSSELL: So is this like the  
6 rest of University Park where there's a  
7 tenant, you own the building, and MIT retains  
8 ownership of the land?

9 PETER CALKINS: Yes, MIT -- the land  
10 is currently partly controlled by Forest City  
11 and partly by MIT. We will put that into a  
12 sort of a common ownership structure that MIT  
13 will ultimately have control of. Forest City  
14 is the developer on the building. MIT is  
15 actually an equity investor because of their  
16 land position as well, and Millennium will be  
17 a long-term tenant which is similar to, you  
18 know, many of the other structures.

19 HUGH RUSSELL: Right.

20 PETER CALKINS: So this is a, you  
21 know, this is a slide that you would have

1           seen before and in similar forms, and it's  
2           worth I think just touching base once again  
3           on just a little bit of the history because  
4           University Park goes back a long way. This  
5           Zoning Petition has really two primary  
6           components; one is to expand the definition  
7           of the boundaries of the CRDD District. The  
8           black line on this plan is the existing CRDD  
9           District, and the dotted line shows the  
10          portion that we're expanding CRDD covered by  
11          Article 15 to incorporate. And then the  
12          other sort of significant piece is to modify  
13          the permitted GFA, the FAR, to enable  
14          development to happen on that site. And of  
15          course there are a number of corollary  
16          modifications as well that we'll get to, but  
17          those are the two primary drivers.

18                 This plan shows University Park as it  
19                 was built out. The buildings that are in  
20                 orange are the residential buildings. The  
21                 ones that are in light blue are the

1 commercial; the office and life science and  
2 the hotel as well and the retail. And then  
3 the ones, the three that are dark blue are  
4 the three parking garages. And then of  
5 course the whole network of green space and  
6 open space that interconnects them all.

7           You will recall that University Park  
8 was originally entitled after much  
9 discussion, 25 or 27 years ago, for 400 units  
10 of residential and 1.9 million square feet of  
11 commercial. The Zoning enabled us to build  
12 more residential if we so chose, eating into  
13 the commercial. And we did follow that path.  
14 So in fact we either built or through the  
15 Homeowners Rehab piece over here sponsored  
16 and help support the development of 674 units  
17 which brought the amount of commercial area  
18 that we had down so that we only built  
19 1,573,00. So we've built 274 units or pretty  
20 close to 70 percent more residential than we  
21 had originally committed to build already.

1 And the commercial came down commensurately.  
2 Once we add the square feet that we're  
3 talking about in this Petition, the Petition  
4 now limits the square feet within CRDD for  
5 commercial uses to 1.8, 1,820,000 square  
6 feet. Which is still below the 1.9 million  
7 square feet that we started with. So that's  
8 the sort of big picture for where University  
9 Park and CRDD will stand presuming that this  
10 Petition makes its way through the process.

11 I do want to sort of touch base a  
12 little bit on the comparison between what you  
13 saw last time and what we have before you  
14 now. Mr. Rafferty touched on some of this as  
15 well. The last Petition we actually filed in  
16 March and we were before you in June to  
17 discuss. The GFA numbers, the 1,820,000, the  
18 246,000 square feet that that would enable as  
19 a maximum cap to be built on the Mass. Ave.  
20 Site. And the effective increase of just  
21 over 100,000 feet, those numbers haven't

1 changed from before.

2 We have, as Jim mentioned, brought the  
3 height with the strong encouragement of the  
4 Ordinance Committee down from 115 to 95 feet.  
5 That height was set because the height of the  
6 Necco building is at 97 feet, and the sense  
7 was that that was an appropriate sort of cap  
8 for what ought to be happening along there.  
9 And so we were happy to comply with that.

10 There were in our last Petition no  
11 particular additional built form constraints  
12 built into the Zoning. And, again, and after  
13 some consultation with the Ordinance  
14 Committee, we've agreed on a requirement that  
15 at least two-thirds of the building has to  
16 include a cornice line that's at 65 feet or  
17 less along the Mass. Ave. frontage with a  
18 setback and a step up, you know, allowed  
19 behind that. And that so only a third of the  
20 building could actually reach that 95-foot  
21 height at the Mass. Ave. street wall. And

1 that's language that is built into the Zoning  
2 Petition. So it -- that's really focussed on  
3 trying to drive what I think is everybody's  
4 goal to make sure that this is an articulated  
5 building, that it looks and feels like maybe  
6 multiple buildings, that it doesn't have the  
7 large sort of blocky feel that some Kendall  
8 Square buildings might have in, on the Mass.  
9 Ave. environment which is a different kind of  
10 place.

11 From the retail perspective there were  
12 no specific Zoning requirements set forth in  
13 our last Petition. We certainly had talked  
14 about the fact that we intended to do retail  
15 along the front, along Mass. Ave., but that  
16 wasn't cast in stone in the Zoning in any  
17 way. The Petition now includes a requirement  
18 that at least 75 percent of the frontage  
19 along Mass. Ave. must be retail or comparable  
20 things, you know, of public uses. And we've  
21 also included a commitment that we're going

1 to put together a retail marketing plan that  
2 we will review periodically with the folks at  
3 CDD. It's focussed on our mutual goal, the  
4 goal that we have, the Council has, that  
5 everyone in the community has, to make sure  
6 that we're attracting a diverse group of  
7 local and independent retailers and so we're  
8 committed to working to achieve that.

9 From a residential perspective the last  
10 position -- Petition did include some  
11 additional square feet for residential on the  
12 site next to the fire station. That fell  
13 away as community opposition to the loss of  
14 the open space came up. That project would  
15 have had something like 120 to 130 units. It  
16 would have had pretty close to 20 affordable  
17 units through the inclusionary program, and  
18 so we have committed that we will in any case  
19 still find a way at some point in the next  
20 few years to provide an additional 20 units  
21 of affordable housing somewhere in the City

1 of Cambridge. If we don't get there, there  
2 are financial penalties that are built into  
3 the process. But our goal is to try to  
4 provide that. So that's an additional  
5 housing requirement that we've made, as well  
6 as extending the affordability for the units  
7 that are within University Park.

8 You've seen this slide before, but just  
9 to remind everybody, this is what the site  
10 looks like now. About like what it looked  
11 like two years ago when I took these  
12 pictures. The view on the left is looking  
13 towards the Novartis/Necco building towards  
14 MIT. The view on the right is looking up  
15 towards the 350 Mass. Ave. building here.  
16 Highlights pretty nicely the two billboards  
17 that I think everybody believes aren't  
18 necessarily appropriate uses on Mass. Ave.,  
19 and we're looking forward to being able to  
20 take down.

21 The plan, we are here for a Zoning

1 proposal , but, you know, behind the Zoning  
2 proposal obviously is an intent to build a  
3 building, and we know that that's what  
4 everybody ultimately cares about is what is  
5 going to be happening on the site. So we do  
6 want to give you a sense of what our planning  
7 thinking is. You can see here again the  
8 focus on the retail along Mass. Ave. We've  
9 really, you know, got a very small, very  
10 fairly minimalist entry into the building  
11 lobby. The lobby is sort of internalized  
12 into the building rather than putting it  
13 along the whole frontages. This happened in  
14 some other buildings in the city. And we've  
15 devoted practically the entirety of the  
16 frontage in the site to the retail.

17 There are two, if you will, front doors  
18 to the building. This is the case of many of  
19 the buildings in University Park that are  
20 through-block kinds of buildings. One here  
21 on Mass. Ave. , one back here on Green Street.

1 As we have before, there is sort of a  
2 significant open space that's built in back  
3 here that provides some relief to the sort of  
4 congestion. This is a -- Green Street's a  
5 fairly tight street, and so between 350 Mass.  
6 Ave. and the hotel building and the garage  
7 and this building, we felt it was important  
8 to have some open space here. It also  
9 creates a place for people who have been to  
10 Star Market and are waiting to get picked up  
11 or waiting for a cab from the hotel or  
12 whatever it might be, to have a place to sit  
13 down and rest and, you know, partake of some  
14 open space.

15 We're also seeking very much to  
16 activate the retail along Mass. Ave. And  
17 this is something that is a new move from  
18 when we were last in. And, again, it's still  
19 a conceptual idea, but it's something that  
20 we're committed to achieving which is to make  
21 sure that we can enliven the retail space

1 here with some sort of an open air, tables,  
2 seating. We haven't designed it yet, but at  
3 a conceptual level, something that sort of  
4 opens up this end of Blanche Street as well  
5 as this end of Blanche Street. We know that  
6 Blanche is a connector. It's a connector  
7 that a lot of people would like to see  
8 enhanced. We do believe that this is the  
9 best spot to put the loading of service for  
10 this building, although I know we're going to  
11 have some conversations later this week with  
12 some of the folks at Traffic and Parking and  
13 CDD about that. But because of the loading  
14 docks that are across the street and because  
15 it keeps these uses away from the congestion  
16 of the cars that are entering and leaving the  
17 garage here and also the residential use that  
18 does exist at the moment right here, it's our  
19 belief that this is the best location for the  
20 loading. But that's obviously not a Zoning  
21 question per se, that's when we'll be back to

1 talk with you about at a future point in  
2 time.

3 Parking, as before, is in the 55  
4 Franklin garage. We're not intending to  
5 build any new parking spaces. There were  
6 questions that were raised last time we were  
7 before you and the Ordinance Committee about  
8 people who had walked through the garages and  
9 said how do you, how do you -- I don't see  
10 that many available spaces in these garages.  
11 We do have a number. We have one current  
12 tenant in the University Park Vertex who has  
13 more spaces than they would otherwise be  
14 entitled to use because they needed them and  
15 we had them. And so we've given them extra  
16 spaces. Obviously Vertex is going to take  
17 both its peoples and the cars and move to the  
18 Seaport District. And so when they leave and  
19 the timing is jives pretty well with the  
20 construction of this building, that will open  
21 up a lot of capacity in the garage. So

1 that's where that capacity comes from.

2 And then bicycle storage, even though  
3 we're not building parking spaces, we are  
4 building bicycle spaces. We're going to  
5 comply with all the bike requirements which  
6 technically are tied to parking spaces. So  
7 we wanted to make sure that everyone  
8 understood because we weren't building  
9 parking doesn't mean -- didn't mean we  
10 weren't also going to build bike spaces. So  
11 we'll be doing all of that.

12 This is an elevation that just  
13 reinforces, here's the 95-foot line that we  
14 agreed to with the Ordinance Committee.  
15 Here's the 97-foot tall Necco building. You  
16 can see here the 65-foot element, and there's  
17 a section at the building entry that sits  
18 down and even a little back. So that you do  
19 get along the street wall of 300 Mass. Ave.  
20 sort of a longer, lower horizontal element  
21 and a taller, narrower element. And we will

1 play that up with the difference in materials  
2 as well to really give this building a sense  
3 that it's multiple things along the way.

4 We have just a few sort of, you know,  
5 quick views. Again, we're at Zoning so  
6 there's no architecture here per se. But  
7 this again gives you a sense of the taller  
8 building, taller element that happens here  
9 and the longer and lower element that happens  
10 here, different kinds of materials between  
11 the two. You can see the step backs, you  
12 know, sort of stepping up and around to the  
13 back up there. And then the same kind of  
14 perspective from the other direction. Again,  
15 the longer, lower element that would be  
16 retail all along the first wall here and then  
17 something else that's happening at that  
18 piece.

19 We also have just a couple of quick  
20 conceptual, you know, sketch views of the  
21 ground plane, the street life scape that we

1 want to have happen. This is in the longer,  
2 lower section of the building looking down  
3 towards Novartis and MIT. This is the MIT  
4 Museum building over here just for context.  
5 And, again, we haven't really fully designed,  
6 but looking at ways to really enliven the  
7 retail along here, and then as well looking  
8 down Blanche Street towards Star Market  
9 really making a sort of vibrant space here  
10 that can enliven the retail use, probably a  
11 food service use that happens in this  
12 particular space. And, again, you can see  
13 that's across the street from the VIM Fitness  
14 center which is located here on the corner  
15 and although we do anticipate having loading  
16 docks in here, we're also going to work hard  
17 to make sure that we upgrade the sidewalks  
18 and the pedestrian -- a pedestrian's touch  
19 and feel so that it is a vast improvement  
20 over what's there now.

21 We have I think most of you know Jesse

1 Baerkahn of City Retail who has done a lot of  
2 work with a lot of the retail around both  
3 Central Square and Kendall Square over the  
4 years. Jesse's part of our team and he's  
5 here tonight and I'd like to ask him to take  
6 a couple of minutes to speak to what he's  
7 trying to help us do with the retail and how  
8 he thinks we're positioned to try to  
9 accomplish that.

10 So, Jesse.

11 JESSE BAERKAHN: Good evening. Nice  
12 to be before all of you again. And it's  
13 B-a-e-r-k-a-h-n.

14 So I will touch briefly on some of what  
15 Peter just touched on as it relates to the  
16 retail, and then I will get into that last  
17 question which I think is how are we going to  
18 lease to the folks that I think that the city  
19 and all the folks that are involved in this  
20 process over the last year, and certainly we  
21 believe should be here. So, the first really

1           obvious thing with this plan, which is quite  
2           exciting, is almost all the frontage on Mass.  
3           Ave. is dedicated to retail, and I think  
4           Mass. Ave. deserves that. And the point that  
5           Peter made about the entrance is a very  
6           significant one, which is that we're not  
7           seeing kind of a grandiose, big trophy type  
8           lobby here. The entryway relative to the  
9           retail is quite understated. And, you know,  
10          the value that exists where the street hits  
11          the building is translated in this building  
12          with retail that will be for lease. So  
13          that's certainly I think is something that's  
14          very exciting about this plan.

15                 You know, I would also say, and Peter  
16                 touched on it briefly, the slight change to  
17                 the corner and the addition of this -- the  
18                 slight change to this top, left corner of the  
19                 building I think is very significant.  
20                 Creating a space where the retail can blend  
21                 outward and the street can blend inward into

1 the building, I think is really a great use  
2 for that corner. And when I look around  
3 Cambridge and I think about where do you have  
4 outdoor dining or the potential for outdoor  
5 dining, outdoor space connected to the ground  
6 floor building. There are actually very few  
7 places where this is done well. And I think  
8 this corner on Mass. Ave. is a spot that  
9 quite frankly I'm really excited to work on  
10 and I think this will be a great, great  
11 corner for Mass. Ave. and for Central.

12 And then jumping quickly now to the how  
13 we do it. One of the most significant things  
14 about this design and one of the challenges  
15 actually that we've all spoke about, I spoke  
16 with CDD quite a bit about, is if you're  
17 looking to create spaces for small, local  
18 owner-operated businesses what are those  
19 spaces looking like today when retail has  
20 changed considerably? And this space here  
21 presents a lot of opportunity because I think



1 pretty dramatic and aggressive way.

2 And then I think, I think where I end  
3 it would be if -- I have no doubt the values  
4 for the retail given the various stakeholders  
5 and kind of going out to the small local  
6 owner-operators are in the right place. I  
7 think the last piece of the puzzle here is if  
8 you have the space, how do you get those  
9 folks in? How do you structure the deals to  
10 do that? I think a similar way to what my  
11 group has done in Kendall Square, the  
12 reality, the reason Kendall Square has  
13 exploded from a retail perspective is the  
14 landlords have been realistic and aggressive  
15 in structuring economic terms that work for  
16 the local businesses. They're the same  
17 approach we use here. So not to -- and I'll  
18 reiterate that, you know, the values are  
19 there, the space is there, I think the last  
20 piece which I'm really excited to get into  
21 and Forest City quite frankly has been

1 committed to from the moment I first spoke to  
2 them is structure and economics that allows  
3 these locals to come into this building. So  
4 I have no doubt that we will be talking  
5 more about the retail, and I think the actual  
6 leasing and the merchandising and the  
7 marketing will happen after this petition.  
8 But as a first step, you know, very excited  
9 about the prospects for this, it's a great  
10 spot on Mass. Ave.

11 HUGH RUSSELL: Thank you.

12 PETER CALKINS: Thanks, Jesse. I  
13 just have one slide left. You know, one of  
14 the, one of the questions that held up this  
15 project over the course of the last year in  
16 various venues was how does this comply with  
17 C2 and the work that the C2 Advisory  
18 Committee was doing. And so I want to just  
19 touch base very briefly on that issue.

20 This page shows a number of different  
21 kinds of issues that the C2 Committee

1 discussed internally, put in their reports,  
2 discussed with you when they spoke with you  
3 back at the very beginning of December. And,  
4 you know, you can see that in this column  
5 just to cut to the bottom line there's a yes  
6 in every single column. So, you know,  
7 building height, the C2-A Committee was  
8 recommending that in the Osborne Triangle  
9 which they've defined to include this block,  
10 a maximum height of 100 feet would be  
11 appropriate and 95 feet. Obviously we're  
12 compliant with that. They were very  
13 pro-active in wanting to have variety and  
14 height and massing and build form in diverse  
15 local independent ground floor uses with, you  
16 know, residential diversity. And although we  
17 don't have any residential in this project,  
18 we are committing to support additional  
19 residential in a couple of different ways  
20 within the city. There's a specific  
21 reference in their report to the open space

1 and Green and Blanche Street which I think is  
2 there because it's been in our plan for a  
3 while, but you know, we are reinforcing that  
4 with the plan that we showed you tonight.  
5 We're trying to improve the public realm  
6 along the Mass. Ave. side as well with that  
7 cutout on the building and the retail  
8 vibrancy at the corner.

9 When we were last before you we were  
10 committing to a LEED Silver with sort of an  
11 internal goal of getting to Gold, but not a  
12 public commitment to do that. The C2-A  
13 Committee said that they felt that buildings  
14 of consequence and significance should be  
15 designed and built to a Gold LEED standard  
16 and we're happy to make that commitment. So  
17 we're compliant with that goal. And then  
18 obviously the goal of reducing requirements  
19 for new parking and that's been the case for  
20 us for a long time.

21 So, we think that, you know, the

1           petition that we have before you, as Jim  
2           mentioned, is the product of a lot of  
3           conversations with a lot of different people,  
4           certainly the Ordinance Committee and the  
5           Council broadly, but also a number of members  
6           of the community, and is strongly informed by  
7           and, you know, I think, you know, help this  
8           group to think about, in practical terms,  
9           some of the things that they were thinking  
10          about with what the C2 community planning  
11          process was all about. And so we're pretty  
12          excited about potentially being able to move  
13          forward with this.

14                 As I noted in the beginning, we are now  
15          partnered with Millennium. And I'd like to  
16          introduce Mark Herson who will close our  
17          presentation by telling you why this is such  
18          an important project for Millennium's  
19          perspective.

20                         MARK HERSON: My name is Mark  
21          Herson. I'm Vice President of Operations at

1 Millennium, the data oncology company.

2 That's H-e-r-n-o-n.

3 Just wanted to take a minute to talk  
4 about the company and the people that are  
5 going to occupy this space at 300 Mass. Ave.  
6 Millennium is a Cambridge company. We were  
7 founded in Kendall Square 20 years ago, 1993.  
8 And we've been in the city ever since. So  
9 we're part of the community, and we think  
10 Cambridge is part of our identity and our  
11 culture. Forest City has been our landlord  
12 since 1999. They've been a real partner in  
13 building our company. We think it's great  
14 when we see other global pharmaceutical  
15 companies come into Cambridge and expanding  
16 their presence here. Clearly they see some  
17 of the same advantages we do in terms of the  
18 institution, the economy, the people which is  
19 fantastic. But it's more than that for us,  
20 it's our home, it's where we've always been.

21 We have 1600 people on our campus at

1           Uni versi ty Park. More than 1100 of them are  
2           resi dents of the ci ty. Those 1600 peop le are  
3           worki ng every day to di scover and devel op new  
4           medi ci nes to treat cancer. And they' re  
5           passi onate about i t. They' re passi onate  
6           about fi ghti ng cancer. They' re al so  
7           passi onate to gi vi ng back to the communi ty.  
8           So back i n November The Boston Glo be named  
9           Mi l l enni um the number one place to work among  
10          l arge empl oyers. Whi ch we' re tremen dousl y  
11          proud of. I want to read you a quote that  
12          came from a Glo be wri te-up. They sai d:  
13          Mi l l enni um was recog nized for i ts communi ty  
14          support, speci fi cal l y i ts phi lan thropy under  
15          i ts Mi l l enni um Makes a Di fference Program.  
16          Mi l l enni um Makes a Di fference i s our umbrel la  
17          program for gi vi ng back to the communi ty. So  
18          we donate money, but more i mportantl y our  
19          peop le vol unteer time, and they do that wi th  
20          the acti ve support of our CEO and our  
21          management team to a number of di fferent

1 causes. So not surprisingly we partner with  
2 a lot of cancer-related organizations like  
3 the Leukemia and Lymphoma Society and the  
4 Multiple myeloma Research Foundation. We  
5 also support local community organizations  
6 like the Cambridge Senior Center, The East  
7 End House, the Margaret Fuller Neighborhood  
8 House. We promote walk and ride to work  
9 days. We encourage our employees to avoid  
10 driving alone to work. In fact we received a  
11 pinnacle award from the Mass. Department of  
12 Transportation for excellence in commuter  
13 operations.

14 We've been active in the Cambridge  
15 science festival since its inception in 2007.  
16 And about 20 of our employees are stem  
17 ambassador volunteers. They work with sixth  
18 graders through Mass. Bio-Ed Digits Program.  
19 Beyond that we're having a really exciting  
20 dialogue with the Mayor's office about how we  
21 can further contribute to Stem education in

1 the Cambridge Public Schools. That's a cause  
2 that's near and dear to the hearts of a lot  
3 of folks at Millennium who are largely  
4 scientists themselves. There's lots more but  
5 hopefully that gives you an idea of who we  
6 are and for our presence in the community.

7 In 2008 Millennium was acquired by  
8 Takeda. Takeda is the largest pharmaceutical  
9 company in Japan. It's a 230-year-old  
10 company which is amazing when you think about  
11 it. And often when you think about corporate  
12 takeovers you think about downsizing and  
13 restructuring and all those sorts of things.  
14 Our experience has been the polar opposite of  
15 that. Takeda has continued to invest heavily  
16 in Millennium and in Cambridge. We've hired  
17 over 400 people since we were acquired in  
18 2008. We expect that growth to continue.  
19 And in order for that to happen, we need more  
20 space. As we gain more space, it's  
21 critically important to us that we retain a

1           contiguous campus. Our business relies on  
2           people from different disciplines working  
3           closely together everyday. So we can't split  
4           our people apart in multiple locations. We  
5           found ourselves in that situation once in our  
6           history. We had about a dozen locations  
7           around the City of Cambridge, and the  
8           business just didn't work the way it needs  
9           to. So we really need to be  
10          co-located in a single location. That's our  
11          number one priority. It's very cramped on  
12          our campus today. But for the short term  
13          that's okay. We're willing to live with  
14          those crowded conditions in order to avoid  
15          moving some of our people to someplace else.  
16          But in the long term this proposed building  
17          at 300 Mass. Ave. gives us the space we need  
18          to continue to grow right next-door to our  
19          current home. So I hope you'll consider that  
20          as this process moves forward.

21                           Thank you very much.

1                   HUGH RUSSELL: Just a question out  
2 of curiosity.

3                   MARK HERNON: Sure.

4                   HUGH RUSSELL: Where are you located  
5 at University Park? Are you facing the  
6 green?

7                   MARK HERNON: Yes, we are. Do you  
8 want to pull that up, Peter?

9                   HUGH RUSSELL: At 45 and 75?

10                  MARK HERNON: So 35 Landsdowne and  
11 40 Landsdowne are our core buildings. So we  
12 are the sole tenant in those two buildings.  
13 We have additional space in a number of other  
14 buildings around the campus; 75, 45, 64, and  
15 also 350 Mass. Ave. Most of that is space  
16 that we've taken over the last four years  
17 with a lot of cooperation from Forest City as  
18 our growth has expanded. So we've been able  
19 to bolt on bits and pieces here and there,  
20 but that's not going to sustain us long term.

21                  HUGH RUSSELL: So in 20 years it

1 will be called Millennium Park.

2 PETER CALKINS: We actually like the  
3 fact that several companies like to call  
4 University Park the Millennium campus or  
5 whoever it is campus. It works well that  
6 way.

7 HUGH RUSSELL: Okay, thank you.

8 MARK HERNON: Thank you.

9 PETER CALKINS: So that does close  
10 our presentation. We'd be happy to answer  
11 any additional questions that you might have  
12 either now or, you know, after you entertain  
13 comment.

14 H. THEODORE COHEN: Could I just  
15 follow up on a question? So after assuming  
16 this gets adopted and the building is built,  
17 will everything be in that one building in  
18 300?

19 PETER CALKINS: I'm sorry, could you  
20 say the question again?

21 H. THEODORE COHEN: Assuming the

1           Zoning gets adopted and the building is  
2           built, will Millennium be exclusively in 300?

3                   PETER CALKINS: It will be in 35  
4           Landsdowne in its entirety. In 40 Landsdowne  
5           in its entirety. In 300 Mass. Ave. in its  
6           entirety say for the retail space. And, you  
7           know, it may or may not at that point in time  
8           be holding on to, you know, the office space  
9           they have in this building or the space they  
10          have here or other places. But they will  
11          occupy all of the life science and office  
12          space in those three buildings which you can  
13          see is, you know, important to the proximity  
14          piece that Mark talked about.

15                   HUGH RUSSELL: Tom?

16                   THOMAS ANNINGER: Peter, I noticed  
17          that the GFA that you are adding to the total  
18          project, what is it, 800 and some odd is the  
19          same as you had before, not just for this  
20          project, I mean for all of the original CRDD.  
21          And yet you've lost over 20 feet in height.

1 How come there is -- what was the impact of  
2 that loss of height to your GFA?

3 PETER CALKINS: We've put -- I mean  
4 the building as designed may not use every  
5 last square feet of that GFA. We're  
6 obviously still working on that. You know,  
7 one of the things that we're talking about  
8 with Millennium is the potential of roof  
9 decks and green roofs, and there's a GFA  
10 impact to that that we haven't even started  
11 to calculate yet. We've recovered a  
12 significant piece of what was that top floor,  
13 which was a smaller floor because as the  
14 building got taller, it got smaller, by  
15 reorganizing the massing on some of the lower  
16 floors.

17 THOMAS ANNINGER: I see.

18 PETER CALKINS: We didn't recover  
19 every last square foot, but we didn't change  
20 the overall numbers because, you know,  
21 they're still working on the building.

1 HUGH RUSSELL: Okay.

2 THOMAS ANNINGER: Thank you.

3 HUGH RUSSELL: Are there other  
4 questions or shall we proceed to public  
5 comment?

6 Okay, there's probably a sign-up list.  
7 And you don't have to sign up. So I just  
8 thought I'd make -- I see there are many  
9 people here, and I thought I would give just  
10 a little -- they're not very many people  
11 signed up on this list, I don't know -- how  
12 that works out, but the point of a hearing is  
13 to get all the ideas, all the concepts, all  
14 the issues out on the table. And so that's  
15 what we're looking to hear is every different  
16 point of view. It's not so much about us  
17 trying to count how many people want this and  
18 how many people want that. That's more of  
19 the job of the City Council. So if you want  
20 to be recorded as supporting of something,  
21 you can just say I'm supporting a particular

1 set of views without having to say them all  
2 again, and that will help us get through our  
3 agenda tonight.

4 So, the first name is Steve Gansler.

5 Yes, my faithful time keeper here will  
6 let you know when three minutes have passed  
7 and we'll ask people to only speak for three  
8 minutes. And begin by giving your name and  
9 spelling it if there's any possibility of  
10 making an error.

11 STEVE GANSLER: Good evening,  
12 Mr. Chairman, members of the committee, my  
13 name is Steve Gansler. That's G-a-n-s-l-e-r  
14 and I'm here to speak as a resident and both  
15 employee of Cambridge. I'm the senior vice  
16 president of Human Resources for Millennium  
17 Pharmaceuticals. Have worked for the company  
18 for seven years, but I'm really here tonight  
19 as a resident. My wife and I and our  
20 youngest daughter live at 100 Lansdowne  
21 Street, so I have perhaps the shortest

1 commute to work of anybody here and I'm very,  
2 very appreciative of that. And as you might  
3 imagine, I'm here to support the petition by  
4 University Park.

5 As I said, we've lived here for five  
6 years now, enjoy living in Cambridge very,  
7 very much. My wife actually works in  
8 Cambridge for Genzyme Corporation, and has  
9 been here for more than 10 years as an  
10 employee. We enjoy all the amenities that  
11 the city offers, including the ability to  
12 find some wonderful restaurants and shopping,  
13 and are very much looking forward to having  
14 expanded opportunity to do that with the,  
15 with this proposed space at 300 Mass. Avenue.

16 Just in closing, and I promise I won't  
17 use all of my three minutes, it's also  
18 heartening for me to see many of my  
19 colleagues here, fellow residents of  
20 Cambridge. And so at this point I think I'll  
21 stop and give them the opportunity to speak

1 and very much appreciate the opportunity to  
2 be heard tonight.

3 Thank you.

4 HUGH RUSSELL: Thank you.

5 Next is Ken Beardsley.

6 And after Ken will be Steve Kaiser's  
7 turn.

8 KEN BEARDSLEY: Good evening,  
9 Mr. Chairman, members of the board. My name  
10 is Ken Beardsley. That's spelled  
11 B-e-a-r-d-s-l-e-y. My wife Linda and I are  
12 registered voters and residents at 129  
13 Franklin Street. So as you can see, we are  
14 right in the midst so to speak of the  
15 proposed Zoning change. I'm also associated  
16 with Millennium Pharmaceuticals as a  
17 contracted employee. We've lived in  
18 Cambridge, as I said, for five years and we  
19 really enjoy the community. We enjoy all the  
20 amenities as Steve my predecessor here  
21 indicated.

1 I urge you to support and recommend to  
2 the City Council passage of this proposal.  
3 There are many benefits as I can see as a  
4 resident that would be good for the  
5 community. The retail space as proposed  
6 would be a terrific upgrade for that section  
7 of the Mass. Avenue. The open space park as  
8 indicated in the schematic would also be a  
9 great asset and an upgrade. The other asset  
10 and upgrade as I see, is the potential for  
11 additional tax revenue for the city. As you  
12 know, there are difficult times facing all  
13 cities and towns with regard to the  
14 generation of tax revenue to support services  
15 and programs for the entire community, not  
16 just the geographic area. So with that I'll  
17 close, but again I urge you to recommend.

18 Thank you.

19 HUGH RUSSELL: Okay, thank you.

20 STEVE KAISER: For the record, my  
21 name is Steve Kaiser, K-a-i-s-e-r. I live at

1 191 Hamilton Street. I note that the prior  
2 Zoning submission to this Board was not  
3 supported by the Board last year. Why?  
4 Because the Central Square study was still  
5 ongoing. The City Council failed to support  
6 the petition for the same reason. Last year  
7 the Yanow Petition was offered by citizens  
8 and was withdrawn for a similar reason. The  
9 current -- the proposed Zoning area under  
10 discussion by the Central Square study  
11 process includes the Forest City site. So  
12 there's either duplication here or conflict.

13 The Planning Board should reject this  
14 second Forest City Petition as premature,  
15 just as the first one was for the same  
16 reasons that identified last year.

17 Now anticipating a third submission for  
18 this project we should identify the following  
19 missing pieces in this application: There  
20 should be a traffic and parking study. I  
21 have a letter with me which I will submit and

1 that explains why. And I would note on the  
2 last table slide which was shown by  
3 Mr. Calkins where traffic did not appear.  
4 Many groups in Cambridge, including MIT in  
5 the past, have supported more housing as a  
6 general policy for this area. The  
7 appropriate solution is to zone 300 Mass.  
8 Avenue specifically for housing.

9 The two MIT owned park parcels near the  
10 fire station, they should be rezoned as open  
11 space and that would preserve them. They're  
12 shown on the master plan that you saw today  
13 as open space and this would preserve them.

14 As I stated in my letter, I oppose  
15 plans for the building -- for assigning 20  
16 affordable housing units somewhere, somewhere  
17 in the city. A better arrangement is to  
18 accept Section 3E of Forest City's December  
19 commitment letter. And that is to put \$4  
20 million contribution into the Affordable  
21 Housing Trust Fund. It's very specific.

1 It's a better alternative. It doesn't have  
2 loopholes.

3 The expiring use housing benefits now  
4 limited by Section 15.32.2 should be changed  
5 from, quote, at least 30 years to at most 75  
6 years. And that takes care of the issue of  
7 expiring use.

8 Now for quite a while I've expressed my  
9 concern about up zoning as being in conflict  
10 with Article 7 of the Declaration of Rights  
11 of the State Constitution. Article 7 says:  
12 Government action cannot deliver profits to  
13 special private interests. Up zoning like  
14 this, Zoning Petition is, increases property  
15 values so there is the illegal profit. I  
16 agree that enforcement of Article 7 would  
17 change the way the city does business. Last  
18 year Jim Rafferty said he was preparing a  
19 treatise on this topic, taking a different  
20 position from mine. Unfortunately no  
21 treatise has been forthcoming.

1 I plan to submit my own treatise to the  
2 hearing of the Ordinance Committee on January  
3 17th, and I request that the Board extend the  
4 written comment period for this hearing,  
5 however it comes out tonight, at least 10  
6 days, until July 18th (sic) so that I can  
7 submit my Article 7 report to the Board and  
8 Mr. Rafferty can submit anything he wishes  
9 and anybody else can submit anything they  
10 wish on the matter.

11 Thank you.

12 HUGH RUSSELL: Thank you.

13 Next speaker is Daniel Gilbert. After  
14 Mr. Gilbert, Virginia Rodriguez.

15 DANIEL GILBERT: Good evening, I'm  
16 Dan Gilbert and I have lived on Trowbridge  
17 Street for 18 years, resident of Cambridge.  
18 I'm a professor at Harvard University. One  
19 of the courses I teach is the science of  
20 living systems. You don't need a professor  
21 from Harvard University to tell you that we

1 are in the middle of the of a revolution, the  
2 life sciences revolution. Cambridge is one  
3 of the hotspots for that, and Millennium  
4 Pharmaceuticals, along with other companies  
5 are what makes it a hotspot. We have to do  
6 everything we can to keep companies like this  
7 in our city. Just like you don't need a  
8 professor to tell you that there's a life  
9 science revolution going on, you don't need  
10 an architect to tell you that's what's being  
11 proposed is just a whole lot better than what  
12 we've got. If you sent these two pictures to  
13 any thousand randomly selected citizens of  
14 Cambridge and ask them do they like what's  
15 there or do they like what's proposed? I  
16 think you would have a thousand sober votes  
17 for this proposal.

18 A Planning Commission's job is to help  
19 protect -- help protect our city's history,  
20 but it's also here to help make new history.  
21 I think that's what Millennium is going to

1 do. And I think in a hundred years people  
2 are going to look back at 300 Mass. Ave. and  
3 say this is the place where cancer was cured,  
4 and they're going to congratulate you for  
5 supporting this proposal.

6 Thanks.

7 HUGH RUSSELL: Thank you.

8 Virginia -- I think I'll ask you to  
9 pronounce that. Translate your writing.

10 VIRGINIA RODRIGUEZ SANCHEZ: My name  
11 is Virginia Rodriguez Sanchez. So dear,  
12 Mr. Russell and members of the Planning  
13 Board, my name is Virginia and I live at 12  
14 Decatur Street. I am just a couple of blocks  
15 from the Millennium campus. I have lived in  
16 Cambridge most of my life. I attended my  
17 entire primary schooling in Cambridge  
18 attending and graduating from Fitzgerald  
19 Elementary in 1987 and from CRLS in 1991.  
20 Being raised in Cambridge have many  
21 privileges, many that I did not recognize

1           until I started raising my own family. I  
2           moved out of Cambridge when rent control was  
3           abolished and experienced life in other  
4           communities in other parts of the state.  
5           Culturally I was unimpressed and academically  
6           for my children I was under impressed. I  
7           knew I had to somehow move my family back  
8           home. I was able to achieve this by securing  
9           an affordable rental through Just-A-Start.  
10          Within seven months of moving back, my own  
11          little miracle happened when I won the  
12          lottery for affordable ownership through the  
13          Cambridge Community Development.

14                 My family was blessed to end up in the  
15          neighborhood we still reside in, just two  
16          blocks from my employer, Millennium  
17          Pharmaceuticals. I have four children who  
18          are all attending Cambridge public schools.  
19          I remember University Park before it was  
20          developed. It was drab, it was rundown, it  
21          was -- it was in pretty bad shape. It was an

1 area you just passed through. When I tell  
2 this to my children, they can't believe it.  
3 The area we know as a family is quite the  
4 opposite. Like many other families in my  
5 neighborhood we frequent University Park in  
6 the evenings and on the weekends. My  
7 children are intrigued by the rock sculptures  
8 in the courtyards. My daughter's convinced  
9 it's Stonehenge. They love when they see the  
10 family of rabbits which happens many times  
11 day and night. And in the summer they want  
12 to sit at the mist fountain and cool off.  
13 They read the plaques and follow the writing  
14 in the sidewalk, and they comment how pretty  
15 and clean it is where mommy works. Where I  
16 work is a reflection of Cambridge to me.  
17 Millennium is a salad bowl of cultures, races  
18 beliefs, and background all working together  
19 respectfully just as we live together in the  
20 many neighbors around Cambridge in a mix of  
21 cultures, races, beliefs, and background.

1 Just as I could not fathom raising my  
2 children in another community, I could not  
3 fathom working at a place where the same  
4 basic principles were not practiced. The  
5 neighborhood and city would greatly benefit  
6 from an uplift of 300 Mass. Ave. Additional  
7 retailers and restaurants would add jobs and  
8 vitality to Mass. Avenue. Forest City's  
9 commitment to affordable housing would allow  
10 people like me to continue to plant roots in  
11 the community. I as a Cambridge resident  
12 view this redevelopment as an opportunity to  
13 enliven Cambridge.

14 Thank you.

15 HUGH RUSSELL: Thank you.

16 Next speaker is Terrence Smith.

17 TERRENCE SMITH: That is a tough act  
18 to follow. My name is Terrence Smith.  
19 T-e-r-r-e-n-c-e S-m-i-t-h. Good evening,  
20 honorable members of the Planning Board. My  
21 name is Terrence Smith and I am the director

1 of government affairs at the Cambridge  
2 Chamber of Commerce at 859 Massachusetts  
3 Avenue and a resident of 21 Manassas Avenue.  
4 The Chamber strongly supports the petition  
5 submitted by Forest City/MIT to amend the  
6 Zoning Ordinance by extending the  
7 Cambridgeportway Revitalization Development  
8 District from Green Street to Mass. Avenue in  
9 the area adjacent to Blanche Street. A  
10 positive recommendation from the Planning  
11 Board would be a first step in the long  
12 overdue redevelopment of a blighted area.  
13 This site is the worst block on Massachusetts  
14 Avenue, and this Zoning change will allow for  
15 new development. This will connect  
16 University Park better to Central Square,  
17 Kendall Square, and MIT and allow for  
18 development of needed laboratory office and  
19 retail space while removing several  
20 delapidated buildings and two billboards.  
21 Two recent planning studies, the Central

1 Square Planning Study and the Red Ribbon  
2 report have identified a need and strong  
3 support for redevelopment that improves  
4 streetscape, adds retail, and provides  
5 opportunities for growth for innovative  
6 Cambridge businesses. The proposed Zoning  
7 will provide the regulatory framework  
8 necessary for redevelopment that will address  
9 these needs. These studies and others have  
10 identified of the need for retail space to  
11 bring life to our major streets and squares.  
12 The proposed Zoning will allow for retail  
13 development that will add to the local retail  
14 mix, benefiting and serving businesses along  
15 Massachusetts Avenue and Central Square. And  
16 the laboratory and office space will bring  
17 new customers to existing and future  
18 retailers. While it is not the primary  
19 concern of this body, I also note that the  
20 proposed redevelopment will allow Millennium  
21 to continue to grow in Cambridge. Over the

1 past 20 years Millennium has become not only  
2 a model of innovation in its industry but  
3 also a strong partner in our community.  
4 Adopting the Zoning change would lead to the  
5 creation and preservation of more than 1,000  
6 Cambridge jobs.

7 Putting on another hat I'm treasurer of  
8 the Cambridge Green Street. We have been a  
9 partner with Millennium for a number of years  
10 on the walk/ride days and we're happy to work  
11 with them and they've been happy to work with  
12 us. On behalf of the Chamber, its Board, and  
13 our 1500 members, I strongly recommend you  
14 adopt the petition -- you recommend adoption  
15 of the petition and thanks for the  
16 opportunity to speak this evening.

17 HUGH RUSSELL: Okay, thank you.

18 Next speaker is Heather Hoffman. And  
19 does (Name) want to speak next?

20 HEATHER HOFFMAN: Hello, my name is  
21 Heather Hoffman. I live at 213 Hurley Street

1 at the other end of what is becoming biotech  
2 alley. And I was, I was very pleased to hear  
3 that Millennium employees support giving  
4 Millennium this additional space, not to  
5 mention the Cambridge Chamber of Commerce.  
6 But I want to talk about quality of life.  
7 I'm a really heavy sleeper. I can sleep  
8 through practically anything, and this  
9 morning I was awakened by the noise of the  
10 biotech by my house. We were looking -- my  
11 husband and I looked on the map before I came  
12 over here, it's more than 300 yards away.  
13 It's -- or 300 feet, excuse me. And it's a  
14 one-story building. And I was awakened in my  
15 bedroom which is on the back of my house, so  
16 that's opposite that on the second floor.  
17 That's what it's like. The city doesn't have  
18 an enforceable noise ordinance. What you're  
19 doing is spreading this throughout the entire  
20 city. This kind of noise destroys the  
21 quality of life. It makes it so that you

1 can't think, you can't sleep, you can't enjoy  
2 your home. Until we come up with a way to  
3 deal with this and to enforce the way we deal  
4 with it, because I can assure you that in the  
5 parts of Kendall Square where the noise is  
6 part of the Zoning Ordinance, Inspectional  
7 Services isn't enforcing it. Complaints have  
8 been made, they've done nothing. I demon-  
9 strated that the city's regular noise  
10 ordinance is not enforceable. So think about  
11 the quality of life that you're bringing into  
12 yet another neighborhood.

13 Thank you.

14 HUGH RUSSELL: Thank you. Lee  
15 Farris.

16 And after Lee, Kathy Watkins.

17 LEE FARRIS: Hi, Ladies and  
18 gentlemen, my name is Lee Farris and that's  
19 spelled L-e-e F-a-r-r-i-s. And I reside at  
20 269 Norfolk Street in Cambridge and have  
21 resided in Cambridge since 1979. And I'm a

1 homeowner at that location. While I should  
2 also mention that I am a member of the  
3 Cambridge Residence Alliance, but that my  
4 comments tonight are my own. I -- despite  
5 the fact that this petition is in some ways  
6 improved from when it first came before the  
7 Planning Board, particularly with regard to  
8 the height, I still prefer the existing  
9 Zoning. To me this building is still too  
10 tall, and it's still too dense. And hearing  
11 how Millennium is in two full buildings and  
12 scattered amongst, I lost track, but I think  
13 it sounded like three or four more other  
14 buildings. And hearing how Vertex will be  
15 leaving for the seaport, made me wonder why  
16 it's not possible to accommodate Vertex  
17 within the existing Zoning and still keep  
18 them within the campus. And so that's a  
19 question that I think it would be interesting  
20 for the Planning Board folks to raise with  
21 Forest City and Millennium.

1 I also think that the commitments that  
2 Forest City has made about the affordable  
3 housing are much too small to be worth the --  
4 that's the 20 units, are much too small to be  
5 adequate compensation to the community for  
6 the kinds of things that Heather Hoffman was  
7 talking about. And the preservation of the  
8 existing affordable housing, in my view, at  
9 Kennedy Biscuit Loft and 100 Landsdowne  
10 should simply happen because that should have  
11 been part of the original agreement and  
12 that's the right thing to do by those folks.  
13 That should not be part of any tradeoff or  
14 quid pro quo as a result of this Zoning  
15 Petition. I would prefer to see housing on  
16 Mass. Ave. rather than biotech, and again for  
17 some of the reasons that Heather described.  
18 I would like to see Forest City commit in  
19 writing or the city to initiate a Zoning  
20 Petition to preserve the park near the fire  
21 station. Right now this petition doesn't

1 address that and so that parcel of land is  
2 still vulnerable. And --

3 PAMELA WINTERS: If you could wind  
4 up your comments, please.

5 LEE FARRIS: Okay.

6 PAMELA WINTERS: Thank you.

7 LEE FARRIS: Okay. I guess, I think  
8 that we really need to ask a lot of questions  
9 of Forest City and not sort of say this is a  
10 done deal simply because they're coming back  
11 again.

12 Thank you.

13 HUGH RUSSELL: Okay, thank you.

14 Next speaker is Kathy Watkins.

15 KATHY WATKINS: Hi. My name is  
16 Kathy Watkins and I'm a long-term Cambridge  
17 resident and I live at 129 Franklin Street,  
18 apartment 315. So I'm just speaking about  
19 the Forest City Zoning Petition. In general  
20 I'm against giving zoning rights to specific  
21 developers especially when the community

1           fought so hard 25 years ago and relinquished  
2           up Zoning rights at that time. In this case  
3           the continued affordability of many units of  
4           affordable housing already in place at  
5           University Park is at stake and that changes  
6           the situation. I'm a resident of one of  
7           those affordable units at Kennedy Biscuit  
8           Loft. I'm also a board member and I also  
9           serve on the Alliance of Cambridge Tenants.  
10          We represent low income tenants in Cambridge.  
11          If the affordable housing piece of this deal  
12          can be worked out to the satisfaction of the  
13          affordable housing housing community, I would  
14          be in favor of up zoning. However, I want to  
15          make it clear that this is not the case right  
16          now, and I believe Mr. Rafferty alluded to  
17          that. There are some details, important  
18          ones, that need to be worked out. The CEOC,  
19          Cambridge and Somerville Legal Services and  
20          Act have been involved in the negotiations  
21          over the past months, but the most important

1 aspects of affordability have not been put  
2 into place in the new proposal. They are as  
3 follows:

4 Forest City should agree to apply the  
5 inclusionary zoning ordinance draft formula,  
6 30 percent of income for rents and utilities  
7 with exceptions for tenants with subsidies  
8 and those payments among them to the existing  
9 168 affordable apartments at University Park.

10 This would ensure that the 77 affordable  
11 units at Kennedy Biscuit Lofts and 100  
12 Lansdowne are actually affordable to low  
13 income tenants. I'm aware of about 10  
14 households in these buildings that are  
15 currently unsubsidized. That is, they don't  
16 bring with them a Section 8. And that means  
17 that they can pay -- they -- they can pay  
18 rents that are way unaffordable to them.  
19 Their income limits might meet, but they,  
20 they have to pay often a lot of money. I  
21 don't know how many households are paying on

1 affordable rents at this point, but it's a  
2 big concern to have affordable units that  
3 aren't affordable basically for a lot of  
4 people. And the other thing is that Forest  
5 City should commit to provide 20 new  
6 affordable units above and beyond any other  
7 affordable units required by some separate  
8 Zoning provision or otherwise. So in other  
9 words, if they build another building that  
10 has 200 units and they're required to build,  
11 I don't know, say 30 under the inclusionary  
12 zoning, then right now Forest City is saying  
13 that would already meet these 20 units, when  
14 in fact the inclusionary zoning would mean  
15 they would already have to build that. So  
16 they wouldn't be giving anything above and  
17 beyond, you know, unless they didn't build  
18 the housing.

19 The residents of these affordable  
20 housing units at University Park have not  
21 been properly informed of what is going on,



1 what exactly has changed since the summer? I  
2 don't see a great deal of change, so most of  
3 the comments I'm making are comments that  
4 I've made previously. I actually have some  
5 respect for the work that Millennium does,  
6 but I do see this not just as an up zoning  
7 petition, but as potentially spot zoning  
8 where we're being asked as a city to up zone  
9 a specific plot of land for a specific client  
10 which is not exactly smart zoning. So lots  
11 of questions remain. They were all asked  
12 previously. First of all, has Forest City  
13 really given up building on the green space  
14 adjacent to the plaza in Lafayette Square or  
15 is that option still in play? We would like  
16 the answer to that before Forest City is  
17 given a tremendous bonus. Where exactly is  
18 the promised housing that was supposed to be  
19 on that plot which somehow disappeared and  
20 the discussion has somehow shifted to the 168  
21 units that Forest City already controls

1       inspiring housing. It seems that Forest City  
2       actually owes additional housing even if they  
3       don't build on the park that no one in our  
4       community wants them to do. I guess there  
5       are a lot of questions that were before this  
6       Board this summer, and I don't see that those  
7       questions have really been answered. Every  
8       time Forest City has come back, they've come  
9       back with a better proposal. Let's give them  
10      a chance to come back with a better proposal  
11      again.

12               Thank you.

13               HUGH RUSSELL: Thank you.

14               After Brian Frye will be James  
15      Williamson.

16               BRIAN FRYE: Good evening. My name  
17      is Brian Frye. I'm a resident in 91 Sidney  
18      Street. And I'm a business owner in  
19      Cambridge actually, too, so just joined the  
20      Chamber of Commerce of Cambridge so maybe  
21      I'll see you on next Wednesday morning at the

1 newcomers' meeting. I just want to voice my  
2 support for this petition for 300 Mass.  
3 Avenue. I think it's a great opportunity for  
4 the City of Cambridge. Part of the reason I  
5 moved to Cambridge immediately after college  
6 was because, you know, it's just an  
7 innovative city and probably one I would  
8 consider one of the most innovative cities in  
9 America. I mean seeing, you know, the Mass.  
10 Ave. revitalization right before us is Flour,  
11 Central Bottle, all the new retail and  
12 restaurants and everything sprout up  
13 everywhere, has really made Central Square  
14 and just the City of Cambridge in general  
15 much more attractive to me, and made it feel  
16 a lot more like home. So, I strongly support  
17 this petition. The current block is  
18 completely delapidated. I don't know, it  
19 doesn't look like many of you would be  
20 patrons of All Asia on a Friday night, but if  
21 it's raining in there, the roof leaks. So I

1 mean, it's just a complete eyesore. Blanche  
2 Street is what I would call scary to walk  
3 down. As far as the noise issues, I mean, I  
4 sympathize but I sleep, you know, at night  
5 with my windows open during the summer. I  
6 don't have a problem on 91 Sidney Street.  
7 You know, Cambridge isn't Lincoln,  
8 Massachusetts, it's a growing city. You  
9 know, we can expect there's going to be  
10 trucks going down the street, and there's  
11 going to be noise. It's not the suburbs, you  
12 know. So with that, thank you.

13 HUGH RUSSELL: Thank you.

14 James.

15 JAMES WILLIAMSON: James Williamson,  
16 1000 Jackson Place. The basic problem with  
17 developer-driven planning is that the entire  
18 policy debate revolves around the developer's  
19 proposals, not around a plan that is based on  
20 what is best for the neighborhood and city.  
21 Community organizations are diverted away

1 from pursuing plans that will meet their  
2 needs and instead toward negotiating over a  
3 developer's plan. They can end up mimicking  
4 the real estate industry and become local  
5 power brokers instead of community advocates.  
6 Community meetings and the press focus on  
7 potential impacts and appropriate concessions  
8 by the developer, but few people project a  
9 different sort of process in which plans can  
10 start with the problems, needs, and proposals  
11 of people who live and work in communities.  
12 Should not communities come up with their own  
13 plans through an open Democratic process and  
14 then let developers compete for the right to  
15 implement them? That is a section from a  
16 section by the director of community planning  
17 at Hunter College, a gentleman by the name of  
18 Tom Angotti whose book *New York For Sale* was  
19 published by MIT Press in 2008. And that's  
20 from a section on Forest City Ratner and the  
21 battle over Atlantic Yards in Brooklyn. And

1 I have copies of the entire section for the  
2 members of the Planning Board.

3 Where is the plan the Democratic,  
4 community-based, thoughtful, coherent plan  
5 for Central Square into which this is  
6 integrated, this proposal. As far as far I  
7 can tell, what's wrong with the current  
8 Zoning? The current Zoning is just fine. In  
9 fact, it's overly generous in my opinion.

10 The current Zoning would allow for a building  
11 taller than the 65-foot building, which as  
12 far as I'm concerned, would be appropriate  
13 for this area this close to Central Square.  
14 65 feet would be fine. The current Zoning  
15 allows 80 feet. Millions and millions of  
16 dollars were given to Necco for a historic  
17 preservation credit. Now this new building  
18 as proposed is going to block off pieces of  
19 what they got public money to preserve  
20 historically. Has anybody thought about  
21 that? Housing could go on this site where it

1 -- where it actually belongs. It doesn't  
2 have to be offered as a swap to -- for  
3 something else. And by the way, if you read  
4 carefully, the swap could be a swap for  
5 market rate units, and those could be  
6 replaced with affordable units for a no net  
7 gain of units. It would be a gain for  
8 affordable use.

9 A lab/office use is not appropriate  
10 here. Enough of this. Is every single  
11 biotech company going to come up with a cure  
12 for cancer? Every one of them can claim  
13 credit for the future care for cancer. As  
14 far as I'm concerned, this might as well be a  
15 cancer growing in our community. More and  
16 more of these massive buildings in violation  
17 of any sense of community, any sense of  
18 proportion, any sense of the historic retail  
19 core, the integrity of the historical retail  
20 core of Central Square which is what they're  
21 all profiting from. There are many things

1           murky -- there's a lot of murky language in  
2           the house --

3                   PAMELA WINTERS: James, your time is  
4           up.

5                   JAMES WILLIAMSON: Thank you.

6                   I have a couple of items to include by  
7           way of background. And I just want to close  
8           by saying that Santa Claus arrived in  
9           December shortly after this petition was  
10          re-filled in the form of Peter Calkins who  
11          wrote \$100 checks to Ken Reeves and Leiland  
12          Cheung and I'm going to be submitting that as  
13          part of the record.

14                  Thank you.

15                  HUGH RUSSELL: Thank you.

16                  Next speaker is Susan Hagel. And after  
17          Susan, Elaine Derosa.

18                  ATTORNEY SUSAN HAGEL: Good evening.  
19          My name is Susan Hagel, H-a-g-e-l. And I'm a  
20          housing attorney at Cambridge and Somerville  
21          Legal Services for almost 30 years. And I

1 have worked on affordable housing issues for  
2 low income tenants in Cambridge for most of  
3 that time. I'm here in that capacity and  
4 also on behalf of affected tenants in  
5 University Park. And I wanted to direct the  
6 Planning Board's attention to two serious  
7 concerns from an affordable housing  
8 perspective. They have -- were briefly  
9 outlined already by Kathy Watkins, and I did  
10 submit written testimony, and had spoken  
11 earlier to Forest City. So in the interest  
12 of time I'll very briefly outline them.

13 One has to do with the 168 units of  
14 so-called affordable housing in University  
15 Park right now. Right now there are no  
16 zoning restrictions on what defines  
17 affordable. It simply says they need to be  
18 made available to people at certain income  
19 brackets, but they could be available to  
20 people paying 80 percent of their income.  
21 There are right now some financing

1 restrictions on the property, but when that  
2 financing expires or it gets prepaid or  
3 whatever, there is simply no restrictions on  
4 the rents for those properties, that this was  
5 way back before the inclusionary zoning, and  
6 so it just seems to be a glitch. People  
7 always talked about it about as affordable  
8 housing, but when you read the current Zoning  
9 Ordinance, it doesn't offer that protection.  
10 What Forest City is planning to do is not to  
11 really change that as to the rents for the  
12 168 units, that they plan to keep what's  
13 currently in place. And I would just urge  
14 that it be made clear that it includes the  
15 rents as well as the other provisions of the  
16 increased Zoning. In their commitment letter  
17 they do talk and they say that they plan to  
18 administer these 168 units using the same  
19 requirements, policies, and procedures that  
20 are used by the inclusionary zoning. But  
21 upon further discussion it turns out that

1 does not include the rent formula. That it  
2 includes other pieces such as reports to the  
3 city all of which is good, but I would urge  
4 you to be very careful in reading this and  
5 hopefully those details could still be worked  
6 out.

7           The other point I wanted to quickly  
8 make has to do with the 20 new units that  
9 Forest City is proposing. And if you read  
10 their commitment letter it keeps talking  
11 about new units, new units, and new units.  
12 But if you read it carefully, they could meet  
13 that requirement by other, if they're already  
14 required to do the 20 units, that will count.  
15 So again, as Kathy Watkins pointed out, the  
16 20 units, for it to be meaningful, it has to  
17 be something above and beyond that they're  
18 already required to do, whether it be by  
19 Zoning or some other requirements. So I  
20 would just urge that the Planning Board think  
21 carefully about recommending passage of this

1           until those issues as to the affordable  
2           housing piece at least get worked out.

3           Thank you.

4           HUGH RUSSELL: Thank you.

5           Next Elaine Derosa.

6           ELAINE DEROSA: I live at 4 Pleasant  
7           Place in Cambridge. I'm the director of  
8           CEOC. I can't be any more articulate than  
9           Kathy Watkins and Susan Hagel was, and so I  
10          support those comments in line with your you  
11          don't have to stand up here and say  
12          everything. The only one point I would add  
13          is that we keep hearing that Millennium wants  
14          to have its home here, and MIT is doing all  
15          of this so that Millennium can have a home.  
16          Well, the people in the affordable housing  
17          it's their homes as well. And we've been  
18          working with them, and I know they're trying  
19          to deal with the issues around the housing  
20          that Susan and Kathy articulated very well,  
21          but I would ask them to think about the hoops

1 that they jump through to create enough space  
2 for Millennium to make Cambridge their home  
3 and probably could make a similar effort,  
4 that the affordable housing could be resolved  
5 so that the people who live here can continue  
6 to make them as their homes.

7 Thank you.

8 HUGH RUSSELL: Thank you.

9 Does anyone else wish to speak? Yes,  
10 sir.

11 JULIAN CASSA: Hi, my name is Julian  
12 Cassa. I live at Windsor Street. I am also  
13 on the Area 4 Coalition Board. Tonight I  
14 just want to speak briefly about some of the  
15 fine print that was not sort of discussed  
16 that is relevant to the Planning Board.

17 One, a concern of the neighborhood has  
18 been that we have not had much of a  
19 discussion with Forest City about some of the  
20 things that we'd like. Going back in the  
21 summer they came out and made a -- they made

1 a presentation and it included 15,000 square  
2 feet of retail on the first floor which that  
3 has been moved down to 13 and I think 10,000  
4 square feet. So there's been a lot of little  
5 details that have been presented. There has  
6 not been a lot of discussion. As you should  
7 know that the Area 4 Coalition has been  
8 trying to -- has been open to a dialogue or  
9 having any discussion whatsoever.

10 Categorical ly speaking the community is not  
11 happy with the building on several grounds.  
12 For one, most people would like to see  
13 housing. There is a bonus in the Zoning for  
14 housing as you know. I have zero problems  
15 with Takeda Corporation. I think biotech is  
16 wonderful. I think it's great that it's here  
17 in Cambridge. The questions and the fine  
18 print arise along the lines of what actually  
19 is the little nuances? I support people  
20 wanting to see biotech. I'd like to see this  
21 building developed into something. The

1 issues also contained are -- there's no  
2 incentives for the community. There's  
3 nothing for retail that's necessarily  
4 guaranteed to be affordable. Forest City  
5 will tell you and Takeda will tell you that  
6 there should be no expectation of local  
7 people being employed at this facility.  
8 Another technical issue goes along terms of  
9 sewer, electric, and transportation. There  
10 will be about a thousand people perspective  
11 to come in and out of that building everyday  
12 of which they do not have to build parking.  
13 I don't understand how they got out of that.  
14 That does not seem commonsensical, forget if  
15 it's legal that there's no parking there.

16 Two, we just had -- we're having severe  
17 weather issues. We had an enormous tidal  
18 wave hit New York. If something like that  
19 was to happen in Cambridge, money should be  
20 set aside for development like this to be  
21 sure infrastructure, be it sewer, be it

1 parking, real tangible things that the  
2 Planning Board has to think about that have  
3 not been included. And there's no reason to  
4 believe when you're asking for up zoning that  
5 would be in the \$5 to \$10 million a range for  
6 an additional just the up zoning portion  
7 there's a significant amount of money to be  
8 made. I think it's in the city's best  
9 interest so see some of that money come not  
10 just from the \$1 million that they offered to  
11 go to infrastructure, but I also think some  
12 of the additional money or some of the other  
13 benefits that should be given to the  
14 community should be there. There are  
15 currently at present very little local  
16 community benefits. And so just I wanted to  
17 end by saying the Planning Board has to  
18 understand that things like parking,  
19 transportation, sewer, the poles with wires  
20 above could be put underground. Many major  
21 cities do that. We -- Cambridge has some

1 issues over the next 50 years to do, and when  
2 you put large development up, this is a  
3 wonderful time to do that and a wonderful  
4 time to sort of bridge the gap of modernizing  
5 the city while at the at the same time  
6 bringing something good that's obviously a  
7 delapidated block.

8 So I just wanted to close by that and  
9 just say that we are absolutely as a  
10 community happy to talk to Forest City and  
11 have some negotiation -- maybe negotiation is  
12 not the right word. Let's talk about some  
13 community benefits and it should be on the  
14 record that there are right now very little.

15 NANCY SEYMOUR: My name is Nancy  
16 Seymour. I live at 175 Francis Street. I'm  
17 here in the spirit that you said to support  
18 statements by Lee Farri s, El aine Derosa, the  
19 Somerville Cambridge Legal Services lawyer,  
20 Kathy Watki ns, Ri chard Gol dberg, James  
21 Williamson, and did I miss anybody else that

1 I wanted to mention? No. That's why I'm  
2 here.

3 HUGH RUSSELL: Thank you.

4 NANCY SEYMOUR: And I also want to  
5 say -- no, that's all I wanted to say.

6 PAMELA WINTERS: Thank you.

7 HUGH RUSSELL: Does anyone else wish  
8 to speak? Actually behind you, Mark had his  
9 hand up earlier and then Charlie.

10 MARK BOYES-WATSON: Thank you. Mark  
11 Boyes-Watson at 222 Erie Street. I realized  
12 on the way up here tonight that I now have  
13 passed the threshold of being more than half  
14 my life in Cambridge. So, and I've always  
15 lived in Cambridge and I've watched  
16 Cambridgeport slowly emerge, I think, into a  
17 lovely place to live and it was always a  
18 lovely place to live, but I think that  
19 there's this idea that buildings are bad for  
20 a city, but I don't see that. I don't see  
21 the evidence of that in Cambridge. So, this

1 -- I actually did not deliberately speak on  
2 this petition because one of my -- I was one  
3 of the members of the Central Square Advisory  
4 Committee, and it came at a very awkward time  
5 for that committee as I think the Board has  
6 realized. But now the committee has sort of  
7 gotten its thoughts together and shared them,  
8 and I think that now it's clear with some of  
9 the things. And for me it comes down to kind  
10 of an interesting moment in time this  
11 question of how much to delay and how much to  
12 debate? But the -- because the world, I mean  
13 clearly would benefit from advancing the  
14 cures for cancer. And the U.S. clearly needs  
15 engines of economic growth. And the state  
16 needs Cambridge to continue to be one of its  
17 leading cities. And the city needs  
18 development to continue to provide the  
19 wonderful services that we provide in this  
20 city. So on all these scales we have huge  
21 benefits of approaches like this. Actually

1 obligation really. So, though I really -- I  
2 am -- also completely concur and we're going  
3 to go back to -- I wasn't going to speak, but  
4 I see the committee must be exhausted because  
5 nobody here but me, so excuse me one second.  
6 So the thing is, though, what about Central  
7 Square? What about the impacts on Central  
8 Square? And the fact is that I agree that up  
9 zoning in a complete vacuum is really a bad  
10 idea. And I think that there's been a really  
11 four year process to try to start to fill  
12 that vacuum with desires for what the city  
13 wants from through acknowledgement that it  
14 could happen, it could even be good for the  
15 city, and then to harness the strengths of  
16 the economic growth. And so when the slide  
17 goes up that says, you know, in what ways is  
18 this now new Zoning petition re-filed  
19 consistent with C2, and I would generally, I  
20 can't speak for the committee, but I would  
21 generally agree that it is consistent. It

1 starts to work on some of these issues,  
2 connecting MIT to Central providing open  
3 space, controlling building massing,  
4 increasing vitality through retail, it's  
5 consistent along the streets, and meeting  
6 obligations and for the most stringent  
7 reading of this affordable housing, these are  
8 all the main primary stated goals of the C2  
9 Committee. So I know that's got a long way  
10 to go politically and it's there, but I just  
11 wanted to register my strong support for the  
12 petition.

13 HUGH RUSSELL: Thank you.

14 Charlie.

15 CHARLES TEAGUE: Thank you. Hi, I'm  
16 Charles Teague, 23 Edmunds Street. I was a  
17 little disappointed that some of the --  
18 there's some going back within the slides,  
19 the -- we had -- they've removed the height  
20 the penthouses. They carefully showed all  
21 the heights on one of the slides, and they've

1 carefully removed it. And this is one of  
2 the -- one of my many issues with bio labs.  
3 If this was an office building or a  
4 residential thing and they wanted to make it  
5 a little bigger, we wouldn't be here tonight  
6 but it's a bio lab. And so it's the height,  
7 they used to show was 128 feet or 34-foot  
8 high mechanical penthouse arrangement. So  
9 I've walked through, I've photographed a lot  
10 of the penthouses in Kendall Square, and it's  
11 remarkably noisy there. And this really goes  
12 back to what I believe Zoning -- one of the  
13 fundamental things is that you take, you take  
14 all the nuclear power plants and you take the  
15 dump and you put it at one end next to the  
16 town that you don't like, and you put the  
17 residential over at the other end. And this  
18 is pushing the bio labs further in. It's  
19 within 700 feet of Newtown Court, you know,  
20 but -- and we're supposed to be better than  
21 that. We're not supposed to, you know, push

1           it towards the low income areas.

2                     And then they want to make it bigger.

3           And so, so anyways, I don't see it as a bio

4           lab, you know. If they could use office

5           space, that would be great. But I'm here

6           actually to ask a couple of specific

7           questions. So there's the \$4 million, the

8           \$200,000 for affordable units. I'd like the

9           Planning Board to have staff find out how

10          much it cost HRI just to start to build

11          affordable unit, they build them all the

12          time. 2005 went to a Just-A-Start

13          presentation, they said 350,000 with that

14          land cost at that time. And then I would

15          like to see if we could get a written

16          response from the residents of the living --

17          the MIT living groups that sort of surround

18          the area that's across the street and right

19          next-door and see what they think of the

20          proposal. Then on the -- there's been much

21          talk about the land leases. My understanding

1 is land leases all expire at different times.  
2 I don't know whether that's true or not. I  
3 hope you could find that out. And how many  
4 -- and there's a mix of low income and medium  
5 income. If you could actually break that  
6 down by land leases and get that down in  
7 writing, that would be very informative to  
8 us. And then the talk of the parking and the  
9 Vertex leaving and the spaces, could we get  
10 in writing the calculations, because that's  
11 in the Zoning. You need so many spaces for  
12 so many kinds of things. So that's all --  
13 that all documentation should be easily  
14 generated. And so if you could ask staff to  
15 get that for us, that would be great. I  
16 appreciate it. Thanks a lot.

17 HUGH RUSSELL: Okay, thank you.

18 Yes, Ma'am.

19 BARBARA TAGGART: Hi. My name is  
20 Barbara Taggart, T-a-g-g-a-r-t. I've lived  
21 in Cambridge since 1970. Owned a business

1 that I ran until two years ago. And I feel  
2 like we're not representing what's happening  
3 to the community, and I don't feel that the  
4 community has -- their issues have been  
5 addressed. And that the Cambridge -- this  
6 Central Square Advisory Committee had I think  
7 11 people that were not Cambridge residents  
8 on that and there was representatives of  
9 Forest City and land owners on that committee  
10 and our voices weren't heard. So I'd like to  
11 say that with the new housing that comes in,  
12 the new accommodation for people moving into  
13 the city, it seems like, and I looked in my  
14 neighborhood. There's a building there on  
15 Franklin Street. And now that's \$900,000  
16 condos. There's a building going up on  
17 Pacific Street, \$900,000 condos. I don't  
18 know anybody that used to live in Cambridge,  
19 old timers, that could even contemplate what  
20 that means in terms of monthly payments and  
21 mortgage payments. We're being squeezed by

1 the people that come in, they can buy these  
2 condos, they can pay 2600 for a two-bedroom  
3 apartment, and so we're getting pushed and  
4 pushed and pushed. Where we used to have  
5 rent control that gave us some leverage  
6 against the university people, we now have  
7 nothing. And no one's even mentioned that  
8 MIT could build some more housing for their  
9 graduate students. That hasn't even come up  
10 so that they're not pushing up against us. I  
11 feel those issues haven't even been  
12 mentioned.

13 HUGH RUSSELL: Okay, thank you.

14 Does anyone else wish to speak?

15 (No Response.)

16 HUGH RUSSELL: I don't see any  
17 hands.

18 Okay, so the Board will go into a phase  
19 where we'll be discussing among ourselves.

20 We may ask questions if they come up.

21 Okay. I guess people who have sat here

1 for a while want to take a short break. So  
2 we'll take a break and come back at nine  
3 o'clock and deliberate on this.

4 (A short recess was taken.)

5 HUGH RUSSELL: Okay. We have  
6 reassembled and we'll start to discuss the  
7 matter before us. I guess I'd just like to  
8 run through what's in the Zoning and what's  
9 in the Letter of Commitment. I think that  
10 our response is different about that. And I  
11 went through -- we sort of highlighted what's  
12 the important thing for the Zoning. There's  
13 -- so, there's a paragraph about the retail  
14 uses on Mass. Avenue as was described by  
15 Peter. There's a total floor area adjustment  
16 which results in additional floor area, but  
17 -- well, you heard that discussion. And the  
18 height limits are changed from -- as was  
19 discussed. Project review for the projects  
20 would follow Chapter 19 rather than the  
21 process that was occurring while we were

1            Looking at University Park. And interesting  
2            there's a reference in there saying that the  
3            criteria include the Central Square action  
4            plan, the Central Square development  
5            guidelines, and by any additional relevant  
6            Zoning or Planning subsequently undertaken by  
7            the city, i.e. Central Square. So that's  
8            part of what we will be looking at as we're  
9            reviewing a proposal.

10            The bicycle parking requirements are  
11            called out. That's the old bicycle  
12            requirements as opposed to the ones that are  
13            on our agenda for tonight, but, you know,  
14            it's one of those things that we probably can  
15            negotiate at the appropriate time. So that's  
16            what's in the Zoning.

17            In the Letter of Commitment there is a  
18            contribution of about a million bucks which I  
19            understand is going to the affordable housing  
20            trust. No?

21            STEVEN WINTER: Is that correct?

1                   HUGH RUSSELL: I saw something  
2 saying that. Is that true or not?

3                   ATTORNEY JAMES RAFFERTY: There are  
4 a couple -- the million dollars goes to a  
5 community benefits fund based on a formula.  
6 The incentive zoning fee applicable to the  
7 current zoning, and that would go to the  
8 housing trust.

9                   HUGH RUSSELL: Okay.

10                  ATTORNEY JAMES RAFFERTY: And it's a  
11 comparable number.

12                  HUGH RUSSELL: Right.

13                  And then all of the two affordable  
14 housing things are in the Letter of  
15 Commitment. The expiring use, the units at  
16 University Park, and the 20 new affordable  
17 units that can be provided under a variety of  
18 mechanisms.

19                  So, you know, looking at it that way,  
20 it's not that complicated. Yes, there are 15  
21 pages of paper. And the lawyers have, you

1 know, been at it to make sure that it's  
2 extremely clear and careful and worked out,  
3 and I'm sure the -- it's been reviewed by the  
4 department for that same reason but it's  
5 basically a pretty simple proposal.

6 So let me give you my opinion on this  
7 just as a kickoff. I think the affordable  
8 housing deal is very important, and I think  
9 we should tell the Council that we believe  
10 that this is a very important thing and that  
11 they should get the absolutely best deal they  
12 can get. And then without telling them what  
13 we think that deal is, because I don't think  
14 we have the expertise to know what that deal  
15 is. And in terms of the other, the monetary  
16 payments, that's something that the Council  
17 is working on. I don't think we really have  
18 any role in that.

19 STEVEN WINTER: Mr. Chair, are you  
20 speaking of the million seventy-eight?

21 HUGH RUSSELL: Yes.

1 STEVEN WINTER: And then is there  
2 then something called a Community Benefits  
3 Fund with a whole written piece of what it is  
4 and how the money will be disbursed?

5 HUGH RUSSELL: I've not seen it. I  
6 don't know whether there is or not.

7 ATTORNEY JAMES RAFFERTY: I don't  
8 believe it exists in that form, but this  
9 would be the fourth significant financial  
10 contribution to a community development fund.  
11 And it occurred in the Broad. It occurred at  
12 Novartis. It's occurring here, and it  
13 occurred at Alexandria. And I don't know the  
14 accounting mechanisms, but the City Council  
15 does have, through its government operations  
16 committee is looking at how to do that and  
17 how it should be accessed, but it's  
18 identified and separately tagged, but I think  
19 it's very much a subject of ongoing  
20 discussion at the Council as to how it gets  
21 disbursed or distributed. What came about at

1 the time of Novartis was that Council's  
2 desire to establish some type of a square  
3 footage formula to have consistency. So in  
4 this case where there's 107,000 additional  
5 square feet being sought in the rezoning,  
6 they applied that number and that's what this  
7 comes from.

8 STEVEN WINTER: Thank you, I  
9 understand.

10 H. THEODORE COHEN: Excuse me, Jim,  
11 I'm a little confused. Now there's the  
12 million, seventy-eight.

13 ATTORNEY JAMES RAFFERTY: Right.

14 H. THEODORE COHEN: Is there another  
15 million you were talking?

16 ATTORNEY JAMES RAFFERTY: Right.  
17 There's the current Zoning has a requirement  
18 in certain Zoning Districts for incentive  
19 Zoning payments for which are payments again  
20 based upon a formula on the size of the  
21 building. So that number these days is --

1 PETER CALKINS: About \$4.56. 4.44.

2 ATTORNEY JAMES RAFFERTY: 4.44. So  
3 that's a separate formula than the community  
4 benefit, and that 4.44 gets applied to the  
5 whole building, not simply the 107 increase.  
6 So that's where that number comes from. And  
7 that's --

8 H. THEODORE COHEN: Let me stop you  
9 there. And now is it clear since I think  
10 this the proposed Zoning says somewhere that  
11 if there's a conflict between the new Zoning  
12 and other things in the Ordinance, this would  
13 control? Is it clear that this other  
14 incentive payment is separate from and in  
15 addition to anything that's arising under  
16 this Zoning Amendment?

17 ATTORNEY JAMES RAFFERTY: Yes. In  
18 fact, in the, I think in the second petition  
19 it affirmatively states the obligation to do  
20 that and makes reference to the incentive  
21 Zoning to avoid any claim that -- because

1           there were provisions in -- and there are  
2           provisions existing in Article 15 that have  
3           that language with results to conflict, but  
4           there's an affirmative restatement of the  
5           incentive Zoning requirements and that's,  
6           that's identified in the Letter of Commitment  
7           as well.

8                        HUGH RUSSELL:   So, on the kind of  
9           question of the Zoning changes, yes, I think  
10          there should be retail along Mass. Avenue. I  
11          don't think any of us disagree.

12                     I think the height scheme that they've  
13          worked out is very responsive to the Mass.  
14          Avenue frontage and, you know, I think some  
15          of the design pieces, which really aren't  
16          exactly before us, there's some good moves  
17          there, particularly the idea of essentially  
18          shortening Blanche Street, by putting open  
19          spaces in both ends. And the -- in terms of  
20          the floor area ratio, the total amount of  
21          development, I think it's important to

1 recognize that like why was there a limit 25  
2 years ago? And I think it was around  
3 impacts. Whatever made the impacts, there  
4 was an elaborate traffic plan a street  
5 construction plan which now has been fully  
6 implemented that tried to deal with what  
7 happens to the vehicles and the cars, and  
8 based on 25-year-old ideas this limit came  
9 up. Now we have a I think a clearer idea of  
10 how -- an idea now of how many cars are  
11 generated by how many jobs are quite  
12 different. So that a commercial build out of  
13 1.8 million square feet would actually have  
14 significantly lower impacts than were  
15 contemplated 25 years ago. Yes, the housing  
16 has a traffic component, but it's not very  
17 significant and it tends to be somewhat  
18 counterflow. And as we heard from at least  
19 three speakers they walk to work because they  
20 live in University Park and they work in  
21 University Park. And I don't think those are

1 the only three people that do that.

2 STEVEN WINTER: 35 percent of the  
3 people who live and work in Cambridge walk to  
4 work.

5 HUGH RUSSELL: Yes.

6 So, and that explains why there's no  
7 added parking. Because when they built the  
8 parking garages, that was a long time ago.  
9 Was that 15 years ago when the last parking  
10 garage was built? It was about halfway  
11 through the process. And so they essentially  
12 built more than they needed as it turns out.  
13 So they have the ability -- and the parking  
14 garages were based on 1900 square feet of  
15 commercial development, because that's where  
16 they were headed. And so the idea that they  
17 can support it 1.8 million square feet --

18 THOMAS ANNINGER: 1.9 million.

19 HUGH RUSSELL: 1.9 million, you  
20 know, is very logical. So in a way what  
21 we're seeing in the sort of the Zoning

1 package is revisiting assumptions that were  
2 made 25 years ago and saying there's a way to  
3 develop this block that's consistent with the  
4 thinking and consistent with current policy.  
5 And then I -- to me that it's for a local  
6 company that, you know, has a thousand jobs  
7 or is it 1600? I've forgotten.

8 UNIDENTIFIED MALE: 1600.

9 HUGH RUSSELL: And then we'll have  
10 another group. And who knows how much more  
11 support will flow from Japan to Central  
12 Square. They said themselves that the task  
13 has not been easily accomplished.

14 PAMELA WINTERS: Right.

15 HUGH RUSSELL: So we've looked at  
16 the Broad expansion and said the Broad is a  
17 good thing, and we changed, we made some  
18 shifts so that the Broad could expand. We  
19 looked at a Biogen at least twice very early  
20 in the Planning Board history. There was a  
21 121-A agreement that helped Biogen on their

1           i n i t i a l   b u i l d i n g s .   R e c e n t l y   t h e   A l e x a n d r i a  
2           p r o p o s a l .   W e   d i d n ' t   k n o w   a t   t h e   t i m e   i t   w a s  
3           f o r   B i o g e n ,   b u t   l o w   a n d   b e h o l d   B i o g e n   h a s  
4           b e n e f i t t e d   f r o m   t h a t .

5                        S o ,   t h e r e ' s   a   h i s t o r y   a n d   a   t r a d i t i o n  
6           o f   s u p p o r t i n g   p e o p l e   w h o   a r e   h e r e .   Y o u   k n o w ,  
7           w e ,   l a s t   y e a r   --   t w o   y e a r s   a g o ,   I   d o n ' t   k n o w ,  
8           I   g u e s s   i n   2 0 1 1 ,   w h a t e v e r   t h a t   i s   y e a r s   a g o ,  
9           w e   h e l p e d   --

10                      A T T O R N E Y   J A M E S   R A F F E R T Y :   N o v a r t i s .

11                      H U G H   R U S S E L L :   --   N o v a r t i s ,   y e s .

12           T h a n k   y o u .

13                      S o ,   h e l p i n g   M i l l e n n i u m   s e e m s   t o   m e   t o  
14           b e   a   n o   b r a i n e r ,   y o u   k n o w ,   b e c a u s e   a l l   o f   t h e  
15           o t h e r   d u c k s   a r e   i n   t h e   l i n e .

16                      S o   I   w o u l d   r e c o m m e n d   t h a t   w e   f o r w a r d  
17           t h i s   f a v o r a b l y   t o   t h e   C o u n c i l .   A n d   I   g u e s s  
18           t h e   q u e s t i o n   i s   a r e   t h e r e   t h i n g s   a b o u t   i t  
19           t h a t   w e   w a n t   t h e m   t o   r e c o n s i d e r   o r   n o t ?   A n d  
20           I   d o n ' t   h a v e   t h e m ,   b u t   B i l l ' s   s m a r t e r   t h a n   I  
21           a m .

1 Bill.

2 WILLIAM TIBBS: You had your hand up  
3 first.

4 STEVEN WINTER: No, please, go  
5 ahead.

6 WILLIAM TIBBS: I actually agree  
7 with everything you said except -- no,  
8 seriously. One, we're not in the development  
9 business, so helping the company -- we are a  
10 Planning Board so we should talk about  
11 planning. But I do agree with -- I mean, I  
12 don't think in principle have a real problem  
13 with what they're doing. The first time  
14 around I said that we were in a process, and  
15 I wanted to see what that process was. So I  
16 just think in a nutshell I think that we need  
17 to at least do our due diligence and at least  
18 try to as a board, which we have not done  
19 yet, at least look at the Central Square  
20 Advisory recommendations and minimally talk  
21 about how this fits into it. And since we

1 haven't really done that yet, I think that's  
2 just a dual process kind of thing for me. So  
3 I -- and that's my sense. I don't see any  
4 big rush. You may have a big rush, but I  
5 don't see a big rush. At least minimally  
6 have a meeting where asking staff to, you  
7 know, put together some comparisons, to make  
8 sure -- there are a few items that have --  
9 was addressed by the public which has --  
10 which I'm not clear on, which is how -- how  
11 does the C2 recommendations recommend housing  
12 and where it's placed? I'm not a strong  
13 proponent that the housing should be in this  
14 particular location, but I don't want to just  
15 randomly -- I'd like to have -- in my mind  
16 I'd like to have some context and thought to  
17 kind of make that.

18 It kind of -- it's funny, this goes  
19 back to almost one of the first things you  
20 said in your presentation, which is initially  
21 you're asking for an enlargement of the CRDD

1 District. Because one of my first reactions  
2 to this when I first saw it, was why don't we  
3 just minimally deal with a whole block or are  
4 we going to do the Central Square rezoning a  
5 block at a time? Or are we going to make  
6 some broad -- or have an understanding of  
7 some broad things we want to accomplish? It  
8 gets back to what Mr. Williamson said  
9 earlier, which is idealistically -- and I  
10 don't think we should necessarily do this.  
11 But idealistically we should have a plan for  
12 Central Square and we should know what the  
13 Zoning is and then developers and proponents  
14 would come forth and tell us what it is. The  
15 timing of such is not an ideal for that, but  
16 I think minimally I'd like to understand the  
17 context that this stuff is in. So if -- so  
18 my first thing was minimally should we look  
19 at the whole block or should we look at it?  
20 But then you said this real -- your real --  
21 what you're requesting is for an enlargement

1 of the Zone that already exists. And in that  
2 respect I'm more comfortable with the  
3 proposal and the things that they're saying  
4 because it is not necessarily Zoning this one  
5 block, but it's enlarging of a fairly large  
6 parcel that we've already had which we've had  
7 some history and stuff like that. And so  
8 that I don't, as I said, I don't have a  
9 problem with it in concept, but I just think  
10 as a Board, you know, I've been kind of  
11 complaining all along that the Central Square  
12 process, even though it's been going on for a  
13 long time, it's kind of -- we're slowing  
14 getting to us. So I think minimally we can  
15 use this as a catalyst at least for this  
16 section of Central Square to just basically  
17 say let's look at what they're doing, let's  
18 look at some of the things. And I think  
19 we've kind of done that, but we just haven't  
20 done that as a Board. And I don't like doing  
21 it in the context of proposals. I'd like to

1 at least look at the proposals in that  
2 context. So I would like to at least spend  
3 at least another meeting where we can, where  
4 we can actually sit and do that. We can talk  
5 about some things. And of the things that we  
6 haven't -- that this addresses, but that I'm  
7 interested in about how we're thinking about  
8 it overall in Central Square is housing and  
9 where it's placed. Parking is an issue, I  
10 agree with you that I think that they have --  
11 I have the feeling I guess or you're saying  
12 that you actually have adequate parking  
13 because we have more parking in the  
14 development that you need if you included  
15 into that development. We -- one of the  
16 things that I was very impressed with when I  
17 sat on the Board this -- the first buildings  
18 in University Park, one of the first  
19 buildings that were done when I was on the  
20 Board, and I was very impressed, was that we  
21 started to, on a yearly basis, do

1           calculations and collect data on parking and  
2           stuff like that. So minimally as a Board we  
3           should at least have the staff tell us that  
4           data as opposed to going on our feel, which I  
5           would agree with you I kind of agree with.  
6           So for me it's more of a process issue than  
7           it is -- there are several things. There's  
8           some questions I have about the heights of  
9           mechanical penthouses are very interesting.  
10          Just a -- I'll give you an example of this,  
11          if we're going to say we're going to keep it  
12          for 65 feet, I would like to see the 65 feet  
13          as a definite limit with no mechanical stuff  
14          on that piece just to make sure that --  
15          because the mechanical penthouses on the  
16          pharmaceutical, on the bio -- they're just  
17          getting bigger and bigger and bigger and  
18          bigger. So I'd like to have a better  
19          understanding of what the real height would  
20          be, and I think the C2 Committee  
21          recommendations we have the opportunity to

1 talk about that kind of thing in that context  
2 so we might have to look at it a little bit  
3 more focussed here. So just housing where it  
4 is, parking even though I don't necessarily  
5 feel that it's a big issue, the affordable  
6 housing incentives and how we're doing that,  
7 and it's just something I'm just interested  
8 in knowing about. So anyway, I just wouldn't  
9 -- I'm uncomfortable just making a decision  
10 on this tonight even though I'm -- I don't  
11 have a lot of negative feelings about it, but  
12 there are some things that I had -- for  
13 instance, the Zoning says that there will be  
14 retail on at least two-thirds of the front.  
15 The proposal you presented has more than  
16 that. So that's nice, but the Zoning says  
17 two-thirds, so I just want to make sure. I  
18 found it interesting that the recommendation  
19 was 100 feet, but you're lower than that.  
20 Well, I guess the Ordinance Committee decided  
21 to suggest that it be lower than that. And

1 we're not an Ordinance Committee. So as much  
2 as, as much as -- I guess I'm bouncing around  
3 a little, but the whole commitment and the  
4 Letters of Commitment and the kind of things  
5 that the Ordinance Committee and the Council  
6 does with the developer or a project I think  
7 is kind of different. You kind of implied  
8 that, let's deal with the Zoning stuff. And  
9 the stuff that's in the Letter of Commitment  
10 is not really our territory. So the fact  
11 that the Ordinance Committee on Alexandria or  
12 any other project might have negotiated  
13 something is not an issue that I'm more  
14 concerned about what we're looking at in  
15 terms of base zoning or what we're doing  
16 there.

17 So to summarize, as from as an  
18 extension of the existing of the existing  
19 CRDD area, I'm much more comfortable with  
20 this than if it were just a random site that  
21 a developer were coming to, and I think that

1 the changes from the proposal before it I  
2 think are all positive that I've seen, but I  
3 think that just for my own sense even if  
4 we -- if it's just one more meeting, I like  
5 to do due diligence to just to begin to talk  
6 about how the things that this proposal is  
7 talking about is addressed by the Advisory  
8 Committee recommendations minimally even  
9 though we have gotten to making a formal  
10 recommendation so that we have a context by  
11 which to say that at least by our  
12 understanding that this would definitely fall  
13 within something we're comfortable with. So  
14 that's where I'm at.

15 HUGH RUSSELL: Steve.

16 STEVEN WINTER: Thank you,  
17 Mr. Chair.

18 The -- I feel like this is looking good  
19 and almost ready to go. And, Bill, I always  
20 respect your sense of caution that we not  
21 move ahead quickly, so I'm with you on that

1 if that remains strong with you. Okay?

2 I think that the housing issue is very  
3 complex, and I have a feeling -- I can't get  
4 my head around all of it, but I think most of  
5 the parts are there somehow, but they're just  
6 -- the kinds of things that will be required  
7 and the kinds of complementary ordinances  
8 that are happening and locking in are very,  
9 very complicated to get your head around. So  
10 I think that the housing piece is a little  
11 less difficult than some might think. The  
12 only issue I have with the housing is that I  
13 think if it's off site, it needs to be  
14 transit-oriented development. It can't be  
15 housing that's off in some far corner of the  
16 city.

17 And I also would like to have some of  
18 that housing expertise and Community  
19 Development Department to be able to look at  
20 this and come back to the Board and say well,  
21 this is what that really looks like, or this

1 is not the problem that it looks like it is.  
2 I would like to get some of that technical  
3 assistance.

4 And I think that, you know, we did --  
5 Mark Boyes-Watson did say that he felt that  
6 this reflected the Central Square Advisory  
7 Committee work very, very well. And he's a  
8 respected voice, he's a respected citizen so  
9 I listen to that. But I, you know, if we  
10 need to do -- if we need more of that, then  
11 we need more of that.

12 And I just, I also think that there  
13 are, there was countless people who made the  
14 connection to the Red Ribbon Commission as  
15 well to say this reflects -- I was on the Red  
16 Ribbon Commission. These are e-mails we  
17 received from residents. I was on the Red  
18 Ribbon Commission. This reflects it in these  
19 ways. So I feel that's been spelled out, we  
20 can see that.

21 And I just feel like there's a lot of

1 very strong things with the retail  
2 commitment, the commitment to the housing. I  
3 think there are things that are hiding, which  
4 is one of them is the link that this company  
5 has made to the Cambridge public school  
6 system. The Stem programs are, you know,  
7 statewide are not what they look -- they're  
8 not what they're supposed to be. It's a very  
9 weak system. It shouldn't be. But this is a  
10 really great link and, you know, this is a,  
11 to me that excites me more than a lot of the  
12 other things in here. The fact that we can  
13 get expertise from these employees reaching  
14 into the schools to encourage youngsters to  
15 go into these kinds of careers, that's money  
16 in the bank. You know, that's really  
17 tremendous stuff. So, I'm feeling like  
18 there's so many good things here that I, you  
19 know, I'm feeling very positive. I'm feeling  
20 like this is all looking very good, and I  
21 would be willing to move ahead.

1 HUGH RUSSELL: Tom.

2 THOMAS ANNINGER: I guess I want to  
3 pick up where Steve left off. This is a  
4 project that has already had an enormous  
5 amount of process. If you remember not that  
6 long ago, it seems as if this project had  
7 reached a low point, and an idea out of which  
8 it was not going to come. I thought it was  
9 really at one point contaminated by so much  
10 talk that there was really no hope for it,  
11 and I thought that was unfortunate. Instead  
12 we find a project that has received some very  
13 careful attention by the Ordinance Committee,  
14 the result of which we have before us  
15 tonight, and we had a presentation that I  
16 found convincing, very convincing, even  
17 impressive, and I think it would be a big  
18 mistake on our part to try to involve  
19 ourselves in certain aspects of it.  
20 Virtually all of them are the kind that we  
21 typically do not get involved with such as

1 the financial commitments, the housing  
2 aspects to it. These are things that we  
3 typically do not do and are not at our best  
4 at. The Zoning I think is easy. It aligns  
5 well with what we know came out of the  
6 committee of Central Square and suits the  
7 building and has been a much negotiated  
8 matter. The height has come down. I think  
9 that was a sensitive spot. Whether that's  
10 right or not, I'm not even sure, but I think  
11 people are satisfied with it. It's received  
12 enough process. It fits the line. I think  
13 Hugh is right that I think one can agree that  
14 it probably is appropriate. I might have  
15 gone with a little bit more height myself,  
16 but I'm -- people seem to be happy with this.  
17 I think enough has been said with such an  
18 impressive proposal and such an impressive  
19 and important biotech company here in  
20 Cambridge that we care so much about and that  
21 cares about us, I think it would be a big

1           mi stake to do anything other than to send a  
2           favorable recommendation tonight to the  
3           Council.

4                   HUGH RUSSELL: Pam.

5                   PAMELA WINTERS: Tom, I agree with  
6           what you said, and I just had one question  
7           that Bill brought up about the penthouse  
8           heights. This is going to be coming before  
9           us again in terms of design review, is it  
10          not, Hugh?

11                   HUGH RUSSELL: Yes.

12                   PAMELA WINTERS: So is that the time  
13          that we can bring up that issue I would  
14          assume?

15                   HUGH RUSSELL: We certainly can. We  
16          can also at this time set some constraints on  
17          it. I mean, the illustrations that have been  
18          presented to us show that the penthouse is  
19          set back from Mass. Avenue and that the --  
20          there is it is, you know? You can see the  
21          penthouse. It's hiding from a pedestrian's

1 point of view. It's hiding behind the other  
2 pieces on Mass. Avenue. And so that's great.  
3 That's what we want.

4 PAMELA WINTERS: Okay. All right.

5 HUGH RUSSELL: So we could try to  
6 write that into the Zoning, but if they're  
7 already there, I'm not, you know, I mean, we  
8 do have a history with Forest City that goes  
9 back 25 years and they've built up  
10 credibility.

11 WILLIAM TIBBS: I was going to say  
12 please don't go there relative to the  
13 penthouse sites because it's the Forest City  
14 project which I see out of my window where  
15 the penthouse heights -- which I understand  
16 were perfectly legal and everything were, but  
17 that's the nature of these buildings.

18 HUGH RUSSELL: Right. That's what  
19 I'm saying is that if Forest City says  
20 they're going to do something, I can -- I  
21 don't think that oh, no, they're just saying

1 that, they're going to do something else.

2 PAMELA WINTERS: Okay, thanks.

3 HUGH RUSSELL: Sure. Ted.

4 H. THEODORE COHEN: Well, I concur  
5 with most everything that's been said. I  
6 want to start, however, with acknowledging  
7 that certainly I argued months ago that it  
8 was the wrong time to take this up although I  
9 recollect saying that it might indeed be the  
10 right building in the right place but it was  
11 at the wrong time. I think we've come a long  
12 way since then. We've had report from the  
13 Central Square Committee. We've heard from  
14 the Mr. Boyes-Watson who, you know, I'm not  
15 saying he's speaking for the committee, he  
16 was clearly speaking for himself I think, and  
17 we saw the presentation about how it does  
18 comply. I think for Bill's I think wariness,  
19 and I concur with it, is that we haven't  
20 really as a Board reviewed and, you know,  
21 accepted in any manner the Central Square

1            recommendations. For example -- well, there  
2            are two issues one could consider. One is,  
3            you know, should this just be housing in this  
4            location or can it be something else? That I  
5            don't think we've had a definitive point on.  
6            I don't object to this building there. I  
7            don't object it to being biotech. You know,  
8            I've argued, you know, with people in the  
9            past that Mass. Ave. should be all the finest  
10          housing from the river to, you know, Alwife  
11          with all retail on the bottom. Now clearly  
12          that's not what it's been historically, and I  
13          don't think that's what it's going to be, but  
14          I think that's a point of view that one could  
15          adopt. So whether this should be housing I  
16          think is something maybe we should consider a  
17          little bit more, but I don't know that it has  
18          to be. Other things in the Central Square  
19          review, report, and what's been adopted here  
20          is I spent a lot of time today walking up and  
21          down Mass. Avenue in this area, and none of

1 the other buildings there have setbacks, and  
2 you know, I understand the idea of  
3 articulating the buildings and having  
4 different massing, but I don't know that --  
5 and obviously the owner of the property and  
6 the developer can design it the way they want  
7 to within the guidelines of Zoning, but I  
8 don't know that it seems necessary to  
9 enshrine in the Zoning for Central Square  
10 that there will be setbacks at a certain  
11 point. But that's something I think maybe we  
12 can discuss and staff can tell us and Central  
13 Square Committee can tell us why they came on  
14 that formula.

15 So I think we have come a long way from  
16 the summer, and I'm, you know, pretty much  
17 convinced in my mind that this is in  
18 compliance with the Central Square review and  
19 the Central Square Review Committee's report,  
20 but I certainly don't disagree with Bill's  
21 concept that maybe we ought to have one more

1 meeting where we actually talk about the  
2 Central Square report and how this fits into  
3 it.

4 I agree that the affordable housing is  
5 not within our purview, and that is really  
6 something for the Ordinance Committee and the  
7 City Council to negotiate, and I hope they  
8 can get the best they can. Although it does  
9 strike me, my personal opinion, that if these  
10 20 units of housing should not be met by 20  
11 units in another project, another housing  
12 project, that Forest City might do that would  
13 otherwise require it to have 20 units of  
14 affordable housing in it. It seems to me  
15 that these 20 units should be something in  
16 addition to that, but I again, would leave  
17 that to the Ordinance Committee and to the  
18 City Council to work on.

19 You know, I'm not troubled by the  
20 project. I like the project. I think it's,  
21 you know, I agree Millennium, you know, is a

1 great asset to the city, and I will take full  
2 credit for curing cancer once they reach that  
3 point once we've approved this building.  
4 But, you know, I could vote on it this  
5 evening, but on the other hand, I could see a  
6 lot of reasons for going one further hearing  
7 and hearing more from staff about compliance  
8 with the Central Square, and I certainly  
9 wouldn't object to hearing more about height  
10 limitations and penthouses and what the real  
11 height might actually be.

12 HUGH RUSSELL: Okay, Steve.

13 STEVEN WINTER: Mr. Chair, there  
14 seems to be concurrence that this is a good  
15 project and that it should move forward. Is  
16 it feasible for us to push it forward and ask  
17 the Council to make -- to do that due  
18 diligence of comparing this work to the  
19 deliverables of the Red Ribbon Commission and  
20 the Central Square -- I don't know the name  
21 right now, but could we then in fact ask --

1           could we move this forward and ask them to do  
2           that? I'm -- you know, I don't like to do  
3           more meetings than we have to do.

4                   HUGH RUSSELL: There's another  
5           process we've used sometimes that in a way  
6           accomplishes both goals, which is we ask the  
7           staff to draft a recommendation that includes  
8           that analysis and the other matters --

9                   PAMELA WINTERS: Right.

10                   HUGH RUSSELL: -- and so that when  
11           we next discuss it, we have something that's  
12           kind of ready to go out rather than just have  
13           another discussion and have another process  
14           of, you know, writing up the decision. So  
15           the way you take the period of writing a  
16           decision which, you know, is not  
17           instantaneous. We have, you know, for  
18           example, a meeting scheduled in two weeks  
19           that might have some time on it and, you  
20           know, maybe we can review the decision in two  
21           weeks? Would that work?

1                   WILLIAM TIBBS: I think that would  
2 work for me because I want to separate the  
3 proposal before us and just what we do and  
4 how we do it. I mean, and that's so -- and  
5 to your -- I think we should not ask the City  
6 Council to do that. That's not -- that's  
7 what we're here for. We're here to make that  
8 compari -- I would note two things I wrote.  
9 When Mark Boyes-Watson said that the  
10 committee has gotten its thoughts together on  
11 that, and I just said What about us? And it  
12 gets back to what Ted was just saying. And I  
13 actually wrote, and it sounds a little harsh,  
14 but and I said it's the staff's burden to  
15 compare this to the existing burden and the  
16 proposal and the recommendations and just put  
17 this in some context. And I've been on the  
18 board many, many, many years and it is not  
19 unusual for us to deliberate at a meeting  
20 after a public hearing. It's just not  
21 unusual. As a matter of fact, I personally

1 feel that it's more unusual for us to have a  
2 public hearing and make a decision in one  
3 night unless it's so matter of fact. And  
4 again, I'm actually favorably opposed to this  
5 with understanding some of the context. From  
6 my perspective, Hugh, I think your  
7 recommendation is a good one. That gets  
8 staff involved. Kind of good, we'll talk  
9 about it. If we have other issues to talk  
10 about, we can do that. And then that keeps  
11 it moving. I agree having another meeting  
12 just to talk about is probably not, but if we  
13 can do it in a way that moves things forward,  
14 I agree. But I want to be -- I want to, as a  
15 Board Member, I just want to say that I feel  
16 very, very strongly that both K2 and C2 are  
17 very, very important. And I think we've  
18 spent a little bit more time talking about K2  
19 than C2. But I want to just make sure that  
20 we as a Board just do your due diligence and  
21 talk about these things. And the fact that

1 we have committees that spent a lot of time  
2 on it to give us recommendations, that's all  
3 well and good but we as a Board just need to  
4 talk about it. And this is a great catalyst  
5 for having that conversation. And I think  
6 when we're meeting to do that isn't a bad  
7 idea.

8 PAMELA WINTERS: Well, I guess the  
9 question is -- oh, I'm sorry. I guess the  
10 question is how long is it going to take the  
11 staff?

12 BRIAN MURPHY: It wouldn't be time  
13 at all. I mean, you know, we didn't want to  
14 step on the presentation, but I am's happy to  
15 sort of walk through if you want to right now  
16 where things are with terms of the C2  
17 committee. Similarly Chris Carter is here to  
18 answer any housing questions if there are  
19 any. But, if simply rather, you know, do  
20 that now we can do that now. If you rather  
21 do it where we take that and put that into a

1           decisi on, not a problem to do that as well .

2                   HUGH RUSSELL: But you can  
3           accompl i sh thi s qui ckl y?

4                   BRI AN MURPHY: Yes.

5                   PAMELA WI NTERS: Good, excell ent.

6           Thank you.

7                   HUGH RUSSELL: Tom.

8                   THOMAS ANNINGER: I've sai d, and I  
9           woul d onl y be repeati ng mysel f. I feel l i ke  
10          we do some of our best work when we're not  
11          too i ntrusi ve i nto processi ng that have been  
12          goi ng on for a long ti me and that others are  
13          i n full control of. I thi nk thi s i s one of  
14          those si tuati ons where i f we feel that, as we  
15          all do, that thi s i s a good project and that  
16          the rest of i t seems l i ke make work to me, i t  
17          doesn't feel l i ke real substanti ve. I don't  
18          thi nk anythi ng i s goi ng to be added to i t by  
19          anythi ng that we can possi bl y say any more.  
20          And j ust to use thi s as a l earni ng experi ence  
21          for what the peopl e i n Kendal l Square on the

1 committee came up with is, I think,  
2 unnecessary to put it mildly. I would do  
3 this tonight and be done with it. I actually  
4 see no advantage to having a report that just  
5 says what we saw up on the screen and that we  
6 meet what they've already said. So we do  
7 that with the Historical Commission. We do  
8 that with the Zoning Board. And here we  
9 would do that respectfully with the Ordinance  
10 Committee which has taken this to heart and  
11 has done a good job with it. And I would  
12 refer it back to them and saying good job.  
13 Thank you for working it through and bringing  
14 this back from where I think it was, which  
15 was almost lost. And now it's found again  
16 and I think we should move forward.

17 HUGH RUSSELL: I guess on the once  
18 was lost, now was found theme, that having us  
19 look, you know, review that what was one page  
20 with a bunch of yeses on it, having that  
21 flushed out and having us really say yes,

1 we've looked at that and we agree with that,  
2 this is why we agree with it, here's how it  
3 works. I think that strengthens the  
4 recommendation. Does the Council need it or  
5 not? I don't presume to know, but I think  
6 it's a better report if we've done that  
7 homework.

8 STEVEN WINTER: It is more  
9 defensible, certainly.

10 PAMELA WINTERS: And we will have  
11 done our job.

12 HUGH RUSSELL: Right. I mean I --  
13 you know, I mean I -- I'm sort of torn  
14 because I think that -- I think I know how  
15 it's going to come out. And so if we know  
16 how it's going to come out, then maybe we  
17 just say let's vote to approve it and tell  
18 the staff to write it up in the report. But  
19 -- so, you know, if it's a matter of delaying  
20 a couple of weeks, I don't believe the  
21 Council can move that quickly, so I don't

1 think it's going to affect the overall time  
2 scale of the action in front of the Council,  
3 and I think it might be prudent to do it.

4 H. THEODORE COHEN: I certainly  
5 think it would be prudent do to it. And I, I  
6 don't think --you know, the Ordinance  
7 Committee does what it does, but we have to  
8 do what we have to do. And I think being  
9 comfortable that it does indeed comply with  
10 what the Central Square Committee has been  
11 doing and what's staff can tell us how it  
12 compares to existing Zoning and to answer  
13 some of the questions we have, even if we  
14 know how we think it's going to come out, I  
15 would be much more comfortable hearing it  
16 from staff and being able to review it one  
17 last time.

18 HUGH RUSSELL: So can that be on our  
19 agenda on the 22nd?

20 BRIAN MURPHY: Sure.

21 And then just a quick question. If I'm

1 asked -- the first Ordinance hearing, or I  
2 don't know if it's the only Ordinance hearing  
3 on this or not, will be the 17th. If asked  
4 to characterize where the Board is, how would  
5 you like me to do so?

6 HUGH RUSSELL: I would like to say  
7 that the Board -- every member of the Board  
8 expressed support for the general principles  
9 and for -- probably it goes beyond that.

10 WILLIAM TIBBS: Yes.

11 HUGH RUSSELL: The principles. But  
12 support for the proposal. And we only are  
13 delaying so that we can do this last piece of  
14 work that needs to be done.

15 STEVEN WINTER: We feel that due  
16 diligence is a very important part of our  
17 process.

18 HUGH RUSSELL: Right. Particularly  
19 when we've got -- the last time we reviewed  
20 this we said we weren't going to support it  
21 because we didn't do it. I think now we're

1 kind of obligated to do it.

2 ATTORNEY JAMES RAFFERTY:

3 Mr. Chairman, excuse me. Would it be  
4 accurate -- my understanding of deliberation  
5 the Board has directed the staff to draft a  
6 favorable recommendation?

7 HUGH RUSSELL: Yes, yes, that's  
8 correct.

9 ATTORNEY JAMES RAFFERTY: Would that  
10 be a fair assessment --

11 HUGH RUSSELL: Yes.

12 ATTORNEY JAMES RAFFERTY: -- subject  
13 to analysis?

14 HUGH RUSSELL: Yes.

15 How do you always just find out what I  
16 intended to say? Jim is one of the best  
17 listeners in the city.

18 Okay, so then I think we can conclude  
19 tonight's work on this and go on to the  
20 exciting realm of Bicycle Zoning.

21 (A short recess was taken.)



1 working on this for sometime. Back in May of  
2 last year -- oh, there's Cara. Back in May  
3 of last year, we met with the Planning Board.  
4 We gave an overview of what we've been  
5 working on in terms of the city's goals for  
6 bicycle parking, what we have been seeing in  
7 terms of trends in bicycle parking across the  
8 city, as well as some issues that have come  
9 up with regard to providing adequate space  
10 and design and quantity of parking, bicycle  
11 parking spaces. So we reviewed that.

12 In August we sent a preliminary version  
13 of Zoning Language which was reviewed and  
14 discussed with the Board, and the Board  
15 brought up several -- had a lot of comments  
16 and we discussed a lot of issues which we're  
17 going to bring up and talk about in a little  
18 bit more detail today. I don't plan to go  
19 through the language again in a lot of  
20 detail, but I'm happy to answer questions and  
21 talk about some of the things that have

1 changed since that version.

2 So we did update that version from  
3 August. We sent back in October a version of  
4 that language. Hopefully you still have  
5 that. I can try to find copies if we need  
6 additional copies.

7 So today the goal is to answer some of  
8 those questions. Our hope is that we can ask  
9 the Planning Board on our behalf as the  
10 Planning Board, as it's been the tendency to  
11 do, to petition the City Council formally to  
12 consider adoption of these Zoning changes.  
13 That would then initiate a process of public  
14 hearings where it would go to the City  
15 Council and then it would come back to the  
16 Planning Board as well as the Ordinance  
17 Committee. There would be opportunities for  
18 the public to sort of view it and comment.  
19 And then there would also be opportunities  
20 for changes at that point. So it wouldn't be  
21 the end of a process. It's sort of the

1 re-beginni ng and there sti ll wou ld be  
2 opportuni ti es to answer questi ons and address  
3 any concerns.

4 Just to bri efl y, there are sort of two  
5 thi ngs I wanted to hi t on j ust to remi nd  
6 everyone wi th a purpose of these -- thi s new  
7 Zoni ng i s i ntended to be. One part i s making  
8 i t very cl ear to devel opers what the  
9 standards are for bi cycl e parki ng i n the  
10 ci ty. Now I've been talki ng wi th peopl e and  
11 reali zing that one of the -- one of the  
12 i ssues, you know, we thi nk about thi s and a  
13 l ot of the ways that we thi nk about, you  
14 know, auto parki ng. But I reali ze when you  
15 tel l peopl e -- when you say, you know, we  
16 want to requi re parki ng or j ust say a parki ng  
17 l ot, peopl e reali y have a good sense of what  
18 that i s. When you thi nk about an auto  
19 parki ng l ot. But when you thi nk about  
20 bi cycl e parki ng, we found that, you know,  
21 from experi ence, you know, l ots of peopl e

1 have different ideas of what that means. And  
2 we really need to make that clear in  
3 Cambridge what we think those standards ought  
4 to be. And those are based on our experience  
5 here. They're based on experience that  
6 professionals have had across the country.  
7 Many of these standards are basically  
8 nationwide standards that are applied  
9 everywhere and that we can and we think  
10 there's value in having that level of  
11 consistency as well.

12 What's shown on the screen is a page  
13 from the bicycle parking guide, which is  
14 something we've been using since I think 2008  
15 which has helped dramatically in improving  
16 the quality of the bicycle parking that we've  
17 seen around the city. And for the benefit of  
18 developers, for the benefit of the people  
19 here in the city who do the code enforcement,  
20 we felt it was important that we had a set of  
21 Zoning requirements that matched those

1 standards that we've already been, that we've  
2 already been using.

3           And then the second part of it is  
4 really looking at the quantity of bicycle  
5 parking and making sure that what's provided  
6 in new development projects meets the city's  
7 goals. And those goals include basically  
8 having storage for every -- or for that  
9 matches bicycle ownership across the city.  
10 So for residential projects making sure that  
11 there is enough bicycle parking to at least  
12 better accommodate the ownership that we're  
13 seeing, which is very high. Which is in many  
14 cases exceeds one bicycle per owned per  
15 household. And then making sure we're  
16 accommodating 10 percent of all trips which  
17 is both the city's goal and what we've been  
18 seeing in terms of trends. This is a pie  
19 chart from a customer intercept survey which  
20 was just done in Porter Square back in  
21 September which shows that it's at that level

1 already of 10 percent of people making their  
2 trips to Porter Square by bicycle.

3 So the questions from last time which  
4 I'm going to focus on now are how are the  
5 regulations going to impact smaller  
6 residential projects, the one, two,  
7 three-unit buildings and then how, what would  
8 the impact be on the dense commercial areas  
9 like Harvard Square and Central Square.

10 So, just jumping into the residential  
11 piece, one of the things we talked about the  
12 last time is the distinction between when you  
13 have owner occupied units where you might  
14 assume that, you know, it's the person who  
15 lives there really controls every aspect of  
16 it and can make decisions about where they  
17 want to store their bicycle and have the  
18 freedom to do that versus people who are  
19 renting housing who may have more limited  
20 opportunities and choice and where there may  
21 be more of an effort that needs to be made to

1 ensure that they have space. We took a look  
2 at just by housing type because our Zoning  
3 doesn't distinguish between ownership and  
4 rental units, just by building type what we  
5 tend to see in terms of ownership and rental.  
6 And, you know, single-families as you would  
7 expect much more owner occupied. As you get  
8 to two-family, and then particularly the  
9 three and four-family buildings, it becomes  
10 very predominantly renter occupied. So,  
11 even -- so while single families are maybe  
12 one category, as we get into the two's and  
13 three's and four's, we do feel that there  
14 needs to be some concern about making sure  
15 that there are adequate standards in place to  
16 make sure that renters can have places to  
17 park their bicycles.

18 We did make some updates to the, to the  
19 Zoning that we had prepared the first time in  
20 response to the concerns about the single  
21 families and the smaller units. And the

1 first thing we said was just by looking at  
2 that information about rental versus  
3 ownership and also looking at just the fact  
4 that it's a kind of a small potatoes issue  
5 when you think about single families and, you  
6 know, even subdivisions of single families  
7 and the two families, that it didn't, it  
8 didn't really make sense to have to impose a  
9 requirement in those cases. So we updated  
10 the requirements to say that if you are --  
11 well, first of all, if you're expanding a  
12 residential project but you're not increasing  
13 the number of units, that's not an issue that  
14 should really raise a concern in terms of  
15 bicycle parking. And then similarly for  
16 construction of single-family or a conversion  
17 of a let's say a subdivision of a  
18 single-family in the two units, that we  
19 wouldn't be concerned about requiring it. It  
20 would still be allowed, certainly, to have  
21 bicycle parking, and we often, you know, we

1 hear -- we get questions, we get requests  
2 from people who have single-family homes who  
3 say, hey, I want to build a bike shed. How  
4 does the Zoning apply? So making sure that  
5 the standards that we talked about the last  
6 time where it doesn't count against your  
7 gross floor area, you get flexibility from  
8 your setbacks, you can provide coverings  
9 without having it been counted for gross  
10 floor area or a structure. Making sure that  
11 those provisions are in place to make sure  
12 that when people want to do that, that they  
13 can do it in an appropriate way. Those would  
14 still apply to these.

15 Now as you get to the --

16 WILLIAM TIBBS: Jeff?

17 JEFF ROBERTS: Yes.

18 WILLIAM TIBBS: Can you explain the  
19 last column, Impact of Project Type?

20 JEFF ROBERTS: Okay, so what we did  
21 is we looked at new housing starts across the

1 city and we just wanted to get a sense of  
2 what -- when you look at these particular  
3 building types, how many units are on a, you  
4 know, on a year-to-year basis, how many units  
5 are those providing across the city. So as a  
6 percentage of all the new units that are  
7 being created across the city, what  
8 percentages, construction of single-family  
9 homes, and it's a very small percentage.  
10 It's a half a percent or less of the new  
11 units that are coming on-line on the city are  
12 single-family homes. But, you know, they do,  
13 they do it now and then.

14 PAMELA WINTERS: Jeff, can I ask you  
15 another questions?

16 JEFF ROBERTS: Right.

17 PAMELA WINTERS: Sure. Since you  
18 just mentioned it, if you put a cover over  
19 the bicycles, do you have to get a Variance  
20 for that from the BZA or how does that work?

21 JEFF ROBERTS: Well, under the

1 current Zoning there could be complications  
2 to doing that. It could trigger gross floor  
3 area requirements. It could be considered  
4 basically a structure, in which case it would  
5 have to -- you would have to count it as part  
6 of the gross floor -- if you don't have  
7 enough remaining allowed floor area on your  
8 site, you may not be allowed to do that  
9 because it would, it would almost be like  
10 almost building a garage or building a more  
11 gross floor area. That could be an issue.  
12 It could be, it could be -- there are setback  
13 requirements for accessory structures like  
14 garages and you could have an issue depending  
15 on where on the lot you wanted to put it, you  
16 could have an issue with that. So there are  
17 a lot of small issues that could get in your  
18 way. It wouldn't be entirely allowed or not  
19 allowed. But the purpose of the Zoning is to  
20 remove some of those impediments to make sure  
21 people can provide that covered bicycle

1 parking on their lot and in an appropriate  
2 way without having Zoning get in their way.

3 CARA SEIDERMAN: Cara Seiderman, I'm  
4 in the Community Development Department.

5 Just a brief clarification because  
6 there was actually an update to the Zoning a  
7 couple years ago that would allow bike sheds  
8 without counting against the gross floor  
9 area, but the setbacks remains a grey area  
10 and that's something that we would like to  
11 have addressed so....

12 PAMELA WINTERS: I was thinking more  
13 about the aesthetics of it and, you know,  
14 what happens if you're in a condo development  
15 and one of your neighbors doesn't like the  
16 way that it looks basically. So that's what  
17 I was thinking of more so than that.

18 HUGH RUSSELL: Well, I think  
19 condominiums usually have pretty tough rules  
20 about what you do in areas, in different  
21 areas of the site. It might be areas where

1           you' d have a deeded right to do it, probably  
2           most areas you wou ld n' t.

3                   PAMELA WINTERS:   Okay.

4                   HUGH RUSSELL:   So the condo  
5           associati on wou ld regul ate it.   But then if  
6           they regul ate it and they sai d you cou ld  
7           bui ld one, you want to make sure that the  
8           Zoni ng all ows you to do it.

9                   PAMELA WINTERS:   I see, okay.

10                  JEFF ROBERTS:   Okay.

11                  PAMELA WINTERS:   Thank you.

12                  JEFF ROBERTS:   So I can move on to  
13           the second pi ece?   Sorry, I' m movi ng  
14           rel ati vel y qui ckl y because I want to save  
15           ti me.

16                   So movi ng on to where we look at  
17           projects where we' re getti ng i nto the range  
18           of ei ther constructi ng a new bui ldi ng that' s  
19           less than four uni ts or converti ng a bui ldi ng  
20           that maybe you have two uni ts and you' re  
21           addi ng a thi rd uni t or maybe you have three

1 units and you're adding a fourth unit, in  
2 that category development it does get to be a  
3 little bit more prevalent. You start to see  
4 that more units as a percentage of the  
5 overall units being created are in those  
6 categories. And the approach that we had  
7 recommended taking -- because in fact and  
8 often in these cases what you find is it may  
9 be a building that has some common space or  
10 some storage space already where they're  
11 trying to convert and maybe make some living  
12 space out of it, which may create an  
13 additional strain on the amount of bicycle  
14 parking that you can provide. In this case  
15 the approach was to acquire the parking  
16 spaces but to provide design flexibility so  
17 that you can provide them in a different way  
18 than what would otherwise be required for  
19 another project. So you could provide it,  
20 for instance, you could provide it outdoors.  
21 If you had a covering over it. And I'll

1           actually show some pictures of some different  
2           concepts what we looked at. But it could be  
3           just a simple approach of taking an either a  
4           covered space or an enclosed space and  
5           designating that to say we have looked at,  
6           you know, when you're going for your building  
7           permit you say, you know, we looked at the  
8           bicycle parking requirements, here's a  
9           designated space that we're, you know,  
10          selecting to be for bicycles and making sure  
11          that that is available to the residents.

12                    HUGH RUSSELL: Does it include  
13          relaxation of the requirement of no stairs?

14                    JEFF ROBERTS: Well, we didn't write  
15          it that way, but I mean it could be something  
16          to think about. When we talk about the  
17          design of bicycle parking, we generally had a  
18          no stairs rule. The issue with parking and  
19          stairs, and just as a general issue, is that  
20          bicycle parking works best when you can, you  
21          know, when it's convenient to move in and

1 out. So there may be opportunities where if  
2 it's a few steps, you could, you know, it  
3 doesn't really make as much of a difference,  
4 but if it's a lot of steps then all of  
5 sudden, then all of a sudden it makes more  
6 sense to lock your bike to the front fence  
7 rather than actually bring it inside. So  
8 it's a tricky issue but that is flexibility.  
9 We could consider doing that. I think -- I  
10 don't think that would be inconsistent with  
11 what we've been thinking about. We can try  
12 to find a middle ground there in terms of so  
13 many steps or only so much distance from the  
14 outside.

15 Okay. Are there any questions up to  
16 this point? We can take them as they come.

17 THOMAS ANNINGER: I guess just one  
18 other quick one. Conversion.

19 JEFF ROBERTS: Yes.

20 THOMAS ANNINGER: The word  
21 conversion conjures up a few different things

1 for me. Suppose you have a three or a  
2 four-family that you're converting from  
3 rental to condominiums, that's not  
4 conversion?

5 JEFF ROBERTS: No. That's not what  
6 we're discussing here. That's actually not  
7 regulated under Zoning.

8 THOMAS ANNINGER: By conversion you  
9 mean an increase in the number of units?

10 JEFF ROBERTS: Increase in the  
11 number of units. Maybe I should have phrased  
12 it that way.

13 THOMAS ANNINGER: I think maybe you  
14 can clarify that.

15 H. THEODORE COHEN: Can I pop in  
16 here?

17 JEFF ROBERTS: Yes.

18 H. THEODORE COHEN: Is it possible  
19 to separate the four and the larger from the  
20 two and a three? Because I tell you I'm  
21 opposed to any bike parking requirements for

1 any one, two, and three-family houses. And I  
2 just -- it just seems wrong to me. And the  
3 percentages that you're talking about are so  
4 small.

5 PAMELA WINTERS: Right.

6 H. THEODORE COHEN: And I don't see  
7 bikes parked, you know, chained to fences at  
8 single, two and three family houses. And so,  
9 you know, I really cannot support this  
10 concept. I have no problem with four and  
11 above and I think that goes into a different  
12 category, but I would like to see if you can  
13 separate out the one, two, and threes from  
14 anything larger.

15 THOMAS ANNINGER: Why do you draw  
16 the line at three?

17 H. THEODORE COHEN: Well, because I  
18 think historically the triple decker has been  
19 a historic, you know, building type pier.  
20 And that, you know, even from your figures  
21 while it goes down in ownership, you still

1 have a third of homeowners, the third of the  
2 owners of one and two, and three-families,  
3 you know, being owner occupied. And even if  
4 they're not owner occupied, I think they tend  
5 to be people, you know, people that may have  
6 lived in it at one time may have a family  
7 member coming back to live it in it, and I  
8 think there is a difference as to what a  
9 property owner can do with a small property  
10 can do with their own property and then  
11 forcing them to have, you know, covered  
12 long-term or short-term parking is not just  
13 right.

14 JEFF ROBERTS: Would you say that's  
15 true for new construction, if someone is  
16 building a three-unit building?

17 PAMELA WINTERS: Yes.

18 H. THEODORE COHEN: Yes. I don't  
19 see any distinction between old and new. I  
20 agree that the Zoning should make it clear  
21 that if the people choose to do it, they get

1 the same benefits from the Zoning with regard  
2 to FAR or setbacks, but that applies to other  
3 situations. But I think people who live, in  
4 you know, these one, two, and three-families  
5 can decide whether they're going to carry  
6 their five bikes, as I do, down my five  
7 stairs into my basement because I have a very  
8 small backyard and I don't wish to have a  
9 shed in there. If I were going to have a  
10 shed, I'd rather it had garden equipment in  
11 it. So I think people get -- and I don't see  
12 it as a problem citywide in terms of parking  
13 or in terms of visual, you know, aesthetic  
14 issues. I think, you know, that people who  
15 live in one, two, and three-family houses  
16 manage to keep their properties up generally  
17 very well, and I don't see bikes as being an  
18 issue there. I'm willing to see it in when  
19 we get into a larger type of housing and  
20 apartments and larger condominiums and larger  
21 townhouses and larger developments, but I see

1 a distinction between the two.

2 HUGH RUSSELL: Isn't there also apt  
3 to be a different relationship between  
4 tenants and landlords, two and three-family  
5 calls where, you know, a tenant comes and  
6 says I've got this new \$80 bicycle, can we  
7 get together and, you know.... So, it's I  
8 think that process may be more effective to  
9 get to large buildings.

10 JEFF ROBERTS: So, I can't say that  
11 as a resident of a three-unit rental is not  
12 necessarily the case, but you're right that  
13 it's a different -- it is a different  
14 scenario than a large, than a large apartment  
15 building, I think. But it is the case that  
16 it, you know, a rental is a rental.

17 CARA SEIDERMAN: As a person who  
18 takes a lot of the calls from people who are  
19 in the city who don't have bicycle parking, I  
20 guess I would just have to say that this is  
21 an issue, and that's one of the things that

1 we're trying to address. When you have, you  
2 know, for every -- if you have a three-unit  
3 building, you're likely to have 10 and above  
4 number of bikes, and we get constant calls  
5 and people requesting bicycle parking on the  
6 sidewalk and then we can't fit it on the  
7 sidewalk and in front of the houses and a lot  
8 of these residential properties. I live in a  
9 three-unit condo that was a new development  
10 relatively speaking, they could have easily  
11 put in some space for the bicycle parking  
12 that is not an onerous thing at all. And we  
13 are not in a large you lot in any way, shape  
14 or form. I guess I would really say that  
15 based on our experience, this isn't a  
16 theoretical thing, this is something that  
17 does happen. And I think it's important to  
18 know that we're not retrofitting. Nobody's  
19 asking anybody who is in an existing building  
20 to go back and make changes. This is for a  
21 new creation of new housing. We're a small

1 change in order to create a little space to  
2 make an enormous difference. And, again,  
3 with the numbers that we're seeing and the  
4 experience around the city, it's not nothing.  
5 It is an issue. So it's --

6 H. THEODORE COHEN: Well, I would  
7 say I philosophically disagree with you about  
8 that with regard to the small homeowner and  
9 that this is something that the market  
10 between landlords and tenants could work out  
11 amongst themselves. That you could negotiate  
12 under the terms of the lease or you would  
13 find a different, you know, location. I  
14 don't think this is something that ought to  
15 be enshrined in Zoning for this small  
16 property owner.

17 THOMAS ANNINGER: Let me ask a  
18 question. We have a single-family, as you  
19 know Cambridge now is an expensive community  
20 where people come in and they gut houses and  
21 they'll always add some square footage to it.

1           Let's say they add 15 percent square footage  
2           to a single-family, it's not a new house,  
3           it's a renovated house, but they seem to be  
4           exceeding I think that's the 15 percent line,  
5           do they have to provide parking?

6                   JEFF ROBERTS: No, that was the  
7           change that I was describing. Is that if --  
8           the requirements that we are proposing here  
9           have nothing to do with the size or the  
10          percentage of the increase. It really just  
11          has to do with adding a few units. We've  
12          decided to reformulate that based on the  
13          concerns that --

14                   THOMAS ANNINGER: The 15 percent is  
15          out?

16                   JEFF ROBERTS: Based on the concerns  
17          that we've heard, we've decided that a  
18          reformulation based on unit increase and not  
19          based on square footage increase made the  
20          most sense.

21                   THOMAS ANNINGER: Okay. I missed

1 that. All right. I'm catching up with all  
2 of this because I missed the first two  
3 meetings. Okay.

4 JEFF ROBERTS: Okay. So we can  
5 proceed and come back to this if it seems  
6 like there's still discussion to be had.

7 HUGH RUSSELL: It seems to be a hot  
8 button.

9 WILLIAM TIBBS: Yes.

10 JEFF ROBERTS: As we get to the  
11 larger units -- so this is where the most new  
12 units are created and that's, these are the  
13 requirements that are the same as proposed  
14 before. And it's a one per unit and then it  
15 increases as you get to larger buildings.

16 HUGH RUSSELL: Why is it 1.5 spaces?

17 JEFF ROBERTS: It's a, that's a  
18 decision that we made from looking at the  
19 bicycle ownership data and seeing not only  
20 that it's increasing but that it's already in  
21 many neighborhoods getting to be above one

1 space per unit. One bicycle owned per  
2 household and per unit. And for the larger  
3 projects we thought that it was important to  
4 emphasize that the, that one space per unit  
5 isn't a -- isn't something that we figure is  
6 a -- we don't think it's a rule that  
7 necessarily should be thought of as, you  
8 know, it's one per unit. It's always one per  
9 unit. It's the same that the auto parking  
10 space per unit has become in some way  
11 enshrined as a standard. We don't think it's  
12 that simple with regard to bicycle parking.  
13 There may in fact be -- a little over time we  
14 may find that the demand it continues to  
15 exceed and go even further than one space per  
16 unit. It's not the -- I've actually looked  
17 at some other new, newer bike parking  
18 requirements in some cities. Some go as high  
19 as 1.5 spaces per unit.

20 HUGH RUSSELL: Right. A tiny  
21 increase seems like strange.

1                   JEFF ROBERTS: Well, what it means  
2                   is that it's one pace per unit, and then as  
3                   you get above 20 units, for every 20 units  
4                   beyond that you add another space. That's  
5                   sort of the reasoning behind it. Is that we  
6                   sort of picked units, increments of 20  
7                   because that seemed sort of a natural  
8                   breakpoint. And then as you move -- as you  
9                   get beyond 20 units, in chunks of 20 you add  
10                  another space. It's how you write it. It's  
11                  equally, you know.

12                 HUGH RUSSELL: Okay, just curious.

13                 JEFF ROBERTS: Okay.

14                 And so these are just some photos.  
15                 Actually some of these we took around  
16                 Cambridge. The last time I mentioned, you  
17                 know, bicycle parking sheds and lockers are  
18                 an alternative that have been used in  
19                 different places, but as we allow different  
20                 types of flexibility. It could be providing  
21                 a bicycle underneath it, if you have a stair,

1 outdoor stairwell or enclosed porch, as long  
2 as you're designating space that is -- and  
3 again, these are in cases where those kind  
4 of, those cases where say you have a building  
5 and you're increasing the number of units,  
6 this would -- nobody -- if they're not  
7 increasing the units, they wouldn't be  
8 required to do anything. But if they're  
9 increasing units, they would have to start  
10 thinking about where they would designate  
11 room for parking and bicycles. As long as  
12 there is a frame that it can be leaned  
13 against and can be locked against and a  
14 covering to protect it from the weather, and  
15 a, you know, a reasonably convenient means of  
16 access to that, to that location, then that  
17 would, that would be acceptable in those  
18 smaller residential projects.

19 So that was a --

20 HUGH RUSSELL: Does this mean  
21 Ranjit's going to require you to build a

1 waterproof deck?

2 JEFF ROBERTS: No.

3 WILLIAM TIBBS: That's something  
4 that the water can't drip through the cracks?

5 HUGH RUSSELL: Right, exactly.

6 JEFF ROBERTS: No, that's not the  
7 intent, no.

8 HUGH RUSSELL: It better be clear to  
9 Ranjit.

10 JEFF ROBERTS: That's actually a  
11 very good, that's a very good note. I will  
12 make sure that gets....

13 PAMELA WINTERS: So when it says  
14 small residential lots on the frame before,  
15 that white thing, that white box there, how  
16 many units are in that house?

17 JEFF ROBERTS: I'm not sure. That's  
18 just a picture of the structure that's used  
19 to --

20 HUGH RUSSELL: That's micro-housing,  
21 Pam.

1                   JEFF ROBERTS: You almost think it's  
2 a doghouse. Yes, so I don't actually know  
3 what that building is.

4                   H. THEODORE COHEN: It's a third of  
5 my lot.

6                   JEFF ROBERTS: It doesn't need to be  
7 that big.

8                   And this one's just something I thought  
9 was funny. Somebody built a drawer at one  
10 point to put them in.

11                  WILLIAM TIBBS: That's a big drawer.  
12 It slides. That's cute.

13                  JEFF ROBERTS: Ye.

14                  So just shifting to the commercial  
15 aspect of it, and I just wanted to kind of  
16 walk through a little bit what the  
17 requirements are. This may go fast, too, but  
18 you can slow me down.

19                  Here we've kept that sort of 15 percent  
20 requirement, basically meaning that if you  
21 are expanding or enlarging or converging a

1 non-residential use, but that increases it by  
2 at least two spaces. So if it's a, if it's a  
3 very small use and a very minor, even if it's  
4 15 percent, if it's so minor that it doesn't  
5 even require you to put another two bike  
6 parking spaces and then that gets waived. So  
7 we only really -- and I'm going to get into  
8 this, but when we talk about the commercial  
9 uses, really we're talking about racks.  
10 We're talking about, you know, putting bike  
11 racks in the front of your business somewhere  
12 where it's accessible so people can come in  
13 to park. And if you're not expanding  
14 something to the point where you would need  
15 even one rack, then we don't, we don't worry  
16 about that.

17           And then I made a note here, and I want  
18 to go into this, explain a little bit more  
19 about this, about what this means, is that  
20 you can shift some of the required long-term  
21 spaces to short-term spaces. This not only

1 helps out with some of the smaller uses, it's  
2 always I think we heard actually when we  
3 discussed with this bicycle committee, and  
4 even with some other folks, what comes up a  
5 lot, well, I have a lot of workers who like  
6 to come in and park in front. You know,  
7 maybe their hours are different or maybe just  
8 by preferences they want to park outside  
9 rather than go into the inside bike room. So  
10 we wanted to provide some flexibility where  
11 it's at the discretion of the developer based  
12 on what type of use that they were doing,  
13 that they could, that they could reduce the  
14 amount of long-term parking and increase the  
15 amount of short-term parking.

16 This --

17 WILLIAM TIBBS: This is indoor?

18 JEFF ROBERTS: No. So long-term is  
19 -- essentially long-term is indoor.  
20 Short-term is outdoor.

21 WILLIAM TIBBS: What about those

1 commercial places that have limited or no  
2 setback or no land?

3 JEFF ROBERTS: Well, we'll talk  
4 about that. I think that's the focus of this  
5 discussion really.

6 WILLIAM TIBBS: Okay.

7 JEFF ROBERTS: So, and this is --  
8 I'm kind of just building up to this, but I  
9 wanted to make sure that we had the overall  
10 context. The shifting of long-term to  
11 short-term basically means that if you're an  
12 office building of 13,333 square feet or less  
13 or retail of 40,000 square feet or less which  
14 would be a pretty big supermarket or a mall,  
15 a strip mall or something like that, or a  
16 restaurant of 20,000 square feet or less, all  
17 you're required to do is short-term parking.  
18 It's really not until you get into the scales  
19 above that where you're going to start to be  
20 required to put in the indoor long-term bike  
21 parking.

1           So, just based on, again, based on sort  
2 of 15 percent rule, I just wanted to give a  
3 sense of what kind of expansion is going to  
4 trigger a bicycle parking requirement. And  
5 this is expansion meaning, you know, there's  
6 nothing there, you know, in terms of an  
7 office building and then, you know, you make  
8 it bigger by about 4,000 square feet, that is  
9 something that could, that kind of increase  
10 could trigger bicycle parking. Retail use  
11 expansion of 3,000 square feet or more or a  
12 restaurant of 2,000 square feet or more, and  
13 the amount of bike parking you would have to  
14 put in is -- the number of racks is based on  
15 the total size.

16           And then in terms of conversion, this  
17 is -- the conversion may be more maybe  
18 something that you would see possibly more  
19 often in a, like a Harvard Square or a  
20 Central Square context or even Kendall  
21 Square. So say you have an office building

1 of some size and you decided you're going to  
2 take, you know, 5,000 square feet of that  
3 ground floor and you're converting that from  
4 office into a retail use. That scale of  
5 5,000 square feet or more, the bicycle  
6 parking requirements would kick in. And what  
7 they would essentially mean is about two to  
8 four racks outside that business. So now  
9 just getting into the -- because this is what  
10 you asked for earlier is the -- so getting a  
11 sense of what the quantity is that we're  
12 talking about, in terms of the strategies for  
13 how to locate those types of things, this is  
14 something that the city has been working on  
15 for a long time and its commercial districts  
16 and develop different criteria and ways of  
17 going about it. One thing is, you know,  
18 making sure that -- having the bicycle racks  
19 in some manner of clusters, making sure that  
20 there's some available and that you can  
21 handle the turn over. You can see in the top

1 left that's a Central Square example. In  
2 along Mass Ave. and Central Square there's  
3 opportunities for within the, what DPW tends  
4 to refer to as the furniture zone, which is  
5 more than just furniture. It's benches, it's  
6 trees, it's transformers, it's mailboxes,  
7 it's light posts.

8 UNI DENTIFIED WOMAN: Trash cans.

9 JEFF ROBERTS: Yes, trash  
10 receptacles.

11 WILLIAM TIBBS: But it's also city  
12 property.

13 JEFF ROBERTS: Yes, city property.  
14 So in areas like that you have -- oh --

15 WILLIAM TIBBS: Just to be clear  
16 you're requiring that on a --

17 JEFF ROBERTS: I skipped an  
18 important part. We talked about this the  
19 last time.

20 So, you are allowed -- so when you're  
21 providing short-term bicycle parking, you're

1 allowed to do it on public, on public  
2 right-of-way with the city's, with the city's  
3 agreement. So the owner, if the owner's --  
4 property owner's required to install  
5 short-term bicycle racks, they can, you know,  
6 approach the city, and with the city's  
7 agreement can fund the installation of  
8 bicycle racks. And that's, that's fairly  
9 typical now. It's not a requirement, but  
10 that's an arrangement that people make with  
11 the city on a fairly regular basis.

12 WILLIAM TIBBS: And the city doesn't  
13 -- well, if the requirement piece is makes a  
14 significant difference.

15 JEFF ROBERTS: Right. So if the  
16 city does -- if the city says -- and the city  
17 can provide -- if the city says, well, it's  
18 tough to do it in the way that exactly meets  
19 the Zoning, then they can provide flexibility  
20 to do it, you know, maybe a little bit  
21 further away than would be required. So

1 that's one alternative. And then the sort of  
2 the fail safe alternative is the owner can  
3 comply with the requirement by making a  
4 contribution to the city equivalent to the  
5 cost of installing bicycle racks of the  
6 number that's required, and then the city can  
7 use that as a supplement to the funding of  
8 the city already puts into installing bicycle  
9 parking where it's needed throughout the  
10 city. And there are some creative ways that  
11 the city can do that that an individual  
12 property owner couldn't do that makes it  
13 worthwhile to have that mechanism. And I'll  
14 get to that in a future slide.

15 PAMELA WINTERS: But if the property  
16 owner doesn't want to put in a bicycle rack,  
17 then what?

18 JEFF ROBERTS: They would be  
19 required to.

20 So that's an issue that's faced  
21 currently, and part of the, you know, the

1 purpose behind this approach is making sure  
2 that property owners that are creating the  
3 need for bicycle parking are required to  
4 satisfy that obligation, to provide the  
5 bicycle parking.

6 Does that answer your question?

7 HUGH RUSSELL: As a bicycle user, I  
8 have to tell you that to find a legitimate  
9 official bicycle rack is impossible in the  
10 Harvard Square. Even the Traffic and Parking  
11 Department's ample supply of parking spaces  
12 is usually tough in Harvard Square. And it's  
13 very hard to get two bicycles on a parking  
14 meter, because the one on the outside tends  
15 to get smushed by cars.

16 WILLIAM TIBBS: I just have a hard  
17 time getting my head around the idea that  
18 you're required to do something, but if you  
19 don't have the land to do it then you're  
20 doing it on city property but the city has  
21 the right to say yay or nay, and then you

1 have to get money. I'm having a hard time  
2 with that one, but I can be convinced.

3 JEFF ROBERTS: Procedurally it's  
4 handled. I mean largely it's the way it's  
5 handled currently.

6 WILLIAM TIBBS: But you're not  
7 required now; right?

8 JEFF ROBERTS: Well, you may -- you  
9 are required under our, you know, under our  
10 current Zoning there are bicycle parking  
11 requirements. And, you know, many projects  
12 do satisfy it. So the project down there on  
13 the bottom right is One First Street. So  
14 that parking was installed -- I mean, much  
15 the same way that the project is maybe  
16 required to do sidewalk improvements or other  
17 traffic mitigation improvements, including  
18 bike parking is typically part of that. The  
19 Planning Board doesn't always get into that  
20 level of detail. But it's, it's not unusual.  
21 And, in fact, it's typical for new

1 development to provide bicycle parking like  
2 it's shown there where it's a bicycle parking  
3 that, you know, outside of where the entrance  
4 where it's needed. But it is on, it is on  
5 the city sidewalk and it's funded and  
6 provided by the developer.

7 PAMELA WINTERS: It's like trees,  
8 you know, sometimes.

9 JEFF ROBERTS: Yes, trees are  
10 similar.

11 PAMELA WINTERS: So this would be  
12 just for new development then?

13 JEFF ROBERTS: Again, just for new  
14 development for --

15 PAMELA WINTERS: Oh, okay.

16 JEFF ROBERTS: -- if you're  
17 expanding something or say a conversion of  
18 office to something like office to retail or  
19 office to restaurant. So, and again I  
20 mentioned this the first time, too, really  
21 the way we look at this --

1                   HUGH RUSSELL: Or if you're a good  
2                   ci ti zen --

3                   PAMELA WINTERS: What?

4                   HUGH RUSSELL: Or if you're a good  
5                   ci ti zen --

6                   JEFF ROBERTS: Yes, if you're --

7                   HUGH RUSSELL: -- trying to meet the  
8                   requi rements of your customers.

9                   JEFF ROBERTS: Right. And the way  
10                  we look at thi s, i t' s a combi nati on of, you  
11                  know, a combi nati on requi rements, i t' s a  
12                  combi nati on of publ ic invol vement, and i t' s  
13                  sort of the desi re for busi nesses to sati sfy  
14                  thei r customers whi ch -- and as I showed in  
15                  the sl ide before, the number of peopl e who  
16                  bi cycl e to these busi nesses i s fai rly hi gh  
17                  and i ncreasi ng.

18                  THOMAS ANNINGER: Let me see if I  
19                  can j ump i n.

20                  JEFF ROBERTS: Yes.

21                  THOMAS ANNINGER: I' m l ooki ng, tel l

1 me if I'm in the right provision before I ask  
2 the question. I'm looking at 6.104.5 of your  
3 latest -- of the draft of 10/23/12. Is that  
4 what you're talking about?

5 JEFF ROBERTS: 6. --

6 THOMAS ANNINGER: 104.5.

7 HUGH RUSSELL: Which is on page 45.

8 JEFF ROBERTS: Yes. Bicycle parking  
9 on public property, yes.

10 THOMAS ANNINGER: This is one tough  
11 reading provision, but there's nothing that  
12 bothers me more than the sentence in the  
13 middle which says: The city must approve  
14 such agreement and may reject such agreement  
15 for any reason.

16 How do you justify that?

17 JEFF ROBERTS: I mean part of this  
18 is just -- it's maybe a little legalistic in  
19 terms of, you know, making it clear that the  
20 city -- and in fact it's not -- it's not even  
21 necessary to say that, the city doesn't --

1 never has an obligation to let someone do  
2 something on public property that it doesn't  
3 want, doesn't want it to do.

4 THOMAS ANNINGER: I know. I mean,  
5 what Bill was saying, where I'm -- you can't  
6 do it on your own. You've got to do it on  
7 public. You go to them and you say let's  
8 work something out. And then they say no for  
9 any reason, and then where does it go from  
10 there?

11 JEFF ROBERTS: And then that  
12 failsafe is the contribution that you can  
13 make --

14 THOMAS ANNINGER: The contribution?

15 JEFF ROBERTS: You can say, you  
16 know, okay well, if you're telling -- if the  
17 city's telling me I can't put a bike rack on  
18 my sidewalk, then I can fulfill the  
19 requirement by paying the equivalent amount  
20 and then basically being done with it.

21 THOMAS ANNINGER: Well....

1 H. THEODORE COHEN: Can I pop in  
2 there? Because I think your section 6.104.6c  
3 is the only really workable answer which is  
4 that, you know, either the city is going to  
5 just have to develop parking areas for bikes  
6 or somehow there's going to have to be, you  
7 know, private development of bike parking.  
8 And I think -- you know, that's my whole  
9 problem with this whole concept of, you know,  
10 requiring it in all these various areas, is  
11 that, you know -- and the requirements that  
12 they be within 50 feet or within 200 feet  
13 just doesn't make sense to, you know. It's  
14 putting bicyclists who are presumably the  
15 fittest citizens at such a preferred category  
16 over people who drive and have to park, you  
17 know, two or three blocks from where they're  
18 going or people who take the T and walk from  
19 the subway or walk from the bus to wherever  
20 they're going or people who just walk from  
21 their houses. And no I agree that bikes is

1 an issue and we have to address the parking  
2 of them, but it seems to me that requiring  
3 every retail facility to provide parking  
4 spots in front of their facility, doesn't  
5 make sense. That from my point of view the  
6 pictures that make the most sense to me are  
7 the gang parking areas where the city has  
8 taken over, you know, an auto parking spot.  
9 Or just develop parking lots for them. And,  
10 you know, yes, there needs to be, you know,  
11 short-term parking bike parking spaces around  
12 the city, but the requirement mandating them  
13 so close and, you know, the numbers of them  
14 just doesn't make sense to me. I think it's  
15 just going to create such visual pollution in  
16 Harvard Square and Central Square and Inman  
17 Square and that, you know, there has to be  
18 some other solution to the problem.

19 HUGH RUSSELL: Make people drive.

20 H. THEODORE COHEN: Pardon?

21 HUGH RUSSELL: Make people drive.

1                   H. THEODORE COHEN: Well, make  
2                   people drive and park in, you know, Traffic  
3                   and Parking is taking away parking spots so  
4                   that people figure out how they're going to  
5                   drive or they're going to walk or they're  
6                   going to take the T or they're going to bike.  
7                   And, you know, I agree people are going to  
8                   move around, but, you know, I think there has  
9                   to be a different solution to the parking  
10                  problem. Certainly in new construction big  
11                  buildings, you know, we can put them into  
12                  garages, you know. But, you know, when I  
13                  read this, and I've gone through it so many  
14                  times and made so many notes about it, it  
15                  just doesn't make sense to me.

16                  STEVEN WINTER: I have a suggestion.  
17                  I think it might be okay to bookmark his  
18                  concern and to really -- and to just say  
19                  yeah, we got it and to move on with the  
20                  discussion.

21                  JEFF ROBERTS: And we certainly,

1           yes, we certainly hear it. And we have been,  
2           you know, we've really been very cautious and  
3           very careful of making sure that requirements  
4           that we're proposing here line up with the  
5           practice that we've seen -- with what we've  
6           actually seen people able to accomplish with  
7           new development or significant changes of use  
8           in the city. They line up well with what  
9           other communities have been using in similar  
10          ways to provide that and, you know,  
11          personally because I'm actually not a cyclist  
12          myself. I don't use bike parking. But since  
13          we've been working on this project I've  
14          really been spending a lot of time doing what  
15          you've been doing, walking around the city  
16          and checking in my head how much bike parking  
17          does this require? Does this have enough  
18          bike parking? Does it really match up? And  
19          I found this sort of reality checking is  
20          actually been helpful with our process  
21          internally, too, but it's helped me come to a

1 better understanding that, you know, this  
2 really is something that works, the numbers.  
3 I mean, when you add it up, the numbers make  
4 sense. It's not too onerous but it does  
5 provide the bicycle parking that you can see  
6 is needed. And a lot of it's really not  
7 necessarily a -- trying to create a  
8 preference for bicyclists, but rather trying  
9 to manage the demand that we're seeing happen  
10 already. And where there's basically  
11 bicycles parked --

12 WILLIAM TIBBS: Jeff, I think  
13 Zoning, though, is a very blunt instrument to  
14 do that. I think it can't replace planning.  
15 For instance, in Central Square you would  
16 look at it and the city would say here's how  
17 we want to plan for -- if you use those  
18 numbers that you calculated, and say okay, in  
19 Central Square we need to have X numbers of  
20 bikes, and this is how we're going to do it.  
21 We can put some on the sidewalks in these

1 areas. We can put some in parking spaces.  
2 We need to plan for a parking facility. And  
3 then if you want to impose a fee for people,  
4 you know, it's that combination of saying  
5 that you have to have it in front of your  
6 place, and then if that doesn't work, it's  
7 trying to make Zoning do something that --  
8 but if you say okay, you know, we want -- you  
9 have to pay a fee for parking because you've  
10 done the conversion, and with that money we  
11 will then use it to do the plan things that  
12 we know to make it better. I think that it's  
13 -- Zoning is just not a great tool for  
14 managing this kind of thing.

15 JEFF ROBERTS: Yes, I agree with  
16 you. And I agree with that concept entirely.  
17 And crafting the Zoning that's really been  
18 the purpose behind how we've structured it is  
19 to provide options. To say -- because we  
20 can't presume -- you know, we want to have  
21 standards that apply generally, but we can't

1 preclude, you know, presume what kind of  
2 project we're going to see come in front of  
3 us.

4 WILLIAM TIBBS: I think in my mind I  
5 still get the confusion between a brand new  
6 facility with a developer which you could do  
7 exactly what you said, we do that all the  
8 time.

9 PAMELA WINTERS: Right.

10 WILLIAM TIBBS: And what we're  
11 looking at in that other picture up there  
12 which is Central Square.

13 ADAM SHULMAN: I just want to put  
14 this into context also if I can. Adam  
15 Shulman, Traffic Department.

16 We're talking --- it has to be -- even  
17 if you recall one of the earlier slides, it  
18 has to be a fairly large project, a  
19 non-residential project, to even trigger a  
20 need for a bike rack or two. 4,000 square  
21 feet, you know, these kind of sizes. In my

1           analysis and my thinking, I just don't -- I  
2           think it's not going to be a lot, a lot, a  
3           lot of new bike racks that's going to get  
4           triggered, you know. It's not going to all  
5           the existing sites.

6                         WILLIAM TIBBS: I'm a data guy.  
7           When we look at Central Square, then you sort  
8           of say here are the places where, you know,  
9           if we look at those modules which you have  
10          looked at, the modules of commercial space,  
11          and say one is converted from an office or  
12          converted to retail or somebody's doing an  
13          expansion there, here are the opportunities  
14          where that can occur. And, again, I just  
15          don't want them -- in my mind the goals  
16          you're trying to do -- what you're trying to  
17          do is okay, but I just have this, yeah, I  
18          just have the vision of --

19                        JEFF ROBERTS: Well, just to think,  
20          I mean just to think through it, though. So  
21          what we're looking at -- and the reason why I

1 included these photos, and it's hard to piece  
2 out all the different issues I guess.

3 WILLIAM TIBBS: But the reality is  
4 it's that right there which, Hugh, you talk  
5 about when you go to Harvard Square and you  
6 can't find a space, it's because there are a  
7 lot of smaller places that maybe not trigger  
8 it but that still doesn't mean you can't find  
9 a parking space for going into the stores.

10 JEFF ROBERTS: Right. And there's  
11 different -- and like I said, there's  
12 different parts of the overall strategy.  
13 Zoning is not going to solve all of the  
14 bicycle parking needs around the city. There  
15 will be a public component that needs to be  
16 in place. But just to kind of piece out the  
17 issues a little bit.

18 So when you look at Central Square, if  
19 you look at the businesses there, you know,  
20 that's all fairly well established. If the  
21 business turns over from a retail to another

1 type of retail, that's not a new Zoning  
2 requirement. That's just businesses turning  
3 over. That's just turn over of space.  
4 However, if someone were to redevelop one of  
5 these sites here or somewhere else on Central  
6 Square to a larger scale building --

7 HUGH RUSSELL: Quest Diagnostics.

8 JEFF ROBERTS: Say the Quest  
9 Diagnostics building, then you're talking  
10 about the same space and the same sidewalk,  
11 you're talking about a different scenario and  
12 you have to stop and think, okay, if we're  
13 really redeveloping the site, what type of  
14 bike parking do we need? And the purpose of  
15 this is to create, you know, standards that  
16 we have looked at very carefully and have  
17 looked at in the context of new development  
18 to say, you know, if you're going to do  
19 office with ground floor retail, you know,  
20 this is the amount of bike parking you need  
21 for offices, this is what you need for

1 retail. We're providing you some flexibility  
2 in how you can provide it, but it's something  
3 you need to really take seriously. As part  
4 of your design and planning for your new  
5 building, you need to think about how you're  
6 going to provide it in a way that ensures  
7 people who bring their bikes are going to be  
8 parking to the racks and not to a fence or  
9 parking meters or anything else allowed.

10 WILLIAM TIBBS: I think for me when  
11 we were doing the building units in the  
12 backyard on Long Lots, when we were doing  
13 that exercise, we had a similar conversation  
14 about 75 feet and what's, you know, what's  
15 working. And it wasn't until we did some  
16 scenarios where we actually saw some pictures  
17 of possible situations and how that would  
18 work that it -- I think we all said okay,  
19 this could work. And I think at some point,  
20 because I made a note, a set of goals. And I  
21 said new versus existing. New is very clear.

1 It's really the existing stuff when it's  
2 triggered and when it's not, some scenarios  
3 of, take the new, the new Korean grocery  
4 store that's going in Central Square where  
5 the -- that's kind of the same retail use --

6 ADAM SHULMAN: I don't think that  
7 would trigger anything.

8 WILLIAM TIBBS: That's what I mean,  
9 but --

10 ADAM SHULMAN: It would not, right?  
11 It's existing retail --

12 WILLIAM TIBBS: Exactly. And what  
13 I'm saying is exactly that. Is that in order  
14 to understand those kinds of provisions and  
15 the thing worked, just some scenarios as to  
16 what works so I can get a better  
17 understanding of the existing piece and how  
18 that goes together.

19 HUGH RUSSELL: I think I just want  
20 to make one comment here that we do have to  
21 expand our thinking around bicycles because

1 the usage is going up, and what we have --  
2 and it's a system. It's a system. You have  
3 to have a place at home to keep the bike  
4 that's safe so that you will buy it and not  
5 worry about it. You need to have roots on  
6 streets. You need to have places where you  
7 want to go at the other end of the your trip.  
8 And it's, you know, Cara has been working on  
9 this for about 20 years and we now have many  
10 pieces in place. And this is just one of  
11 those pieces that's needed for the system to  
12 work and it's going to mean that, for  
13 example, the things are not going to be as  
14 quite as pretty as they used to be in the  
15 retail zones unless you happen to think that  
16 bicycles are pretty, and I think some people  
17 do, you know? And I agree with you that you  
18 can't do it all on the sidewalk. And, you  
19 know, my -- the block that I'm -- I have my  
20 office on in Harvard Square, they're  
21 rebuilding all the sidewalks. And two

1 parking spaces have been decommissioned and  
2 there are now, probably you can tell me how  
3 many racks there are at the corner of Mount  
4 Auburn and JFK and JFK and Brattle, but there  
5 are now, you know, that's happened. It's  
6 expensive to, really expensive to move curbs.  
7 You know, some guy can't go out there and say  
8 here's 200 bucks, move that curb. It's an  
9 amazing process to actually see people  
10 rebuild streets and sidewalks in Harvard  
11 Square, maintaining traffic, maintaining  
12 safety. You know, detail officers,  
13 pedestrian -- it's a very cumbersome and  
14 difficult process. But as a user, you know,  
15 it's hard to find bicycle places.

16 I did want to make one other comment is  
17 that probably one of the first times bicycle  
18 racks were required in the City of Cambridge  
19 was when Au Bon Pan got a Zoning Variance in  
20 Harvard Square 35 years ago and they were  
21 missing 10 parking places. And we on the

1           Zoning Board said you've got to provide 10  
2           bike racks. And those bike racks took the  
3           university to come up with an acceptable  
4           visual design and a legal design and constant  
5           prodding, but they're there. And it's, you  
6           know, if you get there after nine o'clock in  
7           the morning, you're not going to get one of  
8           them. You have to go to the Shulman rack  
9           that's around near the end of the sidewalk  
10          and there are four of those, but they get  
11          filled up, too. You know, we're in a place  
12          where if you want this to happen, and I  
13          really do think we want it to happen, we've  
14          got to expand our vision. We have to accept  
15          things that we don't like. But at the same  
16          time we can't force people to do things that  
17          are -- so it's a challenge. And I think  
18          these people have -- have their expanded  
19          minds. And I don't think, you know, the rest  
20          of the city is there yet and we're kind of in  
21          the middle.

1 PAMELA WINTERS: Right. Well, I'm  
2 one that's not quite there yet. There's a  
3 picture in front of Brattle Square Theatre.

4 JEFF ROBERTS: Yes, that's a coral  
5 similar to what's here on the screen on the  
6 right.

7 PAMELA WINTERS: Right.

8 JEFF ROBERTS: But a little bit  
9 closer up shot.

10 PAMELA WINTERS: Right, okay.

11 So how many parking spaces were  
12 missing? How many did you take out to put  
13 those racks in there? About three?

14 JEFF ROBERTS: I think it was one  
15 parking space --

16 PAMELA WINTERS: Oh, just one?

17 JEFF ROBERTS: -- and 14 bike  
18 parking spaces.

19 PAMELA WINTERS: Oh, it's only one  
20 parking spot?

21 CARA SEIDERMAN: And there is one 14

1 parking spaces.

2 BRIAN MURPHY: And I think if I  
3 remember correctly --

4 PAMELA WINTERS: Oh, okay.

5 BRIAN MURPHY: -- that may be either  
6 a no parking zone or a loading zone at this  
7 point. Brattle.

8 PAMELA WINTERS: It was? Okay. To  
9 me it looked like a whole lot more, so I'm  
10 sorry. My apologies. My bad.

11 JEFF ROBERTS: So this goes along  
12 with what we were discussing before.

13 PAMELA WINTERS: Yes.

14 JEFF ROBERTS: You know, there are  
15 some solutions that, you know, a private  
16 property owner couldn't implement.

17 PAMELA WINTERS: Right.

18 JEFF ROBERTS: So this is still the  
19 public involvement is still important. And  
20 having an alternative to provide a  
21 contribution helps to fund things like

1 seasonal bicycle corrals that, you know, in  
2 many cases these are only in during warm  
3 months, they're taken out during the winter  
4 where you need to store snow and do all these  
5 other things and then they come back.

6 PAMELA WINTERS: Right.

7 I guess my only other concern is if a  
8 lot of parking spaces are removed, then how  
9 is that going to impact the business  
10 community? You know, the business  
11 community --

12 HUGH RUSSELL: Well, 12 people who  
13 couldn't get there before, now are going to  
14 get there compared to the one that could have  
15 driven there.

16 WILLIAM TIBBS: So are you basically  
17 saying that you -- basically what you're  
18 saying, assuming we can all come to an  
19 agreement as to what the thresholds are in  
20 terms of if you're required to provide  
21 parking, that you have -- you can provide it

1 on the ci ty -- and you don' t have space, you  
2 know, to do i t. You can ei ther provi de i t on  
3 ci ty property, that when the -- that the ci ty  
4 accepts the way you' re doi ng i t or you have  
5 to gi ve a contri buti on i n order to do that.  
6 And but i t can be that si mple, I mean, i n  
7 terms of thi s 50 yards from, you know, you  
8 know, i t' s j ust, I mean i t doesn' t need to be  
9 that compli cated i f that' s what you' re  
10 sayi ng. Because and then, because then I  
11 thi nk that doesn' t negate the ci ty doi ng  
12 proper pl anni ng as to where are the  
13 appropri ate pl aces and what are the  
14 appropri ate devi ces to get that done.

15 JEFF ROBERTS: Maybe I' ve done  
16 mysel f a di sservi ce by overcompl i cati ng the  
17 conversati on, but what you j ust descri bed i s  
18 exactl y the approach that we take.

19 BRIAN MURPHY: And i f I coul d j ust  
20 chi me i n wi th that as wel l. Thi s i sn' t the  
21 onl y thi ng that we' re doi ng i n terms of bike

1 parking. I apologize for not coming into the  
2 discussion. But the City Council actually  
3 last year put in place a capital investment  
4 of \$50,000 to put bike racks throughout the  
5 city and to do that for the next several  
6 years. So we do have an ongoing process  
7 where we've got Jeff Rosenblum going out and  
8 sort of identifying places where we can do  
9 racks and planning. And so, for example,  
10 when you look at some of the racks that come  
11 in at the high school or the library, that  
12 work is ongoing. But in some ways we look at  
13 how many bike racks you can buy for \$50,000  
14 and how many you can do for five years, based  
15 on what we see for the demand, that still is  
16 not going to solve this problem. So it is  
17 trying to solve Hugh's problems.

18 HUGH RUSSELL: So I've got this  
19 fantastic parking space right across from my  
20 office. It's a big sign that says there's  
21 construction on the bridge. Larz Anderson

1           Bridge and it's orange, and nobody else has  
2           discovered you can lock a bicycle to it. And  
3           some day it's going to go away but hopefully  
4           my bicycle won't be attached.

5                   THOMAS ANNINGER: Jeff, it's nine  
6           minutes to eleven.

7                   JEFF ROBERTS: Yes.

8                   HUGH RUSSELL: And we're ending by  
9           10:30.

10                   THOMAS ANNINGER: And we're having  
11          trouble -- we're bumping along. I've got  
12          stuff that I want to raise, but it's too late  
13          to do that in a coherent way that's helpful.  
14          How do we manage the next nine minutes and  
15          get this into an orderly process?

16                   JEFF ROBERTS: Well, as I said at  
17          the beginning my intent for this was to try  
18          to -- was to ask the Board to come to a place  
19          where it could petition the Council. It  
20          wouldn't mean recommending it to the Council.  
21          It would just mean submitting to the Council

1 a Zoning Petition that includes this Zoning  
2 language as we've provided it, which would  
3 then lead to the public hearing process just  
4 like we have for Forest City, where there  
5 would be opportunities for the public to  
6 respond and for the Planning Board to  
7 deliberate on how they felt they would  
8 recommend to the Council. And as is often  
9 the case, the Planning Board may include in  
10 its recommendations suggested changes and the  
11 like.

12 THOMAS ANNINGER: Are we -- you  
13 think we can get there in nine minutes or  
14 seven minutes? Because I'm hoping that  
15 eleven o'clock is when we all go home.

16 HUGH RUSSELL: Right. I think that  
17 if we used the due diligence argument, again,  
18 that we want, some of us have given a lot of  
19 thought to this and then not have had a  
20 chance to express. We just need to put it on  
21 the agenda again and keep working. Keep

1 working at it.

2 THOMAS ANNINGER: I think that's a  
3 good idea.

4 JEFF ROBERTS: Can I ask for some  
5 specific -- so there were two -- so there  
6 were two things that came up, and I want to  
7 know to what extent we have addressed them  
8 and to what extent we can -- that I can help  
9 you to continue to develop better  
10 understanding.

11 So in terms of the residential pieces,  
12 there was still a strong desire expressed to  
13 not impose requirements on two and three-unit  
14 buildings --

15 PAMELA WINTERS: Correct.

16 JEFF ROBERTS: -- whether new or  
17 existing?

18 THOMAS ANNINGER: One, two, and  
19 three.

20 PAMELA WINTERS: One, two, and  
21 three.

1                   JEFF ROBERTS: Right. We've already  
2 taken out three.

3                   WILLIAM TIBBS: And I tend to agree  
4 with Ted.

5                   JEFF ROBERTS: And that's what the  
6 Board would petition -- okay. So we can put  
7 more work into that.

8                   And then the second was -- and I think  
9 it seemed like in the commercial districts,  
10 and I think Bill maybe narrowed it down to  
11 really the question of existing versus new.  
12 So some more thought into, and maybe some  
13 more clarity into what effects pertain to  
14 existing buildings versus new buildings. And  
15 then actually it's an issue that can become a  
16 little complicated when you start thinking  
17 about it. There can be some in between, you  
18 know, what if you're making modifications to  
19 an existing building? So we can think about  
20 that as well.

21                   WILLIAM TIBBS: Something like that

1 we can flush out, though, as part of the  
2 process of getting a better understanding of  
3 it if it's a petition.

4 JEFF ROBERTS: Right.

5 THOMAS ANNINGER: Jeff, while we're  
6 coming up with a list of quickly to-do  
7 things, you and I talked yesterday on the  
8 phone about a drafting issue that I think  
9 needs to be thought about. To me the idea  
10 the distinction between parking and bicycle  
11 parking is very confusing and will lead to  
12 constant problems for people reading this. I  
13 think the only solution to that is to talk  
14 about bicycle parking, and call it if you  
15 want MV parking, for motor vehicle parking in  
16 Section 6100 as opposed to all the rest of  
17 the Ordinance where you can have the word  
18 parking and you can state somewhere that  
19 parking everywhere else I assume just means  
20 automobile parking. But the idea of having  
21 bicycle parking and then parking without

1 anything to it and people are supposed to  
2 read in their head, that doesn't mean  
3 bicycle. I think that's a problem that has  
4 to be addressed.

5 JEFF ROBERTS: Okay.

6 STEVEN WINTER: Jeff, I think there  
7 was also some concern about the unequivocal  
8 nature of the city saying, no, we reject that  
9 proposal out of hand, but perhaps some kind  
10 of criteria might be needed for a proponent  
11 to consider while that proponent is  
12 negotiating with the city.

13 HUGH RUSSELL: I mean, that's just  
14 in a way the concept that is clear. I think  
15 it's the way it's stated.

16 WILLIAM TIBBS: Yes, I agree.

17 HUGH RUSSELL: You can make a deal  
18 and if you can't make a deal, you have to pay  
19 the cost for the few people who get triggered  
20 by this.

21 H. THEODORE COHEN: I have a couple

1 of other just quick language. Your paragraph  
2 6.104.3 about separation, I don't quite  
3 understand -- which requires a physical  
4 barrier between motor vehicle parking or  
5 loading facilities, if we're having parking  
6 in the furniture district, where if you're  
7 parking anywhere where it's going to be by  
8 the street and by cars, I don't, you know,  
9 now maybe your intent was not to require a  
10 physical barrier there, but if you do, I  
11 don't understand how that's going to work.

12 CARA SEIDERMAN: It's like a garage.

13 JEFF ROBERTS: Garages are really  
14 the concern. But we can clarify that.

15 HUGH RUSSELL: You might also say  
16 that a curb might be a barrier, for example,  
17 which might --

18 THOMAS ANNINGER: Also on the list  
19 if I may --

20 H. THEODORE COHEN: Now, a couple  
21 other points. I was impressed with MIT's

1 letter --

2 THOMAS ANNINGER: I was just going  
3 to talk about that.

4 H. THEODORE COHEN: -- about their  
5 ability to have different types of racks.  
6 Also, when I look at the, you know, the three  
7 feet horizontal distance, it doesn't seem to  
8 me that most of the bike racks in the city  
9 are three feet apart as it is now. I also  
10 would recommend that a lot of these things,  
11 you know, about the types of bike racks and  
12 the distance, rather than being enshrined in  
13 the Zoning Ordinance maybe should be just  
14 adopted as regulations which can easily be  
15 amended as technology changes rather than  
16 requiring somebody to get a Variance or  
17 requiring to go through the whole Zoning  
18 Amendment process.

19 HUGH RUSSELL: But there are a lot  
20 of bad bike racks out there. And I think the  
21 intent here was to say you need enough room

1 and this is the room you need, this is what  
2 you should plan on. It's hard for me as an  
3 architect to plan bicycle facilities because  
4 the owner says I can't give up space for it.  
5 And if the rule is there, then it's going to  
6 happen.

7 H. THEODORE COHEN: Right. If it's  
8 in a regulation presumably.

9 ADAM SHULMAN: These come from a  
10 national standards, and these have been  
11 successful since 2008. And the architects  
12 and the developers that I work with  
13 constantly, constantly praise us and thank us  
14 for the specific physicality in saying this  
15 is really helpful as we're designing our bike  
16 rooms, as we're designing our project, we  
17 know exactly, you know, what the spacing  
18 should be. And they're the first ones to  
19 say, yes, we designed buildings and we see  
20 all over the place when bike racks are too  
21 close together, they're not functional, you

1 know. It just doesn't work.

2 H. THEODORE COHEN: I understand  
3 that. And I'm certainly not the person to  
4 say what the right standard is. I'm just  
5 suggesting that if it's in a regulation  
6 that's easily changed as technology and the  
7 public opinion were --

8 HUGH RUSSELL: Right, regulations  
9 are not that easily found if you're a  
10 designer.

11 THOMAS ANNINGER: Does Cambridge  
12 really have regulations? We don't have that  
13 -- that's the analogy to federal law, for  
14 example, but I don't think we have  
15 regulations.

16 HUGH RUSSELL: I think Public Works  
17 has regulation standards.

18 STEVEN WINTER: Jeff, I have two  
19 other points I wanted to make before we hit  
20 eleven.

21 That is I think we just need the mark

1 the fact that we're seeing many different  
2 sizes and kinds of bikes, and we need to  
3 begin to accommodate for that. You know, but  
4 people have their groceries, they have their  
5 children, some bikes are too heavy to go  
6 upstairs. There's really a lot of different  
7 things involved. And also I think it's  
8 really important that we remember what Hugh  
9 said, which is that I don't know how we work  
10 this into the preamble or there's something  
11 here, but we need to be able to say, we have  
12 to push and pull ourselves a little bit. We  
13 have to stretch. We have to -- we're  
14 encouraging the use of bicycles, and we -- so  
15 we have to be flexible and nimble and try  
16 things we haven't tried before, and maybe  
17 have some comfort level and go back and fix  
18 it if it's not working right for us.

19 HUGH RUSSELL: So I guess I would  
20 encourage anybody who's got more detailed  
21 comments to actually give them to Jeff

1           offl i ne.

2                   JEFF ROBERTS: I woul d be happy to  
3 get your more detai led comments vi a Bri an or  
4 to me by e-mai l .

5                   HUGH RUSSELL: I guess i t' s  
6 frustrati ng for you guys that A, you always  
7 get put at the end of the agenda. And B,  
8 that thi s has been draggi ng and there' s  
9 pressure. There' s a desi re from the Counci l  
10 to act and i t' s a clear need.

11                   BRIAN MURPHY: May I suggest that we  
12 look at the January 22nd Pl anni ng Board  
13 meeti ng? I thi nk gi ven the amount of work  
14 that was done i n Forest Ci ty toni ght, I don' t  
15 thi nk that shoul d take up too much ti me.

16                   Medi cal mari ju ana di scussi on, I agai n I  
17 thi nk i t' s goi ng to be l ess about substance  
18 and more about -- I usual ly make jokes l i ke  
19 that, that ti me I di dn' t. That a di scussi on  
20 wi ll be more about how do we come up wi th the  
21 process goi ng forward rather than getti ng

1 into the details of the Zoning. So I think  
2 there may be room on the 22nd to try to have  
3 a little bit earlier hour and a more engaged  
4 discussion, and I think that still should be  
5 enough time for Jeff and Cara to respond.

6 STEVEN WINTER: Can we put the  
7 discussion earlier than we have here?

8 BRIAN MURPHY: We have hearings the  
9 22nd. I don't think we do.

10 LIZA PADEN: Medical marijuana.

11 THOMAS ANNINGER: The MIT letter was  
12 -- I just want to make sure that we spend  
13 time addressing what they've talked about.

14 JEFF ROBERTS: Right. We have seen  
15 that. I mean, it's gotten late now so I  
16 won't respond to it now --

17 THOMAS ANNINGER: But I think we  
18 want to respond that.

19 JEFF ROBERTS: We're certainly  
20 prepared to respond to what was in there.

21 CARA SEIDERMAN: We did respond to

1           them.

2                   JEFF ROBERTS:   And we did make some  
3           -- they sent us an initial round of  
4           modifications and comments.   And we did make  
5           some changes based on their initial comments,  
6           but the issues that they pointed out I think  
7           are still ones that we do have a response.

8                   THOMAS ANNINGER:   Okay.

9                   HUGH RUSSELL:   Councilor, did you  
10          want to say something?

11                   MINKA vanBEUZEKOM:   Yes.   Minka  
12          vanBeuzekon, M-i-n-k-a v-a-n-B-e-u-z-e-k-o-n.  
13          I just wanted to find out if you were  
14          including the new Lechmere T Station and  
15          whether there would be a requirement for a  
16          bicycle parking there or is that going to  
17          fall under some --

18                   HUGH RUSSELL:   I think we can't make  
19          the T do anything.

20                   CARA SEIDERMAN:   They are including  
21          it in their proposal.   And in fact, I can

1 share it with you if you want to see what  
2 they're proposing. Somebody else in my office  
3 does have it. They do have bicycle parking  
4 in there.

5 MINKA vanBEUZEKOM: And it's nice  
6 what they did in Central Square even though  
7 it's small.

8 CARA SEIDERMAN: Yes, yes. Covered  
9 bicycle parking.

10 MINKA vanBEUZEKOM: Okay.

11 THOMAS ANNINGER: Thank you, Jeff.

12 HUGH RUSSELL: Thank you, Jeff.

13 STEVEN WINTER: Thank you.

14 HUGH RUSSELL: Last item on the  
15 agenda is voting for officers and I think we  
16 should do that.

17 STEVEN WINTER: How do we open that  
18 up?

19 HUGH RUSSELL: I guess the floor  
20 would be open for nominations for Chair.

21 STEVEN WINTER: Mr. Chair?

1 HUGH RUSSELL: Yes.

2 STEVEN WINTER: I would like to  
3 nominate Hugh Russell be the Chair of the  
4 Cambridge Planning Board.

5 HUGH RUSSELL: Is there a second?

6 H. THEODORE COHEN: Second.

7 HUGH RUSSELL: Okay, is there other  
8 nominations?

9 (No Response.)

10 HUGH RUSSELL: Hearing none, then I  
11 would say we vote on the proposal that I be  
12 Chair for another year.

13 All those in favor?

14 (Raising hands).

15 HUGH RUSSELL: Because I'm willing  
16 to do it. Okay.

17 PAMELA WINTERS: Thank you, Hugh.  
18 Thank you.

19 WILLIAM TIBBS: I do want to say  
20 that as a person who was on the Board when we  
21 had a Chair for a zillion years, and a while

1 back ago things changed and so we were more  
2 than likely to change. We don't want to a  
3 Chair to go forever. And, Hugh, I have no  
4 problem with Hugh doing it. But I think that  
5 our new members have to step up to the table  
6 at some point.

7 STEVEN WINTER: Point taken.

8 WILLIAM TIBBS: And maybe the Vice  
9 Chairship is the way to do that. I think  
10 actually in the past that kind of happened.  
11 We had a Vice Chair and the Vice Chair kind  
12 of moved into the Chair because the Vice  
13 Chair got a feel for it as they were.

14 STEVEN WINTER: Mr. Chair?

15 HUGH RUSSELL: Steve.

16 STEVEN WINTER: I would like to  
17 nominate Ted -- it's so late I can't remember  
18 your last name. I would like to nominate Ted  
19 Cohen for Vice Chair of the Cambridge  
20 Planning Board.

21 HUGH RUSSELL: Is there a second?

1 PAMELA WINTERS: I'll second that.

2 HUGH RUSSELL: Other nominations?

3 (No Response.)

4 HUGH RUSSELL: All those voting for  
5 Ted for Vice Chair?

6 (Raising hands).

7 HUGH RUSSELL: And it's a vote.

8 WILLIAM TIBBS: That's assuming Ted  
9 would accept.

10 H. THEODORE COHEN: Yes, I would be  
11 happy to do it.

12 HUGH RUSSELL: Okay, thank you.

13 And I guess it would be appropriate to  
14 thank Tom for his service as Vice Chair.

15 PAMELA WINTERS: Yes.

16 H. THEODORE COHEN: Yes.

17 PAMELA WINTERS: A big thank you.

18 HUGH RUSSELL: That I particularly  
19 value and because it's been a great  
20 relationship where we end up with -- perhaps  
21 we tend to talk before each meeting and sort

1 of get ourselves together and what -- as to  
2 the issues are and what to be looked at and  
3 that's been very helpful to me as Chair.

4 PAMELA WINTERS: Thanks.

5 HUGH RUSSELL: Thank you.

6 Are we adjourned?

7 We are adjourned.

8 (Whereupon, at 11:08 p.m., the  
9 Planning Board Adjourned.)

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I, Catherine Lawson Zelinski, a  
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Notary Public, certify that:

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in this matter by blood or marriage and that  
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