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PLANNING BOARD FOR THE CITY OF CAMBRIDGE

GENERAL HEARING

Tuesday, January 15, 2013

7:05 p.m.

in

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

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

Brian Murphy, Assistant City Manager for  
Community Development

**Community Development Staff:**

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

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

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

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

LIZA PADEN: This is an agenda of the cases that are going to be heard on January 24th. The first I would like to point out to you is 8 Mill Street. Harvard College is going to be putting a small addition to provide accessibility to the building. The proposal has been reviewed by the Cambridge Historical Commission and Charles Sullivan, and the Board writes that they have made a determination that the second floor connector, which is the subject of the Zoning relief, will have no adverse affect on the major exterior features of the

1 building. And they are looking for forward  
2 to having approved accessibility to the  
3 building.

4 If the Board wants to look at that  
5 case, I do have a set of plans here.

6 HUGH RUSSELL: Does the building  
7 have a name?

8 LIZA PADEN: It's called -- yes, it  
9 does. It's called McKinlock Hall.

10 HUGH RUSSELL: Thank you.

11 I have no --

12 LIZA PADEN: It's the one --

13 STEVEN WINTER: If the Historical  
14 Commission feels it's ready to move forward,  
15 then it's fine.

16 HUGH RUSSELL: And I feel it's not  
17 visible much from the street. It must be  
18 connecting the dining hall. There's a plan,  
19 I don't know how I've seen this, but maybe  
20 there -- Harvard has an agenda to convert all  
21 of their 1930's dormitories into accessible

1 faces which involves reconfiguring major  
2 project. I don't think they've done an  
3 enormous amount of work on them because they  
4 were built really well.

5 LIZA PADEN: Right.

6 HUGH RUSSELL: And so now they're  
7 kind of, you know, 80 years after they're  
8 built they're going back and fixing things.

9 LIZA PADEN: So the complication for  
10 this case is that the connector that's going  
11 to bring together the two buildings is in the  
12 front yard setback.

13 HUGH RUSSELL: Because the building  
14 is enormous and it has a Residency 3-D  
15 District with a formula setback that is  
16 ridiculous.

17 LIZA PADEN: Yes, that's it.

18 HUGH RUSSELL: Yes.

19 LIZA PADEN: And there's also a case  
20 on the agenda tonight for 238 Main Street,  
21 Mr. Sousa is here for Sprint. This is a

1 replacement of the telecommunication antennas  
2 on the building. Do you want to look at  
3 that?

4 HUGH RUSSELL: I guess we have the  
5 owners here, too?

6 LIZA PADEN: Yes, we do.

7 HUGH RUSSELL: So the good news,  
8 you're putting a lot of new stuff on the  
9 building, and the good news is you can't see  
10 it. Is that basically the story?

11 ATTORNEY RICARDO SOUSA: Fairly  
12 close, Mr. Chairman. We're actually  
13 substituting just three of the existing CDMA  
14 antennas operated by Sprint, and we're  
15 replacing them with multimode antennas. So  
16 we're not increasing the number of antennas  
17 in any way. And so we're just substituting  
18 three of the old stem antennas for new  
19 multimode antennas.

20 STEVEN WINTER: And the difference  
21 between the two are?

1                   ATTORNEY RICARDO SOUSA: They are  
2 longer. The new antennas are longer, and  
3 they operate two different frequencies, both  
4 1500 and 900 megahertz. Much like the  
5 previous modifications that I've done for  
6 Sprint.

7                   And so we're not increasing the number,  
8 we're also adding remote radio heads to this  
9 installation. All of the antennas, the  
10 existing installations consists of six panel  
11 antennas operating both the Sprint and  
12 ClearWire signals, and three of those, the  
13 CDMA antennas are going to be taken out to  
14 replace some of the new ones. They're all  
15 facade-mounted. There are two large -- if  
16 you look at the photo sims, there are two  
17 large black screen walls up there hiding HVAC  
18 equipment, and four of our panel antennas are  
19 on the facade of that -- those screen walls.  
20 And so the new antennas will also be  
21 facade-mounted. They will not extend beyond

1 the height of the screen wall in any fashion.

2 STEVEN WINTER: And they'll be black  
3 as well?

4 ATTORNEY RICARDO SOUSA: And they'll  
5 be black as well. And then two of the panel  
6 antennas, the only place you can really see  
7 them are from the first view, which is the  
8 back parking lot of the building. Two of  
9 those -- there are two antennas that are  
10 facade-mounted on a brick penthouse just to  
11 the left. You can see it pointed with an  
12 arrow. And once again we're just  
13 substituting, taking out one old one and  
14 putting in one new one.

15 STEVEN WINTER: And I know you've  
16 had helped us with this before, but what does  
17 a radio head look like?

18 ATTORNEY RICARDO SOUSA: Radio head  
19 is a box. It's about 18 inches wide and  
20 about one foot tall.

21 STEVEN WINTER: Okay.

1                   ATTORNEY RICARDO SOUSA: And these  
2                   are going to be placed down at the bottom of  
3                   the penthouses.

4                   STEVEN WINTER: Okay.

5                   ATTORNEY RICARDO SOUSA: So that  
6                   they're below the parapet wall. So they're  
7                   not visible to the public.

8                   And the remote radio heads that go with  
9                   the antennas that are on the black screen  
10                  walls, those remote radio heads will actually  
11                  be inside the screen wall so they will not be  
12                  visible to the public at all. So what we've  
13                  tried to do is design this modification so  
14                  that it has as little....

15                  (A short recess taken due to  
16                  technical difficulties.)

17                  HUGH RUSSELL: Okay. So do you want  
18                  to repeat your answers --

19                  Attorney RICARDO SOUSA: I can.

20                  HUGH RUSSELL: -- and she can write  
21                  down the questions.

1                   ATTORNEY RICARDO SOUSA: You asked  
2                   with we respect to the model that's here  
3                   before you, Kendall Square has a proposal  
4                   before the -- the Board has a proposal before  
5                   it where additional buildings will be built  
6                   close to the subject building at 238 Main  
7                   Street. And what will happen to our  
8                   installation if in fact those new buildings  
9                   are built and block our signal, and my  
10                  response would be that this happens on a  
11                  fairly regular basis in an urban environment  
12                  and we often have to find an additional  
13                  location to solve that blockage problem so  
14                  that we can provide not only coverage but  
15                  capacity to the customers in that location.

16                  And with respect to your other question  
17                  as to whether or not buildings can be built  
18                  to accommodate or better accommodate in  
19                  advance some wireless installations. Each of  
20                  these networks is to a great extent dynamic.  
21                  It's -- they're unique to the carrier and

1 there's so much going on between carriers  
2 relative to the consolidation, and it would  
3 be hard to predict for a building owner  
4 exactly where a particular carrier needs  
5 coverage. That being said, most buildings  
6 are built with screen walls around the HVAC  
7 equipment, and that's usually a perfect  
8 location for our antennas from an aesthetic  
9 perspective.

10 (William Tibbs Seated.)

11 HUGH RUSSELL: And probably the top  
12 two floors of the biotech buildings are going  
13 to be entirely mechanical equipment and so  
14 they might be located within the building.

15 ATTORNEY RICARDO SOUSA: Yes.

16 HUGH RUSSELL: Provided, you know,  
17 there were places that the radio waves could  
18 get through.

19 ATTORNEY RICARDO SOUSA: Yes, that's  
20 right, Mr. Chairman. If you use RF  
21 transparent material as the screen material,

1 you can replace the antennas materials that  
2 behind and still transmit the signal.

3 HUGH RUSSELL: And then arguably you  
4 would have to come to the city for or --

5 ATTORNEY RICARDO SOUSA: We would.  
6 Under your current by-law yes, we would.

7 HUGH RUSSELL: Even if it's hidden  
8 inside the building. We could --

9 ATTORNEY RICARDO SOUSA: My  
10 understanding is that yes.

11 HUGH RUSSELL: We could probably  
12 work on that.

13 Steve.

14 STEVEN WINTER: I have -- I had a  
15 comment which is that I think that we should  
16 forward this with a note to the Board of  
17 Zoning Appeals that this proponent came in  
18 with everything looking really good and that  
19 this reflects a trend that we're seeing now  
20 which is the proponents are coming in  
21 extending a lot of effort to try to make

1           these -- this infrastructure not visible to  
2           the public and we really do appreciate that.  
3           And the other thing is when -- do you know if  
4           when the infrastructure is decommissioned,  
5           does the carrier always remove it or does the  
6           carrier, in your practice sometimes leave it  
7           there and it must be removed by somebody  
8           else?

9                    ATTORNEY RICARDO SOUSA: Typically  
10           it's the carrier's obligation both under the  
11           lease agreement --

12                   STEVEN WINTER: Okay.

13                   ATTORNEY RICARDO SOUSA: -- and very  
14           often drawn by the by-law --

15                   STEVEN WINTER: Okay.

16                   ATTORNEY RICARDO SOUSA: -- to  
17           remove any obsolete equipment.

18                   STEVEN WINTER: Okay.

19                   ATTORNEY RICARDO SOUSA: There have  
20           been instances where there have been sort of  
21           fly by night companies that have left their

1 dishes here or there. But in most cases the  
2 reputable carriers, the larger public  
3 carriers remove their equipment.

4 STEVEN WINTER: Okay, thank you.

5 ATTORNEY RICARDO SOUSA: You're  
6 welcome.

7 HUGH RUSSELL: So, do we want to  
8 send a message to the Zoning Board that we  
9 are happy with this and that?

10 STEVEN WINTER: And that the  
11 proponent made every effort, yes.

12 HUGH RUSSELL: Okay.

13 THOMAS ANNINGER: Convincing.

14 ATTORNEY RICARDO SOUSA: Thank you,  
15 Mr. Chairman, and Mr. Anninger. Thank you  
16 members of the Board. Have a good night.  
17 Thanks for your time.

18 HUGH RUSSELL: Okay, do we have any  
19 comments on any other Zoning case?

20 (No Response.)

21 HUGH RUSSELL: So I don't hear

1 anybody. So I'd say that we'll go on to the  
2 next item on our agenda which is an update by  
3 Brian Murphy.

4 BRIAN MURPHY: Thank you, Mr. Chair.

5 After tonight's hearing the next  
6 hearing will be January 22nd. That will have  
7 a public hearing on medical marijuana interim  
8 regulations as well as a continuation of the  
9 Forest City hearing at which time we would  
10 expect to have a favorable recommendation for  
11 the Board to approve -- that answers the  
12 questions that were raised at the last  
13 hearing.

14 In addition, there will be additional  
15 discussion under general business for bike  
16 parking zoning.

17 February 5th the Planning Board goes on  
18 the road. It will be Town Gown reports at  
19 the Central Square Senior Center, and then  
20 we've also have hearings February 12th and  
21 19th for the month of February.

1                   Also just to let you know at  
2                   yesterday's City Council meeting they took  
3                   the cafeteria amendment to the Zoning and  
4                   moved that with a favorable recommendation to  
5                   a second reading. So that's moving its way  
6                   along. And this Thursday afternoon the  
7                   Ordinance Committee will have a hearing on  
8                   the Forest City proposal.

9                   HUGH RUSSELL: Okay.

10                  Liza, are there any new transcripts?

11                  LIZA PADEN: Yes, we have the  
12                  December 18th and it's been certified as a  
13                  complete document.

14                  HUGH RUSSELL: Okay. Is there a  
15                  motion to accept that?

16                  AHMED NUR: So moved.

17                  HUGH RUSSELL: All those in favor?  
18                  (Raising hands).

19                  HUGH RUSSELL: Everybody voted in  
20                  favor.

21                  So the next item on the agenda is a

1 public hearing on what's called the MIT  
2 Zoning Petition which creates a new planned  
3 unit development District 5.

4 I guess I would comment that this is a  
5 matter that's quite complicated and the Board  
6 does not expect, I think, to make a  
7 recommendation tonight on this. I think  
8 looking at our agenda it looks like we might  
9 discuss it February 19th. And so our goal  
10 tonight is to hear this proposal officially.  
11 We've heard it unofficially in December. To  
12 hear people's comments. And it is to get all  
13 of the issues out on the table. And then  
14 we'll choose through them on February 19th.

15 So when you're -- and we're not --  
16 we've sent a recommendation. We're not the  
17 City Council. The City Council is the one  
18 who acts on this. So one thing that's  
19 helpful to us is if you just want to voice  
20 your agreement with things that people have  
21 said before you, that you just can get up and

1 just say that rather than repeating what's  
2 been said before. Because, again, the idea  
3 is to get everything out on the table and to  
4 get a rough sense of what people think.

5 So, what's the first order of agenda?  
6 Are you going to kick this off, Brian?

7 BRIAN MURPHY: Sure, just with a  
8 little bit of an overview. And that is to  
9 emphasize that this is a petition that while  
10 it's coming before the Board formally  
11 tonight, this is hardly a case of a first  
12 impression. This is something that's been  
13 discussed before, it was previously filed,  
14 and it's gone through some different  
15 iterations. I would say with the extensive  
16 discussions between CDD staff as well as with  
17 representatives at MIT. In addition MIT was  
18 an active participant through the K2 process.  
19 And I think what you're going to see tonight  
20 is a proposal that is much more, that has  
21 been changed dramatically by the Kendall

1 Square process and it's one that is very much  
2 in keeping with the spirit and the goals and  
3 sort of the initiatives of the K2 process.  
4 That there's really a stamping amount of  
5 alignment. I think you all should have a  
6 memo that Jeff Roberts going through the  
7 section by section analysis. While it's  
8 voluminous in many instances, it simply sort  
9 of highlights the agreement between K2 and  
10 this proposal. In other instances it sort of  
11 just shows a difference of approach, and we  
12 just start the process of providing greater  
13 context for the Board and highlighting some  
14 of the issues for additional discussion.  
15 But, again, despite the memo's length I  
16 really do think this is really a significant  
17 amount of agreement between the K2 goals and  
18 this petition. And one in which it was  
19 clearly very much shaped by that process as  
20 well.

21 Our thought would be that for tonight

1 after you've got the MIT hearing and then  
2 after public comment that it might be helpful  
3 to have Roger and Iram go more into some of  
4 the details of some of those pieces from Jeff  
5 to provide a little more context if that's  
6 helpful.

7 HUGH RUSSELL: Okay, we'll see how  
8 the time goes because we have one other item  
9 on the agenda that we'll probably not want to  
10 take up after 9:30.

11 So who's going to start? Welcome,  
12 Steve.

13 STEVE MARSH: Thank you,  
14 Mr. Chairman. I do want to recall that I  
15 think I was the person who broke this podium  
16 the last time I was here. I did offer to pay  
17 for it. I would be happy to reimburse the  
18 Planning Board for that. We had a heavy  
19 agenda that night I guess.

20 Good evening, members of the Planning  
21 Board and members of the public. For the

1 record, my name is Steve Marsh. I'm the  
2 managing director of real estate at MIT. I'm  
3 delighted to be joined tonight by Israel  
4 Ruiz, our Executive Vice President at MIT;  
5 Professor Marty Schmidt, Associate Provost;  
6 Michael Owu, the Director of Real Estate;  
7 Sarah Gallop Co-Director of Office of  
8 Government and Community Relations, and the  
9 office of the President; and David Manfredi  
10 from Elkus Manfredi Architects. So it's  
11 great to be here tonight to discuss our new  
12 Zoning Petition which has been recently  
13 referred to you by the Cambridge City  
14 Council.

15 Michael, do you want to -- why don't  
16 you give me that.

17 So our agenda tonight is pretty  
18 straight forward. We hope to present a clear  
19 picture of our petition tonight and be  
20 responsive to some of the issues that you've  
21 raised in some of our earlier discussions

1           regarding our Kendall Square initiative. You  
2           will recall that we were here in December  
3           prior to the filing of the Zoning to give you  
4           a preview of our petition. Tonight we'd like  
5           to take the opportunity to walk through the  
6           language in the petition with you as it has  
7           been filed and sits before you tonight.

8                        In December you also had some comments  
9           and questions regarding academic planning  
10          context at MIT, the role of the MIT  
11          innovation model in Kendall Square and  
12          elsewhere, and as well as some questions  
13          regarding MIT housing in this area and in  
14          general. So following my review of the  
15          Zoning tonight Israel Ruiz our Executive Vice  
16          President will speak to some of these issues.

17                       Before I begin, I do want to say thank  
18          you to the Planning Board. I think you have  
19          dedicated an extraordinary amount of time and  
20          attention and patience with this petition.  
21          We have had an opportunity to get quite a lot

1 of thought-provoking comments from you and  
2 have spent time with the community, City  
3 Council, and the administration of the city,  
4 and the CDD staff, and I think as a result of  
5 this and the comments along the way, that  
6 this is a much more comprehensive mixed use  
7 vision of Kendall Square so we're very  
8 grateful to that.

9 I would like to walk through the Zoning  
10 Petition sections in their basic form. I  
11 assume you all have copies before you of the  
12 petition. And in our material tonight we  
13 have included a chart later in the  
14 presentation outlining the differences  
15 between the 2011 petition and our current  
16 petition which we can discuss further after  
17 our presentation.

18 Turning to the Zoning Petition itself,  
19 the first section is 1380 which is the  
20 purpose section. The major purposes of the  
21 PUD-5 District include, first and foremost

1           advancing Kendall Square as a world renowned  
2           center of innovation. We all know that  
3           Kendall Square plays a critical leadership  
4           role in the world regarding innovation. We  
5           know that the essential work that's done here  
6           improves the well-being of our citizens, and  
7           this has a tremendous positive influence on  
8           our local and regional economy. At the same  
9           time we're facing tremendous competitive  
10          pressures from around the globe. As others  
11          seek to emulate the model that's carried out  
12          in Kendall Square, and it's important for us  
13          to maintain a competitive edge.

14                 The second major purpose here is we  
15          want to create a vibrant mixed use district.  
16          If we've learned nothing in this process, I  
17          would say the one thing that we've learned  
18          has been loud and clear, is the fact that  
19          this is a community. And it is about  
20          connecting to the community, and it's  
21          important for us to further build and connect

1 with our local community through this  
2 initiative. By making the right places for a  
3 community, academia, and business, to mix,  
4 collaborate, and socialize, we think it's  
5 critically important. Sharing and developing  
6 ideas together and developing relationships  
7 we think what makes this area special, and we  
8 want to try to create the infrastructure and  
9 the space that helps enable that. I think  
10 third and equally important here is enabling  
11 MIT's academic mission. Part of the  
12 innovation piece -- we're gratified to hear  
13 that so many people share our view on the  
14 importance of sustaining and protecting MIT's  
15 academic activity. So this is not one in  
16 lieu of the other, this is both. We need to  
17 maintain what's going on the at MIT and  
18 protect that capacity so that MIT can evolve  
19 and prosper in the future as an important  
20 anchor in this community.

21 The next section of the petition

1 outlines a PUD boundary and delineates some  
2 sub-districts. As you can see here, there's  
3 the 26-acre PUD district and it's broken down  
4 into four subdistricts; the Memorial Drive  
5 height subdistrict along the river here, the  
6 transitional height subdistrict along Ames  
7 Street and Amherst, and the Main Street  
8 subdistrict south of Main, and the Third  
9 Street transition subdistrict. And these  
10 components are broken out really and  
11 affecting allowable heights in Zone within  
12 the PUD. And I'll talk further about them  
13 later in the presentation.

14 The next section specifies the allowed  
15 uses in a district, and all of these uses are  
16 allowed across the entire district, and they  
17 include residential, retail,  
18 laboratory/office and other uses supportive  
19 of mixed use innovation district.

20 The next section identifies the floor  
21 area ratio. The maximum FAR across the

1 district is 13 -- 3.9, and ground floor  
2 retail is excluded in that calculation  
3 number.

4 The next section limits the new  
5 commercial development to 980,000 square  
6 feet. Again, we want to make sure that we're  
7 protecting the academic as a critical use of  
8 in this district. And it also controls the  
9 floor plate sizes consistent with the K2  
10 conditions where there were lower floor plate  
11 sizes as we went up in the scale of the  
12 building.

13 Sections 13.845 control parcel sizes  
14 and setbacks. We've established the minimum  
15 parcel size of 25,000 square feet and a  
16 setback of 16 feet is required along major  
17 streets. Pedestrian bridges are allowed in  
18 the district.

19 Our height regime is fairly straight  
20 forward. Starting from the Memorial Drive  
21 district we have the height going to 150

1 feet, and we have extended that Zone along  
2 the front end here as recommended.

3 The transition subdistrict has a height  
4 of 200 feet, and the Main Street subdistrict  
5 and the Third Street transitional subdistrict  
6 goes to 250 feet which are quite consistent  
7 with the current allowable heights in the  
8 north side of Main Street. In each of these  
9 250-foot subdistricts one building is allowed  
10 to go up to 300 feet as long as the area over  
11 250 feet is dedicated to residential. And  
12 furthermore, any residential square footage  
13 above 250 feet will be subject to a moderate  
14 income housing requirement.

15 The minimum open space across the  
16 district is 15 percent. And you've seen this  
17 image before, it highlights the potential for  
18 open space connections across the district.  
19 This would work with the community and the  
20 city to identify areas of opportunity within  
21 Kendall Square area.

1           Our parking ratios reflect the latest  
2           recommendations from the Traffic Department  
3           by way of the K2 study. They are 0.9 for  
4           office, 0.8 for laboratory, a range of 0.5 to  
5           0.75 for residential, 0.5 for retail, and  
6           0.25 per hotel room.

7           The Zoning requires development  
8           proposals to include a shared parking study  
9           as well. It also requires all structured  
10          parking to be below grade except we are  
11          allowed to extend the above grade garage at  
12          One Broadway to take advantage of the looping  
13          system inside. The Zoning also includes some  
14          provisions to deal with temporary and  
15          existing parking which we will continue to  
16          work through with Traffic Department as we  
17          think about the logistics in the plan.

18          Sections 1389.1 through 4 are some  
19          standards and conditions, and this is an  
20          important catch-all section of the Zoning.  
21          One very important concept included in the

1 section is the requirement that construction  
2 must commence on 240,000 square feet of  
3 housing before more than 600,000 square feet  
4 of commercial development is permitted to  
5 ensure that housing is not an after thought  
6 in the execution of the Kendall Square plan.  
7 As part of these sections we have made both  
8 the inclusionary Zoning Ordinance and the  
9 incentive Zoning payments a requirement.

10 Section 13.89.3 relates to innovation  
11 requirements. It requires that the PUD  
12 District include innovation space equivalent  
13 to five percent of new commercial gross floor  
14 area in perpetuity.

15 The K2 process has been very helpful in  
16 helping to define the characteristics of  
17 these important spaces including the nature  
18 of short-term leases and shared spaces that  
19 help innovators and entrepreneurs in Kendall.  
20 We have been a leader in creating innovation  
21 space certainly over our time, but most

1 notably for the last 14 years at One Broadway  
2 and elsewhere. And we plan to meet our  
3 requirements through our ongoing innovation  
4 activities for this particular component.

5 Our next section deals with  
6 sustainability. It requires LEED Gold as a  
7 standard for all new office and laboratory  
8 buildings, and incorporates best practices  
9 across the district. We have been working  
10 with the Tellier 10 to help us plan  
11 appropriate measures.

12 The next section deals with the Sign  
13 Ordinance. The PUD District must be  
14 compliant with all provisions of Article 7 as  
15 applicable to business, office, and  
16 industrial districts. This is in contrast to  
17 the MXD language we had used previously.

18 We all know that active use is critical  
19 to this district, it's one of the areas that  
20 we are focussed on. This section requires  
21 that 75 percent of first floor of new

1 development must be devoted to retail or  
2 other uses open to the public.

3 The next section is focussing on the  
4 community fund requirement. The general  
5 principle of this has come out of discussions  
6 at K2. It has been a topic of discussion at  
7 City Council, and at this Planning Board  
8 about how we're handling community benefits  
9 over time. So this section helps us to find  
10 a committee that will oversee this activity.  
11 It requires a contribution of \$10 per square  
12 foot of commercial space. It outlines three  
13 policy components that we hope to target  
14 which are open space, transportation  
15 improvements, and workforce development. And  
16 it does allow pre-approved credits.

17 So this completes the overview of the  
18 language portion of the petition. I do want  
19 to just reintroduce two other slides to you  
20 that we did share in December. I just  
21 thought they were appropriate to bring back.

1           The first outlines the differences that we  
2           had between 2011 and the 2012 petitions. And  
3           as we've discussed here, I think this  
4           petition has benefitted immensely from the  
5           community input and the Planning Board input  
6           we've received over the last 18 months.

7                     The second slide, which again, is a  
8           revision of the slide we had here last time,  
9           is a comparison of the K2 study versus the  
10          MIT Petition with respect to scope and  
11          massing. You know, I don't want to spend a  
12          lot of time on both of these slides because I  
13          know you've seen them and we've talked about  
14          them at the last meeting, but I did want to  
15          remind you that they are here in the package  
16          and are part of the conversation tonight. So  
17          we are willing to address and engage wherever  
18          you feel appropriate.

19                    I would like at this point in time like  
20          to take the opportunity to introduce Israel  
21          Ruiz, the MIT's Executive Vice President who

1 will address questions about academic  
2 context, speak to innovation at MIT which I  
3 think most people have asked us about over  
4 time, and present an updated status of MIT  
5 housing.

6 ISRAEL RUIZ: Thank you, Steve.

7 My name is Israel Ruiz, and as Steve  
8 said, I'm the Executive Vice President and  
9 Treasurer at MIT, the institute senior  
10 officer for all the administrative and  
11 financial functions, including financial and  
12 capital planning and support of the  
13 institute's mission. I am pleased to be  
14 here. I've been here before throughout the  
15 process before April of 2011, and to talk  
16 with you all again.

17 I, along with President Rafael Reif and  
18 Provost and Chris Kaiser. I'm very excited  
19 about this new initiative, and I would like  
20 to briefly cover three topics today. MIT's  
21 tradition of innovation and partnership with

1 industry. Our east campus area and  
2 integration with new commercial development  
3 and this proposal with our existing and  
4 future academic uses, and in particular, a  
5 third topic, MIT student housing.

6 Let me begin with MIT's tradition of  
7 innovation. Innovation is in MIT's DNA. In  
8 fact, it's the magnet that brought me to MIT  
9 from wonderful and sunny Barcelona. It is  
10 MIT's motto mens and matter, mind at hand.  
11 MIT's founder and first President William  
12 Barton Rogers launched MIT in 1961 with a  
13 revolutionary educational vision. Rogers  
14 wanted to accelerate America's early  
15 industrialization and recognized the need for  
16 people who could grasp the principles of  
17 science and engineering firmly enough to  
18 devise the new technologies of new materials  
19 require us it to speed industrial proper.  
20 This juxtaposition illustrated for the first  
21 time the power of proximity and getting it

1 all together. Today real world problem  
2 solving and innovation happens everyday. At  
3 MIT and in our labs, in our classrooms driven  
4 by our faculty, some of them here tonight,  
5 students, and with collaborations with  
6 industry that are pushing the boundaries and  
7 continue to advance the mission and  
8 strengthening our DNA.

9 Just as Arthur D. Little did 100 years  
10 ago today we have recent examples like  
11 Novartis, Pfizer, (inaudible) locating close  
12 to campus, close to MIT, to benefit from this  
13 power. In fact, the research connections  
14 that have always existed among these firms  
15 are strengthened and amplified, and in  
16 particular transformed by this power of  
17 proximity.

18 I've used this slide before, I think  
19 about a year ago, to indicate the evolution  
20 of MIT's mission. It is in our DNA to  
21 evolve. It is in our DNA to continue to be

1 defining the future of our mission and  
2 innovation. And it's not only done through  
3 our mission, but it's also done through our  
4 spaces, through our laboratories, through our  
5 buildings, through our surrounding  
6 neighborhoods. You can see here one of the  
7 original General Electric laboratories, in  
8 fact, that looks very much like the one I  
9 grew up in Barcelona doing engineering with,  
10 that's been transformed today in the  
11 Papalopulu (phonetic) lab you can see that  
12 our beloved building 20 where the MAT lab  
13 occurred transformed today to the Stata  
14 building and the original cancer center from  
15 1974, which today it's integrating the  
16 sciences of engineering and biological  
17 sciences into one building at the Koch  
18 Institute for innovative cancer research. So  
19 it not only stops at the laboratories in the  
20 buildings but it's also surrounding  
21 neighborhoods. To the bottom left you can

1 see Technology Square and the transformation  
2 together working with the city and the  
3 partnership. You can see University Park in  
4 the middle. And you can see today's aerial  
5 image of Kendall Square and what we envision  
6 and imagine for its future.

7 As we think about all of this in  
8 context of campus development and the context  
9 of our evolving mission and transformation of  
10 innovation model, we take into consideration  
11 several planning principles. You can read  
12 here three of them, the dynamic relationship  
13 when the campus and enhanced mixed use  
14 district. The redevelopment of growth and  
15 the redevelopment of the facilities and the  
16 growth of our campus. And in particular  
17 today as we talk about more and more complex  
18 problems and real world issues, the large  
19 scale and specialized research facilities  
20 that are necessary to connect and interact  
21 and collaborate on the building level. You

1 can you see the image of a typical floor  
2 plate for the Koch Institute, our most recent  
3 laboratory building.

4 We strongly believe in our Kendall  
5 Square proposal natures and propels this  
6 critical partnership with academia and  
7 industry. This petition will enable us to  
8 meet the future academic needs of our east  
9 campus area, and advance innovation  
10 opportunities in the Kendall Square area.

11 We wanted to continue to grow our  
12 robust local economy which has been heavily  
13 influenced by MIT's participation. In fact,  
14 many of you recently saw the Forbes article  
15 quoting and describing how MIT driven  
16 research has brought about \$2 billion of  
17 research funding to the Kendall Square area.

18 Moving on to my second topic for  
19 tonight, I wanted to give you a sense of the  
20 context for the east campus, and in  
21 particular of how the east campus fits

1 contextually and frames the Kendall Square  
2 proposal. This is a current image of the  
3 east campus which has a healthy balance of  
4 facilities supporting academics, housing,  
5 student life, and administrative functions.  
6 I don't need to, again, you know perfectly  
7 the area. And what I want to do now is I  
8 would like to quickly walk through a series  
9 of floor plans illustrating the several uses  
10 that MIT has today on the east campus.

11 Here in this light you see in blue all  
12 of the academic and research facilities  
13 currently in the east campus of MIT.  
14 Highlighted at the top, two of our newest  
15 buildings for which we are very proud of and  
16 we're very proud of the work that we were  
17 able to do collaboratively with the city.  
18 Sloan building E62 at the bottom right and  
19 media lab at E14 our (inaudible) at Ames  
20 Street. Two magnificent facilities that  
21 bring together, again, our fabulous faculty

1 and students to do the collaborations with  
2 industry that happen to be around the Kendall  
3 Square area with the Google, the Microsoft,  
4 and others.

5 Moving on to the second views, you can  
6 see here highlighted the residential and  
7 institutional housing. You can see some of  
8 our undergraduate dorms, the parallel dorms  
9 on the east campus. You can see some of the  
10 other institutional uses as well as East  
11 Gate, to the right of this map. The east  
12 campus and senior house are up there. These  
13 are undergraduate dorms. And incidentally  
14 I'd like to mention that right next to  
15 Kendall Square, the district we're talking  
16 about, we have about 1300 students and  
17 families living today at MIT in the housing.

18 In green these are the facilities that  
19 support athletics at MIT from the Sailing  
20 Pavilion all the way to the alumni pool to  
21 the Stata Center to the top, left of this

1 diagram, as well as student life. A Walker  
2 Memorial being a center for student life for  
3 undergraduate and graduates.

4 Here you can see uses that we relate to  
5 service and administration, importantly right  
6 in the middle of this light labelled E23.  
7 It's our health center. And you can see in  
8 the buildings along Main Street how you may  
9 recognize some of those buildings as  
10 administrative uses, that's where some of our  
11 offices, including our successful MIT press  
12 is located. And it creates the combination  
13 of these uses in the current east campus  
14 landscape.

15 I wanted to highlight also for all of  
16 us the areas in which we think is our, today,  
17 existing parking lots which we see as  
18 possible future academic development sites.  
19 These are prime sites for development and for  
20 interaction and connections with our current  
21 existing facilities. And you can see also

1           how important we think about the connections,  
2           not only within the district but also  
3           together as we look at what we refer is the  
4           Infinite Corridor extending to the left of  
5           this diagram and then moving on to the  
6           neighboring sites all the way north of Main  
7           Street and certainly along Third Street,  
8           major drivers for connectivity for this  
9           district.

10                   Importantly as I said, I wanted to  
11           contextualize the east campus of MIT and the  
12           context of this proposal, you can see here in  
13           red and gold to the north of the diagram,  
14           these are the proposed sites of development  
15           that are part of the Kendall Square proposal.

16                   I wanted to kind of highlight and  
17           visualize what we refer to as the Gateway and  
18           note this is a very important area. This is  
19           where the Kendall T stop, you can recognize  
20           it's not in here, but it's a very key point  
21           and highlight of the east campus today. This

1 is a key area for us for the creation of an  
2 eastern campus gateway. And in fact, I  
3 wanted to link this to summarize this context  
4 which I just outlined for you that the  
5 existing condition. As you know, Provost  
6 Chris Kaiser convened a faculty task force to  
7 examine our Kendall Square proposal. The  
8 task force recommendations focussed on the  
9 importance of this particular gateway I  
10 showed you, and the integration of the  
11 proposed commercial sites with the existing  
12 and future academic plans that I just  
13 contextualized for you on the east campus.  
14 Today we're beginning to define the scope of  
15 this study which we envision will take place  
16 in two parts.

17 The first part will involve the  
18 internal MIT community, faculty, staff, and  
19 students, and will envision the creation of  
20 this eastern campus gateway and the excited  
21 possibilities for these key part of MIT's

1 campus.

2 The second part will broaden engagement  
3 to include the Kendall Square community at  
4 large, including properties owned by others  
5 as we work collaboratively to create a series  
6 of gathering places in Kendall Square.

7 In terms of integration, we want to be  
8 sure to emphasize the proper relationship  
9 with nearby neighborhoods. That we build the  
10 longer Third Street coming into Kendall  
11 Square as a critical extension of the East  
12 Cambridge community. And in conjunction with  
13 this the continued support for active  
14 residential and retail development.

15 Going back to the east campus study, in  
16 terms of the gateway and note, we see that  
17 there is a principle focus in the short term  
18 of the study, and we want to make sure that  
19 we explore options with and without the  
20 historical buildings in cooperation with the  
21 Historical Commission and other stakeholders

1 as shared with the Planning Board in the  
2 past.

3 Moving on to my final topic, I just  
4 want to spend a few minutes summarizing MIT's  
5 student housing program. I think you are  
6 aware that we house nearly all of our  
7 undergraduate students in a variety of  
8 residential halls; fraternities, sororities,  
9 and independent living groups. Housing is  
10 guaranteed for all undergraduates, and we're  
11 currently evaluating the physical conditions  
12 of our existing undergraduate residences.  
13 Some of which are in significant need of  
14 updating.

15 We're also very proud of MIT's record  
16 because it relates to housing our graduate  
17 students. We currently house about 39  
18 percent of them, although that percent it  
19 fluctuates depending on graduate enrollment,  
20 which in turn fluctuates depending on our  
21 sources of funding, some of which we're

1 working. In particular I learned personally  
2 a lot about federal funding and support.

3 Since 1997 we've been able to house a  
4 significantly higher number of graduate  
5 students at the creation of a  
6 graduate/resident community near  
7 Cambridgeport. Since then we have added 1300  
8 new graduate beds plus 468 new undergraduate  
9 beds.

10 We have heard the question of graduate  
11 student housing raised several times. Here  
12 is our graduate students in context with some  
13 of our peers. And during this dialogue, and  
14 now with a recommendation of the faculty task  
15 force, will examine the current housing needs  
16 of our students. In particular our graduate  
17 students.

18 At present we're finalizing the charge  
19 for this group, this is another of the  
20 recommendations of the faculty task force.  
21 We expect to identify the chair for this

1 effort this current week and be ready to  
2 begin the process as the semester starts. It  
3 is our intent to populate the group with  
4 faculty and student representatives, and we  
5 expect that the evaluation will take anywhere  
6 from 12 to 18 months.

7 With this I'd like to turn back to  
8 Steve's presentation.

9 HUGH RUSSELL: Thank you.

10 STEVE MARSH: As you know, we've  
11 been here many times before regarding Kendall  
12 Square. And as we said, we appreciate the  
13 time in that. Tonight, though, we felt it  
14 was really important to walk through the fine  
15 pieces of the petition to help you understand  
16 our approach and our intentions about what  
17 we're trying to do in Kendall Square. And I  
18 think we recognize that tonight is a start of  
19 a formal process, and we look forward to your  
20 comments, questions, and the direction you  
21 may have regarding any additional materials

1           that you think you need to help you  
2           understand this petition better. So we're at  
3           your beck and call with regard to helping you  
4           with any of the materials or questions along  
5           the way. So we look forward to working  
6           together with you, the City Council, and our  
7           stakeholder communities to make Kendall a  
8           place that we can all be very proud of. So  
9           I'll be happy to take questions.

10                        HUGH RUSSELL: Okay. Do we want to  
11           have questions now or shall we continue on to  
12           the public?

13                        Okay, so there's probably a sign-up  
14           sheet.

15                        Bill.

16                        WILLIAM TIBBS: I was just wondering  
17           if you at least want to comment on the letter  
18           we got from the representative, some of the  
19           MIT faculty members? I think it's  
20           appropriate for you to at least comment on  
21           it.

1                   ISRAEL RUIZ: So we acknowledge the  
2                   letter and we acknowledge that MIT -- as  
3                   we've presented is a very diverse and varied  
4                   community with lots of views, opinions, and  
5                   needs. And we certainly have worked very  
6                   strongly, very hard with the faculty task  
7                   force that Provost Chris Kaiser put together  
8                   to make sure our proposal reflects the needs  
9                   of the majority of our community, including  
10                  the faculty and students. We believe that is  
11                  what the task force recommended moving  
12                  forward with, and some of the views are  
13                  recognized here, but we also recognize that  
14                  some of the views may not be totally  
15                  represented as well.

16                   WILLIAM TIBBS: Thank you.

17                   HUGH RUSSELL: Thank you.

18                   Okay, if someone could get the sign-up  
19                   list to me, that's the way we will start.

20                   So, we'll go from the list to start  
21                   with and you can come forward, please give

1 your name for the record. Please spell your  
2 name if there's any possibility that there  
3 might be some assistance or ambiguity in how  
4 your name might be spelled, and please limit  
5 your remarks to three minutes. Remember, the  
6 idea is to get the ideas out on the table,  
7 that's the most important thing that we want  
8 to hear.

9 So the first name on the list is Brian  
10 Spatocco, Pacific Street.

11 BRIAN SPATOCCO: I've actually  
12 prepared remarks. Can I leave those?

13 HUGH RUSSELL: Yes. You should  
14 leave them with us, though, and not with the  
15 recorder. Although she may look like the  
16 most important person, she is not.

17 BRIAN SPATOCCO: Good evening. My  
18 name is Brian Spatocco. I live at 70 Pacific  
19 Street here in Cambridge, and I speak today  
20 as somebody that served on the Kendall Square  
21 Advisory Committee and currently serving as

1 the president of the graduate student body at  
2 MIT. Although I've been involved in student  
3 government, this evening I'd like to speak to  
4 you all as if you were my research advisor.

5 Over the last four years I've learned  
6 that the unique value we can add as graduate  
7 students does not lie along the lines of  
8 politics but in an objective, quantitative  
9 analysis. Thus those looking to hear whether  
10 the MIT graduate body is for or against the  
11 MIT Zoning Petition may leave somewhat  
12 dissatisfied. Rather the major take away  
13 we'd like to leave you with is that before  
14 any development there is already a housing  
15 crisis in the City of Cambridge. However,  
16 the lack of comprehensive citywide analysis  
17 impairs our ability to assess whether or not  
18 MIT's petition provides sufficient amounts  
19 and types of housing to prevent the growth of  
20 this crisis.

21 For the last ten years our team of

1 graduate research just poured over the  
2 housing numbers and that's transpatially,  
3 chronologically, and demographically. We've  
4 had access to and analyze the largest suite  
5 of complete housing data for any one group  
6 within Cambridge, and we've done it with some  
7 of the best minds at MIT.

8 My colleague Nathaniel will go into  
9 more detail, but here's what we know for  
10 sure. Last year rental rates in Cambridge  
11 grew by 7.95 percent. It's one of the  
12 largest in the United States. Cambridge's  
13 rental vacancy rates are at an all time low.  
14 And three, further development without  
15 appropriate provisions of affordable housing  
16 to account for both the existing shortage and  
17 the increased demand as a result of any new  
18 project will exacerbate the problem.

19 So how much housing do we actually  
20 need?

21 We don't know and we don't think many

1 others in this room have any idea either.  
2 Put differently, because the housing market  
3 is still equilibrating from the recent  
4 development and there have been no citywide  
5 studies in the last year or two, we have  
6 little predictive power at this point to make  
7 any recommendations or cast judgment on this  
8 petition. MIT has already explicitly  
9 acknowledged this problem internally, and as  
10 a result as we've just heard, is  
11 commissioning a study of housing needs for  
12 its off campus community. My expectation and  
13 hope is that the output from this group will  
14 arrive at a time prior to any hammers  
15 swinging in Kendall.

16 But why should it be just MIT that does  
17 this analysis? Tonight I'd like to ask the  
18 Planning Board explicitly to consider  
19 recommending to the City Council that further  
20 decisions on up zoning in the city of  
21 Cambridge be first placed in the context of a

1 targeted housing study looking at the  
2 interplay between current development and  
3 affordability and availability. We the  
4 graduates of MIT are ready and able to  
5 assist. Though I love to be able to stand  
6 before you this evening and give you an  
7 impassioned judgment of whether the Zoning  
8 Petition is in the best interest of students  
9 or not, I cannot as a scientist do so in good  
10 conscious. Tonight rather, I ask that  
11 Cambridge aspire to act as intelligently and  
12 predictably as the types of people it hopes  
13 to attract.

14 Thank you.

15 HUGH RUSSELL: The next speaker is  
16 Nathaniel Schafheimer.

17 NATHANIEL SCHAFHEIMER: Good  
18 evening. My name is Nathaniel Schafheimer,  
19 S-c-h-a-f-h-e-i-m-e-r. I live at 3 Ames  
20 Street in Cambridge. I'm a PhD. student at  
21 MIT. And I'm also one of the graduate

1 student council's housing and community  
2 affairs co-chairs this year.

3 Even in the absence of the citywide  
4 analysis or the study that was just brought  
5 up by MIT's party, we still know a lot about  
6 the housing needs as our community. There  
7 are 6,510 of us, including visiting students.  
8 4,050 of them are off campus, and 2400 of  
9 those are living in Cambridge off campus.  
10 The GSC in collaboration with MIT's IR and  
11 the Dean's offices analyzes a lot of data  
12 from different surveys relating to student  
13 expenses, transportation, and academic life.  
14 I'd like to share with you guys tonight some  
15 relevant insights from these and several  
16 other data sources.

17 So the question often comes up during  
18 conversations about housing. Why do graduate  
19 students need to live in Cambridge? Isn't  
20 this a luxury? Most graduate students would  
21 say no. Our research projects many times do

1 not end neatly or in a timely fashion. In  
2 addition to those scientists that are  
3 required to check in on experiments  
4 throughout the night, those that could work  
5 from home are increasingly in need of  
6 interdisciplinary action with those same  
7 peers that work directly on campus. Indeed  
8 this interdisciplinary mixing was a goal of  
9 the Koch and Stata Centers.

10 Sorry. I gave you the transcript for  
11 this.

12 So for this and many other types of  
13 research, power of proximity is really vital  
14 for graduate researchers. In terms of our  
15 daily lives half of us leave campus after  
16 6:30 p.m. 28 percent of us leave after 8:00  
17 p.m. And when we're leaving, we're mainly  
18 walking. Some of us combining public  
19 transportation and biking. When we do leave,  
20 nearly 90 percent of us are commuting alone  
21 which leaves us with a number -- a large

1 number of students which leave late at night,  
2 walk, and are alone raising a number of  
3 important student safety concerns which only  
4 get worse when the commute distance to campus  
5 is increased. And perhaps most unsettling  
6 about our commute is the fact that there  
7 really is no transportation option home  
8 between MIT and several places where students  
9 like to live, like Inman Square, after 7:30  
10 p.m. Beyond our daily commute, housing for  
11 grad students off campus is hard to find.  
12 Vacancy rates in Cambridge are about two  
13 percent, according to the American  
14 Communities Survey and local rental websites,  
15 far lower than the Boston area average of  
16 five and a half percent. And in some  
17 Cambridge neighborhoods it gets down to one  
18 percent. That's Manhattan level demand.

19 The MIT off-campus housing office  
20 estimates that the number of postings for  
21 grad student accessible apartment rentals

1 have declined about five-fold over the last  
2 ten years. And of course there is the  
3 biggest issue for grad students around MIT,  
4 housing getting really expensive.

5 This year according to MIT's off-campus  
6 housing office, graduate student rents rose  
7 7.95 percent upon average. And because rents  
8 make up nearly half of the grad students  
9 pretax income and it's unreasonable to expect  
10 stipends to grow in step, students living off  
11 campus are facing a lower standard of living  
12 and a lower purchasing power going into the  
13 future. This situation is even more dire for  
14 international students and graduate students  
15 with families.

16 So what can be done then to approve  
17 availability and affordability? The two most  
18 important problems graduate students face in  
19 finding housing Cambridge, while a  
20 comprehensive study of housing and  
21 development in Cambridge will help clarify

1           our options, which may include things like  
2           increased quantities and increased  
3           affordability of on or near campus housing  
4           show the lines of expanding the practical  
5           commuting distance and reducing commuting  
6           time. Innovation housing -- and like the  
7           others we haven't thought of yet.

8                     The one path Cambridge and MIT together  
9           can't take is doing nothing in the face of  
10          the housing crisis. It is a -- going to --  
11          that is the one option that will assuredly  
12          not solve the problems we face.

13                    I'll close my time now and reiterate  
14          Brian's points. The GSC believes further  
15          citywide study is needed to understand the  
16          housing crisis in Cambridge for any new  
17          development decisions are finalized.

18                    Thank you very much.

19                    HUGH RUSSELL: Thank you.

20                    Next speaker is Richard Krushnic.

21                    RICHARD KRUSHNIC: Richard Krushnic,

1 K-r-u-s-h-n-i-c. I live at 20 Oak Street in  
2 Inman Square. I'm here as an individual  
3 tonight, but I am a community development  
4 professional. I work for the Boston's  
5 equivalent of the Cambridge Development  
6 Department, Development Department City of  
7 Boston.

8 I was not involved -- well, only just a  
9 little bit indirectly in Boston's recent  
10 efforts which was to a certain extent job  
11 owning, but also some negotiating on various  
12 matters that involved, you know, city  
13 infrastructure and land and so on and so  
14 forth. But I think it's, I think -- and this  
15 is me speaking, not because I don't know the  
16 exact numbers, but I think it's fair to say  
17 that this resulted in several thousand extra  
18 units of on-campus housing in the city of  
19 Boston because the city was being pro-active  
20 somewhat. And the Mayor was being  
21 pro-active. I was indirectly involved, I

1 think, in some stuff where, you know,  
2 recently Northeastern developed something,  
3 something like around 1400, you know, units,  
4 additional units on campus. And I'm -- thank  
5 you, guys, you're raising the same points,  
6 you know, that really are striking to me.

7 My primary value in a certain way about  
8 the city of Cambridge is its diversity. That  
9 goes into all kinds of lofty considerations  
10 about what's wrong with the entire planet  
11 earth that I think can -- aren't going to be  
12 solved unless important communities remain  
13 diverse communities. It's without diverse  
14 communities you're not going to ever reduce  
15 the inequalities that are increasing all the  
16 time economic inequalities in particular all  
17 across our world and all across our country.  
18 And I think that while I applaud everything  
19 that's good about what MIT is doing and the  
20 innovation that its in genders and the  
21 benefits it brings to the world, there's also

1 a balance about the community that this is  
2 happening in. And it all -- I know, it's  
3 pretty obvious, whether it's all true or half  
4 imaginary. All of these firms want to be in  
5 Kendall Square. Well, I guess there must be  
6 some real value to it. But I don't think  
7 they all have to be there. It's okay if some  
8 of this goes on elsewhere in the Metropolitan  
9 area. And I think that if the city continues  
10 down this path of higher density, higher  
11 height, I think it's, you know, I've been  
12 looking at all the up zoning proposals that  
13 are floating around and what can be built  
14 under current Zoning and elsewhere in the  
15 city. If all that stuff gets built out, you  
16 know, and all of a sudden all of these up  
17 zoning petitions that are floating around get  
18 passed, and if as the Community Development  
19 Department and these other assessments, you  
20 know, project this is gonna happen by, you  
21 know, 2030, 2035, around in there, I think

1           that's the end of city, of Cambridge as a  
2           diverse city. Cambridge is just going to be  
3           an upper income city, and you guys got to  
4           start looking at the big picture and it's --  
5           and here it starts really with graduate  
6           student housing has got to be a part of this.

7                         PAMELA WINTERS: Sir.

8                         RICHARD KRUSHNIC: It's important if  
9           you don't have graduate housing as a certain  
10          part of it. Sorry, I went over.

11                        PAMELA WINTERS: Okay, thank you.

12                        HUGH RUSSELL: Next speaker is  
13          Jarrett Barnos.

14                        JARRETT BARNOS: Good evening,  
15          Mr. Chairman, and through you to the  
16          committee, my name is Jarrett Thomas Barnos.  
17          I'm the CEO of the American Red Cross of  
18          Eastern Massachusetts. We are the ones in  
19          that empty space on the slide that you saw  
20          next to the 300-foot tower on the slide.  
21          We're here to talk about -- I'm here to talk

1 a little bit about that.

2 You see, we have a five-story historic  
3 building at 139 Main Street where we have  
4 been and where we do the people's business we  
5 like to think. We are a volunteer-driven  
6 organization, 2,000 volunteers that does a  
7 lot of things. We are also the other  
8 educational institution in Kendall Square.  
9 We graduate 1600 low income women a year  
10 through our nurse assistant training program,  
11 and they take classes on the second floor  
12 which would be well, if you reached out the  
13 window of the second floor, you could reach  
14 the 300-foot building which would be under  
15 this Zoning petition right on the lot line  
16 with our building.

17 So we have some concerns. We have some  
18 concerns about the light, the air, the  
19 quality for those who volunteer with the Red  
20 Cross and come to our building where we  
21 coordinate New England's largest food shelter

1 that feeds 125,000 families a year. Where we  
2 work with veterans and international refugees  
3 through our international services programs.  
4 Our nurse assistant program which graduated  
5 last year 1600 women for their first job  
6 career ladder in the healthcare industry, and  
7 obviously for our disaster work.

8 We want the classrooms and the places  
9 where our volunteers work to still have light  
10 in them, and we are very concerned on how you  
11 decide here where MIT decides to mass that  
12 building on that lot means everything for us.  
13 I also want to say one other thing, you  
14 probably saw a lot about super storm Sandy in  
15 the newspaper. Red Cross pays for those  
16 disaster response efforts. We fed 12 million  
17 after Sandy through the generosity of donors.  
18 If the donors are not generous, we have go  
19 into our savings. Our one asset in  
20 Massachusetts, other than a very small  
21 building we own in Brockton, is this

1 building. So I've called a few of my friends  
2 who are real estate industry brokers and  
3 lawyers and ask what would it mean for our  
4 ability if we had to dip into our resources,  
5 what would it mean to jeopardize our mission?  
6 What would happen to the value of this  
7 building? And there's a lot of concern. We  
8 have a lot of concern as to whether or not a  
9 structure one foot from us towering 300 feet  
10 over our five-story building what that would  
11 do to the value of the property and our  
12 ability should we hit on hard times, to  
13 continue our mission. And our mission is  
14 simple, we're here to help everybody who's in  
15 need. We feed the hungry. We educate low  
16 income women. We help anybody that's been  
17 affected by a disaster including the 28  
18 Cambridge families who were burned out of  
19 their homes last year, whether it was at two  
20 a.m. or two p.m. We were there. We gave  
21 them cash. We put them up in a hotel, all

1 done by volunteers, run out by 139 Main  
2 Street. And we really need your help in  
3 making sure that our mission isn't  
4 jeopardized in this regard.

5 Thank you very much. I'd be happy to  
6 answer any questions if there are any.

7 The -- all of these comments are in  
8 there. One last point which is that what we  
9 are asking is not opposing this, but simply  
10 that through your guidelines, as you amend  
11 this petition, that you try to ensure that  
12 that tower is not one foot from our  
13 structure, that it is massed towards the  
14 back. We've provided a number of suggestions  
15 in that letter as to how that can be done.

16 And thank you very much.

17 We've also attached the engineer's  
18 report which talks about the damage that  
19 happened to our building, the old historic  
20 structure, when the Sloan School was built  
21 across the street. So we're also very

1 concerned about structural damage that  
2 wasn't, because I have three minutes and Pam  
3 is the time keeper, that wasn't something  
4 that I chose to focus on the advice of a  
5 friend. So, but that's all in there as well.

6 Thank you very much.

7 PAMELA WINTERS: Thank you, Jarrett.

8 Jarrett, would you do me a favor and  
9 point out where your building is?

10 JARRETT THOMAS BARNOS: On this?

11 PAMELA WINTERS: Can you point this  
12 out?

13 HUGH RUSSELL: You can't see it  
14 because it's hidden by the 300-foot tower.

15 JARRETT THOMAS BARNOS: That, that  
16 is us. And under the petition there's no  
17 side setback requirement so it could be built  
18 right on the lot line. And we are right on  
19 the lot line.

20 PAMELA WINTERS: Okay. Thanks,  
21 Jarrett.

1 HUGH RUSSELL: Thank you.

2 JARRETT THOMAS BARNOS: Thank you.

3 HUGH RUSSELL: Carol O'Hare.

4 CAROL O'HARE: Good evening. My  
5 name is Carol O'Hare. I live at 172 Magazine  
6 Street. O'Hare like the airport.

7 The gist of my words is captured in two  
8 trite expressions: The devil is in the  
9 details, and words matter. I'm going to  
10 point out on that plan what the Memorial  
11 Drive 150-foot height subdistrict is. It is  
12 those -- there's the river. It is those two  
13 yellow buildings right on the river, the  
14 L-shaped one and the long L-shaped one.  
15 Right. And that, which is not owned by MIT.  
16 Which is not owned by MIT. And then the  
17 Sloan complex, and then another academic  
18 building.

19 So, from the right starting blue all  
20 the way to the second yellow and -- is the  
21 so-called Memorial Drive 150-foot height

1           subdistrict. It is eight-and-a-half acres.  
2           It is one-third of a mile along Memorial  
3           Drive of riverfront property, and it's  
4           included in this petition. And we have no  
5           idea what's planned for that, and I assume  
6           that it's being used to -- as transfer of  
7           development rights to the other more bulky  
8           portions of the parcel. But if MIT changes  
9           its plans or if administrations change,  
10          buildings 150 feet in height, that's 15  
11          stories with no setbacks, could be located  
12          along that riverfront property. And just to  
13          give you an example of why words matter, when  
14          MIT was presenting its case, Mr. Marsh said  
15          that 16-foot setbacks would be imposed along  
16          all major streets. But in fact, it's only  
17          Main Street, Broadway, and Third Street.  
18          There are no setbacks imposed in this  
19          district, in this subdistrict at all I  
20          believe.

21                            Is that correct?

1           And so I'm worried about, you know, the  
2           silence about that district. In fact, the  
3           middle, the yellow building that's in the  
4           middle, that's not even owned by MIT. It's  
5           100 Memorial Drive. It's an apartment  
6           building. And it is -- I don't know how many  
7           stories is it now?

8           STEVE MARSH: Ten?

9           CAROL O'HARE: Ten stories. So  
10          theoretically they could add five more  
11          stories to that complex. It's owned by New  
12          England Mutual Life. And I mean I would like  
13          to urge you to focus on restricting that  
14          banking, that transfer of development rights  
15          area when you consider this Zoning.

16          PAMELA WINTERS: If you could wind  
17          up your comments because it's over three  
18          minutes now.

19          CAROL O'HARE: Really? Oh, did that  
20          count setting up the --

21          PAMELA WINTERS: Yes. You're almost

1 four minutes.

2 CAROL O'HARE: Okay.

3 I wanted to say that I'm very  
4 appreciative that MIT has said this evening  
5 that it intends that all sign restrictions  
6 and illumination restrictions that would be  
7 applicable in the rest of Cambridge will  
8 apply even though the original, the language  
9 submitted does not say that. And I will  
10 supplement that.

11 I would like to urge you to ask the BZA  
12 to consider that Article 7 about signs and  
13 illumination applies in Cambridge and that  
14 they can't change the law Variance by  
15 Variance.

16 HUGH RUSSELL: Thank you very much.

17 CAROL O'HARE: Thank you very much.  
18 So you don't have to see me anymore.

19 HUGH RUSSELL: We do read you also.

20 Robert Simha's the next speaker. And  
21 after Bob will be Heather Hoffman.

1                   ROBERT SIMHA: Good evening. I'm  
2                   Robert Simha, Six Blanchard Road, Cambridge,  
3                   Massachusetts.

4                   I -- the Board has heard me on the  
5                   subject of this petition before on a number  
6                   of aspects of it, but this evening I'd like  
7                   to submit my objections on the following  
8                   basis, because in reviewing not only the  
9                   petition, but also in reviewing the CDD staff  
10                  notes to you, which I've read with some care,  
11                  there had been some very major exclusions  
12                  which I think are important for your  
13                  consideration. So first, I'd like to object  
14                  to the MIT petition on a number of grounds,  
15                  but primarily because I believe it will do  
16                  irreparable damage to both MIT and the city  
17                  of Cambridge.

18                  It will abrogate 50 years of  
19                  responsible planning that has occurred  
20                  between MIT and Cambridge.

21                  It will terminate the years of

1 providing a careful balance of institutional  
2 needs and adjustment of the community.

3 And let me just quickly review for you,  
4 since I was involved in most of this  
5 activity, in the 1960 and 1965 land use goals  
6 published by the Cambridge Planning Board, it  
7 recognized the need to provide defined areas  
8 for institutional and commercial growth in  
9 the city. MIT cooperated by agreeing to  
10 concentrate its academic growth in designated  
11 areas south of Main Street, and at the same  
12 time facilitate reinvestment in the city's  
13 economy by initiating Technology Square in  
14 1960, financing the Kendall Square urban  
15 renewal project in 1965, building over 700  
16 units of elderly housing for the city in the  
17 1970s, and creating the University Park  
18 development in the 1980s. The creation of  
19 these economic and social assets were based  
20 on a trust that MIT and the city would  
21 continue to do the right thing by each other.

1           The city for its part sought guarantees  
2           that institutions in Cambridge would be  
3           restricted to certain areas by seeking and  
4           getting home rule legislation under chapter  
5           565 of the 1979 Act of the General Court,  
6           which empowered Cambridge to restrict  
7           institutional development in areas that were  
8           not appropriate.

9           The Planning Board and the City Council  
10          reinforced, based on these powers created in  
11          1981, the Institutional Overlay Districts and  
12          the Institutional Use Regulations which are  
13          embodied in Sections 4.5 of the Zoning  
14          Ordinance and are designed clearly to  
15          identify that land within the MIT  
16          Institutional District which would be used  
17          primarily for institutional and institutional  
18          service purposes.

19          In 1981 with updates in 1993 and 2007,  
20          the Cambridge Community Development  
21          Department published, with the approval of

1 the Planning Board, an institutional growth  
2 management plan which states in clear  
3 language on page 17 and 18, policies that  
4 clearly state that it is in the city's  
5 interest to concentrate institutional  
6 expansion at MIT in the areas immediately  
7 adjacent to the existing campus south of Main  
8 Street.

9 HUGH RUSSELL: Bob, could you wrap  
10 up your remarks? You're substantially over  
11 the time limit.

12 ROBERT SIMHA: I will. I will  
13 submit this document.

14 HUGH RUSSELL: Thank you.

15 ROBERT SIMHA: I think the important  
16 conclusion I would like to share with you is  
17 that there are implications for this petition  
18 which in the long term will be injurious to  
19 both the city and the institute. If these  
20 commercial buildings are built, they will  
21 stay in commercial use in terms of my

1           experience with MIT for probably under ten  
2           years. That means that at that point the  
3           pressures for academic space needs will  
4           prevail, these buildings will come off the  
5           tax rolls, and the city will have to pick up  
6           the burden of the taxes that are currently or  
7           proposed being paid by these buildings.

8           Academic space will be restricted --

9                     HUGH RUSSELL: Thank you.

10                    ROBERT SIMHA: -- and it will do a  
11           disservice to the city.

12                    PAMELA WINTERS: Bob, I look forward  
13           to reading your comments.

14                    Thank you.

15                    HUGH RUSSELL: Heather Hoffman. And  
16           after Heather, Julian Cassa.

17                    HEATHER HOFFMAN: Hello. My name is  
18           Heather Hoffman. I live at 213 Hurley Street  
19           just half a block from Third Street but a few  
20           blocks from where you're talking about.

21                    When I start hearing about 300-foot

1 buildings and things I think of something  
2 that I've said a few times over the years,  
3 but I guess I haven't said it recently enough  
4 which is that I did not sign on to live in  
5 Midtown Manhattan. I signed on to live in  
6 Cambridge which is much more of a human  
7 scale. And I mostly wanted to talk about  
8 what Carol O'Hare just started to talk about  
9 which is signs. There should be nothing  
10 whatsoever in this Zoning mentioning signs  
11 unless of course we're kind enough to say no  
12 signs except for a little bitty plaque so you  
13 can see what building you're in.

14 No matter what people think about the  
15 signature gatherers or what was said by  
16 anybody when the sign ordinance was  
17 overturned by the voters of Cambridge, it was  
18 very clear that the one thing everybody  
19 agreed on who signed those petitions was we  
20 don't want all of these giant signs all over  
21 our city. So whether you think they were

1        lied to or not, it was clear what they didn't  
2        want. There should be absolutely nothing in  
3        this that suggests that any kind of sign that  
4        is not otherwise provided for under the  
5        Cambridge sign ordinance that applies to the  
6        entire city except for the MXD District and  
7        maybe even there, if you actually read the  
8        law, should be allowed here. Nothing. Take  
9        out anything that mentions signs, please.  
10       Other than that, with respect to what Bob  
11       Simha was saying, I'm just reminded of  
12       something that's become clearer and clearer  
13       to me, which is that for the citizens any  
14       agreements that are made where we have given  
15       up something, are binding on us forever. Any  
16       agreements that are made where developers  
17       give up something, are temporary and they  
18       only last until the developer comes back and  
19       says well, you know, it wasn't such a good  
20       deal for me so I want more. That's a really  
21       rotten way to run a city. And I hope that

1 the Planning Board will start stopping that.

2 Thank you.

3 HUGH RUSSELL: Okay. Next speaker  
4 is Julian Cassa.

5 JULIAN CASSA: Hi, my name is Julian  
6 Cassa, C-a-s-s-a. Tonight I come speaking  
7 exclusively on behalf of the leadership  
8 committee of the Area 4 Coalition. So I live  
9 in Area 4 and I'm on their leadership. We  
10 just wanted to mention couple things. I  
11 thought it was wonderful -- very quickly I  
12 just want to say that Mr. Marsh talked about  
13 community early on in his presentation, and  
14 he talked about talking with the community.  
15 So one thing I just wanted to mention on  
16 behalf of our community we have had very  
17 little conversation. We have had a  
18 presentation or two, but we've had no  
19 dialogue or no conversation, and we not only  
20 about this area, but we are inherently part of  
21 this area.

1           One other thing I wanted to mention  
2           before just saying the things that are  
3           important to our community is that we share  
4           the grad students' concerns. Of the 60  
5           percent of the grad students that do not have  
6           housing, that does not also include visiting  
7           researchers and post-docs which could  
8           probably be another couple of hundred to a  
9           thousand people, and so Area 4 houses in the  
10          neighborhood of two to three thousand  
11          students. So we are a very much a  
12          transitional neighborhood. We are one that  
13          is extremely diverse. We happen to be the  
14          youngest neighborhood in the city, and we  
15          also share many concerns about that. So  
16          specific to the concerns that we have about  
17          this proposal are: That there is not enough  
18          housing. That there's not enough grad  
19          housing or any kind of affordable housing or  
20          something that might be -- might help our  
21          community.

1           Two, our concerns which no one has  
2 mentioned tonight, is safety. This was in  
3 the MIT faculty report, which I assume the  
4 Planning Board has but we should get you a  
5 copy of it. For example, adding large, dense  
6 buildings I did not hear anything about  
7 adding additional busses, additional trains,  
8 doing anything when there's an emergency. I  
9 wish Jarrett was still here. I don't know if  
10 he's here. If we unfortunately have a  
11 serious environmental or weather catastrophe  
12 in this area or in the lower part of  
13 Cambridge, when you add such density and not  
14 enough parking or not enough roads or egress,  
15 which of course is a challenge, that puts  
16 pressure on safety. So it's one of those  
17 kind of things when you have it, it's  
18 wonderful, until that it's inert.

19           The last thing I wanted to mention on  
20 behalf of our community is community. In  
21 fact, so retail is interwoven into community.

1           What your retail is says something about the  
2           community and the culture that you breed.  
3           And they say that they're concerned about  
4           that, and I think that's wonderful and it's  
5           obviously an intelligent concern. There  
6           wasn't, and has been very little discussion,  
7           has been very little dialogue between our  
8           neighborhood and this development, and there  
9           has been nothing offered or suggested in any  
10          way, shape or form. That they would employ  
11          anyone from Area 4. That it would give any  
12          access to anyone to open up any of those  
13          retail space from Area 4 or in the lower part  
14          of Cambridge. So we have some legitimate  
15          concerns. The thing that I also found  
16          wonderful tonight -- I'm glad to hear that  
17          this is a bit of a process, and that people  
18          would like to hear what people like to say.  
19          And I hope that the Planning Board  
20          understands, as well as the City Council,  
21          that if this is a process, then this is going

1 to take sometime and that this is the start  
2 of something and hopefully we'll come to a  
3 wonderful conclusion at the end.

4 Thank you.

5 HUGH RUSSELL: Thank you.

6 Next speaker is Steve Kaiser.

7 STEVE KAISER: Again, for the record  
8 my name is Steve Kaiser, K-a-i-s-e-r. My  
9 time is short as is obvious, only three  
10 minutes, but in order to get all the issues  
11 out there that I might want to talk about let  
12 me just list ones that I can't talk about.  
13 Under Zoning, floor area ratio, heights,  
14 setbacks, the role of the architect,  
15 historical issues, the issue of MIT as profit  
16 and non-profit, traffic details, parking, the  
17 Main Street connector and other road systems,  
18 the overall plan for the project, housing,  
19 Red Cross, transfer of development rights,  
20 and we just heard safety.

21 Those are the ones that I can't talk

1 about because there's not enough time.

2 What I did put into your package is a  
3 couple of reports. The one on the left is an  
4 update of the traffic report which you may be  
5 familiar with. There were some numerical  
6 calculations having to do with transit which  
7 needed to be fixed, which those are on page  
8 27. But the important thing is that you have  
9 the report, it's been updated, and there's no  
10 other entity in this city as far as I know  
11 who has produced traffic study for Kendall  
12 Square.

13 CDD has contained -- has retained a  
14 consultant and produced PowerPoint  
15 presentations but no report. And the report  
16 itself is not -- the work that the city has  
17 done is not useful because they didn't look  
18 into any bottlenecks. They didn't consider  
19 the real limitations on the traffic system.  
20 The rest of the situation is we have no  
21 traffic submissions from MIT, Forest City,

1 Chamber of Commerce of Cambridge or any other  
2 development groups. You have just this one.

3 The second report is what I mentioned  
4 last week, which is a report on Article 7.  
5 And the main point at issue there is whether  
6 up zoning activities we are seeing at Kendall  
7 conflict with Article 7 of the Declaration of  
8 Rights in the State Constitution and are,  
9 therefore, illegal. I believe they are.  
10 Article 7 says there could be no government  
11 action which delivers profits to special  
12 interest -- private interests. Up zoning  
13 increases property values. That is the  
14 illegal profit that results. Now any  
15 violation of law can be subject to legal  
16 challenge in court, and what Bob Simha did  
17 was give you a long listing of some of the  
18 legal issues that are a problem here, and  
19 there could be legal violations. They're  
20 piling up.

21 Let me give you just one more. And

1 last April I brought to the attention of the  
2 this Board the failure to comply with Mass.  
3 General Laws Chapter 91, Section 18, on  
4 tidelands and waterways. The Board is  
5 required to review and render a judgment on  
6 all waterways license applications. As far  
7 as I can tell, that's never been done in 25  
8 years. I wrote a letter last April, it  
9 disappeared within the law of bureaucracy.  
10 It's a shame that MIT has no law school, we  
11 might be able to have some independent  
12 lawyers who could come in and give the  
13 institute advice on how to deal with all  
14 these legal issues. And maybe the Planning  
15 Board feels that legal problems are not their  
16 work, but they're absolutely vital in terms  
17 of the integrity of the city and what it  
18 does.

19 So, I don't know who on the MIT side  
20 deals with traffic, I haven't the faintest  
21 idea, but I suspect on the matter of Article

1           7 that Anthony Galluccio will be the one who  
2           will have to deal with that issue. So I will  
3           give him a copy of the Article 7 report.

4                     WILLIAM TIBBS: Steve, Steve, Steve.

5                     HUGH RUSSELL: Steve, Bill has a  
6           question.

7                     STEVE KAISER: Yes.

8                     WILLIAM TIBBS: Could you provide  
9           Liza with an electronic version of these?

10                    STEVE KAISER: Yes, I can.

11                    WILLIAM TIBBS: Okay, thank you.

12                    HUGH RUSSELL: Believe it or not  
13           some of us are getting out of the paper age.  
14           Not I.

15                    Okay, next speaker is Mike Connolly.

16                    ATTORNEY MICHAEL CONNOLLY: Good  
17           evening. My name is Mike Connolly, spelled  
18           C-o-n-n-o-l-l-y. I'm an attorney and a local  
19           organizer, and I live in an apartment on  
20           Harding Street with my fiancée. And I'm very  
21           hopeful for the opportunity to speak before

1           you this evening. I've never actually come  
2           down to the Planning Board before, but I feel  
3           very strongly that we're in the midst of a  
4           residential housing crisis, and I think the  
5           proposal on the table by MIT, it misses a  
6           tremendous opportunity to address that crisis  
7           by creating graduate student housing. We  
8           heard from some of these graduate students  
9           this evening. I don't think I can do a  
10          better job of expressing all of the different  
11          issues in that area, but you know, I'd just  
12          like to say that the housing crisis is  
13          getting worse and there's no real sense in  
14          the community that there's a plan to deal  
15          with it or that any of this development will  
16          necessarily help solve the problem. In light  
17          of all this, I think we can do better than to  
18          accept a plan that will transfer MIT's unique  
19          remaining campus land resources. Resources  
20          that were acquired for MIT's future  
21          educational and research needs over to

1 commercial applications for at least the next  
2 50 years. Instead my hope is that MIT will  
3 go back to the drawing board and come up with  
4 a vision for its campus that better supports  
5 the needs of its students while helping to  
6 alleviate some of the unbearable pressure on  
7 our rental housing market. And, you know,  
8 I've talked to hundreds of people in the East  
9 Cambridge neighborhood and the Area 4  
10 neighborhood all the way down to Kendall  
11 Square, Central Square, and the pressure is  
12 really there. There's a lot of people who  
13 are afraid that they have to leave the city  
14 because of the pressure on the housing  
15 market.

16 I actually had the good fortune to  
17 attend Duke University in Durham, North  
18 Carolina on a football scholarship believe it  
19 or not, and I know from that experience that  
20 if you want to create a vibrant gateway to  
21 your campus, then student housing is a

1           wonderful way to do it. So, you know, that  
2           makes me wonder whether the motive here is  
3           simply profit and whether that's in the best  
4           interest of the people of Cambridge and  
5           whether that's in the best interest for the  
6           students who go to MIT.

7                        So just to wrap it up, I mean in sum,  
8           you know, if this plan goes forward without  
9           the addition of this graduate on campus  
10          housing, then thousands of MIT students will  
11          continue to have to fend for themselves  
12          looking for market rate apartments here in  
13          Cambridge and in turn we will all miss out on  
14          a unique opportunity to alleviate some of the  
15          pressure on our housing market.

16                        Thanks.

17                        HUGH RUSSELL: Thank you.

18                        Next speaker is Hailey Krushnic.

19                        HAILEY KRUSHNIC: I'm not speaking,  
20          sir.

21                        HUGH RUSSELL: Oh, I misread the

1 list.

2 Jonathan King. Sorry about that.

3 JONATHAN KING: Good evening,  
4 members of the Planning Board. Thank you for  
5 hearing us. My name is Jonathan King. I  
6 live at 40 Essex Street, Cambridge, Mass. I  
7 have taught and directed biomedical research  
8 laboratories at MIT for 42 years. Among U.S.  
9 research universities MIT is a preeminent  
10 engine of scientific and technological  
11 process. As you know, the research projects  
12 are not funded by MIT. They're funded by  
13 taxpayers whose dollar are allocated by  
14 Congress through the National Institutes of  
15 Health, National Science Foundation,  
16 Department of Energy, NASA, Environmental  
17 Protection Agency, Department of Defense, and  
18 other federal agencies.

19 Last year these federal grants to the  
20 campus totaled -- direct federal grants  
21 totaled \$472 million. The research grants

1 and contracts that my colleagues in biology  
2 and the cancer center, 75 of us, received  
3 were in excess of 133 million. These grants  
4 all responded to national research priorities  
5 to improve the health and welfare of our  
6 population. Reduce mortality and suffering  
7 with the cancer, Alzheimer's, heart disease,  
8 right, these are all people working on  
9 national priorities. Together with the  
10 industrial support and another 500 million  
11 yield from MIT's \$10 billion endowment  
12 overall R&D operating budget last year was  
13 over \$1 billion. Now the human engine of  
14 this billion dollar research and technology  
15 enterprise are MIT graduate students. It's  
16 these individuals selected from across the  
17 nation and from around the world, according  
18 to their extraordinary talent, willingness to  
19 work hard, persistence, and commitment to  
20 their chosen field that do the work. They  
21 are among the most talented and most hard

1 working people in the United States. As you  
2 heard, in the area of biomedical research, my  
3 own area, these students have to spend long  
4 hours in the laboratory. They're not sitting  
5 in classrooms. They are the skilled labor  
6 that is carrying out the actual research,  
7 making the observations, developing the  
8 hypotheses of new understanding. They grow  
9 cells, isolate proteins, characterize  
10 proteins, all often lengthy and laborious  
11 procedures. They cannot work at home. Maybe  
12 some of the computer science students can.  
13 Maybe some of the economic students. But the  
14 people in biomedical research and material  
15 science and neuroscience, they have to be  
16 physically in the lab. In fact, a key  
17 component of the overall productivity of a  
18 place like MIT, and Nathaniel alluded to  
19 this, is the fact that the graduate students  
20 post-doctoral fellows and research  
21 technicians spend long hours together. They

1 have to talk to each other and interact with  
2 each other even when they're tired and weary  
3 at the end of the day. This is a major  
4 reason that all of the leading research  
5 universities in the United States are  
6 residential campuses. It is extraordinarily  
7 difficult in the commuter campus where  
8 students have to travel from far to get the  
9 density hour by hour by hour that you need  
10 for this kind of -- for the innovation  
11 district that you hear all about. Innovation  
12 doesn't happen in the Cloud, it happens by  
13 people sweating together and talking together  
14 and working together, and not when they're  
15 commuting from distant sites.

16 I won't go through the numbers,  
17 thousand of graduate students forced to be  
18 off campus. They don't want to be off  
19 campus. They want to be on campus. For 10  
20 years graduate students have written reports,  
21 they have written letters to the

1 administration, they have demonstrated, they  
2 have written articles, said we need more  
3 housing at MIT. They have the best data that  
4 exists anywhere in the United States. The  
5 notion that an 18-month committee study is  
6 needed to get this data, which is the best  
7 that exists, is absurd. What's needed is a  
8 18-month study why do we need three big  
9 commercial buildings when right across the  
10 street in Kendall Square, Boston Properties  
11 and Alexandria and Forest City are building  
12 commercial buildings.

13 PAMELA WINTERS: Sir, sir.

14 JONATHAN KING: Yes, let me close,  
15 okay.

16 PAMELA WINTERS: Your time is up,  
17 please.

18 JONATHAN KING: Thank you.

19 PAMELA WINTERS: Thank you.

20 JONATHAN KING: So, you know, it's  
21 unfortunate MIT has no campus planning

1           committee. It's done by the real estate  
2           group and MITIMCo as Mr. Marsh said, perhaps  
3           not surprising that real estate people think  
4           real estate returns is what happens in the  
5           university. They've never been in my lab or  
6           any other lab. They don't have any sense of  
7           what you need for university.

8                        So let me close, first I want to remind  
9           you that the provost's own task force, not  
10          the faculty task force, this was the provost  
11          task force, said that financial return should  
12          not be the principal criteria value creation  
13          and success for this area of the campus,  
14          equally important are the gateway of the  
15          housing student life, etcetera. So let me  
16          close, the campus is a unique resource along  
17          the river for MIT, for Cambridge, for the  
18          Commonwealth. This petition which uses  
19          precious irreplaceable campus land for  
20          redundant commercial office development is  
21          not in the interest of MIT's faculty,

1 students, or staff. It's in the in interest  
2 of the Cambridge community. It's not in the  
3 interest of the nation. It should be  
4 rejected in its present form and amended so  
5 that the new construction is for graduate  
6 student housing, academic and research  
7 activities, and of course this is so obvious  
8 to the faculty, that the faculty doesn't even  
9 know, didn't even receive an announcement  
10 that this plan, that this meeting is held  
11 tonight. Has not seen the presentation.  
12 Even those faculty whose offices and labs are  
13 in that region of the campus have never seen  
14 this presentation.

15 PAMELA WINTERS: Thank you, sir.

16 HUGH RUSSELL: Thank you.

17 JONATHAN KING: Thank you.

18 HUGH RUSSELL: Next speaker is Frank  
19 Solomon.

20 FRANK SOLOMON: My name is Frank  
21 Solomon, S-o-l-o-m-o-n. I'm at 71 Vassa

1 Lane in Cambridge. I want to speak tonight  
2 in support of my graduate student colleagues  
3 who spoke first, and most of the points that  
4 I would have wanted to make have already been  
5 made. I want to add only one.

6 I've been involved in graduate  
7 education in my department at MIT  
8 institute-wide and in a variety of national  
9 endeavors as well. And what I know is that  
10 the intellectual ferment that draws the  
11 Novartises and the Pfizers and world  
12 attention to a place like MIT depends heavily  
13 on our graduate student and young  
14 researchers. I think that it is difficult to  
15 understand the kind of career structure and  
16 work relationship that happens in a situation  
17 like this, but briefly let me tell you that  
18 one of the ways we attract brilliant young  
19 faculty is that they know that the cognitive  
20 graduate students that we attract are among  
21 the best in the world. The institutions that

1 were listed on that percentage housing  
2 histogram several slides earlier, we all  
3 compete for graduate students. We will lose  
4 that competition if we can't provide students  
5 with proximal, safe housing that's part of  
6 our community. And we as a community,  
7 meaning MIT, and we as a community meaning  
8 Cambridge, take a big risk by not putting  
9 explicitly into this plan, facilities for  
10 graduate students and their support.

11 Thank you.

12 HUGH RUSSELL: Thank you.

13 Travis McCready.

14 TRAVIS McCREADY: Hi. My name is  
15 Travis McCready. I am the executive director  
16 of the Kendall Square Association. I have  
17 not been before you yet in my role as ED,  
18 keeping my powder dry I suppose.

19 The KSA -- just about 30 seconds about  
20 the KSA. We are a 135 member association  
21 representing the Kendall Square District. We

1 are an a little bit different than the 10  
2 other business associations in Cambridge in  
3 that we're not a business association. We  
4 were specifically designed to address the  
5 interests of the entire Kendall Square  
6 District; residential, commercial,  
7 institutional, research, you name it. So our  
8 membership actually reflects that. A number  
9 of our members are in the room. A number of  
10 our members are board -- my board members are  
11 here in the room. So I have the inauspicious  
12 task of trying to thread a needle  
13 representing many different views that have  
14 been expressed here already. And there's a  
15 way I'm going to do it, and the sort of the  
16 mean I'm going to use is porosity. I'm not  
17 going to touch the residential piece. I'm  
18 not going to touch the exact number of  
19 housing or any of that stuff. I'm just  
20 simply going to say -- suggest to you as you  
21 look at the MIT proposal going forward, that

1 the paradigm that might have existed in prior  
2 institutional developments may not exist here  
3 with this MIT development. We don't think of  
4 life in terms of what's commercial, what's  
5 residential, what's institutional, what's  
6 research. And there are no hard and fast  
7 walls in between any of those vertical  
8 sectors, because it's all flat and all  
9 intermingled in the Kendall Square District.  
10 That value proposition that we are talking  
11 about with respect to graduate students and  
12 MIT, that value proposition is pervasive  
13 throughout the entire Kendall Square  
14 District. It exists not for the institute  
15 but exists for Google. Not just for the tech  
16 companies but for biotech. Not just for  
17 biotech, but for the professional service  
18 firms. What we see a lot is a graduate  
19 student that might go to class during the  
20 day, grab lunch, talk about ideas over at one  
21 of the 19 new independent restaurants that

1 have opened up in the past three years, pop  
2 on over to VM Ware, spend a couple hours  
3 programming over at VM Ware, and then pop  
4 right back to class. There is a complete  
5 porosity of all these functions that exist in  
6 Kendall Square.

7           So what I would challenge you to think  
8 about with respect to the MIT proposal is  
9 one, we've done our job well. The Kendall  
10 Square Association was formed about five  
11 years ago with the goal of preserving,  
12 protecting, and promoting Kendall Square.  
13 There are articles over on the windowsill  
14 over there that goes into some of the  
15 articles that have been printed over the past  
16 couple of days. We've done our jobs well in  
17 promoting Kendall Square as being an  
18 innovation district that is the gift to the  
19 world. No good deed goes unpunished. Now we  
20 have to deal with the consequences of that  
21 which is hi demand. People want to be here,

1 and it's not just the graduate students.  
2 It's not just the companies, it's the  
3 residences. It's not just all -- it's not  
4 just the people who are using Kendall Square  
5 that are the natural users. We've created a  
6 Hollywood of innovation and entrepreneurship.  
7 In that respect when you take a look at this  
8 MIT proposal, what I think you have to ask  
9 yourself is where's the value proposition and  
10 how do you continue the value proposition for  
11 all of the users of Kendall Square? And I  
12 think, and I would submit, that the mixture  
13 of uses is right, is right on. You have  
14 residential, you have commercial, you have an  
15 innovation and entrepreneurship layer at five  
16 percent that will ensure balance between the  
17 startups as well as the name brands. We  
18 always celebrate our name brands. We have to  
19 celebrate our entrepreneurs. We have the  
20 workforce development piece which is  
21 absolutely critical. So we have these

1 companies that are trying to pull talent from  
2 MIT, pull talent from international, but we  
3 need to be generating our own talent  
4 internally from the Cambridge Public School  
5 System so we have the workforce development  
6 piece. So you have all these layers that  
7 exist here within that proposal. Is the  
8 formula right? I mean, that's up to you guys  
9 to determine. But I think all of the pieces  
10 of the puzzle are absolutely in this  
11 proposal.

12 With that, if you have any questions,  
13 please let me know, but otherwise that's my  
14 time.

15 HUGH RUSSELL: Thank you very much.

16 TRAVIS McCREADY: You're welcome.

17 HUGH RUSSELL: Next speaker is Tom  
18 Stohlman. And if somebody can find if  
19 there's a second sheet.

20 TOM STOHLMAN: Hi. My name is Tom  
21 Stohlman. It's S-t-o-h-l-m-a-n. I'm a

1 Cambridge resident and an MIT graduate and I  
2 attended every single meeting of the K2  
3 Advisory Committee. I'd like to say that I  
4 agree with some comments and we'll just put  
5 it there at that. I think that housing is an  
6 important fertilizer for a lively city, and I  
7 think there should be more housing there for  
8 graduate students and for workers, too, who  
9 work in Kendall Square. I think you have to  
10 have some -- a little bit more sensitivity to  
11 the neighbors. Red Cross is one, but also  
12 the Kendall Hotel. If you look at the model,  
13 there's some pretty big buildings right up  
14 against them, and we have to do something  
15 with the Zoning to protect those neighbors.

16 Some details about what was proposed --  
17 I'm a little concerned about new terms that  
18 have appeared in the proposed Zoning;  
19 publicly beneficial open space, commercial  
20 buildings, the this new concept of a  
21 community fund. I think you're going to have

1 to be very careful to make sure that these  
2 things are well-defined and that later on  
3 people aren't back here saying I want a  
4 Variance because there's some disagreement  
5 over the terms.

6 And finally, I think that -- I don't  
7 think that there's a black and white conflict  
8 here between institutional and commercial. I  
9 don't see any reason why MIT shouldn't  
10 benefit just like Cambridge does from the --  
11 from the commercial side of things. However,  
12 you shouldn't do all of one or all of the  
13 other. In this proposal you really have to  
14 do both, and I think that's important. And I  
15 think that's where this Zoning is going to be  
16 so crucial, is to get that right mix, but I  
17 think you can do it.

18 Finally, the first meeting of the  
19 Kendall Square Advisory Committee I spoke,  
20 and I spoke about being a freshman at MIT and  
21 coming out of the Kendall Square station and

1           being totally lost. I could not figure out  
2           how to get to the institute. And low and  
3           behold 40 years later that's still the case.  
4           And so far I'm not seeing -- I think there's  
5           -- the words are there and the intention's  
6           there, but we really do have to extend the  
7           Infinite Corridor all the way to Kendall  
8           station. And I think it can be done. You'll  
9           have to deal with that Whittaker building,  
10          but I think that's an essential part of this  
11          plan, a very important part, and I hope that  
12          the Zoning contributes to really connecting  
13          that Infinite Corridor.

14                 Oh, and there's one other thing. If we  
15          can get this under lighted building stuff  
16          going on in Kendall Square, I think that  
17          would be terrific. So I support that, too.

18                         HUGH RUSSELL: Thank you.

19                         Next speaker is Carol Bellew and after  
20          her Charlie Marquardt.

21                         CAROL BELLEW: Carol Bellew,

1 B-e-l-l-e-w, 257 Charles Street.

2 As you know, we at the East Cambridge  
3 Planning Team have been working hard to put  
4 this stuff together and I hear the housing  
5 that's why we asked for 300 feet of housing  
6 on the sites that they're going to be doing  
7 housing on. This is a huge project. This is  
8 going to take a lot of time, a lot of years.  
9 I think all the things that were said today  
10 were reasonable, and the important things  
11 were stated, but I think that we've come a  
12 long way with MIT in getting them to do some  
13 of the things that we thought they were  
14 lacking in when they started this process  
15 and we're hoping that they will continue to  
16 work with us and move it forward so that  
17 everybody is -- you never get 100 percent,  
18 but at least we're trying to get a win/win  
19 here.

20 Thanks.

21 HUGH RUSSELL: Thank you.

1 Charlie.

2 CHARLES MARQUARDT: Hi, Charlie  
3 Marquardt, 10 Rogers Street in East Cambridge  
4 Kendall -- sorry. East Cambridge Kendall  
5 Square. I just want to come back here  
6 because I was at one of the first meetings  
7 for this and I want to reiterate, replay that  
8 this was a process that it started out as a  
9 proposal that really not many people liked.  
10 Many of you at the table didn't like, I know  
11 I didn't like it. They were asked to go back  
12 and take a look at it again, wait until the  
13 Kendall Square study went through, and then  
14 bring it forward actually at the request of a  
15 lot of different people said let's put this  
16 Kendall Square study to work. And we look at  
17 60 units of housing, and maybe 300 or 300,000  
18 square feet of housing. That's a multiple of  
19 five. I think we've done a pretty good job  
20 of moving in that direction.

21 From a retail perspective, I look at

1 all the wonderful stuff that's been going on  
2 in Kendall Square with retail. It's all  
3 about local retail. That's what we need.  
4 Paul McMorrow (phonetic) said it wonderfully  
5 today. Everybody else has to take a look at  
6 what they're doing in Kendall Square for  
7 retail and try and copy that instead of  
8 copying the mall approach. That's important,  
9 and you've done a good part of that.

10 And then you take a look at the housing  
11 that's already gone in there, and that I  
12 believe is a big part of what's going to jump  
13 start for all those restaurants and  
14 everything. I'm working on opening a  
15 business down there myself. I like the idea  
16 of more housing. I live on the eleventh  
17 floor of a 15-story building. I'm okay with  
18 tall buildings. I actually look every day at  
19 Watermark II and say that building's  
20 beautiful but for 100 more feet. Sorry,  
21 Roger.

1           But I look at that. I go to the  
2           Mayor's Silver Ribbon Commission presentation  
3           and start hearing about people needing to  
4           live in buildings with elevators. And then  
5           the last thing I look at is, I look to  
6           Central Square and I see \$32 million for a  
7           parcel of land or a series of parcels. If we  
8           ever want to get to a point where we can do  
9           more housing and more of this development  
10          that will allow people to live, whether they  
11          be students or future students or maybe older  
12          students, I like to go back to school again  
13          at some point. We can't keep building  
14          five-story buildings on a \$32 million parcel  
15          of land. We need to go higher. Other than  
16          we're going to be left with short buildings  
17          that don't work. We'll be stuck with the DC  
18          effect where we're looking at can we stick  
19          another building on -- another floor or two  
20          on top. And, again, we've had a great  
21          process of 18 months. We've done an awful

1 lot of work as a community. There's still  
2 more to do, but I think what they've done is  
3 what they've been asked to do. So, please,  
4 let's keep this moving forward. The City  
5 Council's is where we can talk about which  
6 benefits we do or do not want, but from here  
7 and with your guidance, I'm sure we're going  
8 to get some great buildings.

9 Thank you.

10 HUGH RUSSELL: Thank you.

11 Does anyone else wish to speak? James.

12 JAMES WILLIAMSON: My name is James  
13 Williamson. I live at 1000 Jackson Place in  
14 Cambridge. Given all the talk about  
15 innovation and talented young people, I think  
16 it's fitting to take a moment to remember --  
17 to acknowledge and remember Aaron Swartz who  
18 was buried today in Chicago, who worked with  
19 Sir Tim Berners-Lee who has been at MIT  
20 developing and popularizing standards for  
21 sharing data on the web. He was about

1 sharing not about taking.

2 I think that I worry about what's going  
3 to happen to the Rinaldi building under this  
4 bulldozing of this whole area. I wonder  
5 about heights. If you look at this model and  
6 you try to appreciate the scale of this  
7 model, if you walk out this building and look  
8 down, you'll see what's happening with this  
9 building right here. The building that's  
10 going up here. It's eclipsing. That  
11 building that's eclipsing that so-called  
12 Google roof garden. You can see down this  
13 street and you can see it down if you look  
14 down Hampshire Street. I'm startled by the  
15 height of that building, and all these other  
16 buildings are going to be about that same  
17 height. So welcome to the new Cambridge, and  
18 you're not gonna not have it in Kendall  
19 Square, you're gonna see it when you walk out  
20 your door right here in Inman Square. So I  
21 worry about the heights that you're looking

1 at allowing.

2 As far as housing, are we now at the  
3 point where all we care about is housing MIT  
4 graduate students? What about the people who  
5 have lived in this city all their lives who  
6 never had a chance to go to MIT? Anything  
7 you can say about MIT graduate students, you  
8 can multiply by a factor of ten of some  
9 factor of ten for the rest of the people who  
10 live in this city.

11 There are two things I want to close --  
12 focus on in closing, and they have to do with  
13 things I've been privileged to learn from  
14 someone who teaches at MIT, Fred Salvucci who  
15 focuses on transportation. And it was  
16 actually Fred who first suggested to me that  
17 I think about transferable development  
18 rights. I brought it up at the Central  
19 Square Advisory Committee, but it got  
20 distorted and completely bent out of shape.  
21 The original idea, as he presented it and as

1 I presented it, which seems like a great  
2 idea, was to have a transfer of development  
3 rights from Central Square which we want to  
4 protect, the scale of which we want to  
5 protect, the character of which is important,  
6 the modest scale there that we want to foster  
7 and be able to sustain with resources that we  
8 could get by transferring development rights  
9 from Central Square through Kendall Square  
10 where the juggernaut is well underway and may  
11 be unstoppable. Let's get them to pay for  
12 this and use those proceeds to protect what  
13 we need and want for Central Square and make  
14 it affordable with those subsidies from  
15 transferable development rights.

16 And finally, on transportation, city of  
17 Cambridge wrote a letter endorsed by the  
18 entire City Council dated November 29th to  
19 Rich Davey of the Department of  
20 Transportation, I have -- I mentioned this, I  
21 think, at our last hearing. I have the

1 complete four-page letter and the City  
2 Council Order adopting it. And also  
3 highlighting the three paragraphs that have  
4 to do with the willfully and adequate  
5 transportation system that nobody seems to be  
6 talking about at all. Although now we have  
7 some talk finally from the governor reported  
8 in today's newspapers. It talked -- but this  
9 is a very good letter.

10 PAMELA WINTERS: James, your time is  
11 up.

12 JAMES WILLIAMSON: It's a very good  
13 letter.

14 PAMELA WINTERS: If you'd like to  
15 leave a copy of the letter, that would be  
16 great.

17 JAMES WILLIAMSON: It talks about  
18 how woefully inadequate the Red Line is and I  
19 think everybody knows that, so thank you.

20 HUGH RUSSELL: Okay, thank you.  
21 Does anyone else wish to speak?

1                   CHRIS MATTHEWS: I'm Chris Matthews  
2                   at 26 Sixth Street, Vice President of the  
3                   East Cambridge Planning Team. I just wanted  
4                   to say that we're in the middle of a long  
5                   process and I'm just very heartened that each  
6                   time we've seen this project, it's gotten  
7                   better. And I'm sure it will continue to as  
8                   we get into more of the details but beyond  
9                   this Zoning process.

10                   I like Travis's metaphor of porosity  
11                   very much. I see that, you know, the more  
12                   that we can break down the barriers between  
13                   university and the neighborhood and all the  
14                   commercial stuff that's going on here, the  
15                   better. It will feel much more like a  
16                   coherent community. And the place I think  
17                   where that will happen most convincingly is  
18                   at what they were calling the gateway.  
19                   Kendall Square's always suffered from not  
20                   having a recognizable center, and I think the  
21                   gateway where the T stop is, where the

1 Infinite Corridor comes to where Main Street  
2 is is really the key. So I'll be looking at  
3 that very carefully as they develop the  
4 project.

5 And I would just point out there's a  
6 lot of talk about graduate student housing.  
7 I think it's a very important issue because  
8 students also bring life to the streets late  
9 at night which is great. North Point has 18  
10 blocks of undeveloped land, and they may want  
11 to take a look out there. The thought of MIT  
12 students taking the EZ Ride down First Street  
13 which doesn't have enough people on it  
14 enlivening the neighborhood in a much more  
15 comprehensive way would make me feel very  
16 happy.

17 Thank you.

18 HUGH RUSSELL: Thank you.

19 PAMELA WINTERS: Thank you.

20 HUGH RUSSELL: Does anyone else wish  
21 to speak?

1 Charles.

2 CHARLES SULLIVAN: Yes. I'm Charles  
3 Sullivan. I'm director of the Cambridge  
4 Historical Commission. When I was a graduate  
5 student, I have to tie this to previous  
6 testimony, in the middle 1960s Kendall Square  
7 was undergoing urban renewal. And what was  
8 considered to be an act of creative  
9 destruction, 3,000 manufacturing jobs were  
10 lost and a vast area of manufacturing  
11 district was cleared. All perhaps well and  
12 good, but the Planning decisions that were  
13 made at that time are ones that we're still  
14 recovering from. I think it's safe to say  
15 that Kendall Square's recent success is  
16 almost in spite of itself, in spite of its  
17 urban design and the architectural decisions  
18 that were made in the 1970s and '80s. I've  
19 participated in the Planning process for --  
20 this the commission jumped into this because  
21 the three remaining significant buildings at

1 Kendall Square were threatened by MIT's first  
2 petition. In the last couple of years I've  
3 participated with the Community Development  
4 Department and meeting many, many times at  
5 MIT with the K2 process, and I commend this  
6 petition to you because it establishes a  
7 framework in which historic preservation can  
8 take place. We do hope to protect the three  
9 significant buildings in Kendall Square.  
10 We're open to changes that's sort of the  
11 public interest, and we recognize the goals  
12 of the gateway and of other things. But this  
13 petition is very balanced. It creates a  
14 viable commercial district along Main Street,  
15 a lot of street level retail, creates more  
16 housing, and on and on. So I think this is  
17 very much a positive for the city.

18 Thank you.

19 HUGH RUSSELL: Thank you.

20 STEVEN WINTER: May I ask a question  
21 of Mr. Sullivan?

1 HUGH RUSSELL: Sure.

2 STEVEN WINTER: Charles, the part of  
3 the comments from our staff at CDD indicated  
4 that in addition allowing existing GFA to be  
5 demolished and reconstructed without penalty  
6 may complicate historic preservation efforts.  
7 What does that mean to you?

8 CHARLES SULLIVAN: Well, I think  
9 you'd have to ask your staff. But we have a  
10 landmark designation process underway to  
11 protect up to three buildings in Kendall  
12 Square. And if that's adopted by the City  
13 Council, then those buildings are protected  
14 regardless of the Zoning GFA provisions.

15 STEVEN WINTER: Okay.

16 HUGH RUSSELL: Thank you.

17 Barbara.

18 BARBARA BROUSSARD: Barbara  
19 Broussard, President of the East Cambridge  
20 Planning Team. I'd like to thank everyone.  
21 I'll just reiterate what everyone else has

1       said, it is the beginning of a process and I  
2       know everyone is going to really look at  
3       things with a fine tooth comb. But for the  
4       most part there is a balance. We need the  
5       open space. We need -- I personally need all  
6       of the low commercial development on Third  
7       Street. It's now safe to walk. I appreciate  
8       that. I appreciate a place to go so that I  
9       understand it has to be paid for. I know  
10      there's a need for housing. Graduate  
11      students do need housing, and so do other  
12      members who would like to live in the  
13      community. So if we all work together, I  
14      think there will be a balance and it will be  
15      -- the outcome will be fantastic and thank  
16      you.

17                   HUGH RUSSELL: Thank you.

18                   Does anyone else wish to speak?

19                   (No Response.)

20                   HUGH RUSSELL: I see no one. So  
21      we'll go on to the next step. I think the

1 next step is going to be a break. So can we  
2 try to get back here by 9:15, half the normal  
3 time.

4 (A short recess was taken.)

5 HUGH RUSSELL: So we're going to get  
6 started again. If people would resume their  
7 seats and terminate their conversations. I  
8 have a solid commitment from Iram Farooq that  
9 she will spend five to ten minutes giving us  
10 the highlights and crucial issues and the  
11 city's analysis of this. Just a bullet point  
12 sort of analysis.

13 WILLIAM TIBBS: I was going to say  
14 we can do that at the beginning.

15 HUGH RUSSELL: I'd like to sort of  
16 get things out on the table. So she will lay  
17 out the things in that report, and then what  
18 we can do is throw anything more at it that  
19 we want and then we'll look at it before our  
20 next meeting and then we'll go on to Cedar  
21 Street.

1                   IRAM FAROOQ: Thank you, Hugh. Iram  
2 Farooq, Community Development.

3                   I just wanted to just start with the  
4 focus of what I'm going to talk about is  
5 really looking at the MIT proposal in the  
6 context of the Kendall Square planning  
7 process and the recommendations that emerged  
8 from that, and where our, where there are any  
9 divergences. But I wanted to start by saying  
10 that this is actually remarkably consistent  
11 overall with the recommendations of the  
12 Kendall Square process. And partly, of  
13 course, because MIT was at the table, part of  
14 the committee, and so they're very familiar  
15 with the recommendations and so, hence,  
16 strong consistency overall in terms of the  
17 mix of uses, building in retail at the ground  
18 floor retail, building in a housing  
19 component, emphasis on open space. Those  
20 kinds of -- and overall goals many people  
21 have talked about those elements, so I'm

1 going to that. So I just want to focus on  
2 where the differences are or where something  
3 may not have been mentioned where it could be  
4 detailed a little bit more.

5 So most importantly the idea of having  
6 a conceptual master plan for each of the PUDs  
7 was a really important theme that as the --  
8 that the Zoning would build into place  
9 something that provided full Planning Board  
10 staff as well as the broader community, a  
11 sense of master planning, so that you  
12 wouldn't see things emerge just building by  
13 building without a lot of thought to how the  
14 ancillary open spaces, connections and so  
15 forth worked. So we would like to suggest  
16 that that component be explicitly talked  
17 about in here.

18 The minimum parcel size is small enough  
19 that you could in fact have one or two  
20 buildings at a time that's proposed in this  
21 petition. So if we can have some language

1 that talks about a conceptual master plan,  
2 similar to what you have worked with for  
3 North Point or Cambridge Research Park so it  
4 doesn't have to be 100 percent firm but it  
5 talks about on the loads of blocks and  
6 general uses, and there's an understanding  
7 particularly with academic and the less --  
8 the even less certainty that is associated  
9 with academic uses than with other commercial  
10 uses. The understanding that things will  
11 change over time, and that there's a  
12 mechanism to come and discuss those changes  
13 with the Board.

14 The second piece has to do with  
15 referencing the Kendall Square plan, the  
16 design guidelines, and the coming open space  
17 plan that work is going to be starting on  
18 this year. Those are -- those big picture  
19 pieces that really help to knit not just this  
20 PUD together but also the broader Kendall  
21 Square and East Cambridge area are important

1 to be thinking about. And while something  
2 like the open space plan is in the future  
3 hasn't really been adopted yet, nor have the  
4 design guidelines officially been adopted,  
5 but one of the -- one model is what you saw  
6 in Forest City's proposal last week where  
7 they talked about referencing all of the  
8 existing plans and additional plans that  
9 would be adopted by the city for this area or  
10 conducted for this area by the city. So  
11 that's one model that might be utilized.

12 Ground floor retail very important and  
13 really has been incorporated in here, but  
14 just a couple of small pieces that are  
15 different is one that the Kendall Square  
16 recommendations really require retail --  
17 ground floor retail along certain key  
18 streets; Main Street, Broadway, Broad Canal  
19 Way, which are mentioned in this petition,  
20 but also at Third Street and Ames Street  
21 between Broadway and Main which are not

1 mentioned. Plus that's an explicit retail  
2 requirement for 75 percent of the frontage of  
3 buildings along those streets. Whereas, it's  
4 a different formulation under here. It's  
5 unclear if you would get the same activation  
6 result at the frontage, because this petition  
7 references 75 percent of the gross floor area  
8 at the ground level and there's formulation  
9 that invokes an activation space and active  
10 uses which I think the Board might want to  
11 discuss some mechanism to have additional  
12 flexibility beyond retail. But the results  
13 of the two might be different, so I just  
14 wanted to call that out.

15 And secondly, the K2 recommendations  
16 create an FAR exemption for ground floor  
17 retail, but created only for small spaces  
18 that are smaller than 5,000 square feet per  
19 establishment, and they have to be on the  
20 ground floor. Whereas it's a much more open  
21 door in the petition -- in the MIT petition

1 which essentially exempts all new retail and  
2 does not reference either location or floor  
3 plate.

4           Going to housing, again, much has been  
5 said today about housing. And MIT has  
6 actually, in this proposal they're proposing  
7 more -- the minimum housing requirement is  
8 higher than what was proposed by the K2  
9 recommendations. They're proposing 240,000  
10 whereas K2 recommendations only propose  
11 200,000 so that is a good deviation.

12           That there are a couple of things that  
13 I wanted to point out about the inclusionary  
14 and middle income housing components. The  
15 petition exempts the parts of buildings above  
16 250 feet from inclusionary provisions which  
17 there really isn't a reason to do. And we  
18 have a strong policy in the city that all  
19 housing is subject to inclusionary. So that  
20 would be what we would recommend here as  
21 well.

1           And the second piece, the middle income  
2 units are noted as being distributed through  
3 the building but only below 250 feet. And  
4 once again our policy has always been -- the  
5 intention was to have a policy that learned  
6 from inclusionary where the units are  
7 distributed throughout the buildings. So we  
8 would recommend not calling out below 250 and  
9 thinking of the whole building as the canvas  
10 for spreading those units.

11           On the sustainability provisions end,  
12 the petition does recommend LEED Gold for  
13 future lab and office building which is  
14 consistent with the K2 recommendations, but  
15 Kendall Square recommendations also talks  
16 about that across the board for all  
17 buildings. So this leaves out several  
18 categories, most notably institutional and  
19 housing, and I know that the Board has some  
20 thoughts about some of those pieces,  
21 especially housing, but I just wanted to call

1           that out again.

2                   Building energy tracking and reporting  
3           was another important piece. We think that's  
4           really a critical way for us to understand  
5           how the buildings function. Particularly  
6           commercial buildings are such high users of  
7           energy. For us to understand as staff but  
8           also for building facilities management folks  
9           to understand and be able to influence energy  
10          use over time is a really critical piece.  
11          This has become easier and easier using  
12          Energy Star tools and, you know,  
13          off-the-shelf tools now that it shouldn't be  
14          a big barrier to jump. So, again, we are  
15          proposing including that.

16                   And then there was also a requirement  
17          to do a district steam feasibility study for  
18          the Kendall Square area because the steam  
19          lines run here and that is so much, such a  
20          sustainable kind of energy to use where  
21          you're using waste to -- transforming it into

1 a utilizable resource. So -- and it's only a  
2 feasibility study requirement. So, again, we  
3 urge that that be included.

4 The shared innovation space provision,  
5 it's great to have that component be included  
6 here, but one of the key pieces of that  
7 requirement was for us to be able to define  
8 it. And we had worked hard to come up with  
9 what the components of that definition would  
10 be working with the operators of such shared  
11 innovation space. And that included things  
12 like percentage of space dedicated to shared  
13 amenities, the average size of individual  
14 rentable suites, lease terms and limits on  
15 space. And while those are conceptually  
16 called out, all of the benchmarking of that  
17 is not included in the Zoning, and we think  
18 that's a critical piece to be able to make  
19 this real and manageable over time.

20 The K2 recommendations had also offered  
21 exempting 50 percent of that shared

1 innovation space FAR from GFA which is a,  
2 which is an exemption that hasn't been  
3 incorporated here. So hopefully that can  
4 offset any hardship that comes from the  
5 definition.

6 And then contribution to the community  
7 fund, which it's nice to see that the \$10  
8 figure is consistent with the K2  
9 recommendations, the categories are  
10 consistent. It just needs a little bit more  
11 clarification in terms of the fact that  
12 in-kind contributions, while permitted, may  
13 not include the kinds of things that are  
14 typically mitigation to Special Permit  
15 projects, and that decisions on what counts  
16 and doesn't count would be made by whatever  
17 committee gets established to be the  
18 decision-maker for such a fund. And also  
19 finally, that the transportation improvements  
20 should focus on transit which was the key  
21 theme as you've heard also from several of

1 the people who have commend today that  
2 transit is really an emphasis area for this.

3 So that was -- those were all the  
4 changes -- I mean, all the differences. And  
5 mostly in the overall districtwide provisions  
6 there was only one difference which is the  
7 heights that are proposed. So that's the one  
8 district difference between the K2  
9 recommendations where in two areas the  
10 Memorial Drive subdistrict, the K2  
11 recommendation keeps the height at 120 feet  
12 whereas MIT's petition calls for 150 feet.  
13 And then in the Main Street subdistrict,  
14 which is the area around Eastgate, again, the  
15 K2 recommendations keep that at 120, whereas  
16 the MIT provision calls for 250 feet in that  
17 area. And, you know, I think those are  
18 certainly worth discussing and can easily be  
19 resolved, but that's our set and hopefully I  
20 didn't exceed my time limit.

21 HUGH RUSSELL: Thank you.

1 I guess I would make a comment. One  
2 comment is when people come back to us, any  
3 of those matters can be resolved by  
4 discussion between the proponent and the  
5 staff. That would make our job easier. I  
6 suspect not too many fall into that category  
7 because they're kind of policy questions.

8 The other thing that strikes me is that  
9 there's a lot of -- there's language in the  
10 MIT petition which comes out of the K2 report  
11 which I think may not belong in Zoning. So,  
12 for example, there's a page on defining  
13 innovation space. I think that might be done  
14 through guidelines, and the reason I'm  
15 worried about putting details like this that  
16 normally aren't in Zoning and it's hard to  
17 get them changed and hard to get them out,  
18 and particularly something like the  
19 innovation definition may be something that  
20 needs to be adjusted over time and to force  
21 the City Council to enact those things over a

1 process that takes six months or a year may  
2 not be the best way to do it. So I would ask  
3 you to look for things like that that might  
4 be best.

5 And the other thing in that category is  
6 the language about the committee and setting  
7 up a committee and how it all works. That  
8 might better be in an agreement say, but I  
9 think as part of Zoning it's unusual. The  
10 language is in Harvard Square Overlay  
11 District, it's upper committee. The  
12 committee's been essentially obsolete for  
13 five years and we can't get rid of it. I'm a  
14 member, I stopped going, but it's like the  
15 regulatory processes and the discussion and  
16 the square have changed, all of these things  
17 that are written into the Zoning are sort of  
18 lingering on.

19 And I would add one -- so my own  
20 personal additional thing I would like you to  
21 look at is a provision that would exempt any

1 residential development south of Main Street  
2 in the PUD within the FAR limits because it  
3 strikes me that right now it's unclear what  
4 the institute's priorities are going to be  
5 after the conclusion of a study that's only  
6 starting. And that there are also  
7 opportunities that might envelop relatively  
8 small amounts of housing, but, you know, I  
9 look at the historic buildings and I think,  
10 you know, wouldn't it be nice if there were  
11 apartments? Somebody said this in this room  
12 and I don't remember who it was.

13 WILLIAM TIBBS: It was me.

14 HUGH RUSSELL: It was Bill.

15 Think of the thing that's right on the  
16 street being housing in the buildings. Well  
17 they're a little too deep for housing to  
18 work, but that's something you can negotiate  
19 with Charlie. And so, I'd like to look at  
20 that.

21 Now are there other items that people

1 want to have looked at between now and the  
2 19th of February?

3 H. THEODORE COHEN: I just have one  
4 quick question that you don't have to answer  
5 now. But if you could give a brief summary  
6 of what current Zoning would allow --

7 WILLIAM TIBBS: Yes.

8 H. THEODORE COHEN: -- so that we  
9 could really understand, you know, what MIT  
10 could do now versus what they would be  
11 allowed to do if this goes through, that  
12 would be very helpful for me.

13 Thank you.

14 HUGH RUSSELL: Bill.

15 WILLIAM TIBBS: I had the same --  
16 that was on my list, too. I was wondering,  
17 Mike, could you put it on slide, I think it  
18 was 23. It's the slide that had all the  
19 pictures of the various evolving MIT --  
20 evolving areas. And the old one. The next  
21 one.

1                   HUGH RUSSELL: No, the next one.  
2                   The numbering in our book and the numbers up  
3                   here differs by one at some point.

4                   WILLIAM TIBBS: Yes, that one. I  
5                   was -- Charlie Sullivan stole my thunder  
6                   because he went back to the sixties, but I  
7                   just wanted to say that as an MIT freshman  
8                   coming out of the subway system in the early  
9                   seventies, which was over 40 years ago, I  
10                  remember being very disoriented, too, and  
11                  didn't know where MIT was. And I looked up  
12                  Main Street, and if you look in Tech Square  
13                  there's a building right in the center of it,  
14                  and that thing -- that looks surprisingly  
15                  like the MIT student center for a confused  
16                  freshman coming out of the subway.

17                  HUGH RUSSELL: The old Polaroid  
18                  building.

19                  WILLIAM TIBBS: So I dragged my bag,  
20                  which didn't have wheels in those days, all  
21                  the way up Main Street for quite a distance

1 before I realized, whoops, I've really made a  
2 problem. And after asking a few people and  
3 stuff like that, I got to where I was  
4 supposed to be. But I just thought that was  
5 -- I think the freshman coming out of the  
6 Kendall Square station is quite the  
7 experience, and has been going on for quite  
8 sometime.

9 I also just wanted to remind us of some  
10 of the things that we said before. One of  
11 which that this parcel, if you look at the K2  
12 study, this parcel is a critically important  
13 one because it's really one that's most  
14 actionable I guess if that's the word I can  
15 use. Clearly the -- what we used to be --  
16 the one that's part of the MDX area is very  
17 built out as we know. The other parcel is  
18 kind of has the Volpe center right in the  
19 middle of it, and that has all kinds of  
20 issues that we -- it's going to be -- it's  
21 going to be a while that no matter what we'd

1           like to do there, it will be a time before we  
2           can do it. And the other one is built up,  
3           too. And MIT owns a big portion of this land  
4           so that it is actionable. So it's a very  
5           important one to focus our attention on.

6                     The things that I -- one of the things  
7           about the K2 study that I'm still thinking  
8           about and that is what is its residential  
9           strategy? One of the things I liked about  
10          the CBC study, which was very short and  
11          brief, was that it kind of looked at the  
12          whole parcel and tried to kind of come up  
13          with some strategies. It had some -- not  
14          only did it have the gateway and the focal  
15          point in this area, but it looked at some  
16          potential. But I'd like us to think about  
17          what is the residential strategy for the  
18          whole parcel. I think that putting the  
19          residents where they show it on the other  
20          side of Main Street right at the tip there,  
21          is a good idea, but I just wanted to know how

1 does this PUD contribute to the current  
2 problem we have on Main Street? Because  
3 currently on Main Street we have a slot of  
4 Main Street that just doesn't have a lot of  
5 residential presence. And clearly it would  
6 be improved if it did. And in my mind either  
7 it's the old buildings or having some housing  
8 right at the Main Street in this parcel would  
9 be -- it makes sense to me but at least I  
10 think that's something I'd like to talk  
11 about.

12 The other thing I wanted to -- you  
13 know, the difference in height that Iram just  
14 mentioned, I think -- I was particularly  
15 interested in and I want to make sure we at  
16 least talk about our strategies for  
17 development rights and transfer development  
18 rights, because we also talked about the fact  
19 that the places where the 150 Memorial Drive  
20 zone is, I mean we really have to look at the  
21 parcel in terms of not necessarily what are

1 the parcels that are currently available and  
2 how they'll be developed, but what is the  
3 potential for the future? MIT has some  
4 properties that I would think that they're  
5 not going to be changing for quite sometime  
6 in some of these parcels, and does that mean  
7 by going up higher in their development  
8 rights they got transferred and go there and  
9 look at the language about an overall FAR but  
10 it can get higher in parcels as long as the  
11 overall FAR -- I want to make sure we're not  
12 just putting height in places that just allow  
13 for excess development and other places that  
14 there's some balance there. So these are all  
15 things that I'd like to make sure that we at  
16 least touch upon as we're going. And I'll  
17 leave it at that for the time being.

18 HUGH RUSSELL: Pam.

19 PAMELA WINTERS: Yes, I was just  
20 wondering did we receive a traffic report  
21 from Sue or maybe I lost it or I don't know.

1 WILLIAM TIBBS: There wasn't a  
2 report.

3 PAMELA WINTERS: There was no  
4 report?

5 HUGH RUSSELL: She might help us to  
6 interpret Mr. Kaiser's report.

7 PAMELA WINTERS: Pardon?

8 HUGH RUSSELL: She might help us to  
9 interpret Mr. Kaiser's report.

10 PAMELA WINTERS: We will be getting  
11 that in the future then at some point.

12 HUGH RUSSELL: I think we should ask  
13 for a discussion of traffic.

14 WILLIAM TIBBS: Hugh, could I add  
15 one more thing?

16 I just wanted to say that as we talk  
17 about housing and we talk about graduate  
18 housing which I think is an issue, which  
19 obviously a lot of people brought up here.  
20 One of the things that I'm aware of,  
21 particularly when you look at the things that

1 the graduate students brought up, which is  
2 there's a raise in rent, there's lower  
3 vacancy rates and affordable and middle  
4 income affordability of housing, the other  
5 issue that I want to make us aware of is that  
6 the firms that we're bringing here, the  
7 people who work there also are a pressure  
8 among the housing market, particularly  
9 relative to the fact that in a lot of cases  
10 they can afford to --

11 PAMELA WINTERS: Right.

12 WILLIAM TIBBS: And the immense  
13 amount of housing development that we have  
14 going right now is actually being done at  
15 pretty high cost and at high either rent or  
16 cost levels, because I think that the  
17 developers are looking at, you know, with  
18 looking at all these potential people who are  
19 going to be work in these, quote, unquote,  
20 high tech firms and biotech firms that can  
21 afford to live there. And, you know,

1 particularly from affordability since we here  
2 a lot about the fact that the regular, the  
3 regular folk in Cambridge just can't afford  
4 to live here anymore. So it's not just the  
5 students who need to be on campus to get out  
6 of the sort of the housing market, it's also  
7 as we build so much development in these  
8 areas there's also -- we're bringing in a  
9 population that if they, too, want to live  
10 nearby would also be an issue. So I just  
11 want to make sure that we at least discuss  
12 that as part of that housing strategy that  
13 they talked about.

14 PAMELA WINTERS: And one of the  
15 things in talking about housing that we had  
16 come up before was the issue of micro  
17 housing. And one of the professors that  
18 spoke this evening said that a lot of the  
19 graduate students really work all day, work  
20 very, very hard, they just really want a  
21 place to kind of crash. And so you can fit a

1 lot more housing in a smaller, you know,  
2 amount of space and for cheaper rents. So  
3 that a lot more of students can afford to  
4 live nearby where they work. I think that  
5 that would be great.

6 HUGH RUSSELL: Right. I think that  
7 you probably characterize Ashdown House as  
8 micro housing. That is to say --

9 UNIDENTIFIED MALE: The old Ashdown.

10 HUGH RUSSELL: -- you don't get in  
11 MIT graduate student dorms.

12 PAMELA WINTERS: Right.

13 HUGH RUSSELL: Okay. I guess we'll  
14 move down this way. Steve or Ahmed.

15 AHMED NUR: Steve.

16 STEVEN WINTER: Thank you,  
17 Mr. Chair. I agree with you that the way  
18 that the innovation space looks shouldn't be  
19 in the Zoning language, but I do think that  
20 we need to get back to this folks who helped  
21 us with this initial letter. Tim Rowe, Johan

1       Freuhause (phonetic), Mark Castove  
2       (phonetic), Katie Ray, and this guy from, I  
3       love the name, Dogpatch Labs. I think we  
4       need to get back to those folks and make sure  
5       that whatever we to create as an addendum  
6       reflects their wisdom. I think they were on  
7       the right track.

8               I'd also like -- I'm not looking for  
9       this right now, but we heard from two or  
10      three folks, there's little or no housing  
11      studies in the City of Cambridge. There's no  
12      comprehensive housing study, and I just think  
13      we need to have some kind of a response to  
14      that.

15             And I also want to say that graduate  
16      housing is a big deal. It's a big deal in  
17      the innovation ecosystem. These  
18      entrepreneurs who are doing startups and  
19      getting this really high level of technical  
20      assistance from graduate students -- see,  
21      you're getting a post-doc who lives in

1 Romania and she's been here for ten years  
2 studying and has this huge content level.  
3 And that entrepreneur who is broke and who is  
4 funding this startup pays actually very  
5 little to that post-doc. It's not -- I'm not  
6 being pejorative but that post-doc is also  
7 gathering huge content, expertise, and depth  
8 to take back to where ever it is that they're  
9 going. But there's a relationship there that  
10 we have to be very, very careful of that we  
11 don't disrupt it because it's a big part of  
12 what happens in the innovation economy and on  
13 the entrepreneurial and the startups. And I  
14 don't want to be casual about it at all.

15 I also think that we owe some due  
16 diligence to the Red Cross building and the  
17 Kendall Hotel to make sure that our -- we do  
18 existing Zoning really well to protect  
19 neighborhoods and to secure the feeling of a  
20 neighborhood, so I just want to make sure  
21 that we're doing that with this.

1                   HUGH RUSSELL: So if you could go  
2 through Jarrett's letter and pull out pieces  
3 that we need to attend to or maybe make  
4 suggestions.

5                   WILLIAM TIBBS: It also deals with  
6 how we deal with setbacks, too.

7                   STEVEN WINTER: Correct, correct.  
8 It's all stuff that's there. It's already  
9 there.

10                  And, Bill, I agree that the transfer of  
11 development of rights issue is an interesting  
12 issue, and I too want to make sure that we're  
13 not setting up a district that's a donor  
14 district for transfer for TDR, height  
15 somewhere else. I just -- that's not the way  
16 it's really supposed to be used.

17                  And that's it, Mr. Chair.

18                  HUGH RUSSELL: Ahmed.

19                  AHMED NUR: I think Steve just went  
20 over my points. But in addition I just  
21 wanted to -- two graduate students that came

1 in on behalf of the student body and the  
2 petitioner (inaudible) but to put in front of  
3 us their concerns, which is an extremely  
4 legitimate concern. I do expect that of MIT  
5 students to come out and challenge what is  
6 proposed or rather support. I think that's  
7 the only comment that I wanted to make.

8 HUGH RUSSELL: Okay. Tom.

9 THOMAS ANNINGER: I guess my first  
10 comment is that I think this is, as a number  
11 of people said, I think this is an improved  
12 version of what we saw the last time,  
13 substantially improved. And I think it's a  
14 well-balanced and well-written petition. I  
15 read through it today, and I think on a first  
16 read it was actually carefully crafted.  
17 Somebody spent some time writing the words,  
18 and most of them are helpful, but what I  
19 guess my interest is, because there are a lot  
20 of perspectives on what we should do here and  
21 I think we should spend sometime particularly

1 in the next session looking through the words  
2 and the concepts and seeing what's here and  
3 what isn't here. And my interest is very  
4 much in what these buildings are going to  
5 look like; whether it's the architecture or  
6 how they relate to each other and so on, and  
7 there are words here that help you on it and  
8 then there are parts that say nothing. And  
9 that's fairly typical of Zoning petitions,  
10 but let me just point out a few things that I  
11 noticed, and it's something that, for  
12 example, right at the outset there are the  
13 purposes or objectives of this petition right  
14 at the outset. And Iram and others who  
15 critiqued this or made comments on it said  
16 that the objectives didn't take into account  
17 studies that might come in the future that  
18 might define the objectives. That's somewhat  
19 of a weird concept to me. I guess I want to  
20 understand what the staff meant by future  
21 studies guiding us on what we meant when we

1 originally wrote this. How does that work?  
2 Can we somehow in the future alter what we  
3 meant when we wrote this? That's a little  
4 bit interesting and bizarre to me, and I  
5 guess I want to understand what Iram and  
6 others had in mind.

7 HUGH RUSSELL: But not tonight.

8 THOMAS ANNINGER: But not tonight.

9 But not tonight.

10 There is a lengthy section that I think  
11 is very interesting of height over 250 feet.  
12 There's a lot of stuff there. The most  
13 blurred paragraph perhaps in the whole Zoning  
14 section that I'm tempted to read here: That  
15 increased height would not adversely affect  
16 and would result in increased sensitivity to  
17 the visual and physical characteristic of the  
18 particular location through more harmonious  
19 relationships to the terrain and to the  
20 proposed and existing buildings in the  
21 vicinity that have functional or visual

1 relationships to the proposed building. And  
2 that's a mouthful. That's a tough one. I  
3 had to read that a few times and I'm still  
4 not sure I've quite got it, but a lot of  
5 these things are good. They -- I guess I  
6 wonder why they only relate to things over  
7 250 feet. This could have -- help us in  
8 other ways, and I guess I want to dig into  
9 that language.

10 Bridges between the buildings I think  
11 is a very important subject. You can imagine  
12 these buildings all being connected by all  
13 sorts of tunnels above ground and so on. I  
14 guess I'd like to know how we evaluate those  
15 bridges. There was some discussion about how  
16 high they should be and so on. But what  
17 criteria should we use to decide? Is it  
18 going to be from time to time what you and  
19 the Planning Board thinks are good? There  
20 are good and bad things to say about bridges.  
21 Bridges connect buildings, particularly in

1 the tough climate that we live in. On the  
2 other hand, they keep people off the street.  
3 And so you'll want to think about whether you  
4 really want to do that or not, and how often  
5 you want to do that. So bridges I think is  
6 an important subject.

7 Architectural diversity, there isn't a  
8 word about that and probably there won't be.  
9 We usually don't talk about that in the  
10 Zoning itself, but it's something that's near  
11 and dear to my heart, and it's something that  
12 we've talked about in other context and I  
13 would like it to be a theme here, too.

14 An issue that I have with MIT is the  
15 way they sometimes raise funds for buildings  
16 and then rush to get them into the ground and  
17 they move too fast. I think the Koch  
18 building is an example of that. You got a  
19 lot of money from dare I say a bad guy, and  
20 you wanted to run before he changed his mind  
21 or the politics changed, and it didn't come

1 out right is my view. I want to be sure that  
2 doesn't happen here anymore. There are other  
3 examples.

4 HUGH RUSSELL: So it's sort of like  
5 an architectural quality is universally  
6 proportional to the fundraising time. The  
7 media lab being the other extreme.

8 PAMELA WINTERS: I was just going to  
9 say that. You took the words right out of my  
10 mouth.

11 WILLIAM TIBBS: That took a long  
12 time.

13 PAMELA WINTERS: That was ten years.

14 THOMAS ANNINGER: And an important  
15 point that I noticed in reading about it if I  
16 understood it right, and maybe it was in the  
17 comments, maybe it was in the Zoning itself.  
18 I think it was in the comments that Iram and  
19 others wrote, was the first time we have a  
20 building we will be looking for a master plan  
21 to decide what the whole area will look like.

1 That's going to be a critical moment if  
2 that's the way it plays itself out, if that's  
3 really the order of things, is that very  
4 first building will sort of decide just like  
5 what we did for North Point in a way --

6 WILLIAM TIBBS: Right.

7 THOMAS ANNINGER: -- we'll have a  
8 master plan at the same time. So I guess we  
9 want to think how that master plan gets  
10 developed and whether we are in a position to  
11 even do such a thing in such a vast scale.  
12 That's almost a scary proposition to do a  
13 master plan for a number of acres of such  
14 critical acres as this.

15 HUGH RUSSELL: Particularly when you  
16 don't know what half the program is.

17 THOMAS ANNINGER: That's right.

18 HUGH RUSSELL: Because it's the  
19 academic entitlement that's going to play  
20 out.

21 THOMAS ANNINGER: So I guess I

1 wonder what the staff or MIT meant by doing a  
2 master plan at that very first time. So  
3 those are some of the thoughts that ran  
4 through my head as I was trying to think what  
5 is this going to look like? And that is sort  
6 of where I'm going to spend some of my time  
7 about it when we talk about it again.

8 HUGH RUSSELL: You want to bat  
9 cleanup?

10 H. THEODORE COHEN: I just have one  
11 last question. When we were talking about  
12 traffic, whether this presupposes a  
13 particular use of Main Street, because I know  
14 Sue had a very different points of view under  
15 the two plans for Kendall Square as to  
16 traffic on Main Street and whether we need to  
17 address that now or whether that's something  
18 that's still going to come at some point in  
19 the future.

20 HUGH RUSSELL: Okay, any last  
21 thoughts? Things we want to talk about next

1 month?

2 (No Response.)

3 HUGH RUSSELL: If not, I think Tom  
4 said something that is, I think, represents  
5 probably the views of the entire Board which  
6 is that this is another stage in a proposal  
7 that seems to be generally in conformance  
8 with the Kendall Square study. And it's a  
9 reasonable proposal that needs fine tuning.  
10 Maybe.

11 STEVEN WINTER: I concur.

12 HUGH RUSSELL: Okay. So with that,  
13 we will send you off to the hall to do your  
14 homework. And we will try to take up case at  
15 54 Cedar Street.

16 Thank you very much.

17 (A short recess was taken.)

18 HUGH RUSSELL: Okay, the Board is  
19 going to discuss a Special Permit case at 54  
20 Cedar Street and this is a case we heard  
21 quite sometime ago and there have been, I

1 believe, some changes and so I think the  
2 first what we want to find out from the  
3 Petitioner what's changed and then we'll go  
4 from there.

5 ATTORNEY SEAN HOPE: Good evening,  
6 Mr. Chair and members of the Planning Board.  
7 For the record, attorney Sean Hope, Hope  
8 Legal Law Offices. I'm here on behalf of the  
9 Petitioner, LaCourt Family, LLC. And with  
10 the project architect Jai Singh Khalsa. In  
11 the revised drawing plan and the material  
12 change from the previous design was an  
13 alternative roof plan. The original plan had  
14 a flat roof, and the revised plan has a  
15 pitched roof. This was based on some  
16 feedback with the neighbors, but as well as  
17 we are proposing it as an alternative plan  
18 and there's been some sentiment in recent  
19 conversations that maybe the pitched roof may  
20 actually make the building seem larger so  
21 that we are open to either one.

1 I did submit an amended narrative I  
2 think which speaks to two structures versus  
3 one structure and some of the identifiable  
4 benefits. But just briefly, based on the  
5 comments from the public and from the  
6 Planning Board, we actually took a fresh look  
7 at the lot and the proposal for putting the  
8 structure on there. One of the things that  
9 -- and Jai will talk about maybe more  
10 specific, was that we looked for a superior  
11 design. And so we actually looked at the  
12 site, and wanted to look at, even if it meant  
13 going for a Variance or a hardship, what  
14 would a 2800 square foot building look like  
15 if it was connected as an accessory unit or a  
16 townhouse to the existing unit? So you see  
17 the existing structure which is 822 square  
18 feet. That structure is non-conforming in  
19 terms of the setback. So when we looked at  
20 that, and we actually have some models here,  
21 which Jai can go to the next slide. We

1 actually did a general massing study. And so  
2 we looked to see if we added that 2800 square  
3 feet as an adjacent building to the structure  
4 that complied with the setbacks, what that  
5 would mean in terms of the experience from  
6 the street and as well as the occupants. And  
7 one of the challenges as part of the -- and  
8 this is the new structure, this square here.  
9 One of the challenges under 5.53 references  
10 incentives to put the building and parking in  
11 the middle of the lot as well as to have the  
12 parking shielded by the public view. So if  
13 you -- we modeled the 2800 square feet. What  
14 you have here is you have -- because these  
15 would be connected townhouses, you are  
16 allowed to be greater than 75 feet from the  
17 street, but you had the example of having the  
18 parking in the rear yard.

19 We did discuss with the rear abutters  
20 the idea of having the proposed building in  
21 this location. There was strong opposition

1 to having any parking in the rear lot. As  
2 you remember, at the previous hearing there  
3 were two abutter at the front of the lot, and  
4 there was some suggestion that moving the  
5 parking, excuse me, the building to the rear  
6 lot was going to be a preferable design. We  
7 also did another study where we actually  
8 moved the parking out of the rear yard, and  
9 as you would see for the dimensional  
10 requirements of the compliant parking spaces,  
11 there was -- another option was to site the  
12 parking along this property line here and  
13 then you still have a conforming structure.  
14 Now the reason why you have to have a  
15 conforming structure is, as the Board knows,  
16 is when you have a connected townhouse,  
17 you're allowed to encroach the 75-foot  
18 setback line. I think both of those  
19 proposals are in fear of design. One because  
20 it still leaves this vacant open lot in the  
21 front as well as the experience from the

1 street. As one way you'll see, driveway and  
2 parking and the house in the rear. Also from  
3 the owner's point of view in terms of  
4 marketability, and you'll hear some of this  
5 from the rear abutters, part of this open  
6 large lot allows for, you know, light and air  
7 and access to this rear yard which is really  
8 what part of 5.3 seeks to preserve. As  
9 you'll see one of the criterion is  
10 maintaining this contiguous open space and  
11 rear yard vistas. So putting in this 2800  
12 square feet structure in the back actually  
13 precludes. Now in this example with the  
14 parking along the side, you do have most of  
15 this ample and rear yard space still open,  
16 but the experience from the street is one  
17 where you're going to see these cars parked.

18 This first car is actually parked  
19 within the front yard setback. And so really  
20 the second car is really a compliant space.  
21 So that there may be an opportunity to move

1           this back, but we said we were looking at  
2           different options even if it meant a  
3           Variance. So we wanted to show really if we  
4           were really trying to preserve as much of  
5           this rear yard space, where can we put the  
6           parking?

7                     Another aspect that we looked at in  
8           terms of what would be the appropriate design  
9           on this as opposed to what we propose, was  
10          the experience along Cedar Street. And as  
11          you'll see, you know, within the neighborhood  
12          you don't see 60 feet or more of open front  
13          yard space. What you see is houses to the  
14          front of the lot, and you'll see usually  
15          these majority of these 5.53 Special Permits  
16          are asking to add additional houses to the  
17          rear of the lot. So I do think this is a  
18          unique case because the existing house is in  
19          the rear. And so in order to do an attached  
20          townhouse, you really are going to be putting  
21          the massing in the middle to the rear of the

1 lot.

2 The other, which is a highlighted in  
3 the narrative, the reason for the 5.53  
4 Special Permit is that this corner portion of  
5 the house is rated 75 feet from the line.  
6 And so the Petitioner, if he demolished this  
7 front corner of the existing single-family,  
8 he could, by application for a Building  
9 Permit, place the same structure in the front  
10 of the lot. It would mean actually taking  
11 off the corner of this house. Now this is  
12 not a favorable option for him. This is an  
13 822-square foot house, so the living area is  
14 very small. But just in terms of what the  
15 options are. So, you know, part of our  
16 analysis would be, you know, what is the  
17 burden and what is the cost of demolishing  
18 this front structure of the house versus all  
19 the other options that were available on the  
20 site? And Jai can walk through this in terms  
21 of the architectural, but just in terms of

1 the massing and what's allowed on the lot, we  
2 really feel that even after review and even  
3 with the Variance, just briefly I wanted to  
4 walk through some of the challenges for going  
5 for a legal hardship.

6 So one, Article 8 takes non-conforming  
7 structures --

8 HUGH RUSSELL: I just assume not  
9 have a Zoning primary right now.

10 ATTORNEY SEAN HOPE: Oh, sure.

11 HUGH RUSSELL: We're later than we  
12 want to be. Can we go to Jai's presentation?

13 ATTORNEY SEAN HOPE: Sure.

14 WILLIAM TIBBS: And in particular  
15 can you make sure that you start with the  
16 site plan? And do you have a plan that shows  
17 the adjacent buildings?

18 PAMELA WINTERS: Yes, I was going to  
19 say that, too.

20 WILLIAM TIBBS: Because this cannot  
21 be looked at out of context with the

1 buildings that are right next to.

2 JAI SINGH KHALSA: Jai Singh Khalsa,  
3 Khalsa Design, the design architect for the  
4 project. And give me one second here. The  
5 computer's a little slow scrolling back but  
6 it will get there in a minute.

7 Okay, here is the locus plan of the  
8 neighborhood and the site that we're talking  
9 about is in this area here.

10 THOMAS ANNINGER: Can you do a  
11 little better?

12 JAI SINGH KHALSA: I want to zoom  
13 in. I'm going to zoom in a little bit in the  
14 area so you can see more clearly what the  
15 locus is for that area.

16 PAMELA WINTERS: Thank you.

17 JAI SINGH KHALSA: And so the lot  
18 we're talking about is highlighted in brown  
19 here or red. This is the existing house.  
20 This is the proposed house. And this over  
21 here is Mr. Bingham's house next-door. And

1           you'll seat footprint of Mr. Bingham's house  
2           is about the same size of the footprint of  
3           the house that we're proposing to put up  
4           front here, okay?

5                        So you've got the general sense of the  
6           shape of the homes in the neighborhood that  
7           you have a pretty consistent rhythm of homes  
8           along the street frontage and as well as on  
9           this side of the street, you pretty  
10          consistently have homes fairly close to the  
11          street. And we're taking what is a hole in  
12          that and filling it. Now interestingly  
13          enough historically there were homes in this  
14          location, and we had shown in the past a  
15          Sanborn maps and the historic maps of this  
16          area showing that there were two homes on  
17          this lot in the past.

18                        Let's go to the next one.

19                        And so we went to street view and we  
20          pulled up what was available for the -- a  
21          view down the street today, and we dropped in

1           our building. And this is Mr. Bingham's home  
2           here. I don't know the name of the abutter  
3           here, but you have a garage here and then you  
4           have the next home down the street here. And  
5           this is the proposed building that we had  
6           here, the one with the flat roof. We also  
7           have a pitched roof design that we'll show  
8           you in a minute.

9                        So you can see the house, yes, it's a  
10           story taller, but it's not tremendously out  
11           of scale with what is going on on this side  
12           of the street.

13                      WILLIAM TIBBS: It's the width of  
14           this house and what's the width of the  
15           Bingham house?

16                      JAI SINGH KHALSA: They're both  
17           around 16 feet.

18                      UNIDENTIFIED MALE: Your proposal of  
19           house is only 15 feet.

20                      JAI SINGH KHALSA: We have to wait  
21           for it to catch up to the next screen. OKAY,

1 here you can see -- here you can see this is  
2 Mr. Bingham's house, the existing house here,  
3 and in this location we're proposing close to  
4 the same footprint over here in the lot here.  
5 This is the existing house on the applicant's  
6 lot, and then the garage back here which  
7 we're proposing to be demolished.

8 WILLIAM TIBBS: I guess my question  
9 was what is the width of both of the houses,  
10 not that they're approximately the same, but  
11 what is the width of both houses?

12 JAI SINGH KHALSA: Well, I'll give  
13 you the exact width, hopefully the exact  
14 width of Mr. Bingham's house and I'll give  
15 you the exact measurement of our house in a  
16 minute. Well, I can't give you the exact on  
17 Mr. Bingham's. He's got a lot here which is  
18 24 feet wide, and this is taking up a little  
19 bit more than half the lot. So this is  
20 probably in the range of 14 feet wide back in  
21 this area here. You'd be about 16 feet wide

1 in this area here. I can give you in a  
2 minute the exact width on the house that  
3 we're proposing.

4 ATTORNEY SEAN HOPE: It's 14 feet.

5 JAI SINGH KHALSA: It's 14 feet?

6 HUGH RUSSELL: 14 in the main part.

7 JAI SINGH KHALSA: And then it bumps  
8 out wider the back.

9 HUGH RUSSELL: Yes.

10 JAI SINGH KHALSA: It's been a  
11 couple months since I've looked at the exact  
12 width of the house.

13 You've seen the Zoning diagrams. I'm  
14 not going to repeat what Sean discussed with  
15 you, but it's, you know, fully compliant in  
16 terms of the setbacks. And as Sean said, you  
17 have an area over here of this existing house  
18 that potentially one approach would be to  
19 demolish that part of that house. It would  
20 then bring it into conformance, and the house  
21 here would then be totally conforming in

1 terms of the approach of the project.

2 I don't have much to add -- I'm sorry,  
3 Hugh.

4 HUGH RUSSELL: Can we just -- I'd  
5 like to give -- do you have any other street  
6 views of the alternative design? I really  
7 don't want to go through the same testimony.

8 JAI SINGH KHALSA: Okay, here's the  
9 same design alternative. I don't have any  
10 other three-dimensional -- 3-D renderings of  
11 it. This is the alternative design. And  
12 what we've done on the alternative design was  
13 to put a pitched roof on it, which we thought  
14 would make the house seem smaller. Some of  
15 the abutters who reviewed it actually felt it  
16 made the house seem larger. And their  
17 preference was stated that they preferred the  
18 flat roof version rather than the pitched  
19 roof version. The pitched roof was an  
20 attempt to architecturally bring the scale of  
21 it down a little bit. Okay?

1           The height hasn't changed from this to  
2           the flat roof version, okay, but you do get  
3           the shingles in the sense of a slightly  
4           lowered roof out of it and a series of  
5           dormers happening on it.

6           I think we did adjust the window  
7           pattern a bit in here, and we did take away  
8           sort of the mock bay break down from a lot of  
9           the side of the building as well in terms of  
10          the detailing on this.

11          And I can zoom in on this to tell you  
12          what the dimensions are on the building.

13          Okay. The building at its widest point  
14          in the back is 16', 1", in this area here and  
15          it is -- give me one second here.

16                 HUGH RUSSELL: I think it's --

17                 THOMAS ANNINGER: This doesn't  
18                 really matter.

19                 JAI SINGH KHALSA: Well, I was just  
20                 responding to the request.

21                 HUGH RUSSELL: So could you put up

1 the street view? The perspective rendering?

2 JAI SINGH KHALSA: Yes.

3 THOMAS ANNINGER: Yes, it's not a  
4 bad place to start.

5 HUGH RUSSELL: What do we think  
6 about that?

7 WILLIAM TIBBS: One, the Bingham  
8 house is basically, and if you look at it, I  
9 have a picture of it right here. I can share  
10 it if you want. The Bingham house is  
11 basically -- it's a two-story house, but it's  
12 actually one full story and the roof kind of  
13 begins to cut into the second story, so it's  
14 relatively low. So even though it's  
15 relatively narrow, it's relatively low. And  
16 from my sense I just can't get a sense of the  
17 context of what this really will look like.  
18 I mean, yours is two stories with -- even if  
19 you did the pitched roof.

20 THOMAS ANNINGER: Three stories.

21 WILLIAM TIBBS: Three stories. So I

1 can't imagine it's going to be anywhere  
2 close, but that's for you to show it in some  
3 convincing way. The problem with this one  
4 for me is that the site is very narrow. It's  
5 a very odd site. It's very narrow in the  
6 front and it has that little jog in the back.  
7 And unless you can show me some context of  
8 how this looks in the neighborhood, which is  
9 one of the criteria that we have to use to  
10 select it, I can't -- I just can't deal with  
11 it. So, I think it's good that you did those  
12 studies in the back, but at least in a block  
13 kind of way you need to show those in three  
14 dimensions, show the garages next-door, show  
15 the property next-door so that we can see  
16 this in context. Even though they're  
17 different properties, the Bingham house and  
18 the house on this lot almost look like they  
19 could be one, because if you don't see the  
20 property line, you're not -- you know, you're  
21 not aware of the jog. So in my mind, I'm

1 open to the idea of looking at this and  
2 determining what might be a reasonable  
3 approach if you're going to have something up  
4 front. But the two back options are  
5 reasonable, too. But I just can't assess  
6 them at all without you actually giving me  
7 some context in three dimension or some  
8 three-dimensional views to begin to see where  
9 the open space is, where the drive is.

10 PAMELA WINTERS: And the  
11 surrounding --

12 WILLIAM TIBBS: The idea about the  
13 parking in the front, even if you -- if it's  
14 screened and if you have landscaping and  
15 stuff like that, I, I just -- you don't have  
16 enough information for me to be able to make  
17 a determination on this at all from my  
18 perspective. I don't know how the other  
19 board members feel. And you need to come  
20 back and just show us some -- show us what  
21 you looked at, and then what the pros and

1           cons are. And then we can sort of try to  
2           help you if we can and sort of say which one  
3           makes sense to us. But this particular one,  
4           if I had to vote on it tonight, I would be  
5           voting no big time because -- from my  
6           interpretation, having gone there and looked  
7           at it, I just don't, I don't get it.

8                     STEVEN WINTER: Mr. Chair.

9                     HUGH RUSSELL: Steve.

10                    STEVEN WINTER: Yes, Bill, I concur  
11           with you. And I would be a little more  
12           blunt. I would say that I don't have a clue  
13           what is going on with these buildings so the  
14           relationship to them or the relationship to  
15           the driveway or in between, whether it's too  
16           close to the existing house. I just, I don't  
17           have a clue what's going on from the  
18           information.

19                    HUGH RUSSELL: Tom.

20                    THOMAS ANNINGER: I agree that the  
21           information is not adequate, but I do think

1 we can take this a step further if we start  
2 to roll up our sleeves and really think about  
3 it. At least I have my view on the changes I  
4 would make to this. I'm with you, that I  
5 don't think that this proposal that you have  
6 is a good one, but I think with a few changes  
7 and they are substantial -- maybe we can take  
8 this thing down so I could sort of see you  
9 guys?

10 Thank you.

11 HUGH RUSSELL: It might help if you  
12 guys would sit over in the middle.

13 THOMAS ANNINGER: That's great.  
14 Thank you. And maybe you can sit over there.  
15 Thank you, we're fine.

16 Here are some of the things that I  
17 think we ought to talk about:

18 Clearly the option of putting a  
19 building in back and having nothing in front,  
20 I couldn't agree with you more. It's not a  
21 good one and it's not desirable and we

1           wouldn't want you to do it and I don't think  
2           you want to do it.

3                       HUGH RUSSELL:  And we've gotten  
4           letters from two abutter that don't want that  
5           either.

6                       THOMAS ANNINGER:  Right.

7                       This building, I was there today, I  
8           think there are -- the first question is  
9           where is it located?  How far back are you  
10          setting it?  And what is the angle at which  
11          you are setting it?  To me it should be a  
12          little bit further back than where it is now.  
13          Not a whole lot, but its relationship to  
14          Mr. Bingham's, is that it, Bingham?  
15          Mr. Bingham's building I think is not good  
16          the way it is.  I think it is a little too  
17          far forward.  And if you try to recreate his  
18          angle and his setback, I would push it back  
19          further.  That would -- that seems logical to  
20          me, and I think that would give you actually  
21          a little bit more breathing space, but I'm

1 not sure of that.

2 HUGH RUSSELL: So you're saying you  
3 want him to match the Bingham's setback?

4 THOMAS ANNINGER: Yes. That's No.  
5 1.

6 No. 2, I think you would vastly improve  
7 this building if you chopped off a story. I  
8 think it should be two stories, not three.

9 WILLIAM TIBBS: Yes.

10 PAMELA WINTERS: I agree.

11 THOMAS ANNINGER: Then I think it  
12 will be -- it will look quite logical in the  
13 scheme of things. You're cramming in a top  
14 floor on a very narrow building and that's  
15 what makes it look so weird.

16 WILLIAM TIBBS: Yes, it does.

17 THOMAS ANNINGER: So I would take  
18 off a floor. I know you want -- you don't  
19 want to hear that, but that's what I would  
20 suggest you do.

21 And the third thing I don't like about

1 this project, and I think we have to figure  
2 out something to deal with this, is these  
3 five parking spaces. Where does that come  
4 from? I know, I know what you're going to  
5 say about the 1970 Variance. I guess my  
6 first question is are any of the people on  
7 Norris Street using this anymore?

8 UNIDENTIFIED MALE: Never did.

9 THOMAS ANNINGER: Never did. So  
10 it's kind of a bogus solution that I would  
11 suggest to you with time has lost whatever  
12 strength it may have had as a solution to a  
13 problem from 30 or 40 years ago. So I think  
14 it's meaningless now today. I don't believe  
15 that that Variance gave you the right to have  
16 more parking than is appropriate for the site  
17 the way it stands. So I guess I would like  
18 to analyze this as how many spaces does this  
19 site get for the housing that you propose to  
20 use for it? Forget about Norris Street.

21 HUGH RUSSELL: Two.

1 THOMAS ANNINGER: Two?

2 HUGH RUSSELL: Right. Very simple.

3 THOMAS ANNINGER: I might think  
4 three might be okay, but certainly not five.  
5 So in sum, I would push this back so that it  
6 lines up pretty much so it has the same  
7 setback as the Bingham building. I think it  
8 would look better that way, and give  
9 everybody a little breathing room in front.  
10 I think it would relate better to the street.  
11 Two stories --

12 PAMELA WINTERS: Right.

13 THOMAS ANNINGER: -- two maximum,  
14 three spaces.

15 HUGH RUSSELL: Other comments?

16 H. THEODORE COHEN: Well, Tom pretty  
17 much covered everything I had to say which I  
18 think his comments were excellent and, you  
19 know, really encapsulate. I agree, the  
20 building if it's going to exist, has to be in  
21 the front. And I think it's always been the

1            oddest looking building at three stories and,  
2            you know, it really has to be less tall.  If  
3            indeed people are not using those three  
4            parking spots, then I think we ought not have  
5            to do deal with that.  Although I think  
6            reading the variance it may be necessary for  
7            you to go back to the BZA and get the  
8            Variance modified.  But I think if we can get  
9            down to two or three parking spots at the  
10           most and they're -- I think in the middle, as  
11           you've been showing it, that would be  
12           appropriate for the structures that are there  
13           and would leave a nice large yard in the back  
14           which would be good for you and for all your  
15           abutters would have open space.  And I think  
16           then that become an acceptable configuration.

17                            HUGH RUSSELL:  Pam.

18                            PAMELA WINTERS:  I would just like  
19            to have better visuals.  I'm a real visual  
20            person, and I just -- I would like to see how  
21            this relates to the abutters and just more

1 clear pictures of where what you propose  
2 probably going to propose something different  
3 after tonight, but how it's going to fit in  
4 with the abutters and how it's going to --  
5 how the whole thing is going to look and have  
6 a really good picture of it so that that  
7 would be my request.

8 WILLIAM TIBBS: Hugh, can I, I just  
9 want a second what she just said for two  
10 reasons: One, without really seeing the  
11 house that's there, if I just looked at your  
12 assessment that you did looking at the site  
13 whatever, actually I would have been tending  
14 to put the building in the back, but then  
15 when you realize there's already a building  
16 in the front that's not on this property, but  
17 for all the visuals intents then you're  
18 talking about three buildings all lined up  
19 there in the front. And that's why the one  
20 in the back doesn't make a lot of sense to  
21 me. And so I think it's important to show a

1 site plan and to really show those buildings  
2 so that we can see. And then when you put in  
3 the parking and where you're going to have  
4 grass and where you're going to have paving,  
5 and we can assess all that stuff and go from  
6 there.

7 The parking, the five parking spaces  
8 are just in your way. It's just causing you  
9 more problems than they're worth in terms of  
10 trying to solve this problem.

11 ATTORNEY SEAN HOPE: Could I briefly  
12 address --

13 HUGH RUSSELL: No, I'd like to  
14 speak.

15 ATTORNEY SEAN HOPE: Excuse me.

16 HUGH RUSSELL: I'm also from the,  
17 you know, the lack of information led me to  
18 go to Google maps to try to understand what  
19 was happening in the backyard. It appears to  
20 me that there are some trees there that are  
21 of significant size, and that would be -- I

1 would like to know where those trees are  
2 vis-à-vis any parking plan that you come up  
3 with. And that I would not want to see, you  
4 know, significant loss. I think there's one  
5 tree that's on the footprint of the house  
6 that to me would be an exception that, you  
7 losing that tree is different in my mind.

8 And if you look at Google maps' sort of  
9 view, when you zoom in, they start giving you  
10 an oblique view which gives you more of a  
11 characterization of what the structures are  
12 like. And there are some buildings that are  
13 taller than, you know, one and a half or two  
14 stories, but there aren't too many. There  
15 is, of course, the building we know and love  
16 on Norris Street, but it's not on Cedar  
17 Street. There is a -- looks like a  
18 three-family, a three decker on the corner of  
19 Norris and Cedar on the north side. So I'd  
20 go back and forth in thinking, well, you  
21 know, there are three-story houses scattered

1           around North Cambridge. And another  
2           three-story house isn't wildly out of  
3           character. There's some pretty unusual  
4           houses.

5                       WILLIAM TIBBS: It's not the height.  
6           It's the narrowness of their particular plan  
7           that --

8                       HUGH RUSSELL: I'd like to complete  
9           my remarks, please. The -- so it's unusual  
10          -- there are other very unusual houses. This  
11          would be a very unusual house in terms of its  
12          height. And so I agree with my colleagues  
13          that it's just out of whack.

14                      I look at the floor plan and I wonder  
15          why you need four bedrooms and a study and  
16          three bathrooms? Is this going to be for a  
17          whole bunch of students? Is that why you  
18          need all the parking places? Is that what we  
19          want in this neighborhood? And so I'm  
20          wondering if you could actually just take off  
21          the first 20 feet or so of the third floor

1           which has a bedroom and a bathroom in it, and  
2           then there's a stair next to that that  
3           actually is -- there is another four feet  
4           where the roof can be lower. I mean, I don't  
5           know what that would look like. You know, it  
6           might be pretty -- it might be equally  
7           bizarre, but it might be a way to treat it so  
8           that, you know, is it far enough back from  
9           the reasonable points of view or is it --  
10          this building is quite exposed partly because  
11          of the way the buildings are, the lots are  
12          set at an angle to the street, so, you know,  
13          at the corner of the Bingham lot that is,  
14          there's a lot of distance to the street that  
15          exposes side enough that the building aligns  
16          with that. I don't know.

17                    In the big picture here, they don't  
18                    want to cut off the corner of the house but  
19                    they may decide that's what they have to do  
20                    to maximize their financial return, and in  
21                    which case that -- this case goes away and

1           this building gets built. So we can't just  
2           -- we have to have a negotiation -- we have  
3           to discuss.

4                       WILLIAM TIBBS: With all due  
5           respect, we are not here to design the  
6           properties for these projects for the  
7           proponents. We can give you our thoughts and  
8           our ideas on how to improve and what makes it  
9           reasonable, but we don't -- I mean and  
10          negotiation is all right, but we're not --  
11          you know, we can give you some thoughts and  
12          ideas, but I don't want us -- we shouldn't  
13          start designing things for people. That's  
14          their job. They come to us with a project  
15          and we react to it.

16                      HUGH RUSSELL: Right, and I think  
17          there's been a very clear reaction from the  
18          Board, and I only muddied it slightly.

19                      So now, Mr. Hope, what did you have to  
20          say?

21                      ATTORNEY SEAN HOPE: Thank you, and

1 I'll be brief. Just for the record, I do  
2 understand from the Planning Board that the  
3 other perspectives and visuals would make  
4 what we're proposing a lot more easy to  
5 understand in the context. I did think this  
6 perspective was helpful, but without the  
7 perspective looking down the driveway and to  
8 the rear I think you made the point clear.  
9 It's very difficult to know how this is going  
10 to feel in relation to Mr. Bingham. And I  
11 think that exercise would be something that  
12 would be worth doing for the Planning Board,  
13 for the neighborhood, and for the project in  
14 general.

15 Specifically toward the parking, I did  
16 go meet with Inspectional Services. And you  
17 have the Variance in front of you. The  
18 affect of the Variance, and let me be clear  
19 to the site, it doesn't burden 54R Cedar, but  
20 the compliance the Certificate of Occupancy  
21 for that third floor unit is contingent on

1 three parking spaces being located at 54R  
2 Cedar. That was the --

3 THOMAS ANNINGER: You mean the one  
4 on Norris Street?

5 ATTORNEY SEAN HOPE: Excuse me. The  
6 Norris Street's Variance that allowed for a  
7 third unit is conditioned on three parking  
8 spaces being allowed on 54R Cedar. So that  
9 if the owner decided to eliminate those  
10 spaces on his own or if we were conditioned a  
11 Special Permit that eliminated those three  
12 spaces, designated for 55-57 Cedar, then that  
13 third floor unit would no longer be valid and  
14 you have to get a Variance to be able to  
15 modify that Variance or a brand new Variance.  
16 That's in totality what that effect is. The  
17 idea of who's using those, as you've heard  
18 from the neighbors, saying that, but you do  
19 need to provide three parking spaces. The  
20 flexibility is where those parking spaces can  
21 be located. The owner has no intention of

1           wanting to give up that third floor  
2           occupancy. That is a fully tenanted  
3           building. So there are people living in  
4           that, and it would be a severe hardship for  
5           the occupants of that building as well as for  
6           the owners to give up that parking space. So  
7           as much as the board has expressed the desire  
8           not to have five parking spaces on that lot,  
9           it has been a decision of ISD, regardless how  
10          long ago it was and how ineffective it is  
11          today, it is a requirement of that Variance  
12          to have that third floor unit Certificate of  
13          Occupancy.

14                   Go ahead.

15                   THOMAS ANNINGER: Go ahead. I mean,  
16           I'm not going to believe that a Variance of  
17           that age which no longer has any meaning in  
18           terms of the parking, nobody's using it, it  
19           has lost its meaning, somebody has to be  
20           smart enough to say time has lapsed and it no  
21           longer makes sense so we have to bring it up

1 to date. And I can't imagine that the Zoning  
2 Board isn't -- or the Inspectional Services  
3 isn't flexible enough to say let it be  
4 without the parking.

5 ATTORNEY SEAN HOPE: And I think to  
6 your point, I think the proper procedure  
7 would be to go to the Zoning Board and get a  
8 Variance. And I think that would be -- but  
9 that's not in the decision that the owner is  
10 necessarily going to making and I don't know  
11 if this Board can make that but I --

12 THOMAS ANNINGER: We can  
13 certainly --

14 HUGH RUSSELL: Is that house owned  
15 by the same people that own 54?

16 ATTORNEY SEAN HOPE: Yes. So I  
17 mean, but that's the reality of the parking  
18 on the lot.

19 The other thing I would say is in terms  
20 of the comments about knocking off a floor.  
21 In discussions with the owner, that is not

1 something that he is prepared to do. The  
2 Zoning and the density allows for a certain  
3 height and a certain mass on the lot. I  
4 think the comparison from his point of view  
5 is the burden and the cost and expense of  
6 chopping off the corner of the house versus  
7 the burden of losing a floor. So for him it  
8 really is a calculation in terms of what he  
9 would rather do. So I do think that  
10 perspectives of the house is something -- is  
11 a good exercise that we could do, but just in  
12 terms of being respectful of the Board's  
13 time, the owner does not want to take a floor  
14 down and he also does not want to participate  
15 in removing one of the five parking spaces on  
16 the lot.

17 HUGH RUSSELL: Okay.

18 THOMAS ANNINGER: This is a  
19 gentleman who comes to us frequently and has  
20 asked us for a number of times to help him  
21 with his proposals.

1                   ATTORNEY SEAN HOPE: Understood.

2                   THOMAS ANNINGER: It is hard for me  
3                   to believe that he is not doing anything more  
4                   than just playing hard ball with us, but it  
5                   makes no sense for him to chop off that  
6                   corner and do something attached to that  
7                   corner the way you showed us. Or to do a  
8                   building like this with a chopped off corner.  
9                   Would he really shoot himself in the foot  
10                  like that?

11                  HUGH RUSSELL: I think we're going  
12                  to find out. Given what I'm hearing here is  
13                  we're asking for changes, you're saying your  
14                  client will not authorize such changes, so  
15                  then I think we're in a position to move to a  
16                  vote and vote to deny. We'll find out.

17                  STEVEN WINTER: Yes, yes.

18                  WILLIAM TIBBS: Yes.

19                  THOMAS ANNINGER: Wouldn't it be  
20                  better to postpone and let you come up with  
21                  some thoughts --

1 STEVEN WINTER: I'm not sure that it  
2 would.

3 THOMAS ANNINGER: -- I think that  
4 makes more sense than to have us turn you  
5 down and two years start to run from the time  
6 we turn you down.

7 ATTORNEY SEAN HOPE: And just for  
8 procedurally in terms of postponing, what  
9 would that mean? Because I know that there's  
10 not another Planning Board hearing between  
11 now and when the petition expires. I haven't  
12 been authorized to grant an extension after  
13 tonight.

14 HUGH RUSSELL: He has not -- would  
15 someone like to make a motion.

16 ATTORNEY SEAN HOPE: I have not been  
17 authorized to grant an extension passed the  
18 January 31st date.

19 STEVEN WINTER: To deny?

20 HUGH RUSSELL: Yes.

21 STEVEN WINTER: So moved. So moved.

1 THOMAS ANNINGER: No. Wait, wait.

2 STEVEN WINTER: Let's discuss it.

3 H. THEODORE COHEN: One second.

4 Liza, did you say that it expired the 31st?

5 LIZA PADEN: Yes.

6 H. THEODORE COHEN: And we have a  
7 meeting the 22nd.

8 LIZA PADEN: The 22nd. Which has  
9 two public hearings; one of which is the  
10 Forest City petition as continued, and under  
11 General Business you asked for a discussion  
12 of the bicycle parking zoning. I would  
13 suspect it's a full agenda.

14 HUGH RUSSELL: The only thing that's  
15 going to convince this Board is a proposal  
16 that has a less than five parking places and  
17 does not have a third story.

18 STEVEN WINTER: We've just been told  
19 by the proponent's representative that that's  
20 not going to happen.

21 THOMAS ANNINGER: Well, he didn't

1 say that. He said --

2 ATTORNEY SEAN HOPE: Just to  
3 clarify, I said I haven't been authorized to  
4 extend the hearing passed January 31st. I  
5 wasn't aware that there was a hearing on  
6 January 22nd that could potentially -- but  
7 I'm relaying what I've been told in terms of  
8 what I think what the option is to do.

9 WILLIAM TIBBS: But you did just say  
10 that you did not want to take off the third  
11 floor. I mean, you just said what you -- you  
12 just said what you can't do.

13 ATTORNEY SEAN HOPE: I expressed the  
14 wishes of the owner in terms of the  
15 modifications that he would make and I think  
16 the analysis --

17 HUGH RUSSELL: So we have a choice  
18 of either postponing it and letting you come  
19 back in a week and telling us, yes, we'll  
20 make the changes you want or, no, you won't.  
21 And if it's no, then I think we have no

1 option but to vote. I believe what you're  
2 telling me that the owner's not going to do  
3 that.

4 PAMELA WINTERS: Are you sure the  
5 owner is not going to do that? Or would not  
6 consider?

7 STEVEN WINTER: We can't guess.

8 JAI SINGH KHALSA: I would like to  
9 have one last crack at it.

10 THOMAS ANNINGER: I think we should  
11 have -- I see no reason not to see if we can  
12 help this along. The alternative of doing  
13 this a week from now will take five to ten  
14 minutes. We'll either hear something or we  
15 won't.

16 PAMELA WINTERS: Yes, right.

17 THOMAS ANNINGER: So I see no reason  
18 why we should do something that I see as  
19 premature.

20 WILLIAM TIBBS: It's not premature.

21 HUGH RUSSELL: I mean, what we're

1 saying is I think you're going to say, yeah,  
2 we'll take another extension for another  
3 month or two and come up with a new design  
4 within those parameters. That's really --

5 ATTORNEY SEAN HOPE: Just, I would  
6 appreciate without extending passed January  
7 31st, if the Board would allow us just based  
8 on comments by Mr. Khalsa that he feels that  
9 there would be an opportunity to be able to  
10 persuade them. We've kind of heard what the  
11 Board would like to see. I think there's an  
12 opportunity to do that. I can't say what  
13 owner would do, but we would be brief if the  
14 Planning Board would allow us to take this  
15 time to not extend but to have the 22nd, we'd  
16 take that opportunity if you would allow us  
17 to do so.

18 HUGH RUSSELL: Right, it doesn't  
19 take long to write up a decision to deny.

20 WILLIAM TIBBS: I was going to say  
21 you should make sure the owner knows that

1 we're proposed -- as it is the Board was  
2 disposed to deny it.

3 ATTORNEY SEAN HOPE: That's very  
4 clear.

5 PAMELA WINTERS: Is the owner here  
6 tonight?

7 ATTORNEY SEAN HOPE: No, he's not.

8 HUGH RUSSELL: Okay. Liza.

9 LIZA PADEN: Can I ask for  
10 clarification? So what will happen is this  
11 will be put on the agenda for the 22nd as a  
12 continued hearing, and at that time if the  
13 proponent has decided he doesn't want to do  
14 any of the changes that the Planning Board  
15 suggested, the Board will move to a vote.  
16 And if the proponent has decided he will  
17 investigate further, at that time an  
18 extension will be requested and granted by  
19 the Planning Board?

20 THOMAS ANNINGER: Exactly.

21 WILLIAM TIBBS: Yes, exactly.

1 HUGH RUSSELL: Precisely.

2 LIZA PADEN: Thank you.

3 HUGH RUSSELL: And you will -- and  
4 you and Mr. Hope can discuss planning and  
5 agendas --

6 LIZA PADEN: Logistics.

7 HUGH RUSSELL: -- timing and  
8 logistics and the extension needed.

9 ATTORNEY SEAN HOPE: Thank you.

10 HUGH RUSSELL: Okay. Very good.

11 So I believe we are adjourned.

12 (Whereupon, at 10:45 p.m., the  
13 Planning Board Adjourned.)

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

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**ATTACH TO PLANNING BOARD**

**DATE:** 1/15/13

**REP:** CAZ

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I have read the foregoing transcript of the Planning Board, and except for any corrections or changes noted above, I hereby subscribe to the transcript as an accurate record of the statements made.

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**C E R T I F I C A T E**

**COMMONWEALTH OF MASSACHUSETTS  
BRISTOL, SS.**

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

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

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

**IN WITNESS WHEREOF**, I have hereunto set  
my hand this 15th day of February 2013.

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

My Commission Expires:  
April 23, 2015

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