

PLANNING BOARD FOR THE CITY OF CAMBRIDGE

GENERAL MEETING

Tuesday, August 6, 2013 - 7:00 p.m.

- held at -

Citywide Senior Center
806 Massachusetts Avenue
Cambridge, Massachusetts 02139

PLANNING BOARD MEMBERS:

Hugh Russell, Chair

H. Theodore Cohen, Vice Chair

Pamela Winters, Member

Steven Winter, Member

Tom Sieniewicz, Member

Steven Cohen, Member

Ahmed Nur, Member

(Present first half of meeting)

Catherine Preston Connolly, Associate Member

(Present second half of meeting)

Brian Murphy, Assistant City Manager for
Community Development

COMMUNITY DEVELOPMENT STAFF:

Roger Boothe

Stuart Dash

Jeff Roberts

Taha Jennings

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P R O C E E D I N G S

CHAIRMAN HUGH RUSSELL: The first item on our agenda is an update, but I have been told that the update we got at the last meeting has not changed.

So the next item is the Lab Cambridge determination and approval.

So you're going to present that?

KERRY FITZSIMMONS: Yes.

HUGH RUSSELL: Please proceed.

KERRY FITZSIMMONS: Shall I talk in the mic?

Thank you for having us.

I'm Kerry Fitzsimmons, Executive Director of Arts Science Labs, which is an international creativity and innovation organization founded by Harvard Professor, David Edwards.

And we hope to open the Lab Cambridge.

We have some images over here.

At 650 East Kendall Street, this would be our second lab. We have a cultural and innovation space in Paris.

So it would be building on that model where we would have an exhibition space, an auditorium space, where we would do public programming and a retail store and cafe.

In the exhibition space, and what we do in Paris and what Art Science Lab says, it's all about the creative process and bringing artists and scientists together.

So we have contemporary artists come together with scientists who work in the frontiers of knowledge and exhibit this work. That's pretty amazing.

And we use really high quality designers, like Philip Stark, contemporary artists, like William Kentridge. And the exhibitions will

start in Paris and then we'll bring them to the Lab Cambridge.

We also have an educational programs. David Edwards teaches at Harvard and the Engineering School and that's where he developed our idea translation methodology.

And the Harvard course would be run out of the auditorium and the lecture hall in the spring a few afternoons a week.

Are there any specific questions?

CHAIRMAN HUGH RUSSELL: Which building is going to be?

KERRY FITZSIMMONS: 650 East Kendall.

CHAIRMAN HUGH RUSSELL: Which of the three buildings it might be is 650 --

KERRY FITZSIMMONS: It's the one that is behind the ice skating rink that's been empty for so long, and we would be on the first floor. We would take both retail spots on the first floor.

We have some plans here.

CHAIRMAN HUGH RUSSELL: Okay. So you're -- you're the one that (inaudible)?

KERRY FITZSIMMONS: It's the empty one. I'm not sure which building that is. But it's next to Genzyme. Genzyme, I believe, is 500 East Kendall and then it's the next one.

CHAIRMAN HUGH RUSSELL: Steve?

STEVEN WINTER: Mr. Chairman, I want to state my emphatic enthusiasm for this venture. That said, we have a letter from East Cambridge Planning Team saying they also feel that the use of the space which hadn't -- had a retail designation, but they also approve of this and they feel it's appropriate and acceptable.

But I have to say this is the intersection where we want to be at which is -- that brings all of the academic sectors together with the artistic sector. That's where the fun

really happens.

We talk about it and we know that's how it works. But this is now on the ground. I think we need to help these folks as much as we can.

There's also -- there's another connection -- it's very good here -- and that is the international trade connections that we make from Fraunhofer Institute in Germany that now has 13 satellites in the states that are making wonderful connections between Kendall Square and Germany and for international trade.

So those are the kinds of connections that are really valuable and I support this one hundred percent.

CHAIRMAN HUGH RUSSELL: Any other comments from members of the Board?

We're simply being asked because this is not part of the original proposal so we're being

asked to say it's okay.

TOM SIENIEWICZ: I didn't hear you.

CHAIRMAN HUGH RUSSELL: To say it's okay
of the use at this location.

PAM WINTERS: Yes.

CHAIRMAN HUGH RUSSELL: There's an active
ground floor at this place. It seems to be it
provides that, although there are many other
things, as Steve has been telling us.

Any other comments?

So we have a motion to determine this is
approved for this use?

Steve?

STEVEN WINTERS: Yes.

PAM WINTERS: I second that.

CHAIRMAN HUGH RUSSELL: All those in
favor?

(All members of the Board voted affirmatively.)

Thank you very much.

KERRY FITZSIMMONS: Thank you very much.

CHAIRMAN HUGH RUSSELL: You're very welcome. I look forward to seeing it.

KERRY FITZSIMMONS: Thank you.

CHAIRMAN HUGH RUSSELL: Next on our agenda is telephone communication antennas.

SUSAN ROBERTS: Good evening.

Mr. Chairman, my name is Susan Roberts, I'm an attorney for AT&T. I work at Anderson & Kreiger in Cambridge.

With me is David Ford from Center Line Communications. He's the site acquisition manager for these three AT&T sites.

I just wanted to make sure that you'll have time to hear all three sites.

My plan -- our plan was to go first with the Mount Auburn Hospital site and then the 678 Mass Ave site.

If we're finding time is, you know,

creeping by, we would say Norfolk Street could go on the next meeting because BZA meeting for Norfolk Street is not until August 29th.

But the other two have BZA meetings for August 15th.

So we're hoping to get through those in any case.

CHAIRMAN HUGH RUSSELL: Great.

We like to be move expeditiously on these. I would that we could hear each matter for five to ten minutes depending on what you do for us.

SUSAN ROBERTS: Great. So the first one is the Mount Auburn Hospital site.

We're seeking a special permit from the ZBA -- the BZA, rather, and they have, of course, referred the application to you to give your opinion about the site's visibility in the surrounding area.

We have 12 antennas going on each of the three sectors: Alpha, beta and gamma. All 12 will go on one existing penthouse that is on one of the hospital roofs. There's no other facility there at the moment, so it will just be AT&T in this area.

So on this particular roof, the hospital has many roofs, as you probably can see from the picture, but on this particular one, it will just be AT&T for now.

So the antennas are facade-mounted onto the penthouse. They're painted to match the color of the penthouse depending on the side of the penthouse. Some are brick colored, some are more of a light gray color.

In addition to the antennas, we have 15 remote radio head units. Those are going to be mounted inside the penthouse. You won't be able to see those.

Then there will also be an equipment shelter, 11-1/2 feet x 20 feet; a raised equipment shelter that's also going to be installed on the rooftop. Again, it will be painted to match the building exterior and the penthouse, so it's a brick color as well.

We have additional ancillary equipment, such as cabling, cable trays, conduits and the like. Those are, for the most part, located either in the penthouse or inside the equipment shelter.

So essentially, we've got most everything inside the penthouse or equipment shelter with the antennas facade-mounted and painted to match the building exterior so that they blend in -- the antennas blend in to the building presenting, you know, a minimal visible impact.

CHAIRMAN HUGH RUSSELL: Okay. Well, I suggest that the Board look first at Views 3 and

4, which is the Mount Auburn Street. The existing view for postview and there are labels showing that (inaudible).

Would it be possible to set the equipment shelter further back from the Mount Auburn Street face of the building?

DAVID FORD: Where it's located right now, it's basically pretty crowded up there. T-Mobile, as well as Sprint have equipment. So it's limited space.

So where it is at right now, we try to meet all the setbacks as possible, but there's not much room to relocate.

SUSAN ROBERTS: Just to sort've chime in on that a bit, in the zoning drawings you can see that there isn't much room to push the -- this is on Page 2 of the drawings as opposed to the simulations.

CHAIRMAN HUGH RUSSELL: We don't have

those drawings, so I'm accepting your word.

SUSAN ROBERTS: Oh, okay. I was going to say in the zoning drawings, you can see that there's really not much room for pushback there.

CHAIRMAN HUGH RUSSELL: So now lets look at together -- does anybody have any comments on 3 and 4?

PAM WINTERS: I do. I'm looking at the actual view and then I'm looking at the proposed view, the 11-foot by five-foot equipment shelter, and I'm not crazy about the way that it looks. I don't know if my colleagues feel that way, about that little -- the piece over on the left, so I just wanted to say that.

SUSAN ROBERTS: What page number are you looking at?

PAM WINTERS: I'm looking Page 4 of 9.

DAVID FORD: Photograph 1A or 3A?

PAM WINTERS: Photograph 1B.

SUSAN ROBERTS: So if you could just clarify what your -- so you're looking at the equipment shelter. Would you like us to take the paint the equipment shelter a different color?

PAM WINTERS: No. I would like it not to be there. To me, it's just the way the building looks, but that's just my opinion. I don't know how my colleagues feel about it.

SUSAN ROBERTS: Could I just have a moment with Mr. Ford? I just have a question about that -- to address that?

(Discussion off the record.)

SUSAN ROBERTS: So with regard to your issue, I just wanted to note for you that there isn't enough room, you know, interior space because there are other facilities located on other roofs, so there's not enough room inside the hospital to put that equipment area.

PAM WINTERS: You know, the only problem

is it's being looked at from Mount Auburn Street.
I mean, I think it's worth being looked at from
another area. It won't -- you know, it won't
bother me so much because Mount Auburn Street is
such a visible place from Mount Auburn Street.

But, again, you know, my other colleagues
if it doesn't bother them -- it just bothers me.
It just don't look right to me.

STEVE WINTER: I have no concerns about
that, Mr. Chair.

CHAIRMAN HUGH RUSSELL: It bothers me
that's why I asked the question before.

AHMED NUR: I have no problem with that
particular location, but I do have a problem with
2B.

CHAIRMAN HUGH RUSSELL: Seems like the
location of the antennas on the penthouse is
pretty innocuous. Don't we agree on that?

PAM WINTERS: Yes.

CHAIRMAN HUGH RUSSELL: Let's go to the next view.

WILLIAM TIBBS: Before you go, Hugh, I don't have a problem with the location of it, but there's something about the cleanness of the existing penthouse that you're putting that on into something that looks kind've sheddy.

Is there some kind of way where you can just make it a neater? Is there another door or something that will (inaudible)?

DAVID FORD: What photograph are you looking at?

WILLIAM TIBBS: Photo 1B.

SUSAN ROBERTS: If we were to paint it the same color as the penthouse on that side so it's that sort've steel gray looking, would that --

WILLIAM TIBBS: The problem I have is not the color of it, it's the shape. It looks like a

little shed, whereas the existing penthouse there is just a neat, crisp thing, and this one looks like it has a door on it. It looks like a shed.

DAVID FORD: What you're looking at is HVAC units on the side. So it would be possible to keep the same penthouse design around the actual penthouse itself, so, you know, it would look like it's an offshoot of the existing penthouse. There would be a possibility to screen wall it in.

WILLIAM TIBBS: Because obviously the architects took their time and made some -- and we don't want it to look like something that was just stuck up there.

DAVID FORD: Right. But there would be a possibility to take the same drawing as the existing penthouse and we could kinda screen wall the shelter in with the same kind of scope and characteristic.

STEVE COHEN: But extending the existing penthouse, not as a separate structure over on the left?

DAVID FORD: Well, I was saying as a separate own little sort've (inaudible).

WILLIAM TIBBS: I don't mind it separate, I just, you know --

DAVID FORD: I understand. Same characteristics.

STEVE COHEN: Would it be an option to just move it to the side and extend the --

DAVID FORD: It's up to the hospital.

STEVE COHEN: I mean, but is there room up there? Is that a physical possibility?

DAVID FORD: It's a physical possibility, but it's up to the hospital to determine that. We could box in our own, but it would take out even more of the rooftop.

CHAIRMAN HUGH RUSSELL: I think that

would be an architectural solution.

STEVE COHEN: Separate or attached?

PAM WINTERS: Together.

CHAIRMAN HUGH RUSSELL: I recommend to the Zoning Board explore that.

SUSAN ROBERTS: In other words, your idea, Mr. Cohen, is to extend the screen wall so it's included inside?

STEVEN COHEN: You would just have to move this equipment over to butt up against the existing penthouse.

DAVID FORD: Just extend it.

SUSAN ROBERTS: In terms of moving the shelter, I'm not sure we would be able to move the shelter from where it is because that would be subject to dealing with the hospital and this area and so forth, but whether or not we could hide it better -- leave it where it is, but hide it better.

CHAIRMAN HUGH RUSSELL: I have to say that the argument, as you might have to negotiate with the hospital, is something that really doesn't concern us in the slightest. The hospital is going to receive tremendous financial reward for doing this. And sometimes, you know, they have to -- to get that reward, they may have to do things that maybe they don't to do at first.

SUSAN ROBERTS: So I hear you on that.

My only thought on that would be if there's some sort of visible constraint that, you know, neither David or I know about, you know, existing on the roof right now, that's really my issue.

CHAIRMAN HUGH RUSSELL: Certainly.

SUSAN ROBERTS: I know that we spent a fair amount of time negotiating where it should go.

CHAIRMAN HUGH RUSSELL: I don't think you understand this process.

The process for us is to look at what you propose and make comments. It's not for us to negotiate with you, as if you were a permit granting (inaudible).

We're wasting a lot of time when you're trying to make arguments as to why -- what you want, you know, we have to accept what you want.

It's our role just to advise the Zoning Board on these issues, and let them engage in that conversation with you in the course of the hearing. That's what we're trying to do. We're trying to give advice. We're not trying to (inaudible), okay?

AHMED NUR: Hugh, on that note -- I'll speak loud. On that note at 2B, okay? On that note at 2B, I don't object to any other ones just except for 2B. 2B shows before and after and --

well, 2B shows actually the after.

But on the masonry facade, these four lower and four higher on the masonry, essentially is serious, like a cancer on the architectural facade. It's the worse place you can put -- you have a screen wall up top on the right-hand side that has mullions in which these antennas could be painted light and disappear and we wouldn't even know it's there.

Down on the lower, what looks like maybe copper wall or green copper, there's also mullions showing and a vertical curtain wall which they could easily blend in.

I don't think it looks great where it is high up on that masonry facade. I have seen that more and more. That drives me crazy.

CHAIRMAN HUGH RUSSELL: It's an annoying in the elevations.

TED COHEN: It's also interesting on the

actual view that the hospital has already agreed to put antennas up above their name and are unattractive already.

CHAIRMAN HUGH RUSSELL: I guess some of those are actually the ones that show (inaudible), but on this point, they're so far back, they're less of a concern, but they're a concern as you move around. You also see the equipment shelter and it's like no big deal.

Does anybody have any other comments about this?

Lets go on to our next one.

DAVID FORD: So your final recommendation would be to extend the penthouse around the shelter?

CHAIRMAN HUGH RUSSELL: Our recommendation is that on that side we prefer to see the not adding a separate box, particularly one that's not as sleekly designed. We would

like it unified, if that's at all possible.

On the second one, we just don't like all those antennas mounted at different heights on the brick wall, and ask you to find a different location on the building to put some or all of them.

DAVID FORD: Okay.

CHAIRMAN HUGH RUSSELL: The next one is 678 Mass Ave.

SUSAN ROBERTS: The next matter is 678 Mass Ave, just a couple doors down from here.

We originally had a proposed design when we filed the application to the BZA on June 26, but we decided subsequently to improve it. And actually showed this design last week to planning staff, Liza Paden and Historical Commission staff, Charles Sullivan, who thought the design that we're submitting to you tonight is significantly improved.

And so, what we've done is we provided you with photo sims that show our originally proposed design and the revised design being submitted tonight.

So what we've got are 12 antennas in three sectors, and the three sectors are in locations where AT&T previously had a facility at this -- on this building rooftop beginning back in 1996. So the landlord has allowed AT&T a new lease for the locations where AT&T had a previous facility.

And what we have done is we've sheltered the antennas in each of the three sectors with what we call stealth enclosures, so two of the enclosures look like boxes, if you will, painted --

CHAIRMAN HUGH RUSSELL: 1B is what you had proposed and 1C is what you're now proposing?

SUSAN ROBERTS: Correct. So, for

example, the boxes, the -- on the sides of the building where the building color is light gray, we painted those light gray. And on the rear of the building, which is brick, we have the faux chimney, the enclosures that look like chimneys which actually has our antennas.

This is a site where the equipment -- there are equipment cabinets also on the roof. And all of the other associated equipment is on the roof in this one.

So we have done our best, given the height that we need and given where the landlord has allowed us to place our installations to come up with a way to hide the antennas the best we can.

And this is a very crowded roof with other wireless carriers there. There's very, very little space.

PAM WINTERS: I have a question for you.

In Photograph 2C, why did you choose to not paint the stealth enclosure brick?

DAVID FORD: One of the enclosures is brick. We have two faux chimneys. The other two enclosures are the same color of the building because we kinda we set off and we thought that the color of the enclosure looking at would kinda blend with the color and characteristic of the building better than chimneys would set off that much. They're so close to that roof edge in those other two sectors, we felt the stealth box painted tanish --

PAM WINTERS: I see. I see. It's the same -- I see, okay.

DAVID FORD: Yes. So two sectors are tan boxes and one is a chimney.

PAM WINTERS: Okay.

TED COHEN: I have a question. Are the chimneys -- they may not be yours -- on the other

end of the building sort've on the Mass Ave side,
there's a couple chimneys that are unenclosed.

Are those --

DAVID FORD: What photograph?

TED COHEN: 1A on the top right-hand side
of the building.

SUSAN ROBERTS: So Photo 1A?

TED COHEN: Yes. On the top right-hand
side there's an antenna sticking up.

SUSAN ROBERTS: Those are not ours.

DAVID FORD: Those are other carriers
existing. There's two existing carriers already
up there.

TED COHEN: That's what I thought.

DAVID FORD: Instead of proposing a
design similar to those, we thought we would take
it one step up and propose these stealth
enclosures that look a lot better.

CHAIRMAN HUGH RUSSELL: Pam was saying

the one on the corner brick on two sides and terra-cotta on two sides.

SUSAN ROBERTS: I got it. There's no reason we couldn't do something like that really. It's a matter of painting. I see what you're saying. So one is facing Green Street, they should be brick and one is Mass Ave and Western Ave and paint it that gray tan color.

DAVID FORD: You're talking about 2C, right?

PAM WINTERS: Yes.

CHAIRMAN HUGH RUSSELL: I think we should ask the Board to consider that because it might be a place --

WILLIAM TIBBS: It makes -- it could make a lot of difference, but in reality it might look weird.

CHAIRMAN HUGH RUSSELL: River Street and Magazine Street, it might look...

So my sense of this is that this is a puzzle. It's a pretty good job to accomplish the task and I can't imagine a better job.

TED COHEN: Far superior than the original proposal.

CHAIRMAN HUGH RUSSELL: So our recommendation would be for the Board to approve it.

DAVID FORD: Thank you.

SUSAN ROBERTS: Thank you.

CHAIRMAN HUGH RUSSELL: So you're one for two.

Were you here before?

SUSAN ROBERTS: Yes.

DAVID FORD: That was us.

SUSAN ROBERTS: So with this one you recall we were here on July 9 and we proposed a facility that is in the packet that David's just providing to you now. We did the same thing

where our -- we've got the proposed view originally submitted and then the revised view which we're submitting tonight.

CHAIRMAN HUGH RUSSELL: So the C ones are the current proposal and the Bs (inaudible).

SUSAN ROBERTS: So you have -- oh.

DAVID FORD: Yeah. It's not the same, it's just --

SUSAN ROBERTS: Oh, I'm sorry.

WILLIAM TIBBS: We don't have Cs.

DAVID FORD: For the record, it's not the same as last time. It's just actual and proposed. The original design were four canisters per sector and you guys recommended to go back and redesign, bring it to the Historic Commission, have them take a look at it.

We did that. And met with the director last Monday, showed him three different designs, showed him the faux chimneys we had talked about,

showed him a less number of cannisters that we talked about as well as one of you recommended a faux penthouse. Showed him all three designs, had him choose. He chose the option you're looking now, the less number of canisters.

So instead of four canisters per sector, that's showing two per sector, a total of four instead a total of eight.

STEVE WINTER: What photo shows that?

DAVID FORD: Any B. So, 1B, 2B, 3B. I want to jog your memory. This is the old design.

SUSAN ROBERTS: When we met with Liza Paden and Charles Sullivan last week, we did present other designs to them, and this is the one that they chose.

The canisters they felt was the least obtrusive. We had also shown them bricked penthouse, which didn't go over well and some brick chimneys, but they felt that because

there's an existing canister from another carrier that's up there already, that putting additional gray canisters would fit best for the eight antennas, and then the three antennas that we have facade-mounted on the elevator shaft, you had said those were okay, so we left though as is.

CHAIRMAN HUGH RUSSELL: And your canisters are the same color as the other guy's canisters?

SUSAN ROBERTS: Correct.

DAVID FORD: Correct.

CHAIRMAN HUGH RUSSELL: It's gray?

SUSAN ROBERTS: Yes. Very similar looking.

For example, on Photo 1B, you see four canisters there that are on the main roof, and the second one from the left is actually not a proposed one. That's the existing canister.

TED COHEN: Are they all the same height?

DAVID FORD: Yes. They're all ten feet above the roof line.

TED COHEN: As is the existing one?

DAVID FORD: Yes.

CHAIRMAN HUGH RUSSELL: The building itself is 19 Century commercial industrial building. No particular distinction, but we value all of those pieces of our city.

I guess my feeling on this one is the choice is either say don't it at all or do it. And I find it hard to say no to it at all given what is already there, given the location where they aren't a lot of innocuous views. That's my gut feeling. I don't know what other people feel.

STEVEN COHEN: I just had one question. I agree in principle with what you said. But I'd ask the applicant if it's possible and the other

board members whether it would be preferable to line the antennas up so it looks like it might be an intentional design rather than just randomized hodgepodge.

DAVID FORD: We actually went over this in the meeting with the director and Liza. The problem with that is, is if we lined them all up with the existing canisters, everyone's rays would be shooting into each other. Every carrier have a different objective. They all differ in directions they want to hit.

So if we lined them up that way, it would be kind of a mess and everything would be shooting into each other, which is why it's unfortunate we can't do that.

SUSAN ROBERTS: When we met with Liza and Charles last week, we brought with us a radiofrequency engineer, so he actually spoke to that question.

WILLIAM TIBBS: I basically agree what you said, it's not the best, but in light of what was there before, I think this is a better solution. Although it's not that great, it's not so bad it shouldn't be there.

CHAIRMAN HUGH RUSSELL: We have some confidence from the point of view of the Historic Commission, this is the best that it can be.

WILLIAM TIBBS: Quite frankly, I think the idea of going to the Historic Commission is just getting different approaches is helpful for me.

STEVEN COHEN: This is the worst possible design except for all the others.

AHMED NUR: I agree with Hugh on this particular building. But we can't predict this stuff every time things change more and more in terms of showing up. And we're going to run out of 1900 buildings and we're gonna run out of -- I

mean, things are just going to change on rooftops, and I'm telling you this is a multi-million dollar business with cell phone antennas. Landlords can make -- can actually go to the roof with this stuff. So at some point, it's okay that people come down here and say "Is this okay? Does that look okay," so on and so forth. We don't want to give (inaudible) Cambridge Planning Board. It's okay for certain buildings and certain locations. I think overall this has got to be taken off our hands.

The technology is the greatest right now. I don't understand why we're building these fake chimneys on these beautiful architectural buildings in our neighborhoods.

PAM WINTERS: That's a good point.

My question to you is: I'm curious as to why you chose this particular building.

DAVID FORD: Due to the height (a), this

area Liza spoke and the historic director spoke on this as well, all the carriers have been targeting this one building due to its height. It's the highest building in the "ring." Half a mile in every direction, this is the highest building you're going to find.

Also, the fact there's three existing carriers. Instead of doing to another building and putting this on somebody else, it's best to locate per the zoning ordinance and keep everything together in one central location, which is the goal more or less.

PAM WINTERS: So this was truly after much brainstorming of the best design you could come up with?

DAVID FORD: Honestly, with the room you have to play with. If we had a the full rooftop for ourselves, it would be a different story. But with three carriers, we have very limited

options. It's a different situation.

PAM WINTERS: Because of the bouncing of signals?

DAVID FORD: Exactly.

PAM WINTERS: Okay. Thank you.

SUSAN ROBERTS: As I said, we did have two other options for staff and this is the one that staff liked.

CHAIRMAN HUGH RUSSELL: Okay. I think our recommendation would be that we nurse the process studying and presenting options.

I would like the Historic Commission to weigh in, but we believe this is the best result for this building. Okay.

DAVID FORD: Thank you.

SUSAN ROBERTS: Thank you.

CHAIRMAN HUGH RUSSELL: Thank you very much.

TED COHEN: Could I add one thing while

we're in this discussion?

There is some other options in some places. About ten days ago, I was on the top of a mountain in Switzerland and my cell phone rang, and it was my burglar alarm company telling me that the alarm was going off, which was okay. And I'm thinking, wow, I've got five bars here. This would be terrific. And I turned around and saw that on the top of the mountain was the most humongous cell tower I had ever seen in my life. So there were none on buildings.

SUSAN ROBERTS: Thank you.

CHAIRMAN HUGH RUSSELL: You want to pick up your materials?

We'll have a brief discussion about the schedule for the evening. We've got two hours roughly left. We've two important cases. It sounds like we'll spend an hour on each one and see what we can do during in period of time.

Okay. So, the Board is going to discuss Planning Board Case 278, 240 Sidney Street. This is a project that we held a hearing on. The hearing is now proposed.

The proponent has made some changes to the building which I presume they're going to explain to us, and we'll go from there.

SCOTT ORAN: We need technical assistance on the projector.

Good evening. I'm Scott Oran with my partner, Marc (inaudible) Dinosaur Capital Partners. We're the developers of 240 Sidney Street.

Since our June 4 meeting with the Planning Board, we really tried to listen to the suggestions from both -- that we heard at the Planning Board and planning staff as well as most of all frankly our neighbors. All of our neighbors.

What we heard was very intelligent concerned citizens who are passionate about their neighborhood and now our neighborhood, and we acknowledge that we made some mistakes. We think we learned something about the neighborhood, about the parking reality in Cambridgeport, and we learned something about the history. We learned that Hinny on the Charles across the street, and his son Bernard, used to raise the flag everyday for Washington Park and Charlie Gidden, who was the first African American secret service agent, lived across the street.

And so we're actually going to put an historical marker on the site about that.

We think we've improved our or project too, mostly importantly. We've worked with our attorney, Anthony Galluccio and Nancy Ludwig, from Icon Architecture, and we've listened and we've worked and I think we've chosen to try and

do the right things like all of our neighbors.

And we committed to make significant investments both in parking and in the building and in landscape and make reductions in the scale of the project to make sure the projects are harmonious with the neighborhood.

So, I want to take you through quickly the changes we made since the last meeting. Then Nancy will talk about the architectural and landscape provisions.

Since June, when we saw you last, we sent three mailings out to 100 of our closest neighbors. We solicited their suggestions, their feedback and the comments and concerns and met with them twice. Early on what we heard was parking was really the biggest issue in this neighborhood.

I think that Mr. Cohen said, you know, when it comes to planning, we probably need to

defer to the neighborhood. And we listened and we agree. And we have.

We met with our other major commercial neighbor, BioMed, who owns two buildings to the north and to the east of us, and we listened to their concerns and we tried to make changes in response. And we sent some of those on to you, letters, you've seen them. They sent a second letter and we'll respond to those tonight as well.

So, as we said, there's really three major areas: Parking, a building, which includes the landscape, and then the compatibility with this commercial use next door.

The first thing we looked at in parking was Allston Street, entry for the parking garage. If you recall, we looked at a number of different alternatives. We came back, we reinvestigated that, we sent Howard Stein Hudson out to check on

the traffic there. We looked at various alternatives. And decided and reconfirmed that this is the best place for parking.

As you can see in the current conditions on right, it faces the BioMed parking lot and loading docks from 200 Sidney Street. And it allows the building to be as low as possible and the courtyard to be as low as possible which reduces the ramping into the building. So we think that makes sense.

It's also -- I believe there's TBT, (inaudible) to point out last week, a quiet street and one that they believe is appropriate for that. So we're going to keep it where it was.

The biggest and most expensive, and frankly, the biggest investment we made in the building was increasing the parking. So that we now have one parking space per apartment. Plus

we have ten guest parking spaces all with underground a parking garage, it's under the building and under the courtyard. So parking now fully complies with the ordinance. We're withdrawing our request for a Special Permit for reduction in parking, and we think obviously that really satisfies many of the concerns that we heard.

This is a neighborhood that has very tight on-street parking. Our residents should not contribute to that and displace our neighbors.

We also said, and whether we can do this or not, we're not sure, but that we would try to work to create new parking spaces for residents overnight parking on Grove Avenue.

Grove Avenue is a peculiar situation. It's a private street. We own half of it. BioMed and MIT owns the other half. We would

need their cooperation to create that parking.

So we can't promise it. But we said we would work diligently to try to do that in good faith.

So one of the things that came up early on with our discussions with our neighbors, was that "This is great, Scott, that you're building this parking, but you're going to go charge \$5,000 a monthly for these parking spaces, and anybody can walk right down to city hall and get a resident parking permit for \$25 for the year. Why are they going to pay you \$5,000?"

We scratched our head, and we said, "We're building a very expensive parking garage, but you don't to have trust us, we'll actually put it in writing."

We have come up and Anthony Galluccio, our attorney, has worked with Sue Clippinger and I think we have come up with a really novel approach.

So as we said is the parking will be included in every lease. If you don't have a car, you'll get a discount. How do we know you don't have a car? Once a year we're going to send a letter to TPT -- they have agreed this will work and ask them for a list of everybody who has gotten a resident parking permit at our address. If these people actually did get a parking permit and lied to us, essentially broke the lease, they lose their discount. Or, frankly, if they don't want to have a discount and pay \$5,000 a month -- I'm exaggerating, of course -- whatever the parking would be, a discount, they can continue to park on street, but they're paying for a space.

We think obviously it's a great disincentive for everybody to go take a space and then park on the street. And I think that our neighbors, residential neighbors agree with this.

So we think this is really a clever thing. Hopefully, this will be of use somewhere else. We worked hard to craft the language. As I said, I think TPT thinks it makes sense, and it's not too burdensome for them, it's not too burdensome for us .

And once a year we'll actually report back to our neighbors and tell them who is violating.

The next thing, leaving parking and moving to building, was about the size of the building. Even though, if you recall, this is a very interesting zone. It's transitional. It bridges the C3 on one side and Special Permit -- or special district 8 on the other side. C3 allows 35 feet and Special District 8 allows 60 feet.

This zone allowed 45 within the 100 feet in the C3 district growing to 60 feet adjacent to

the 60 foot height limit of the Special District
8.

We say --

CHAIRMAN HUGH RUSSELL: Excuse me.

You're saying C3, but I think you mean to say C1.

SCOTT ORAN: I'm sorry, C1. Thank you.

C1 District.

We came in and our proposal, we thought,
was respectful for the C1 District, a three-story
building stepping up to a four-story near the
60-foot height limit which is only 45 feet.

After talking to the neighbors, people
continued to say, you know, "We think the
building feels too big."

I think, in fact, Mr. Sieniewicz said
last time, he felt even though the building
complied with zoning, it felt too big.

So what we decided to do was reduce the
number of units and the mass of the building so

the number of units have been reduced from 107 to 96. We think this allows it to be more in scale. It also creates less of a disruption and minimizes the impact on the commercial abutter, which is BioMed at the other side.

And you can see that the height steps to 45 feet on the right here closest to Putnam Ave, which is opposite the Putnam green building which is also 45 feet.

So there's a rationale and we think it relates will.

Nancy will talk more about the architecture. So, again, this was just a numerical impact. So we've got less stuff here and more parking. We also heard when we met with you last, I think Mr. Ted Cohen and I think Mr. Russell said you know, "We would really like to some pre-entries. And you weren't the first people who said, you weren't the last people who

said that. We heard it echoed by our neighbors, and frankly, it's an undercurrent that's around the city, and although we were skeptical. We decided it's something we want to try.

And I'm really pleased and produced Nancy, Kendrick Mycon really put a lot of work into creating these three-bedroom duplex townhouses, they really created entries on the street, they have porches, they really animate the street, we think they break down the scale. Nancy will talk about it more.

But we'll really proud to have ten three-bedroom apartments, which is ten percent of the units.

I think that Mr. Tibbs last time asked about what we did mean by a multi-generational building anyway, and what did mean by reverse multi-generational building. And at the time, and still today, we feel like the building needs

to be reflective of Cambridge, and particularly Cambridgeport, and that means people of all ages and families of all different sizes.

And although we on the one hand are going to accommodate these larger families, we found out is actually 75 percent of Cambridge households just have one or two people.

So we're trying, I think, to do a little social engineering here. We're going to try to build them, and hopefully, they will come. You know, this is the field of dreams. We're willing to try that and hopefully it's a successful experiment.

You can see the mix in units is diverse and the types of people who can be accommodated, you know, young singles, old singles, elders, widowed people, divorced people, couples, roommates, empty nesters. You know, these are all people who live in Cambridge. These are our

friends, our neighbors, our family and, obviously, single parents with children, and couples with children. These all can be accommodated here.

One of the concerns the neighbors had was noise from the roof, the common roof deck. We felt in Cambridge, you know, in a dense city, it's a nice amenity to be able to get up and have fresh air and maybe see the July 4th fireworks or watch a sunset.

We think this is a great amenity for the building. But we also want to be sensitive to all our neighbors, both residential and commercial.

So we made the roof deck smaller. We moved it from the fourth floor roof to the third floor. We thought we could plant up there. I hope actually maybe we can grow some herbs.

I think Mr. Russell last time suggested a

neighborhood garden would be a great amenity, but, boy, it's messy. Well, maybe up there, you know, herbs, small tomato plants, that kind of thing, could flourish and grow.

There's a lot of talk about rooftop gardening now. That's exciting. It's controlled. And I think, you know, it's the kind of thing that residents should utilize as it's a real amenity.

It allowed us to reduce the building height because we don't have an elevator to get up to the fourth floor. We said that we will basically write into the leases that the activities must be quiet activities. This is not a place to bring your boom box and blast it. It's a place to sunbathe, to read a book, to enjoy a cool night.

We said the hours would be limited. There's no all-night parties. And, yes, someone

asked that. I think it was Mr. Sieniewicz about whether it was included in the FAR. It was included in the FAR and it's still included in the FAR.

I think quite dramatically, Mr. Stead, last time, one of our neighbors, suggested that once we started construction, there could be rats. I don't know whether there are, but they're not, but we certainly wouldn't want them to be.

So what we said is we would prepare and create a construction management plan, pest control plan, who would review this with the neighbors before we visit it once a month, create a hotline and dedicated email and make sure people understand what is going on, why and how they can allay any concerns there might be. I mean, there clearly will be. Construction is, unfortunately, a reality of our common lives

today.

So the third part we talked about building -- about parking, about the building changes and now I would like to talk about the changes we made to make sure that we're compatible with the commercial uses next door to us.

So this is actually the part of the project we're mostly excited about. When you look around the city, the divisionary PUDs that were put in place, you see University Park right up the street from us, you see the new Kendall Square rezoning. You see North Point, you see Cambridge Park Drive and the new housing that has gone in there. Even the smaller new PUD that has both housing and a biotech lab building.

They're all created to allow people to live and to work in the same place. This is what we're trying to do. We're trying to get people

out of cars and let them work where they live.

So, here we have this chance to create a real mixed use neighborhood from pieces that already exist here. We're really intent on making it work. And we acknowledge that there could be some conflicts with commercial uses. And it has to work for all our neighbors, both the residential neighbors and the commercial neighbors.

So, this is a busy diagram and it's small, but just to recap, you know, we've always said, it's a transitional neighborhood, that the bottom are the predominantly residential neighbors and the top is a larger commercial neighbors.

And you can see at the top where they have very large or larger commercial neighbors. 40 Erie Street, which is the BioMed building, who was concerned is about a hundred thousand-foot

building. The area they're concerned about is about 17,000 feet, about 17 percent of that building is directly northwest, although this is north this way, it's northwest of the building and we're separated by about 95 feet, which is actually about the same distances from this building to the other side of Mass Ave just to give you a sense of scale, and they're concerned that they have a laboratory use there and it has deliveries sometimes. It has exhaust from their laboratory hood labs. And these hood labs have fans and they make noise.

And they understand they don't want to have people complaining about that.

But when we look around the city, we see that it clearly works other places. We looked and saw what was the best practice and what we can do.

So we reviewed their letters. They sent

one back in April. We met with them on June 7 to hear their concerns. They sent another later late on Monday night. We really worked hard with our team to try to answer those additional concerns, and we think we got something that really does the city proud.

I should also mention they also own 200 Sidney Street, which is a 60-foot building to the left and northwest of the area as well. It has a parking deck over there as well and it's just 60 feet.

You can see why this district was created to bridge the 60-foot gap because the 60-foot heights were all permitted in that special District 8, which surrounds our site, even though their building now was only 20 feet, plus the 20-foot height of their exhaust stacks, which is about 40.

So, as I said, we really created this

landscape buffer. We were modest about that trees which are kind've whited out on the -- so you could see the building. You had to balance whether you wanted to see trees or buildings, but the trees line the sidewalk in planting strips per the City's requirement and really create a visual buffer which will fill in over time and be very nice.

Dimensionally, we increased the required setback from 10 feet to 21 feet. We have a 30-foot right-of-way in Grove Avenue and then another 44 feet to their loading docks. So we've got 95 feet.

We think this is an appropriate distance. We have locations in the city all over the place where loading docks are opposite residential buildings across the width of Mass Avenue.

And more importantly, we reduced the height of the building to 35 feet in that

particular area. They were concerned about wind blowing across their roof and vice versa.

Obviously, lowering the roof to 35 feet allows their stacks to go over that roof and whatever they're blowing out of the stacks could dissipate.

Most importantly what we want to do is make sure that we're really planning for whatever they do there.

So our proposal is based on what is there now, and the fact is that not only 40 -- 200 Sidney Street, which is the 60-foot building, and there's residential uses, and those residential uses are right here (*indicating*) about 50 feet from our proposed building.

So, you know, we know that all things being equal that BioMed would have preferred to have our green space face their building and have less mass towards them.

But we've set up the green space to be oriented towards Fulmore 8. It just didn't seem right to our residential neighbors to turn the building around and do that.

So we compromised and we created this 95-foot buffer and oriented the courtyard toward Fulmore Park.

And although we know that BioMed's tenant Vertex is moving to Boston next year, the plan is based on existing conditions. We don't know what the reuse is going to be. But we've designed it so that we can satisfy the current use. And we sent you letters from engineers and whatnot you can review, but also for the eventual reuse. And our architects and engineers have suggested some common sense things.

First they said, "Use cellulose filled insulation to increase the acoustical properties of the exterior walls." They said, "Move all

your makeup air intakes as far from the building as practical so you don't have any issues. And the design windows so if, in fact, there is an issue, they can become fixed."

And at that point we would use a heat recovery system and use makeup air which is drawn from remote locations. Make sure we don't have any issues. And we think this works.

If you look around the city, we know it works 'cuz if go up the street to University Park or you go out to Cambridge Park, we're building residential buildings across the street from Biotech at the same heights and same conditions as this and they all seem to work.

So we're certain, we're proud and we think this will be great.

You know, just last night about 10:00 we got a letter from BioMed which had a couple more concerns and, as I said, we raced around to try

to address those. They were concerned about the roof deck. They said, you know, "If you have people up there, maybe somehow our building would disturb them." We actually figured out a way to move the roof deck 10 feet back further from the edge. We had it centered, but we moved it back further to avoid any noise issues that might come from the BioMed building.

We suggested to our residential neighbors that we might cooperatively work with MIT and BioMed to create residential nighttime parking. So this is a very parking constrained neighborhood. We didn't want to over promise. We said to them very clearly, "We need to get the consent and approval of BioMed because they jointly with us control this private street.

We don't know if they will agree. Their letter suggested it could be problematic for them. So what we actually said to the neighbors

is if they don't agree, we'll actually put a hubway bike station there. We think that's a nice alternative. It's a great amenity for our residents and for the neighborhood as well.

Like I said, you know, even though we know Vertex is moving, the development plan is based on what's there, here and now. And with the buffer, we think it's very comparable to what you will find elsewhere in the city and perhaps farther away.

Just to conclude, the project now complies with the ordinance in every way, parking included. There will be no Special Permit requested for reduction in parking, we've increased the parking from one space to per unit and ten deck spaces on the garage. On the ground the building is smaller. There are only 96 units. There were 107. We removed that fourth floor. This, I think, helps our residential

neighbors who complained, some of them, about that size of the building. It helps we think BioMed addressed their concerns about wind. And we have created this 95-foot separation between the commercial use and the residential use.

So we've got what we think is a self-made mixed use PUD, which is what we're promoting all around the city, and we can create here from existing uses which is exciting.

We think that we've got a residential project which now respectfully and harmoniously co-exists with this preexisting commercial use.

I just want to make sure that you have copies of everything we sent you because it has been fast and furious today.

We sent some correspondence to BioMed which I alluded to. We also, I believe, sent a letter to a number of residential neighbors who had concerns about the project. They've said if

we include conditions with the Special Permit reflective of what I present tonight that they would be supportive of the project as it's presented now.

So with that, I want to turn it over to Nancy who is just going to talk about the architectural and landscape changes.

Thank you.

NANCY LUDWIG: I'm Nancy Ludwig, a principal with Icon Architecture, and I will briefly go through the changes we've made and show you the views that we presented when we were here in June and comparatively how they have been modified to respond to the comments.

So, starting from kind've the landscape and coming back into the specifics of the building, we heard several comments about this landscape scheme that we presented the last time.

Mr. Sieniewicz, you had remarked that it

was not clear of the nature of the public area versus the private area.

Mr. Russell, you had commented that, in fact, you thought this felt kind've cartoony and that it was not clear where the neighborhood amenity was in this diagram.

And then I think we heard from Catherine Connolly who talked about wanting to have city standard sidewalks on the site.

So, as we've moved forward, we've actually used the step-up in the landscaping in the courtyard to define a clearly different realm along the back of the sidewalk, clearly inviting people onto the site. I will show you some larger images of this, but we developed a fountain and seating areas right off the back of the sidewalk. We have steps and a gentle ramp slope that comes up into the higher area of the courtyard, a clear path to our front entry, which

Scott had mentioned, has been lowered fairly dramatically because now having our roof deck on the third floor means we don't have to express the elevator up yet another story. And we've actually decided on a simpler more grassy open space at that higher plane.

Change, we think that's been terrific for the massing of the building is adding the three-bedroom duplex units.

We heard your comments about domestic scale. Mr. Sieniewicz, you had commented despite its meeting zoning, it did appear too big.

And so, we have taken advantage of the fact that the duplexes are now engaging the ground play, and we have now created these two story bay elements that actually define within the overall building bulk where those duplexes sit within.

The base become expanded areas for those

larger three-bedroom units and they engage now a canopy over a very visible front door. And on the Putnam side, which you're looking at here, we're just up a step or two from the back of the sidewalk when we see this similar elevation over on Allston Street, as Scott had explained, the site is slopping, so, in fact, there's a more pronounced stoop. It, too, is in masonry and we think it looks very nice on that side of the building.

We clearly decided not to take the base up to the third floor. We feel they are expressing the duplex units within, and we also feel that there was a comment made the last time, the expression of these typical residential buildings have highlights at the roof.

Here we've now expressed a cornice, but we've also put an eyebrow kind've dipping down over each of these elements, and you'll see that

it becomes a consistent feature as we work around the building.

The three bedrooms units actually are duplexes as we've now said. We got two bedrooms, plus a den on the upper level. We have a master suite on the lower level, plus kitchen and living/dining area.

Scott also mentioned that we've got a nice mix of units from ones and twos.

And now, I want to go back through and show you the existing views, the views we were here with in June and how we've modified those.

We're now looking south on Sidney Street. Before we had shown you this building with siding and a taller bay at the corner, and now we've actually begun with using these two-story elements to actually play with stepping that massing, we kept the element low as it engages the corner of the site. There's this 10-foot

deep band of landscaping behind the sidewalk, and then we have chosen to take the same element and step it up as you come into the courtyard.

Looking north on Sidney Street, we had shown this corner expression. And now, similarly it has been modified with a deeper bay, the eyebrow in the corner, and again, this kind've peek into the -- into the courtyard with its clearly broadened sidewalk inviting the public to sit along the edge.

Now on Putnam Street looking west, here is where we were before. You see the step from three to four stories. But now we think we have enhanced that with the base and the stoops and breaking up that horizontal along the third floor with eyebrows and the cornice actually kind've staggering and then out again to express those duplex units blow.

Now on Grove Street looking south, we've

changed this view slightly because we actually wanted to kind've turn and get the corner so you'll see this was before, and now I'm kind've looking a little more to the right-hand side, and so you see the clear step from four stories down to three, which we actually think is nice. It makes the building a little more asymmetric and you can also see that we have brought the bays around to this facade as well.

Despite the fact that we don't have duplexes on the Grove Street facade, we are adding balconies, but you see some masonry elements with rails on top projecting into that deep landscaped realm.

I should also point on this illustration that we've widened the sidewalks all around the site to an 8-foot sidewalk with a three-foot tree pit which we think is appropriate to the city and allows you a full five-foot passage beyond the

tree and that now lines the complete perimeter of the site.

The revised courtyard, I've already talked about some of the issues here. Still very important to us that we have extended Fulmore Park across the street. But now you begin to see a very much differentiation along the sidewalk edge with a very public realm and that transition into the upper level.

I think Scott had explained we still have an element of the parking that's coming into this courtyard, so we're transitioning four feet up to the front door.

I've talked about the sidewalks and their width with the tree pit, and then our setback from the back of the sidewalk, which we have shown either with stoops or patios or landscaping where we've neither.

And, again, you see the plan. We've

imagined some flowering trees up in near the front, street trees beyond that.

And Scott had mentioned when you started the notion that we want to have an interpretative historical marker somehow associated with this fountain or element that does talk about some of these stories that we heard from the community.

This is what you had before. I think remarkably you see a big difference here, both in terms of the feeling of the project from the street and across the street from Fulmore Park as well as the sense of scale and domestic detailing and richness within the courtyard.

SCOTT ORAN: Thank you. This is very quick. Look, we got a lot of comments. We've learned a lot. We've made mistakes. We've hopefully learned from them and grew. And we think the project as a result is reshaped and improved and better.

We thank you for your support and comments. We got a smaller building today, we've got fewer units, but it's got more parking. We think it's more responsive to the neighborhood. It's sensitive, and we think it's respectful and harmonious with both the residential people on one side and the commercial on the other and that no easy feat.

So thank you very much.

CHAIRMAN HUGH RUSSELL: Thank you. Does the Board want to hear from the public at this point?

So I would ask people who want to speak to speak to the changes, because I heard people speak two months ago, and there have been changes made, so what I really want to know is what do you think about the changes?

First name is Vivek Sikri.

VIVEK SIKRI: Vivek, V-I-V-E-K, last name

Sikri, S-I-K-R-I, 64 Allston Street.

Good evening, Board members and neighbors. I have a couple of documents to submit for the public record which I am going to read out.

The first one is an email from my neighbor who couldn't be here today, but he asked me to pass it on to you.

The second one is a letter from myself, and the third one is a letter from an attorney that previously a neighbor and myself hired to negotiate on our behalf with the developers.

Many of you may remember me. I was a vehement opponent of this building when it was last presented. The reasons I was opposed were there was almost no community outreach. What was done was disastrous, and the building was too big. It was going to overrun the parking situation. There's a lot of things wrong with

it. I'm happy to say that many of those have been rectified over the past few months, and I hope that going forward this developer, as well as others, forced to by the Planning Board, take heed of this and just make it a more pleasant process from the beginning. We all like to enjoy our lives, and we shouldn't have to fight to get a decent building built next door.

I'm going to read out my letter and submit the others for the public record.

So I want to just read in bullet point form the changes that make it so that I'm now amenable to this building in my neighborhood.

The reduction in number of apartments to 96 is about ten percent less. That's nice.

The increase in parking and more specifically including the parking in the rent. I think this is a model that all future development should follow. We talk about net

zero energy. Let's talk about net zero parking. We live in a tight city, you know, and a lot of us don't have an option for parking. Lets make new development at least not overburden the existing.

The three-bedroom apartments, this is huge. I think when developers look at the existing community and say well, you know, the households are one and two people, there are one and two people because they're one bedrooms and they're studios. When there are three-bedroom apartments available, people jump at the opportunity.

You guys heard from Jenny Popper Kaiser a few months ago who came up here and said, "If I had a three-bedroom apartment available to me, I would jump at the opportunity to rent it." Well, Dinosaur Capital has now created ten three-bedroom apartments -- well, now as in a

year and a half or so when the building's done. People like Jenny Popper Kaiser and maybe one day myself could actually rent and stay in the community we love.

The roof deck being smaller, lower, and further is a big improvement.

Construction management plan with pest control. When I first heard this, I kind've said, "Okay, are rats a really a big problem?"

Well, last week, I got a letter from Inspectional Services saying the city is going to sue me if I don't take steps to get rid of rats on my property. Kit got one, too.

So here is the irony in the situation, Kit's house and my house back up to Fulmore Park, they redid the park. Well, where do the rats from the park go? To my house.

And now the city says they're going to sue me. It seems a little odd.

I sent them pictures of all the rat traps I have. I'm thinking of sending them the bill for those, too. I hope you guys will support me in that effort.

CHAIRMAN HUGH RUSSELL: If you could kinda wrap it up, we'd appreciate it.

VIVEK SIKRI: The pest control is a big issue. Please make sure that that is a condition on the Special Permit as well as these other things.

The Grove Avenue spaces much appreciated. We understand it's a private way and we don't have any public right to park there overnight. That's a concession of the neighborhood as a neighbor of this building. I appreciate that. And I appreciate that, you know, if that doesn't come to pass because of the abutters and co-owners of that space that Dinosaur Capital Partners has agreed to fund and place on their

site a hubway stop, which is great because it's great for their marketing brochure, it's great for the community at large, and it's something that traffic and parking likes to see. And as a crowded city, that's going to get more crowded is an important thing. I ride my bike all day long.

CHAIRMAN HUGH RUSSELL: Could you wrap up your remarks, please?

VIVEK SIKRI: Sure.

The developers told us that the parking issues have been vetted by traffic and parking in advance. So that's nice.

And hopefully all these changes are amenable to you guys and will be added as special conditions. If they are, I would like to say I'm not in favor of this building.

If Planning Board deems that these are conditions that should not be added, then I would like to maintain my opposition due to the reasons

I mentioned last time.

Thank you.

CHAIRMAN HUGH RUSSELL: Thank you. Next person is Donald Grossman.

DONALD GROSSMAN: Donald Grossman,
G-R-O-S-S-M-A-N, 179 Sidney Street.

I kind've fall on both sides of the fence seeing as I live and work in the neighborhood and have both a mixed-use building with residential and commercial.

So that said, I think the developers have gone a long way to make accommodations and listened to some of the concerns about parking design. I won't belabor that point.

I do think that in terms of the changes they have made -- call me old-fashioned -- but I like symmetry. So I have no problem with the asymmetry creeping back in.

Second concern I have is the location of

the garage entrance. This is kind of a micro concern. It's fine, but I think the ingress and egress should all be through Grove Street because otherwise getting into or out of the parking garage along Allston Street means you have to go up Brookline through Allston Street through a lot of, you know, quiet residential area or go up on Erie Street and come back down Sidney. It's just not very convenient.

Grove is a much more natural location for both directions of coming in and out.

Also, I think the parking, including it in the rent is huge, providing a rebate. And if it's demonstrated they're not using the parking is great.

My concern on the other side is what happens with families with multiple cars or these three-bedroom units that get subsumed by three professionals who are cost conscious, and how do

you regulate the parking and ensure that they're going to pay the extra \$5,000 a month or whatever it is in order to do that.

So I think there's still some work to be done on that aspect.

And finally, I think the most important one is you've got communities coming together here, plates are colliding and you're gonna have volcanic and earthquake activity on the boundary with BioMed.

I live across the street from Idera Pharmaceuticals formerly occupied by Boston Pipe & Fittings.

Actually to be honest, with pipes and fittings clanging around in the street were less disturbing because those only occurred during the day, even though Idera is absolutely within code in terms of noise ordinance and so forth.

The fact that it's directly across from

my residence is still disturbing, and I think that there's obviously no way in zoning, but it would certainly be nice if the developer could indemnify BioMed in some way so that they're not stuck with a lot of nuisance activity against their project. Thank you.

CHAIRMAN MICHAEL GARDNER: Thank you.

BILL KANE: Bill Kane with BioMed Realty Trust -- K-A-N-E -- representing the owner of 40 Erie, 130 Waverly and 200 Sidney.

Thank you to the Board, the residents and the proponent for listening to me tonight.

As you know, we have presented some concerns in the past. We have documented our concerns. We have submitted them to the Board. We have submitted them to the proponent.

We did have an opportunity to talk to the proponent on June 7th.

We're encouraged to see that the proposal

is revised. But I did want to point out that the majority of our dialogue or the majority of the information that we received was transmitted last week in its entirety not until last Friday.

We did our very, very best to review it under the time that we had from over the weekend, me for my bicycle while I rode the Pan Mass Challenge.

We don't think that's enough time to review some of the serious considerations that we've submitted to the Board, more specifically noise and exhaust and how they may relate to the two uses, whether they're compatible, given the distances they proposed.

Whether they impact our preexisting use now while Vertex is there or in the future or in perpetuity.

We hope the Board finds it in everyone's best interest to study these very complicated

matters or give us a reasonable amount of time to study those matters. We don't want to be obstructionists, we don't want to delay this.

So in the interest of time, we're committing to respond to those matters by August 20th. We're just asking to give us the opportunity to employ a reasonable amount of resources and time to respond to those matters and opine on the adjustments that they made to their proposal.

CHAIRMAN HUGH RUSSELL: Thank you.

DONALD GROSSMAN: Thank you.

CHAIRMAN HUGH RUSSELL: Ryan Case?

The next is Charles Eccles.

CHARLES ECCLES: Charles Eccles,
E-C-C-L-E-S. I just want to say I oppose the project in its entirety.

I appreciate the effort they made to make some concessions, but it seems that they're not

looking at the same page I am.

I live directly across from the building they intend on building, and it's just gonna put a big wall in front of me.

We had a beautiful view of Boston. Little by little, we lost it.

My brother lives on the second floor of our house and now he is not going to see anything and I'm not going to see anything.

I just think that their project was -- they took on way, way too big of an area. We have some 30, 36, 38 units on our block, the block is the same size and they want to put 96? I don't think that that's fair.

And I would ask that this Board deny their permit. I thank you.

We have a great history in the neighborhood, and a lot of the people who lived and worked in the building there, you're taking

away -- every year I see more of our commercial and industrial work areas being taken away. Where are the people gonna work? I mean, I worked as a union laborer for 22 years. I know it would be good at first for construction, but then after that, no work. That area was meant to be that.

I know the zoning had been changed, slipped right up underneath us. Same way a lot of things happen in Cambridge, but I oppose it. I live directly across from there. No attempt was made to make any concessions to me and my family, nor any of the other black families in the area who are directly involved with this project who are right opposite the building that's going to be built.

I'm speaking for my brother. He would have been here today except he had some surgery done on his heart. I just brought him home last

night, and he wanted to make himself -- let me speak for him. And I don't want you to give them the permit, and he doesn't want you to give it to them either.

I appreciate the fact that they got Attorney Galluccio to help. He's been very helpful and very cooperative with the neighbors and everything. I think we all think the world of him. He's a great man. But I still -- I don't think they have addressed our concerns at all.

And I know I came here before with my aunt. She had a building. She didn't need a permit. She came to ask for a permit. There was one person opposing her. She's sitting there with her building right now on Western Avenue, little black lady. Do you remember her?

CHAIRMAN HUGH RUSSELL: I remember the story behind it.

CHARLES ECCLES: As far as I'm concerned, I don't want it built, neither do a lot of my neighbors. (Inaudible) directly across from them, so he doesn't have to worry about it, but I do. I do not want it built. I want them to come down in size. If they said 50 units, maybe I could go for that, maybe.

CHAIRMAN HUGH RUSSELL: Thank you.

CHARLES ECCLES: You're very welcome.

CHAIRMAN HUGH RUSSELL: Mike Stead?

MIKE STEAD: Mike Stead, S-T-E-A-D.

First of all, I'm not going say that I'm opposed to the building, but what I would have liked is a chance to be informed by it. Like Kit said, I was never part of the negotiations. I'm an abutter. Do they reach out to me? No. He said everybody thinks the world of Gooch. Everybody doesn't. He didn't reach out to me. So, obviously, I don't think the world of him.

He knows how to reach me.

The other fellows got attorneys, so I can understand why they're happy with whatever they got, which we're not going to know. I'm sure of that.

The other issue is, is like the gentleman said that just got the stuff on Friday. He got some information.

The chairman here wanted us to comment on what we saw. Now, again, in the back all the others, they had that information. We got nothing. Mrs. Pearson, the other abutter, minority abutter, 95 years old, do they reach out to her? Absolutely not.

So I'm not going say oppose it, but give us a shot. We're the abutters, and as far as our views, yeah, they're going to get killed. The noise. The rats. What's going to happen with the rats? Are we gonna wait until the building

-- they rip ground and they're running around rampant? I mean, you know, what's happening with that? I've heard nothing. I'm excluded. And I ask why.

Anthony, why was I excluded? I hear Kit say something. I don't think that way, but what am I supposed to think, all right?

But the good thing is this is America. I can get a lawyer also.

So with that being said, whatever the Board decided on, that's fine. I know that the state can help out, too.

(Cell phone starts ringing).

That's my lawyer calling me.

Thank you.

TED COHEN: What is your address?

MIKE STEAD: Putnam Ave. I live right across the street. You would think that they would at least reach out. Like the woman here

said, they talked to people in the neighborhood, but not to the abutters. You know what I'm saying? I think we understand what this is all about. Thank God for the state.

CHAIRMAN HUGH RUSSELL: Is there anyone else who wishes to speak?

JAMES WILLIAMSON: Thank you. My name is James Williamson. I live at 1000 Jackson Place in North Cambridge, but for many years I lived in Cambridgeport where I became an elected member of the Ward 5 Democratic Committee, and the reason I joined the Ward 5 Democratic Committee was because of what had happened with the Ward 5 Committee during the period when I was living there.

And the Ward 5 Committee had been taken over by a reform group who were motivated to take it over because of what they felt was the rubber stamping of some of these kinds of developments

in the neighborhood and in Cambridge by the existing leadership of the Ward 5 Committee and many of those people were also members of something called the Simplex Steering Committee. The Simplex Steering Committee was in response to Simplex Wire & Cable moving out, moving to Revere, to New Hampshire and leaving that vast area that we now know as Biotech heaven down Sidney Street, and it was left in rubble for many years until a master plan was developed.

One the demands of the Simplex Steering Committee was always protecting light industrial. And you can debate about it, you can analyze it, you know, what happened to the industrial base in the United States. But I thought it was interesting to hear one of the previous speakers speak about that, what's happened to some of the jobs and some of the opportunities for people.

Another thing that happened in this

neighborhood was the successful fight to stop the innerbelt and the successful fight to stop the innerbelt was about protecting a multi-racial neighborhood, and listen to what the history of that that people like Fred Salvucci tell.

So there are things that are at stake here that I hope you all will consider -- take under consideration, and I would just like to say, another aspect of this is when I hear about the scale of this building, we're talking about fossil oil. We're talking about other big projects that have come before you where -- and 300 Mass Avenue, which we'll have a hearing about in a few minutes, where the design questions are often referred to in terms of articulation. The same kinds of issues come up all the time about these massive buildings.

And so, it's very disturbing to hear. I would think I would ask the Planning Board to

consider sending this back. It's very disturbing to hear about the lack of negotiation with people who live right across the street. I'm very sympathetic having lived on Perry Street for 35 years and watched all my views get wiped out by the big buildings.

I know some members of the Planning Board mentioned this at public hearings in the past losing out on all and feeling more and more closed in.

I think these are all important considerations. I would ask that you at least wait until there's been a good faith effort and negotiation with everybody who really has a stake in the immediate neighborhood.

And I'd just like to say I stand with the neighbors and especially having had a chance to hear some of the people, Mr. Eccles and Mr. Stead, who, I think, spoke quite eloquently.

CHAIRMAN HUGH RUSSELL: Thank you.

Anyone else wish to speak? Anthony?

ANTHONY GALLUCCIO: Anthony Galluccio,
G-A-L-L-U-C-C-I-O. I'm a partner with Galluccio
and Watson, 1498 Cambridge Street, and also an
attorney for Dinosaur Capital Partners on the
project. I will not repeat any of the
presentation because I think all the areas were
covered, but I did want to just mention that I
cannot always make everyone happy, but I don't
want anyone to think I've lost my touch to chase
people around. So I did want to point out that I
spoke to Ruby Pearson today on the phone
personally, I sent her a letter to make sure that
I touched personally with her because she's on
the older side, and we had a good conversation.

She did say she was happy with the
changes, although she's not here, I would want
those to be part of the record, but she did. And

Michael, I chased you out of city hall the night of the meeting as you used to chase me around the school yard. But, Michael, I appreciate your opposition to the project. I do want to just make sure that --

MIKE STEAD: You never reached out to me.

ANTHONY GALLUCCIO: I called you. I saw you three times and --

MIKE STEAD: You didn't call me. You just said you called me?

CHAIRMAN HUGH RUSSELL: Please.

ANTHONY GALLUCCIO: I just wanted to make sure that we've done an awful lot of outreaching. I want to make sure that at least my representation for chasing people is still intact.

Thank you, Mr. Chairman.

CHAIRMAN HUGH RUSSELL: Anyone else wish to speak?

Okay. So we have now spent 55 minutes listening.

What do we think about the request for the BioMed people to respond to a technical letter that they received several days ago? I'm inclined to think it's a good idea.

STEVEN COHEN: Mr. Chair, I agree with that. We have a number of issues that members of the Board make that you wish to address, but certainly I think the most profound issues are those that relate to the adjacent lab uses.

And those issues may explode in everybody's face down the road at some point. I think they're issues that could be explored fully at this stage. And certainly to the extent that the two parties can talk to each other and perhaps reach a mutual understanding, that would be the ideal outcome.

But, in any event, they should have the

opportunity to fully vet the issues. It's too important for us to pass over them tonight.

I would certainly support your suggestion that we hold off in making a final decision until we've heard from BioMed on those issues.

CHAIRMAN HUGH RUSSELL: I think Steve caught my eye first.

STEVE WINTER: Mr. Chair, I respect your wish to make certain that the issues are looked at. So I'm willing to do that and Steve as well. But I also -- I feel like the Board needs to tell this proponent that so much of the project has changed in a good way, in a positive way. The proponent's response to the neighborhood engagement -- and by the way, congratulations on the neighborhood engagement that you did. It was very effective. You listened very carefully and that's not always a fun and easy process, but the buildings are always much, much better for it.

And I think we have seen that here. I'm okay to wait and give them time to work these issues out. But I don't want to revisit the entire project. I feel like the Board can say we think that progress has been made and there's one thing we would like to see worked out, but I'll leave that up to you.

CHAIRMAN HUGH RUSSELL: Okay. That's certainly my point of view that the desired changes are positive and address my concerns.

TOM SIENIEWICZ: Hugh, I'm just wondering whether we could explore something. I also agree that there's been significant very positive dialogue in design change that I've witnessed in the proposal. And I think the proponent deserves some credit for that.

I was wondering since the concerns with BioMed are quite specific that relate to sound, they relate to the transmission of deleterious

vapor, let's say, one way or another, whether that negotiation couldn't be resolved. It appears as if the two parties are talking to each other in a fairly positive way whether that can be resolved on the staff level and we would focus in on the rest the project, and the staff could use discretion should there be some significant parting of the ways.

I think the concerns across that property line are so specific, and they have been discussed in a fairly detailed way, I see maybe we can do that and reach a resolution.

TED COHEN: I appreciate your point of view, Tom, but I think we did put a time deadline on the hearing tonight, which we're rapidly approaching. I think the BioMed concerns, which were raised late in the proceeding last time, I think it impacted on all of us that it was something that really needed to be addressed. I

think Dinosaur has gone very far in addressing them, but I don't think particularly -- I think another ten or 15 days, as BioMed requested, that it will harm anybody and I would personally not like to put it on staff's shoulders to decide whether this is an appropriate resolution or not.

I think it's a big enough issue that I'm concerned about. It may be that there is a -- that it's resolved already or that it just needs some tweaking, but I would like to hear what BioMed has to say about it, and what Dinosaur may have to say in response to that.

And further, I think a short delay would give Dinosaur an opportunity to do some further outreach.

I do want to say that I think the changes that have been made are terrific, and especially I appreciate the addition of the three-bedroom units, which has been a big issue of mine for a

long time. It's great to see ten percent of the building with three-bedroom units.

WILLIAM TIBBS: I just want to say I agree. I think the changes that have been made are definitely positive. I, too, am all for talking to BioMed; however, I do want to say that the -- and with Biomed's review, they should be really looking at the issues we're concerned about, which is the exhaust and stuff. It really is one-sided on the proponent, i.e., they have to do all the work to deal with an existing condition that BioMed had. If BioMed were building anew, they would have a lot more stringent kinds of the things they would need to do in order to be more compatible with the residential uses that zoning does provide for.

So I just wanted to say that in doing your review, from my perspective at least, I just want to make sure that there's some kind've of a

balance because they seem to be going out of their way to look. Obviously, if you want to look and use your own consultants to make sure that the distances and the kinds of things they have done is helpful. But from my perspective, I think that would be good.

I also just wanted to -- I guess I'm always concerned when a direct abutter says they have not been notified when a proponent says they talked to the community. We don't have time now. I was going to ask you to tell me how you exactly how you talked to the community. We don't have time to do that. Since we're obviously given some interim time for BioMed to make comments, I think you now have time to make sure that you have at least contacted the direct abutters.

I can say two of the direct abutters, though, I think just from my perspective, I think this is a positive project. So it's not a

negotiation per se. You just need to -- need to make sure you hear what they say. If you have concerns, see what they can do to address those concerns.

SCOTT ORAN: I would say, Kit actually told me a whole bunch of stories about the neighbors I repeated to you. We actually did talk. And Michael did, too.

WILLIAM TIBBS: So anyway, regardless --

SCOTT ORAN: Yeah. We may disagree, but we did talk.

ANTHONY GALLUCCIO: We'll have another community meeting this Monday, and we're also available to meet individually. But we'll have another meeting Monday and be available.

You're right. It's always our burden. So if somebody is not happy, it's on us and we apologize. We'll meet tomorrow.

PAM WINTERS: Very quickly. I'm really

impressed with the changes. I really like the fact that you came down one story. I'm really happy that the parking is included, and I love the fact that you have more three-bedroom units as everybody has always said. I don't see any problem with waiting a couple weeks to have Mr. Haynes' concerns with BioMed addressed.

And also, somebody had mentioned something about the entrances being from Grove Street -- both the entrance and exit coming in and out of the Grove Street. I don't know how you feel about that or how the Board feels about that. Maybe you'd want to look at that and comment on it. And those are my comments.

Thank you.

CHAIRMAN HUGH RUSSELL: It was (inaudible) comment and I think if -- maybe that would -- 'cuz Don is a 30-year or 40-year resident understands the implications of one-way

streets (inaudible).

I would have a suggestion before the Board which will be that we ask the staff to prepare a favorable decision on this case, leaving open the one piece that is still open, so that when it does -- so that means when we vote, a step that takes a couple weeks to do will already have been made.

Steve, do you have a comment to make?

STEVEN COHEN: Yeah. Mr. Chair, I wanted to -- I agree that suggestion. But I just want to go back to one other point.

You know, on the BioMed issues, it seems these issues are kind've technical. We're talking about noise and we're talking about fumes, and I don't even know what kind of fumes we're talking about and whether they're health issues involved. And I'm afraid that when we hear from BioMed, it's going to be a

he-said-she-said sort of story. 95 feet is not a sufficient separation, 95 is insufficient separation. And I'm not sure that we, as a board, are qualified to make some of those technical judgments.

We can go with our gut, but I'm not sure that's the ideal. And therefore, I'm -- I guess I would like to suggest that our incredibly competent staff take a look at some of those issues.

I agree with Ted that ultimately it's our decision, but I agree with Tom that perhaps they can take a look at it and educate us to the extent possible or necessary, and perhaps make a recommendation to us about how to evaluate those technical issues.

CHAIRMAN HUGH RUSSELL: And there also may be other people in the city who may have some expertise. The best thing is to -- I think

you've become an expert and you've hired consultants. BioMed has also hired consultants. So if the two consultants can get together and figure out and come to an agreement, that's the best thing. But if it doesn't happen, we'll all have to deal with that.

Any other comments?

AHMED NUR: I overshadow, but I think everybody pretty much covered all my points, except that this is the first time I'm hearing from BioMed they're complaining about exhaust and noise as opposed to the abutters. I'm just curious as to what's up in the roof. If it's air conditioning and heating units, what else is up there?

CHAIRMAN HUGH RUSSELL: I think their concern is that they have a building that operates in a certain way, and they want to make sure that Mr. Oran is taking whatever steps can

be made so that people who live in the new building won't be all the time complaining to BioMed because of their building.

So it's -- looking forward, they want to be good neighbors, but they're not really prepared to tear apart their building to accomplish that. And it may be a short-term thing because (inaudible) may come in then there will be an opportunity to revisit those things probably.

JEFF ROBERTS: Mr. Chair? It seems like those were the conclusion of your comments. I just want to make a few schedule points about this particular case. This case has a date for final action of August 27th. The next Planning Board is going to be on August 20th.

Based on the communication from BioMed Realty, I'm not sure if the intent is to have a response by that August 20th meeting or to try to

schedule a different time.

Whether that's the case or not, we would like to request that for the August 20th meeting that the proponents apply a request for an extension of the date for final action so that we can have time to write and appropriately file the decision.

But I guess the main question is whether this case would be for the benefit of the people who are here to hear whether the case would be continued until August 20th or until a different date.

CHAIRMAN HUGH RUSSELL: It sounds to me from what BioMed said that they feel it will take two weeks for them to evaluate this, and therefore, there will be no chance for the dialogue to be (inaudible).

So I think if that's the case, then I don't think we should be talking about it on the

20th.

SCOTT ORAN: I heard him say you should ask him. We'll make ourselves available.

CHAIRMAN HUGH RUSSELL: Great. But what this Board doesn't want is for him to come in and say, "Well, this is what I found," and for us to try to make the technical judgments, which we can't make.

So I think we should not address this until sometime later.

JEFF ROBERTS: The August 20th meeting we'll have the proponent present a request for an extension, and at that time we can schedule the subsequent hearing to continue that and make a final decision.

CHAIRMAN HUGH RUSSELL: Right. We'll ask BioMed if maybe they can work a little more quickly on the 20th so that we'll have more information (inaudible). Okay?

Sir?

JAMES WILLIAMSON: It wasn't clear. Can you say how it will play out?

CHAIRMAN HUGH RUSSELL: It's not clear to me how it's going to play out. It depends on the actions of the parties who are trying to study the issues.

CHARLES WILLIAMSON: The timing, the schedule.

CHAIRMAN HUGH RUSSELL: We will put this on the agenda for the 20th, but we probably will just be dealing with a time extension at that point in time.

MIKE STEAD: How will we know?

JEFF ROBERTS: Anyone who signed up will be notified.

MIKE STEAD: In a timely fashion, right? Okay.

CHAIRMAN HUGH RUSSELL: I can't say what

these people are going to do. All I can say is we'll be here on the 20th and we will discuss this case.

Now we're going to take a ten-minute break and go on to the next case.

Thank you all.

CHAIRMAN HUGH RUSSELL: Public hearing
283-300 Massachusetts Avenue.

PETER CALKINS: Good evening,
Mr. Chairman.

Good evening. My name is Peter Calkins,
C-A-L-K-I-N-S, and I'm with Forest City.

I'm here with several of my colleagues.
We're pleased to be back here tonight to address some of the comments and questions that you sent us off to consider several weeks ago when we were last here to talk about our proposed building at 300 Mass Ave.

We've sort've organized your comments

into five primary areas of interest. Several members of our team will address some of those areas.

But I'll give you a brief sort've introduction outline first.

Three of those areas are design-related kinds of issues, all of which continue to be in sort've of in progress as we continue refine our thinking about this project.

One of those is the treatment of Blanche Street. I think there was some good support for the goals that we have for enlivening Blanche Street with some questions about lighting and, you know, excitement and how we're actually going to treat it. So that's one issue to talk about.

We met, since our last meeting, with some of the team at CDD and the Transportation and Traffic and Parking Department to talk about that very issue and Blanche Street and how to enliven

that. I think that was a very good and productive meeting.

You asked us to look at the articulation at the top of the building, particularly the penthouse along Mass Ave. We have some thoughts on that. They're really still in process form. But we want to sort've give you a sense of where we're thinking it might go.

And then there was some questions about the building materials, the terra-cotta and how that's going to be detailed and enlivened and how it relates with the curtain law, and Chris Leary from KlingStubbins will address all those questions for you in just a moment.

The fourth item on your list is the retail marketing plan, which we have submitted as called for in our zoning and updated zoning for the CRDD District.

Kathryn Brown is our designated

individual to work with the Economic Development Department at CDD on the implementation of that plan, and Kathryn will give you a brief synopsis of what's in that and what we're trying to accomplish.

And then, finally, at the last meeting, we all heard comments from counsel to one of our abutters, Ana Shine, who owns a couple of properties that are on Green Street. Her counsel expressed some questions and concerns. And you asked us to go see if we could work those out in a neighborly fashion.

We've met several times with the Ms. Shine's advisory team. Talked on the phone a few more times. Mostly recently was yesterday morning. Attorney Rafferty will give the final highlights of his communications with her attorney on that, but the highlight is it's good news so I think they're also happy.

Before I turn this over to Chris, I just wanted to address one issue that fell outside this list of the five that did come up last time around, which was the question about sort've the bicycle program and bike parking and things like that in University Park.

Really, as it stands now beyond what we're proposing to do for 300 Mass Ave, and we have met with CDD on that issue as well, we're hiring a consultant that they recommended that we bring on board which is planning and design to help us think through some of the comprehensive strategies that could increase cyclist options and accessibility and availability within University Park. We're looking at making our garage-based parking, which is really, you know, for the employees and residents more accessible and user friendly, and we're looking at adding more short-term bike racks, improving signage.

There was a comment made about a couple of broken bike racks that were near Star Market and those have already been replaced and supplemented. So I think we're well on the path to improving what we've long had.

We do have a program in place right now that sort of supports recreational bike use, and came up three weeks ago, we are committing to fund the installation of a hubway station within University Park which will help to supplement the nonvehicular commuter options for both employees and residents at the park.

And so with that, I will turn it over to Chris Leary to take you through some of the architectural issues, and then Kathryn and Jim, and then we'll try and keep this very brief and just address any other questions you may have.

Thank you.

CHRIS LEARY: Thank you, Peter. I'm

Chris Leary from KlingStubbins representing the architectural and design team for the 300 Mass Ave project.

As Peter mentioned, there were three refinements we were asked to look at, some great suggestions from the Board at the last meeting. I want to go through those one at a time.

The first series of comments were revolving around Blanche Street, and this is the image we presented of Blanche Street at the last meeting. Some questions about that plantings and what would actually go on.

After that meeting we did some hard thinking and we -- just (inaudible) a Planning board meeting, had a meeting with Community Development and Traffic and tried out some ideas that we'd like to show you tonight that we think were a big improvement.

The first is shown in this image. After

further thought, we decided to focus back on the original idea which is to focus the activity on the two public spaces at Mass Avenue and back on Green Street and the idea was to shorten Blanche Street, to shorten that experience. And so, we decided to take the clutter off the ground plate, to reinforce the idea of the shared street, the paving running from building to building and instead focus some of the activity or the specialness up on the buildings themselves.

So what we're showing here is a series of light fixtures and banners along the building up about, say, 18 feet above the street that try to bring the scale of the street down to the pedestrian level, and also provide some variety and some color and some lighting at night.

We had a second idea, too, which we're excited about it, which is to further build on that idea -- thanks for bringing that into focus

-- with a series of lights, actually stringing a series of lights across Blanche Street, if you will, to create a ceiling. This is an idea that we're excited about and think could bring a lot of interest to the site, and again, a bit of scale.

There's some reality to deal with obviously. This is a public street and would this be allowed? But it's an issue that we would like to explore further with the city.

Again, the thought is to put the emphasis, things that make Blanche Street special up on the building and perhaps on the ceiling.

This is an image looking the other way. Again, the first an idea of the banners and light fixtures and the second idea of stringing the lights across the street to create that ceiling.

We're also showing a little bit of refinement on the public plaza that's on the

Green Street side showing the planter walls, the seating and the landscaping with a little bit more care than we did last time.

That was the first comment. The second comment revolved the penthouse and we showed this image last time. And there were some questions or some comments about that top mass, and the idea was to break down the mass of the penthouse and integrate it into the design of the building.

We looked further at some of the techniques that we were using lower on the building and came up with the following proposition which is to use the idea of breaking down the mass of the penthouse a little further, to use the variety of the expressions of glazing and mullion patterning to, again, try to break down that scale a little more.

So this is an idea that we think could help to bring a lot of the things that we think

are working lower in the building up to the penthouse as well.

WILLIAM TIBBS: Can I stop you there? Does that actually draw more attention to it?

CHAIRMAN HUGH RUSSELL: I think it's a measuring issue here that what they have done is hand drawn the penthouse changes over the measuring, so what is up on top looks much rougher, and I believe it's intended to have kind of slickness down below, it's just a change.

WILLIAM TIBBS: I would love for the proponent to say that.

CHRIS LEARY: That is very much what we did. In the interest of time, this was an idea that came up recently. You're looking at the same process.

And you're right, there's a little bit on contrast because the hand sketching over the computer rendering that could be smoothed out

with more time to refine the computer rendering. We wanted to express the idea, and I think a lot of these ideas we hope to continue to work with the community development staff to continue to evolve these ideas in more detail.

WILLIAM TIBBS: I do want to say you want to do that as a Planning Board member and in the staff that doesn't appeal to me as I'm saying but if it's smoother and that -- I feel it's important to say because that doesn't sit right with me. And I would be -- it wouldn't be honest if I allowed you to say okay, we're going to continue to work on this without relating seeing it in a smooth way. If it's a rendering issue, we should see that. Even though we like to work with staff, we're still the Planning Board that come to vote on this.

CHAIRMAN HUGH RUSSELL: We could ask them to bring that back to us after we go to the city.

CHRIS LEARY: The last topic I wanted to talk about by way of using some examples from some other buildings.

There were questions about that terra-cotter material and how we attempt to develop the detailing of that material.

We're in the process right now of working with the vendors that make the terra-cotter product and some of the subcontractors that will build it. And I want to share a tour. We went around looking at some other buildings in the area here in Cambridge and Boston that are using the material to try out some ideas that we thought were working and maybe won't work as well.

We looked at some buildings that were red, that try to recall more of a brick masonry and some buildings that were more in the tan family.

And we affirmed that we thought the right move for this building was to use the tanner materials. More of the buildings in Central Square, you know, that area the used more of the tan masonry in cast stone.

So, on the other hand, we observed a building like 610 Main where the terra-cotter was very monolithic and found out that that wasn't the look we were looking for, and perhaps more of what we're looking for is the upper right image, which is the building over on 3rd Street that you can see a bit of variety. And to not say we're literally going to use that technique, but we found something appealing about that tone, the idea of that color and the idea of getting some variety like you see in a brick building.

You know, by contrast we looked at the building across the street at 650 Kendall, which is a very beautifully detailed building, but you

can see as much crisper modern that celebrates the aluminum trim and uniform of the material and didn't think that was the right approach for this building.

So I present these not as evidence of the exploration that we're looking at how this material is used, and if any of these is closest to where we think we're heading, it's the upper right-hand image.

And we'll continue to work with the various manufacturers at this point to get samples. There will be a mockup on site, obviously, and we'll continue to evolve that thinking through some experimentation with some samples on site.

For what it's worth, the building on 3rd Street, that effect is achieved by different textures in the terra-cotta. It's actually all the same color material, but some of the pieces

are flatter and some are more textured and you get that variety of...

CHAIRMAN HUGH RUSSELL: It's the architect's DNA. I think that's what created the pattern. They said if we wanted to have a DNA sequence, they said, "I'll submit mine." Of course it's not his entire genome.

CHRIS LEARY: So those were the three design ideas we looked at, and Kathryn will now talk about the project.

KATHRYN BROWN: Thank you, Chris.

I'm Kathryn Brown, K-A-T-H-R-Y-N,
B-R-O-W-N.

I'm thrilled to have the opportunity to speak with you about the retail that we'll be creating at 300 Mass Avenue project.

We're proposing approximately 15,000 square feet of retail, and we really view this block as kind've of a long ignored block on Mass

Ave for the retail and kind've as we refer to it as the missing tooth on Mass Ave.

Some of you who have been around may recall as part of the original permitting for University Park the amount of retail that we were permitted to do in our original zoning was limited.

Back in the 1980s there was a concern that too much retail in University Park would have a negative impact on the existing retail in Central Square.

I think the market has shown and the existing market in our experience has shown and throughout the country which shown in retail trends is that new successful retail actually benefits existing retail rather than threatens or takes life away from it.

So we're excited to use our retail experience together with the retail experience of

our broker that we're working with Jesse Baerkahn who will be working with us to help tenant this space.

I had the opportunity as a member of the C2 Committee to participate in many discussions and meetings about retail in Central Square and also to have the benefit of the community testifying at these hearings about what type of retail they wanted in Central Square. And I'll have the -- we'll have the benefit of all that knowledge in the retail that we're hoping to lease at 300 Mass Avenue.

We've taken that -- what we heard at those meetings was that there's a desire for small local independent retailers and smaller stores less of the large scale, large footprint detail. The our retail marketing plan that we submitted to the Board reflects that desire to -- and our strategy for how we will succeed in

leasing the retail space to those types of
retailers.

We look forward to working with CDD and
the Economic Development Department in doing
that.

One of the things that we have done with
our building design is the ground floor of the
building we've allowed for the retailers to have
a unique independent approach to the facades of
each of their retail spaces to try and mimic the
rhythm of the retail that's existing in Central
Square and bring that on down Mass Avenue rather
than to have all of one uniform facade to provide
for more of an organic approach to the design of
the retail on the ground floor.

The floor plan here shows that the retail
on the right-hand portion of the building, the
larger section is approximately 10,000 square
feet of retail. We've designed that space to be

flexible so it could be broken up into numerous different smaller retail pieces and that will depend on the retail tenants and the variety of tenants that we attract. But that space has been designed to be flexible for multiple uses. And the building has been pulled back from the property line, so there's the ability to have outdoor retail seating in that space as well.

The left portion of the retail space on the left side has the benefit of an outdoor patio seating area. We envision that to be most likely one retail user. Most likely a food use, either a cafe or a restaurant use can make the benefit of the outdoor space.

And I think you can see from this rendering that we think this retail space and adjoining Blanche Street will really help activate and enliven Blanche Street.

And with that I'll passe it over to

Mr. Rafferty to talk about our abutters.

WILLIAM TIBBS: Before you go.

KATHRYN BROWN: Yeah.

WILLIAM TIBBS: Did you -- I only live a few blocks from here. I go to Star Market all the time and I'm in Central Square all the time. Central Square -- I have lived in the area for 30 years. So in that time the retail -- Central Square retail has just changed significantly.

And as part of your retail plan, did you really look at what is happening in the square at what works and what doesn't work, because, you know -- and what's the dynamic there? Not just in the sense of small locally based, but -- because one of the things we discovered at least I discovered on many of the projects we have whether in East Cambridge or in other areas is that unless you understand the dynamics of what the retail is and what the trends are and where

it's going, you can easily get to a point where you have just empty storefronts, and quite frankly, the theater space that was a long time before the new theater, before that retail kind've gelled and it seems to be gelling into interesting ways.

Could you talk a little about that? You talked about physically, but retail is all about -- it has a physical component.

KATHRYN BROWN: Yeah, absolutely. Thank you for the question.

I think it's actually a combination. I do think that there's a good portion of it that's physical because I do think you have to design space that's flexible. You want high ceilings for the retail space. I think that what the C2 Committee really came up with is that you want smaller storefront entrances for the retail space, and there's some retailers that have all

large glass facade, and I think our sense was we're trying to create the space for the smaller entrances for the retail.

I think that having -- there are important things like loading space. How you design the back of how space for retail that makes it easier to lease. But I do think you're right that aside from the physical piece, there's a very important aspect, and that's who you're leaving the space to.

I don't think you can just say we want a frozen yogurt shop and we're going to get one.

I think it's critically important you understand who are doing business with and what their business is and what their business model, and I think Jesse Baerkahn has a very good working knowledge of that, and we'll be definitely tapping into his expertise. He also has also great expertise in working with

retailers all across the country, and a lot of our projects just have local retail, not chain retails, but local retails to that area and we'll be using that expertise here, but absolutely.

WILLIAM TIBBS: I think my only recommendation is that you really look at the square and look at what is there, and if there was a yogurt place up the street is working or is not working or why didn't it work, is it because of customer base or physical location or whatever.

Again, because -- one of the concerns I just had with this building is it's such a square -- I mentioned that the last time -- it's not just an extension of our city. So I think you can learn from just experiences there. Central Square has a lot of retail experience that just hasn't worked and stuff that hasn't worked and some changed with time. I think having too

generic an approach to it might not be as successful.

KATHRYN BROWN: Absolutely. And I think, you know, the flexibility in having a space that's flexible, and as you said, the change of time and different uses over time, absolutely.

STEVEN COHEN: One more retail related to your question. We mentioned the possibility last time around, or asked you about the possibility for retail use of that little square across from the supermarket on Green Street, did you ever evaluate that? Is there any possibility for retail there?

KATHRYN BROWN: We did evaluate that and I think Peter could probably address it more accurately, but we did evaluate that. And I think our sense was to pull -- the 300 Mass Avenue building, to pull it down so that it focuses more of the effort on the entrances on

each side, but the main promenade here on Blanche Street to not change that, so I'm not sure of that.

Oh, you're talking about the Green Street -- do you want to address that?

STEVEN COHEN: Placing retail there wouldn't be inconsistent.

KATHRYN BROWN: Why don't you go ahead and address that. I'm not quite sure what you're saying for that.

PETER CALKINS: We did look at the potential of retail in that space, and we did, in fact, talk to a couple of Central Square existing local area retailer types who we thought, you know, maybe that would be an interesting space for. But we asked them point blank "Would you rather be back there or would you rather be up on Mass Ave," and the answer was unequivocally, "I would be rather be on Mass Ave, it's a much

better space up there even though there is this nice little plaza that you're making back here and I'm across from Star Market, I'm still tucked back and out of the way. I don't have the visibility, and if you gave me a choice, this is not where I would want to be."

STEVEN COHEN: And the fact is cheaper and they're right across from the supermarket and everybody wants to be next to the supermarket.

PETER CALKINS: Well, you know, the 15,000 feet that's in front here is also pretty close to being next to the supermarket, so that's the way we looked at it.

I mean, we have designed it in such a way, I mean, you know, a lot of the first floor space in University Park has been designed, so that at some point in time, it could accommodate retail if the world, you know, enveloped it in that way. And that space is no different. We

certainly looked at that. And in the design of the plaza, we're taking that into consideration.

But our sense is for the moment we're going to focus our retail activities on the 15,000 feet that's in the front and try and make that really sing.

And if that happens and Blanche Street proves to be exciting, you know, then who knows what can happen.

But we would rather focus on the parts of the retail that we think -- where we think it will thrive the most.

CHAIRMAN HUGH RUSSELL: Jim?

ATTY. JAMES RAFFERTY: Good evening.

For the record, James Rafferty, on behalf of the applicant.

I just briefly wanted to draw the Board's attention to a correspondence bearing tonight's address from Attorney Christopher Heap.

The Board might remember Attorney Heap was here last month and spoke along with his client, Ana Shine, about certain concerns, and we had actually met with Attorney Heap that day, and in the interim, we have had several meetings as is evidenced by the correspondence.

I think it's fair to say that we've -- we're on the verge on of an agreement that will allow us to really enjoy the full support of the abutter.

Mr. Heap explained that he was unable to be here tonight, but I assured him that in this business absence means something.

So the fact he's not here and has instead sent a letter indicating that his client has no objection to proceeding, I think, is of some significance.

We were happy to be able to listen and engage, because there are a range of issues of

mutual concerns around shared easements and the like. I think it's our expectation that the dialogue has been exceptionally productive and we look forward to further arrangements with him.

So that's all I had to report. I think this concludes our presentation, and we'd be obviously happy to answer any questions or go through at some point the requested relief contained in the application.

Thank you.

CHAIRMAN HUGH RUSSELL: If there's no questions, we will open it up to public hearing.

Is there anyone who wishes to speak?

JAMES WILLIAMSON: There's a list. I don't know if you want to use the list.

LEE FERRIS: My name is Lee Ferris, L-E-E, F-E-R-R-I-S. I live at 269 Norfolk Street in Cambridge. And I'm a member of two organizations that have had concerns about this

building all along. One is the area for coalition and the other is the Cambridge Residents Alliance.

I was not able to make it to the last meeting discussing this building. But I did follow the reports of it in the news, and I was very pleased that the Planning Board had a lot of questions and didn't make a decision yet. So thank you for that.

And I think I agree with a lot of your questions and to me, it seems like, there has been very little movement on the concerns that you had that are the ones that I'm particularly concerned about.

So I am particularly concerned about two things about the way the building looks. The way it looks on Mass Ave, I feel that it looks like much more like it's part of University Park and much like less like it's part of Mass Ave, and I

think the things that contribute to that are the glass, the amount of glass, and for lack of a better word, the way that the masonry and the glass and the windows all interact together.

I'm sure there's an architectural word that says all of that in one word, but I don't know what it is.

And frankly, I like the view of the building from Green Street quite a bit better if it were on Mass Ave, if I had to choose. So that seems closer to what I would be looking for on Mass Ave. And I'm -- personally I'm fine with the tan versus red or whatever. I know with the red building right next door, two different reds that are right next to each other can clash, so it would be good to break up the color with beige, but it's the amount of glass that really concerns me.

So, moving along, the other biggest

concern I have is the penthouse. I feel like the penthouse is so tall, it completely confirms all the concerns that numerous individuals expressed about allowing the building to be larger in height and density than the original zoning permitted.

And I feel like if the overall building were smaller, then the penthouse would be smaller. And it's huge. I don't know the figures, the numbers of feet, but it looks like it's three or four stories tall. And I really am getting sick of the whole penthouse issue for Cambridge, and I think we need to seriously consider changing our zoning so that the penthouse is not -- that not all penthouse areas are excluded. That's how upset I'm about it.

Lastly, I'm very concerned about Blanche Street and traffic flow, and I think that the daytime deliveries need to be prohibited.

I also don't think that, from what I understand of the questions that the Planning Board asked, that they have been answered even with regard to describing the service alley and all that stuff.

PAM WINTERS: If you could wind down your comments.

LEE FERRIS: Lastly, I would love it if more of the energy that this building will use was renewable or produced on site, and I think that it would be great if it could comply with the Net Zero Connolly petition.

Thank you.

CHAIRMAN HUGH RUSSELL: Next speaker is Vivek Sikri and then Mike Connolly.

VIVEK SIKRI: Vivek, V-I-V-E-K, last name Sikri, S-I-K-R-I.

Good evening, Planning Board. I'm up here again. Two points to make about this one.

The penthouse like Lee's concerned, it's so big, it doesn't even fit on the picture. It's a bit of a mockery. If you think about 240 Sidney, we keep talking about 45 feet, it's 58 feet tall once you include everything on the top. That's twice the size of a triple decker.

Same kind of thing here. It's this loophole that just adds to things.

The second point is about energy. I live in a small building. It's not really economically feasible at this point for me to put solar panels on my roof, but if you guys force the big guys to do it, then the small guys like me can also do it because solar panels get cheaper. I work in electronics. It's all about volumes.

If Cambridge has more renewable energy, it gets cheaper for everybody to do it. It makes it possible for all of us. And as you have seen

in the news, I'm sure in the last few weeks, there's been a lot of reports about sea levels actually rising in the northeast faster than anticipated. This is not a problem we can put off till tomorrow, we need to address it today.

Thank you.

CHAIRMAN HUGH RUSSELL: Mike Connolly and after Mike, Susan Ringler.

MIKE CONNOLLY: Thank you. My name is Mike Connolly. I'm an attorney. I live at 20 Harding Street. I serve as the secretary for the Association of Cambridge Neighborhoods. I'm also a board member with Green Cambridge.

As Lee mentioned, I'm currently organizing a campaign in support of a citizens zoning amendment petition that calls for Net Zero development here in Cambridge.

I would like to make a couple of comments in that context about the planned building here

at 300 Mass Ave.

First, I think it's important to recognize that the project reinforces good smart growth principles by locating jobs near transit, and I think it's great that the project will obtain LEED gold status.

And I was looking through the submission today, I noticed that the plan for this building is to source 35 percent of the electrical needs from renewable sources off site, renewable electricity that will come through the grid to the building.

It has actually been stated by Forest City that they're considering 70 percent of the electricity. That would take them to an exemplary standard under the LEED gold certification.

For us who are working on Net Zero that was wonderful news because that's 70 percent of

the way to Net Zero. So, in that context, I started thinking how could we move this from 70 to all the way to one hundred percent Net Zero greenhouse gas emissions.

And so a couple of questions I have are, you know, what was the thinking regarding whether there would be on-site generation of power?

As you know at the Martin Luther King Junior School or earlier this summer, our city broke ground on 169,000 square foot building that will actually -- it's projected to generate about 60 percent of its power on site through ground source heat pumps, photovoltaic panels.

Obviously, there's some difference between the energy needs of a school and a biolab, but that brings me to my next point.

We learned earlier this summer that the nation's first Net Zero biolab is nearing completion in La Jolla, California, that's the

Venter Institute. This is a 45,000 square foot biolab, but much like this building, it will be a high intensity biomedical research facility.

The interesting thing there is that biolab is generating all of its energy directly on site.

So in conclusion, you know, I think that the fact the plan here is at least for two years to source electricity from renewable sources off site is wonderful, I would love to see that bumped all the way up to 70 percent to obtain the exemplary standard. And I'm definitely curious to know if there is some space to squeeze solar panels on the roof.

I've read that there's thoughts that maybe some day there would be some vegetation on the roof. I think that's a fine idea. But I would love to see some sort of analysis as to what the thinking was to maybe try to bump this

all the way to Net Zero. Certainly for the city if we did, if we could claim that this was a Net Zero building, it would be a huge triumph for everyone.

CHAIRMAN HUGH RUSSELL: Thank you.

Susan Ringler and after Susan is Kate G.

SUSAN RINGLER: Hi, my name is Susan Ringler, R-I-N-G-L-E-R. I live at 604 Green Street.

Good evening, Planning Board Members. I am here this evening as a member of the Cambridge Committee for Net Zero Buildings to speak on the urgency of climate change and the vital role of you, the Planning Board, to ensure that large new buildings in Cambridge are built for the future.

The building plan for 300 Mass Ave will be with us for a long time, probably 50 years or more. And I commend the Forest City team for their pursuance of efficiency, design and

construction standards equivalent to LEED gold level.

But I also urge all of you, the Planning Board, Forest City and their tenant, Millennium, to think hard about adopting an energy performance standard for the building at 300 Mass Avenue, an energy performance standard.

What do I mean? Building an efficient building is important, but running that building efficiently for 50 years without putting more carbon into the atmosphere is the only way that we can slow down climate change. That is what a Net Zero emissions performance standard does. And it can be done at 300 Mass Ave.

In addition to the excellent efficiency measures that Forest City details on Pages 31 to 34 of their report, I recommend the following: Rooftop solar installation, because as the report states, 75 percent of the roof surface has high

solar reflective value. A great place for solar; two, require that subtenant energy be metered and reported; and three, increase the buying of local New England renewable energy from 35 percent to a hundred percent for the lifetime of the building.

I personally buy a hundred percent renewable bell energy for my home in Cambridge today for about ten percent more than basic NSTAR. This is affordable today and will certainly save money in the future as demand for renewable energy pushes the cost of that energy down.

By doing these things, this building can become Cambridge's first Net Zero building. We the, City of Cambridge, can be a leader in climate action. We can support our emerging New England renewable industries and we can continue to attract innovative and cutting edge companies to Cambridge.

There's a synergy here between environment and economy. I ask you to please take the long view.

The world will be a very different place in 50 years and our buildings have to reflect that. Net Zero building are the future and Cambridge can lead the way into that future. And the time for us to start changing is now.

Thank you very much.

CHAIRMAN HUGH RUSSELL: Thank you. Kate G and after Kate G is James Williamson.

KATE G: Hello, Planning Board Members, thank you.

Kate G from Harvard Street, 50-year resident and homeowner in Cambridge. Excuse me for the evasiveness of my last name. I have a restraining order against a stalker, and when I'm in public, I chose not to use that information, however, if you need it, I will submit it to you.

My reason for speaking tonight is more to do with the appearance of the building. However I want to quickly approach about some items that you folks had spoke about in your last planning meeting, which thank you very much that you brought up about Blanche Street. There was a concern about Blanche Street having traffic and pedestrians in the same space, and of course, about the mechanics.

I don't want to go into it as there are other people that talked about that, but I'm very concerned. It doesn't make sense to have people in a narrow area on a boulevard have to compete with traffic. It just doesn't make any sense.

As far as the mechanics, I certainly hope the Planning Board will stand its ground on their opinion that its way too high and that it will force Forest City in order to figure out a way that they can get what they need, but yet, not

just change the design as they seem to appear to do tonight, but in order to bring down the height and spread it out somehow, do something different in order to not have that height problem.

My main concern tonight and what I want to talk about is the actual appearance from Central Square. I will say way back, three or four months ago, there was a sit-down with Mr. Calkins and there was a discussion about how the total glass effect was completely out of character of the Cambridge architectural design, and I will say that I appreciate that, in fact, it appears that Forest City has taken that into consideration and had a lot of change as far as having the brick and mortar and not all glass.

However, in looking from Central Square, this building is -- when people who live in Central Square and the new people that come to Central Square look out from the square, their

impression of Central Square is going to be this big glass Boston-like industrialized look because of the way the glass is presented.

It's a big concern for me and for my community members. I notice that the jet-out that's just beyond the glass if, in fact, that had come forward more, and had been extended closer to Central Square, and the glass that -- I understand they would like to have some glass look, but it was less prominent that they wouldn't lose space. There's no way they would lose space. They would still have their space. But there would be more of a look of brick and mortar.

Right now, when you look at the picture, all you see is a tiny little jet-out and all you see is glass. If the glass was even on the other side of the building, it would be looked at from Boston which is a more of Boston ideal.

I certainly hope that the Planning Board will take this into consideration because of their concerns appears to be that this building is not in the style of Central Square's architectural historical preservation, and I hope that in doing so, Forest City will take that into consideration.

PAM WINTERS: Thank you.

JAMES WILLIAMSON: Thank you. My name is James Williamson, 1000 Jackson Place here in Cambridge.

First of all, on the terra-cotter, there's another building that might be of interest and that's CGIS buildings at Harvard on either side of Cambridge Street the Harry Cobb, is it, whatever his first name is. There was a lot of discussion about the terra-cotter there. It might be worth taking a look at if you haven't already.

I would like to second the more accurate renderings. I don't think it would be really appropriate to make a decision until there's something as close to accurate as can be reasonably expected to be the case.

On this, I mean, this potential pedestrian promenade, I think, is potentially a great idea and a great opportunity. I wonder -- the think about banners or things across is if they don't work, you can always take them out. So I would like to think it could be done in a way to make that easy to do.

My one concern is on the right you have the sign that was mentioned about Star Market on the left to be clear, are they going to be artful, sort've abstract banners or is there a possibility that they might end up being signs, you know, commercial signs or something of that nature? I think that's worth asking about.

I think it's very important that the paving not be the paving that's in Palmer Alley. I just think that ruins that potentially nice pedestrian mall walk-through. It's a ash concrete paver, as I understand it, and I just think those stones are terrible. I don't think -- it's a horrible experience.

I would be interested in hearing what about the material for underfoot which is often underlooked or overlooked.

I also think there are questions -- I thought there was going to be maybe more work on this curved glass facade. I wonder what happened there. Is that not under consideration at all for any adjustment and articulation or the extent of the glass, the proportion of the glass? I hope some of you may ask about that.

And on the retail, I'm glad to hear that you asked about the space in the back. And if

retailers were approached which one were food --
I think the most appropriate possibility might be
-- most likely possibility might be a food
retailer, maybe a smaller one, a cafe of some
sort and were anybody like that approached and I
think it actually could work very well and would
actually make the pedestrian promenade likely to
work a lot better. So anchoring it at either
end, I think, it would be a nice thing.

And finally on the retail, the one thing
that wasn't mentioned by Kathryn about retail has
been brought up by Denise Simmons and others is
affordable retail. So I would be interested if
anyone would ask about that dimension of the
retail question.

And it's interesting that -- and I'll
close with this -- on Page 5 of the images for
tonight, there is this image of the retail in the
front, and I just happened to notice -- I

happened to notice that in the original rendering, it was -- the little store had Couture, and there was a very elegant white lady on the sidewalk, and then in the subsequent rendering, Couture got changed to Sneaks and the white model looking woman, very chique looking was replaced by, I thought, nicely by an African American woman. And I think those are both improvements, but I'm not sure how far they go in actually more deeply reflecting a more solid commitment in terms of the direction of the retail there. And I don't know at whose suggestion -- who made those adjustments, but I think the real question is underlying that, you know, what -- you know, is there going to be some affordable retail?

I don't mind that there are places where people enjoy like flowers and other places that maybe aren't my favorite places, just be nice, as

I heard someone say at a committee meeting, who owns a house in Central Square, if you had affordable housing, how great is it if there's nowhere you want to go and so that would be nice for you to consider, too, please.

Thank you.

PAM WINTERS: Thank you, James.

CHARLES TEAGUE: Charles Teague,
T-E-A-G-U-E, 23 Edmunds Street.

I just want to echo everybody's concern about the penthouses there. When we did the -- our renderings or we thought it was going to turn out to be is we didn't have the smoke stacks anywhere near as high as they actually are. It looks like the penthouses are pushing 40 feet and then the smoke stacks are equally above that. That's quite something.

But really, I want to express my disappointment in the lack of renderings. The

last time here there was a whole series of renderings that the Board requested. I even went through and send you a checklist and one that's been talked about here that would've helped inform everybody was the context renderings. And then there was supposed to be more renderings of the facade on the terra-cotter in detail so you could watch and there was much discussion about the kinds of glass and the interactions with the terra-cotter and that's not there.

What also is not there is any proposals on the signs.

But my biggest concern about the lack of detail is on -- which questioned multiple times on Blanche Street, so, you know, but since there's nothing there, I just have to echo -- my major safety concern is evenings on Blanche Street, so I don't see how you can have motor vehicles -- any motor vehicles on Blanche Street

from -- during the hours of operation of the supermarket so that would exclude them from 7:00 a.m. to midnight.

And finally I just want to echo the other things. We have an opportunity to really do something special, and I looked through all the LEED materials. It's great they're committing to using renewable energy. It just proves that it can be done.

I echo the Net Zero people.

Thank you.

CHAIRMAN HUGH RUSSELL: Anyone else wish to speak?

RON KING: Hello, I'm Ron King, K-I-N-G, I live at 40 Essex Street.

I would just like to comment on the possibility of photo tex on the roof. I think that there's been lack of analysis there. You know, we haven't seen that. And it's known this

could produce maybe five to ten percent of the electricity that the building would need, and I think it's a great step forward to really start requiring that our developments look for on-site generation.

I also believe that we should start requiring the metering of the electricity and reporting, you know, it would be really great to have, you know, these kinds of numbers as a city and understand what we're really emitting and stuff like that.

And lastly, I would just like to say that while glass looks fancy, it's probably one the least sustainable approaches to architecture, and from a heating standpoint, it's very inefficient.

And so I'm also part of the Connolly petition and that campaign, and we're hoping to have an open session with developers who want to come talk about it at Spaulding Rehabilitation

Hospital at 7:00 p.m. on the 14th, and we urge Forest City to come and discuss these types of ideas and what their concerns are to them.

Thank you.

CHAIRMAN HUGH RUSSELL: Thank you.

Dennis.

DENNIS CARLONE: Hi, Dennis Carlone,
C-A-R-L-O-N-E.

Presently living at 25 Hurlbut, but moving into a new place next month at 9 Washington Avenue.

I wanted to talk primarily about the three areas of discussion that the architect talked about.

My views on Blanche Street might be a little different than some of my colleagues.

The concept of Blanche Street, I think, can work, but not as a street. It almost has to publicly become a runoff which the city has

explored in other locations where the speed limit is five miles per hour and people and bicycles have over basically. We're proposing one in Winchester now and it looks like that is going ahead. That might make it work. It means including perhaps bollards, which you would have anyway along the edge of the building so there might be a pedestrian zone for safety. These are very successful, high values and people love them in Europe, especially in Holland.

The notion of the banners I know it's a detail, but I totally agree with the notion, but I would encourage you to coordinate it with both sides of the one off Blanche Street. The lighting overhead, if it can be worked out with the city, I totally agree with that, too. It has to be a special place and then things will happen there, activities will happen there which don't happen at other places.

I must also say that the notion that people have said about the pavement, perhaps a paving pattern that gives a little life and a little variety. It doesn't have to be major, but subtle, all little details, but the importance is coordinating both sides. They can be different, but that both sides are treated in a rich way.

On the terra-cotta, terra-cotta is a wonder historical material. It's not new. It's been around a very long time and early terra-cotta incorporated color -- colors, not just one color. And that, yes, it's more expensive to do that. It makes more talent. But one could see, again, a pattern of a contrasting color within the walls that add a little vibrancy, more than just like the building at Kendall Square that was cited as an example.

I think once you look at it, the one in Kendall Square, it's interesting, but after

awhile, it becomes bland. There might be a pattern of introducing a small concentrated color. I won't tell you what I'm thinking about in color.

And lastly, the penthouse, and this is the one issue that as an urban design architect who reviewed with the city to the Planning Board for 30 years, this would've been an issue that I would have raised on every Special Permit because the type of building use does impact the allowed massing, and the resulting penthouse needs are also viable.

I did a biotech building. It was smaller. It was only 95,000 square feet, but the amount of mechanical equipment was astounding and we shielded in a roof-like structure that was almost like venetian blinds, so it ventilated 15620 Mem Drive. And I'm not suggesting that would satisfy this. But in many towns and cities,

you're only allowed 15 feet in height for mechanical. Over that it counts as height. What that does is it encourages developers to build lab space, office space around the mechanical. The mechanical gets pushed into the building to some degree. Some will pop up.

But to me, this precedent, it might be not relevant in this case 'cuz the zoning is the zoning, but nevertheless, you are the Planning Board and that's what planning boards do. But the precedent really has to stop here because once one happens, the game is up.

PAM WINTERS: Dennis. Thank you, your time is up.

DENNIS CARLONE: Thank you. I'm done.

(Applause.)

CHAIRMAN HUGH RUSSELL: Does anyone else wish to speak?

I see none.

Do we want to try to bring this to a close tonight?

WILLIAM TIBBS: I would like it if I could make a comment.

CHAIRMAN HUGH RUSSELL: My question is: Are we going to bring it to a vote tonight, and if not, we would go home and talk about it at another time?

I would prefer to try to do it tonight.

WILLIAM TIBBS: To bring it to a close?

CHAIRMAN MICHAEL GARDNER: Bring it to a vote tonight.

Let's see what everybody else thinks.

WILLIAM TIBBS: I feel uncomfortable about bringing it to vote because I specifically asked for context for Central Square which wasn't addressed. And, quite frankly, we just had a -- we just had a project where we made lots of comments and the owner came back and we were all

pleased with changes that we saw. I don't see -- we made lots of comments in this case. I have to give Mr. Teague a hands up because he has a list of a lot of things we talked about some of which are detailed.

But I think the people who spoke publicly did a good job of actually bringing up stuff we talked about the last time and that wasn't necessarily addressed here.

You're talking about ideas in terms of where you're going with things like the penthouse making changes, but we don't see it. Quite frankly, as far as the penthouse, I think we just need to -- the real emphasis there should be to do whatever you can do to make it not build it as big architecturally. There are many good examples of that.

I'm always amazed at the Amgen building, how the penthouse sits up there and it doesn't

seem to bother me as much.

I think architecturally if that glazing technique that you're looking at is workable, that would be good, but the illustration that they showed me, I wouldn't feel comfortable with it, and I'm uncomfortable with letting the staff sort that one out for me.

My biggest one, however, is the penthouse -- I mean, is the context.

This is one of the largest projects. I mean, we spent months upon end, if not years, talking about Central Square, and this is the largest project in Central Square. And it's by all means the most significant opportunity there if you look at all what can be developed.

I think it's really, really important. I'm very open to your ideas about how you're using materials and how that stuff works relative to the context of Central Square, but I want to

have a conversation about that.

And in North Point we -- we asked for assistance that we've gotten use from way back on the street so we can see. I think given that we spent time in Central Square is a very easy thing for you to go a few blocks up and say this is what the building looks like and show us other buildings in context.

You showed going around Cambridge picking up terra-cotter. I'd like to see how you think going around in the Central Square and what those things relate or don't relate. You're saying that you think glass is a critical thing to -- I just think this building has to address the things we're talking about in Central Square.

As I said I'm open to the ideas. And there may be a lot of stuff you're doing now, but I specifically requested that I for one -- I'm only one person on this Board -- but I feel that

wasn't addressed. You just didn't address that for me, and that's critically important given the significance of this building.

I said at the last meeting I was concerned that it looked more like University Park than it did about Central Square. That was repeated by some of the folks that came up there. I just think that I would like to have at least a discussion and not just with the staff, as far as I'm concerned, but I'll let my other board members see where they are.

CHAIRMAN HUGH RUSSELL: Thank you.

Other comments?

PAM WINTERS: I just want to say I do agree with Bill. I feel comfortable talking about some of the issues tonight if you want to, but I don't think I feel comfortable voting on this tonight. I loved some of Dennis Carlone's comments. I thought they were very creative. I

think Blanche Street has incredible opportunity. I could almost even envision pushcarts there for hotdogs like they have in New York or something. Just something that will generate a lot of people and retail.

And the penthouse is an issue for me also and what else?

I think that's about all I can shed at this point.

But to answer Hugh's question, I don't feel comfortable voting on this tonight. I like Bill's comments about getting a broader view, and I would like to also have a better understanding of what the material is going to be made out of.

STEVEN COHEN: Yeah, I agree with Bill about seeing the building in context. Gosh, when we're doing urban development, it's all about context, and we can't evaluate how well the building fits into its context without visuals,

I really expected to see them tonight.

Strangely enough, like my colleagues here, I'm not as troubled by the penthouse per se. Though I would like to see a real rendering of what you're proposing to do up there.

What I am troubled by, however, is this: When I look at your perspective of the Mass Ave elevation, I think it works. But it's a perspective from a particular angle. When I look at the elevation of the Mass Ave facade, then I start getting troubled. And well, it's true elevations, it doesn't tell an accurate story because of the -- you're not picking up the depth of field and so forth.

When I look at it, it's a very different picture than the perspective. Suddenly the proportion between the glass and terra-cotta changes dramatically. And I don't have a

confident sense of what it's going to really look like. And I'm suspecting that there's too much glass as we heard from some people relative to the terra-cotta.

And one thought that I have or one question I have is whether you had ever done a study whereby this vertical mass over here might go to terra-cotta as well, so that the forward masses are terra-cotta and all the recessed masses would be glass. And it might have an interesting interplay between this horizontal mass and the tall vertical mass and then the other vertical over there.

And I think it might address some of the concerns that people have voiced about how well it fits into the Central Square context and whether it looks more like an urban building or more of a suburban high tech building.

But one way or the other, I just don't

have a confident sense of what I'm looking at and maybe some other perspectives of the building from different angles would be helpful, but in any event again going back to Bill's comment, seeing it in context, I think is essential.

A lot of other stuff you're doing though, I think looks great.

Actually, one thing I'm a little confused about, I should ask, on the street -- what is the name of the street again?

BOARD MEMBERS: Blanche.

STEVEN COHEN: This is a public street. It's open to through traffic? I mean, I know there's loading in there and you can control --

ATTY. JAMES RAFFERTY: If I may, Mr. Chairman, because I do think it's worth noting, all these concepts, we need to continually remind the Board and ourselves, we don't own or control the street. It's a public

way in the city of Cambridge. The direction of the traffic restrictions around use of the street by vehicles is all something that happens appropriately within the purview of Traffic Department, obviously informs collaboration with Community Development and other groups, but we have begun to explore opportunities there, but I think it's unlikely that we can come in here and definitively paint the picture of what that street should be. I think there are a lot of stakeholders, but at the end of the day, you're right, it's a public street. It currently has volumes. It's a one-way street running from Green to Mass Ave.

But it's frankly not within our ability in the near term to dictate whether cars use it or not. That's a decision being made -- we're participating in the conversation, but ultimately, the Traffic Department makes that

calls.

STEVEN COHEN: Is that something that you're taking an initiative with with the city to possibly restrict or eliminate through traffic? Is that something that you're seeking or would seek?

ATTY. JAMES RAFFERTY: No.

CHAIRMAN HUGH RUSSELL: I would say you can't possibly be seeking that because --

ATTY. JAMES RAFFERTY: We can't take the initiative.

CHAIRMAN HUGH RUSSELL: -- they're showing loading docks on that street and 350 Mass Avenue has loading docks.

STEVEN COHEN: Well, you know, I guess we have -- look, we have to evaluate the building as a building.

But I must admit to you and I don't mean this as a criticism in any way, but one of the

most appealing things about the presentation here has been this sense of this dynamic urban arcade over there.

But as long as this is open as a public street, I think that's really misleading. I don't think that's what it's going to be. It's a -- not if it's a through street.

And, again, I have no criticism of the building as it still has a lot of virtues.

CHAIRMAN HUGH RUSSELL: Can I ask a followup?

ATTY. JAMES RAFFERTY: But if the policymakers in the city conclude that's what should happen, we did work with (inaudible) on the loading docks and there was a suggestion early on, perhaps they should be on Green Street. And the conclusion was they should be on Blanche Street. And there are loading docks at the existing building across the street.

STEVEN COHEN: I agree. There may be good reasons for it. I hear you.

ATTY. JAMES RAFFERTY: You can't turn to us and suggest it's misleading.

STEVEN COHEN: To some extent, I was subduced by the notion of an arcade.

CHAIRMAN HUGH RUSSELL: Can we not have this back and forth?

STEVEN COHEN: I apologize.

CHAIRMAN HUGH RUSSELL: Are you prepared to build what you have shown us --

PETER CALKINS: Yes.

CHAIRMAN HUGH RUSSELL: -- if the city agrees?

PETER CALKINS: We're prepared to fund and build what you see in that rendering.

STEVEN COHEN: I had asked you whether you had ever considered the possibility of terra-cotta on that or done any studies. Is that

something that you can respond to at this time?

CHAIRMAN HUGH RUSSELL: I think I would rather do this another day. But I would very much like to see some studies of that nature showing a masonry approach to that piece.

I think Tom is next.

TOM SIENIEWICZ: Just briefly, I do think the heart of what -- at least my concern is, is the nature of Blanche Street, as I articulated last time. And I would say there's an issue of public safety at night. I think the idea of stringing lights across the street making that roof -- would not be a way to address the concern of the public and I think this would make this a special place so if we can work with the city to make this happen. It's really terrific and wonderful idea.

I also agree with much of the sentiments. It would great to have fantastic paving in there

to make it a special alleyway. It looks like we'll be seeing you again. And if there's some way we could see some of those details -- I understand it's a public street, but if we could be reassured that the quality of the detailing and the urban environment there that would be terrific.

I do recall I think that the Chair and I were hoping to see some wall sections just understanding what the curtain wall was working and the types of glass that were there.

I think I was on record saying we could reassure, I think, our fellow Board members that the building was of sufficient quality to warrant the Special Permits that you're looking for.

I also sense that the proponent had a little bit of fatigue and has been at this a long, long time to try to get his entitlements and stick with it. I think you're almost there.

That's where I am.

CHAIRMAN HUGH RUSSELL: Steve?

STEVE WINTER: Thank you, Mr. Chair. I did want to start out by saying Blanche Street in Cambridge -- the Board would say -- urged the proponent to do something on that street. But I think it's important that we all remember that that the proponent did come forward and saying, "I'm going to take Blanche Street."

We said to him, "What can you do? Let's get creative."

The point I want to make is, you know, Bill, when you say you need more information, I hear you and I respect you when you say that because I have seen you do it before.

What I would challenge you to do I think before we close tonight, we have to be really clear to this proponent right now what it is that we want, that we need to see.

Again, I think that Tom started this out.

TED COHEN: Well, I agree really with Bill and Steve, and what I have been uncomfortable with the Mass Ave facade all along, I'm not opposed to all or mostly glass buildings. I'm just not convinced that it works here or that this is the right facade.

I think the comment from the public that the Green Street facade seems more appropriate for Mass Ave is interesting. I'm not sure that's the correct answer either. But I feel that we haven't -- you know, the perspective makes it look good, the head on drawing makes it look all glass and makes me very uncomfortable.

I also think -- so I think the possibility of more terra-cotta or more masonry on the Mass Ave facade would makes sense and that may also make the penthouse seem smaller.

So, Steve, I think that's the context

that I'm looking for. I would like to be convinced if this is the final design you really want to go with, I really want to be convinced it's the right facade for Mass Avenue and that there isn't something that might be more appropriate.

WILLIAM TIBBS: I can -- in light of Steve's comment, I can give you two quick things.

As I said, some views from deeper into Central Square and different places looking at the buildings so we can see it in the surrounding context, maybe some elevations that go bigger than just the one block you're showing which doesn't give us a sense of just a modulation of stuff that's happening there, and also just architectural comments about materials and glass and why you think glass would be appropriate here in Central Square because here are some examples of the -- not quite the historical context, but

just the context of the square itself.

Obviously, the C2 project, Central Square Landing, goes all the way down so we have new buildings that are coming up from the river from MIT and stuff in the square.

So I think just a conversation about it to make us feel comfortable about the decision which I think you may have made in the back of your mind.

You even said that early on when you're looking for terra-cotter that you felt that the blonder color and lighter materials made more sense in Central Square. Give us some examples as to why you came to that conclusion.

I don't know if that helps you, Steve.

STEVE WINTER: Yes, it does.

CHAIRMAN HUGH RUSSELL: Anyone --
anything else? Okay. Just come back and respond to the comments. We're adjourned.

(Whereupon the meeting was concluded at
10:34 p.m.)

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