

PLANNING BOARD FOR THE CITY OF CAMBRIDGE

GENERAL MEETING

Tuesday, August 20, 2013

7:00 p.m.

in

Citywide Senior Center
806 Massachusetts Avenue
Cambridge, Massachusetts

Hugh Russell, Chair

H. Theodore Cohen, Vice Chair

William Tibbs, Member

Pamela Winters, Member

Steven Winter, Member

Steven Cohen, Member

Catherine Preston Connolly, Associate Member

Brian Murphy, Assistant City Manager for
Community Development

Community Development Staff:

Roger Boothe

Stuart Dash

Jeff Roberts

Iram Farooq

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2. Board of Zoning Appeal Cases
Telecommunications antenna installation
10 Canal Park
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PB#243, 75-125 Binney Street, design review amendment

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PB#278, 240 Sidney Street, 40 Allston Street and 618 Grove Avenue, to construct 107 units of housing pursuant to Section 19.20 -- Project Review and 6.35.1 -- Reduction of Required Parking. Dinosaur Capital Partners on behalf of Sidney Grove, LLC, applicant -- request for an extension of time for decision and filing the decision

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Connolly, et al Petition to amend the Zoning Ordinance of the City of Cambridge by creating new standards for review of greenhouse gas emissions to be included in Article 19.000 -- Project Review; and create new requirements for greenhouse gas mitigation in Article 22.000 -- Sustainable Design and Development. The proposed amendment also includes procedural requirements and other review criteria.

(continued) Popper-Keizer, et al Petition to amend the Zoning Map of the City of Cambridge by replacing the existing Special District 8A with Residence C-1 in the area bounded by Allston, Waverly, and Sidney Streets and Putnam Avenue

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P R O C E E D I N G S

(Seated Members: Hugh Russell, H. Theodore Cohen, Pamela Winters, Steven Winter, Steven Cohen.)

HUGH RUSSELL: Good evening, this is a meeting of the Cambridge Planning Board. So, the first item on our agenda is an update -- does someone want to give us an update?

IRAM FAROOQ: Yes. Thank you, Hugh.

So the upcoming meeting that you have is September 3rd where we'll look again at the Kelley, I mean Councillor Kelley flat roof petition. That has to do with storm water management. You'll be looking again at 300 Mass. Ave. and at 240 Sidney Street project, which is being continued today.

And the only other thing worth mentioning is that the Connolly Petition

hearing that you have today, that petition will be at Ordinance Committee tomorrow at four p.m. in the Sullivan Chamber.

And the upcoming meetings after September 3rd for the Planning Board are scheduled to be September 17th and October 1st.

Thank you.

HUGH RUSSELL: Okay, thank you.

And I guess next item is BZA cases. Jeff, are you handling that in the absence of our leader?

JEFF ROBERTS: Jeff Roberts, CDD. I unfortunately did not pick up the BZA agenda with me. I don't know if there are any particular cases the Planning Board would like to see. I could pull the files from the box. I believe there is one telecommunications antenna. If I recall

correctly, 10 Canal Street. And I have to admit that I don't know recall if that's one the Planning Board has reviewed and I don't believe the proponent -- oh, the proponent is here.

HUGH RUSSELL: Okay.

Okay, we have back raise the roof, the Canal Park.

JEFF ROBERTS: It looks like they're setting up a little board, so I could -- while they're doing that, I could pull another file if anyone's interested.

HUGH RUSSELL: It seems it's pretty typical (inaudible).

UNIDENTIFIED AUDIENCE MEMBER: We can't hear you.

HUGH RUSSELL: There's a malfunction on the microphone.

It sounds like none of us have any

questions on anything so we can review 10 Canal Park.

ATTORNEY SUSAN ROBERTS: Good evening, my name is Susan Roberts from Anderson and Kreiger representing AT&T with respect to the facility going on the rooftop of 10 Canal Park. With me is David Ford from Centerline Communications.

Thank you.

With me is David Ford from Centerline Communications and --

JOHN HAWKINSON: Speak into the microphone, please.

ATTORNEY SUSAN ROBERTS: Is that better?

JOHN HAWKINSON: No.

STEVEN WINTER: Is it on?

PAMELA WINTERS: Is it on?

HUGH RUSSELL: The slide switch has

to face you.

ATTORNEY SUSAN ROBERTS: How about that? Do you want me to continue? Is that all right? Thank you, I'll start again.

My name is Susan Roberts. I'm an attorney at Anderson and Kreiger in Cambridge. I represent AT&T, the applicant here.

AT&T is proposing to install a facility at 10 Canal Park which is over by the Galleria Mall and, I'm sorry, the CambridgeSide Galleria. And with me, by the way, is David Ford from Centerline Communications. I will tell the Board that what we are proposing to do at 10 Canal Park is to go on a site that was recently decommissioned by Nextel Communications. So previously the City had approved Nextel to go on the rooftop. And what AT&T is doing is

going in the exact same location as the Nextel site was. In fact, Nextel left its facade-mounted brackets and its equipment shelter. AT&T is using those same brackets and equipment shelter. So essentially the facility is going to look the same as it was as previously approved. So, we would suggest that it's a pretty simple review here.

Basically what we've got are 12 antennas going on the screen wall which is on the roof of the building. Screen wall is a solid wall really for the purpose of holding the antennas. And there's the equipment shelter as well. And the equipment shelter will also have facade-mounted onto it four additional antennas. It will be associated equipment located inside the equipment shelter.

We've provided drawings for you that

show the roof plan and assorted equipment features and we've provided the photo sims as well that show you the views from various locations along the canal and from where the Sonesta Hotel I think would be across the street on the back, and that's where you can see the equipment shelter and four of the antennas.

HUGH RUSSELL: So just to make sure I understand what you said. In the past there were antennas at this location and you're not going to put any more antennas that were there. They're going to be more or less the same size. And with luck, you can get them to be matched the color of the thing better than somebody else's antennas that are next-door?

DAVID FORD: Correct.

HUGH RUSSELL: Okay.

H. THEODORE COHEN: I just have a question. When we look at actual view first page, there doesn't appear to be antennas. And then on the proposed view there is an array. Are you saying what is shown in the proposed view is what had previously been there before?

DAVID FORD: Correct, yeah. Nextel already decommissioned their site. So the actual view is a present picture taken a few months ago. And when the picture was taken, Nextel had already taken down their antennas.

H. THEODORE COHEN: But if you had done it six months ago, it would have looked the same?

DAVID FORD: It would look the same, exactly.

H. THEODORE COHEN: Thank you.

HUGH RUSSELL: It seems to me

there's no point to ask for changes. It's a reasonable installation. So I think we could report that we have no objection to this. That's it.

Thank you.

ATTORNEY SUSAN ROBERTS: Thank you.

DAVID FORD: We actually have one more site.

HUGH RUSSELL: Is that on the agenda?

DAVID FORD: Yes, it is. 286 Concord Ave.

HUGH RUSSELL: Oh, yes, Roger mentioned that.

Okay, so....

ATTORNEY SUSAN ROBERTS: So I'll reintroduce myself. Susan Roberts from Anderson and Kreiger representing AT&T. With me is David Ford from Centerline

Communications.

We're here to present on behalf of AT&T for this proposed facility at 286 Concord Avenue. This facility consists of 12 antennas as well. And it is proposed to -- the facility is proposed to be installed on the roof of a building that has commercial component to it as well as residential and, the facility will consist of the two penthouses that are made of fiberglass, that will sit on the rooftop. Each penthouse will contain antennas; one penthouse will contain eight antennas, the other will contain four. In addition, there are some air conditioned -- air conditioner condensers that will also be placed on the roof. What we have also done is to provide our associated equipment. AT&T's associated equipment will be housed in the basement of

the building. And there will be a cable tray that leads from the roof that goes down the side of the building into the basement. And we have provided a photo sim of -- a photo simulation of the cable tray and photo simulations of the penthouses on the roof from varying views surrounding the building.

STEVEN WINTER: I see the dimensions on Z2.

DAVID FORD: Yes.

STEVEN WINTER: But can you tell me the height of each?

DAVID FORD: Ten feet.

STEVEN WINTER: Each?

DAVID FORD: Correct, yes.

STEVEN WINTER: Thank you.

PAMELA WINTERS: May I make the first comment?

HUGH RUSSELL: Go ahead.

PAMELA WINTERS: I don't like the way they look.

DAVID FORD: How so?

PAMELA WINTERS: I think they're bulky. I think that they don't blend in with the rest of the architecture in the neighborhood, and I don't think they're very appealing visually, and I just don't like the way they look. So it's just an aesthetic -- from my point of view aesthetic. I can -- that's sort of an important corner there. There's a lot of traffic that goes by there and they look like, you know, these two large boxes on top of the building and I'm not crazy about the way they look. But I'd be interested to know what my colleagues think.

STEVEN COHEN: Well, I don't have a strong feeling about the way they look. Dealing with antennas is rough and it's never

an ideal solution. But I would take the approach that they do in the state MEPA process which is what are the alternatives that are available? What other ways do you have to provide this service?

DAVID FORD: For this site we actually looked at 26 different candidates before we found a site that could work for us. In this site, because of the rooftop and the loading potential, there's not a ton of options. It's either a rooftop faux penthouse as shown or faux chimneys. We just thought due to the existing character of the building, we would try to build a penthouse and match the character of the actual side of the building and do it like that. So this is one of the options. The other option, like I said before, would be to house them within faux chimneys, there would be three of them.

So those are basically the options. We looked at both of them and thought this was the best route.

ATTORNEY SUSAN ROBERTS: I will say this, and to follow up on what David just said, apparently the landlord had an idea of possibly putting in a window in the penthouse to make it sort of look like an attic which you can sometimes see. I have one of those on my house in Brookline. It's like a little sort of box with a little roof on it with a little window, maybe that's a possibility we could consider.

STEVEN COHEN: I must say in general for future reference, you know, I don't love these things. I don't hate them either. If you explored 26 options, I sure would have appreciated seeing some of the other options. Maybe seeing some of the options other

members of the Board might have found one that they would have preferred.

ATTORNEY SUSAN ROBERTS: No, I think that --

HUGH RUSSELL: 26 other buildings.

STEVEN COHEN: Oh, 26 other buildings? I'm sorry, I misunderstood.

ATTORNEY SUSAN ROBERTS: Not that many designs.

STEVEN COHEN: Okay.

PAMELA WINTERS: I would have liked to see the chimneys. Would they be made out of brick or faux brick?

DAVID FORD: Fiberglass.

PAMELA WINTERS: Okay.

DAVID FORD: Painted to match brick same as this fiberglass.

HUGH RUSSELL: What would the dimensions of the chimneys be?

DAVID FORD: It would be six-by-six on a 12-by-12 ballast mount. So they would be large chimneys.

HUGH RUSSELL: Right. So the chimneys would be out of scale with the building?

DAVID FORD: Right.

ATTORNEY SUSAN ROBERTS: Probably.

DAVID FORD: Right. That's one of the reasons we didn't present the chimneys. There's no existing chimneys up there, so....

STEVEN WINTER: Mr. Chair, I'm satisfied with this version. I think the proponent has tried hard. And we appreciate your efforts, David and Madam, to help us mask these. But the fact is, Steve, you're absolutely right, these are communications devices are becoming more sophisticated. We're using them for more and more things and

we need this infrastructure, so I'd rather not quibble about it, but go ahead and give it the green light.

STEVEN COHEN: What about the notion of putting an angle on it to make it look like a head house to a set of stairs or, you know, something that might actually naturally occur on a roof?

(William Tibbs Seated.)

DAVID FORD: Well, in order for the front one at least to house the eight antennas, it has to be 10-by-12 to fit them. But the back one can be tweaked a little bit if you guys would like. But it's not going to change dimensions a ton.

STEVEN COHEN: I understand. It's just a matter of making it look like, as I say, something that would naturally occur, something that you would actually see on the

roof of a building. As I say, a head house to a set of stairs or an elevator head house or something rather than just a foreign form as it is. You know, this is a question of just minimizing the evil. I mean, they're ugly and inappropriate and by most measures, but necessary and unfortunately we have to tolerate them, but to the extent that you can make them look like something that might have naturally have occurred, that makes -- minimizes the negative.

ATTORNEY SUSAN ROBERTS: I mean, if the Board would like, we can definitely speak with our architects and engineers about site to try and accommodate that possibility.

STEVEN COHEN: Makes sense. What do you think?

STEVEN WINTER: Mr. Chair, perhaps I could suggest that the proponent continue the

discussion with the CDD staff, particularly with Roger Boothe, and we could go ahead and let this -- approve this.

HUGH RUSSELL: So I think taking that suggestion, I would say if they would discuss what some options might be with the staff and then those options could be presented to the Zoning Board so they would have some things to choose from.

STEVEN WINTER: If they so desire.

HUGH RUSSELL: Right. They're ungainly, but they're, you know, it's ungainly. It's -- part of your strategy must have been to pick one of the least attractive six-family houses in the city.

ATTORNEY SUSAN ROBERTS: Willing landlord.

STEVEN COHEN: The siding is part of the application?

DAVID FORD: Yeah, right.

HUGH RUSSELL: Okay, so I think that's our recommendation.

ATTORNEY SUSAN ROBERTS: So it would be to meet with staff and then present another option or two to the BZA?

STEVEN WINTER: Along with existing.

HUGH RUSSELL: Right.

ATTORNEY SUSAN ROBERTS: Along with the existing proposal?

HUGH RUSSELL: And those options might be considered architectural embellishments. Sit with Roger and see what you come up with.

ATTORNEY SUSAN ROBERTS: Okay.

HUGH RUSSELL: Because we think it's a little plain or very plain.

PAMELA WINTERS: I think it's plain ugly.

ATTORNEY SUSAN ROBERTS: Okay, thank you.

HUGH RUSSELL: Okay, thank you.

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HUGH RUSSELL: All right, next item on our agenda I think I'll skip which is the adoption of meeting transcripts, because that's a Liza thing.

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HUGH RUSSELL: And then the next item is the 75-125 Binney Street which there's a proposed design amendment which we are to review. And we need to get a mic back on to the podium.

(Catherine Preston Connolly Seated.)

ATTORNEY JAMES RAFFERTY: Good evening, Mr. Chairman, members of the Board. For the record, James Rafferty on behalf of the applicant Alexandria Real Estate

Equities. Mr. Joseph Maguire seated in the front row on behalf of Alexandria.

The Board, I'm sure will recognize the Alexandria PUD, the Special Permit approved several years ago which is going through construction as we speak. Mr. Maguire can give you more detailed update, but the building at 75 Binney, the Biogen building, is nearing completion. As part of the Certificate of Occupancy associated with that building, Alexandria will be providing the city with an additional \$8 million for the construction of the Binney Street Park. You've had an opportunity to go by the site, Binney Street Park was conveyed to the City by Alexandria earlier this summer pursuant to some of the mechanisms contained in the Special Permit. It's 2.2 acre site that's now fully grassed and irrigated and is being

used as passive open space at the moment. But I understand Community Development and the city have begun a planning process which Alexandria paid a million dollars at the time of the Building Permit to fund the planning process as well.

There is a community celebration on Tuesday evening at that park, and Mr. Maguire has authorized me to say if things go according to the schedule here, you are all invited.

Mr. Boothe has provided the Board with a copy of a design review critique. And I just wanted to give you a little context about the project itself. I know some Planning Board members have a lengthy history and for some of you it may be the first time you are actually seeing structures. But at 75-125 Binney Street, one of the longer

blocks in the PUD district, this block will actually contain three buildings. At the Third Street edge is 270 Third Street residential apartment building that actually we hope to be back before you next month for design approval. That's about a 90-plus unit residential building at 85 feet.

In the 75-125 building was approved last year and is actually under construction. At the time the building was approved it was designed to accommodate either a single or a multiple tenant. And it's two separate structures, but there were these interesting connections between the structures. Well, the space has now been leased and a tenant has been secured. ARIAD, a pharmaceutical company, born in Cambridge, has been here 20 years, currently is at 26 Landsdowne Street, is going to be taking the entire building.

And they approached Alexandria and their design team about considering a modification to what we used to call the gap between the two buildings. It was an interesting space that was perhaps most distinguished by connecting bridges that weren't closed. And I think ARIAD, when they realized they would be taking the whole building, tried to think of a way to enliven the space and use it more permanently.

We were very mindful of the open space qualities of that space and the public amenities that are provided. So before we even began on the process of full scale design review, we met with design review staff at Community Development and we also were able to be visited by a number of neighborhood leaders who -- four or five individuals who came over -- and we explained

the concept to them. And they were very encouraged by what's being proposed. And tonight you'll hear from Bob Shafner Payette Associates what they've actually proposed. It's exciting on many levels, particularly the ground floor because as the park has now started to take shape, you'll see that there's a lot of activity in this, in this iteration that on the ground floor opposite the park. And chief among them is a cafe with outdoor seating as well as seating within the atrium and public restrooms. When we met with Mr. Boothe and Mr. Dash, they said that there was interest on the city side about creating public restrooms. This is a new park that was going to be designed and become a popular destination, and it was a chance to see if we could arrive at a win/win situation.

So you'll see depicted on the ground floor, and I'm sure the architects want to show you all the beautiful design features, but I draw your attention to the public lavatories on the ground floor, because frankly they are an amenity for the neighborhood and for the space.

So having said that, the space is intended to be open from seven a.m. to dusk. It's been designed in collaboration with Chris Matthews of Van Valkenburgh because it's really envisioned as a winter garden. And I know if you reviewed some of the materials, you'll see that's how it's detailed and described. So it really represents a unique addition to the public space inventory in Eastern Cambridge and we were pleased that it got the strong, favorable reaction from the neighborhood

leaders and from the Community Development staff. So Mr. Shafner will take you through the changes.

BOB SHAFNER: Thank you, Jim. Bob Shafner with Payette the architect for the project. Just briefly, this is a very quick presentation. I know you have the materials in advance, but just a reminder of what the original view was from the street from the southeast, from the corner of Second Street and Binney. And this view has not changed by the new proposal. It's -- the winter garden is held back at that gap between the two buildings. And then the view from getting closer to Third Street you have -- actually have a glimpse between 125 Binney and the future residential building at 270 Third Street through the -- a peek through to Rogers Park right there and that remains as

it is. And as you look down the building facade, there's the gap between the buildings is pretty much the same view. You can't really sense the winter garden yet.

But as you get to the location right in front of the building on Binney Street, we looked to keep a very, very transparent approach to the architecture through a very simply glazed facade that goes the entire five-story height and then with a glass roof over the structure. The advantage to this, and then the one thing that's different a bit is there's an iconic stair within the space that's a bit of an eye catcher that hopefully will draw people in there to enjoy this quality of space.

The other thing that's advantageous in this scheme is that the bridges, which there were four of them and there still are, we

were able to remove their enclosures. So therefore the roof of each one and the facades were able to come down so perhaps the transparency might look a little bit more open to you than what you remember from before.

Switching around to look from Rogers Street side, looking back again transparency looking through towards Binney, this side is also set back from the street to allow a bit of outdoor cafe seating. The cafe area that's being proposed is on the right. The restrooms will be just inside doorways on the left. So just facing each other you'll have access from both outside and from inside the winter garden.

A cross section view looking west as if we took away the 75 Binney Street project looking towards 125, we -- this is a view

looking at the four bridges, how they are articulating the space, and also the dramatic stair in the center. And Chris Matthews will speak a bit about the landscape in a few moments. Right here -- well, actually, Chris, I'll let you take over now.

ATTORNEY JAMES RAFFERTY: Could you point out the model?

BOB SHAFNER: Oh, yes. We'll bring the model over. A very large scale model if anyone wants to peek in there, I'll start carting it over now.

CHRIS MATTHEWS: Thanks, Bob.

I'm Chris Matthews with Michael van Valkenburgh Associates. We were the landscape architects for the master plan and now the landscape architects for this project.

So the approach for this through-block

connector was very similar to all the other through-block connectors. In the Alexandria master plan it needs to feel like an integrated part of the streetscape, an integrated part of the public realm. So beg your pardon. Binney Street is on the left of this image and we brought the granite paving materials right a way through from Binney Street to Rogers Street at the rear. And that means that we can create external landscape spaces on either side and internal landscape spaces which are going to be activated by the cafe that Bob referred to.

And then for us the great opportunity, quite frankly, is to make a space unique in the Alexandria project. But actually pretty unique for a winter garden, too, in that it's five stories high. It has a glass roof and glass walls. And normally when you work with

interior planting, you're struggling against lack of light and climatic conditions and this is a fabulous opportunity. And on top of that there's opportunity on the ground and all the way up through the space. So our solution was to create these stainless steel tension elements, sculptural elements and grow 20 vines of them from the ground so they'll grow to a height of 50, 60 feet in the first five years. We're working with a specialist to do that. So it really becomes a vertical, a vertical landscape connecting the public and the private.

Just to remind you that the through-block connector in the winter garden is part of a family of spaces around these three buildings with this garden space at the back facing Rogers Street and this other through-block connector with built-in seating

elements. And can you see that, you know, we tried as far as possible to make it a kind of landscaped meander through the space rather than, you know, a straight shot architectural space.

And this image is from the Rogers Street side at the back corner of 125 Binney showing that the benches and the garden elements that we have (Inaudible).

STEVEN WINTER: Mr. Chair, may I ask a question, please?

Could you take -- could you use your pointer to go back a slide or two to the -- yes, that one. And show us what will be enclosed, please?

CHRIS MATTHEWS: Yeah. The clearest way to say it is the doors on the south side, on the Binney Street side there and there's a curtain wall just the north of that. And

then on the north side there right here.

STEVEN WINTER: Thank you.

CHRISTOPHER BARR: So it's probably slightly less than half of the connector.

PAMELA WINTERS: Hugh, can I ask a question?

HUGH RUSSELL: Sure, go ahead.

PAMELA WINTERS: Before you sit down I just was curious. Can you hear me?

CHRIS MATTHEWS: Yes.

PAMELA WINTERS: I was curious if you could give us just a little bit more description --

JOHN HAWKINSON: Can you speak up?

PAMELA WINTERS: Yes. Can you hear me now?

ATTORNEY JAMES RAFFERTY: Get closer to the microphone.

PAMELA WINTERS: Can you tell me a

little bit more about what kind of vines you're planning to grow and a little bit more specifics about the greenery? Because you have to be specific for winter gardens. This is just curiosity. I really like your design.

CHRIS MATTHEWS: Yeah. We're in early stages of design. We're working with a specialist for interior planting for the species, but we think we're gonna use about a half a dozen different species of tropical twining vines. There's a lot of different varieties. Some have variegated leaves and some are light and darker color leaves.

PAMELA WINTERS: You would be able to use tropical planters in there.

CHRIS MATTHEWS: Yes. With an atrium landscape you're really always using tropical plants because of the temperature in

the low lying levels. And the great advantage that we have here is big soil volumes which were designed to take an exterior landscape. So much more soil than you would generally have. Much more sunlight than you would generally have, so for us that's great.

PAMELA WINTERS: Great. Thank you.

HUGH RUSSELL: I'm a little troubled by one aspect of this which is at the ground plane, the entry doors and vestibules on both ends essentially create a visual barrier at the pedestrian level. If you look at the rendering on page 2, you can see that that's not the one on my page 2. This one is called --

ROBERT SHAFNER: That's that one.

WILLIAM TIBBS: That's it.

HUGH RUSSELL: Okay. I guess it's

cropped more on ours. So if you're wanting to look through and see that there's a park on the other side, you really can't do that. And it seems to me that that doesn't have to be that way.

When Holyoke Center decided to put doors on its passageway going through, for example, I think -- they used a frameless door. They did everything to maintain transparency. Here it seems a very deliberate decision to create something that is very -- has very strong visuals of itself that you can't see through and I think that's a mistake. I think it -- I don't like the black color. I don't like the fact that most of what you see is metal and very little what you see is what's through it. And I would really like you to reconsider that point.

BOB SHAFNER: Yeah, one of the

drivers on that was that if it was entirely glass framed enclosure that stuck out from the curtain wall, that it would have a -- the way the top surface gets, we were just looking at something that would stay more attractive over time. The dark color was intended that you looked passed it. I could understand that right now the door frames are shown at about a four-inch style so they're blocking a bit, but I had --

HUGH RUSSELL: I'd say blocking about 80 percent of the view through. I wouldn't say bits.

WILLIAM TIBBS: Hugh? I just want to agree with you in the sense that I think one of the concerns I have, and I think we've kind of lived through this on several projects, I'm thinking about University Park and what's the difference between its seeming

inviting in a public space and understanding it's not a totally public space, to something that just seems like a corporate lobby or a corporate area, corporate lobby or a corporate front yard. And I really do think those big -- I think you can just detail it differently to make it a lot more transparent. I've always -- in terms of will I feel comfortable going in there if I don't have business in this place walking through and feeling -- and, again, at University Park I think -- I walk through there a lot, and University Park, I walk through there an awful lot and sometimes it just feels like you're walking on their property. And I think you, I think you want to do everything you can to, particularly for this cross block connector, to make it not feel like you're walking on their property. And boy do those

entrances make you feel like you're walking into their property.

HUGH RUSSELL: Some of it is very code driven. You've got to have the vestibules.

BOB SHAFNER: Yes.

HUGH RUSSELL: Which would work wonderful if you didn't have to have the vestibules.

BOB SHAFNER: We would be happy to work with the staff to mitigate that.

HUGH RUSSELL: Okay.

H. THEODORE COHEN: Yes, Hugh?

What you hit upon is my concern, too. That the plan as approved with the bridges, someone walking on the street felt like they were walking between two buildings and that they were in a public, definitely a public space that happened to have bridges spanning

it, whereas now enclosing it, I think, as beautiful as it is and as nice as the amenities are, is still going to give the impression that this is a private space that the public is not that welcome to walk through.

HUGH RUSSELL: I know Roger has given some thought to this.

H. THEODORE COHEN: Right.

ROGER BOOTHE: I certainly understand all the points the Board is making because that was my very first concern when they talked about any kind of enclosure of the space. But the more I looked at it, the more I realized by enclosing it and letting the public know that they're welcome all day long, it's pretty much huge improvement I think. Yes, before in theory you can pass through, but how many times would you want to

pass through if it's wind swept in winter and you've got these enclosed bridges overhead. We all thought that was a very exciting space, but functionally this is way better. Having the green going up from the way Chris Matthews was describing. Having the cafe at the back. And so importantly having toilets that are open to the public. It's just huge. And I think when our park is a huge success in the back, and it is our park, this community's designing it, it will be a real flow. I think an analogy of course would be the Genzyme building which has a similar kind of treatment with the ground being open. Not everybody knows it's open. I've taken a lot of people through there and said oh, I didn't know this was open. And it doesn't really lead anywhere. It's still a fabulous space. This is a fabulous space. It does lead

somewhere. And I think that the points you're making about the capacity of the vestibule, those could be dealt with. Possibly it has something to do with signage. But I think more than anything it's got to be the fact that people start using it, and the neighbors are gonna find that this is a place to congregate. It's pretty unusual to have a place where you can actually go in. And I know, Bill, what you're talking about at University Park because, yes, it does feel like their place because there's really no place you can pass through there and get to some other place. Where this is very importantly a passageway, and I think a pretty dramatic and wonderful space. So I came up full swing from being quite worried about it to being very enthused about it.

STEVEN COHEN: I would just like to

make a couple of quick comments.

First of all, I agree entirely with Roger. I think it's a great space and a great improvement. I think it's -- you know, originally I thought it was a home run, now I'm only beginning to think it's a triple.

I agree entirely with Hugh's comments, that is as good as it is, it would be improved significantly by increasing the transparency of the door system. But I just want to pick up on one point with which actually Roger alluded to, and that is how does the public know that this is in fact a public space? The presumption is that when you see a building of this nature, no matter how transparent or how wonderful, the presumption is that it's private space. How will the public know? What sort of architectural signals did you give that this

is only to the public?

BOB SHAFNER: Yeah, we have a very analogous situation. Our office is at 290 Congress Street in Boston and it's the space that where the BSA, Boston Society of Architects is on the second floor, and the way that that entrance works, it's technically the entrance to 290 Congress of the seven-story building, and people have found themselves in there which is far less appealing an environment, but very analogous in its proportion and plan. And people can walk through it on their way to the waterfront. And for some reason, every time I come downstairs, it's always being used, the tables in the area. And I tend to think these are more found spaces in that the buzz, especially being that it's on a park, and it has public restrooms and a cafe, that all of

a sudden it doesn't take long before it just becomes inhabited. And the welcoming furnishings, the wonderful plantings, the idea that you can meander through I think it becomes something that so rare in the city to have, something that works in four seasons that you can hang out. I think word of mouth goes fast. The space I'm in is not very attractive from the street. In fact, you have to work your way in there, but now it's a public space. I don't know if that helps.

WILLIAM TIBBS: I think you're good, but because I've been to 290 and as a person who was actually going there for business, I never would have felt that it's a -- just as a person walking down the street that it is. I think that's your challenge. I think you hit upon it. What do you do, what cues do you give to make this feel public? And as a

person who was kind of where you are now but were -- I was there and having walked through a space like a Cambridge Research Park, I think it's just an issue that I think even if you're going to work with them, you've got to come up with a creative way. It may be the ground material might be some kind of way to feel that, but I agree that I think the idea of enclosing it, the idea of inviting people in is great, but you've got to come up with some cues to let people know that it's okay for them to go through there.

CATHERINE PRESTON CONNOLLY: Hugh? Not having been familiar with this particular PUD before, is there a requirement that the cafe on the ground floor be open to the public?

HUGH RUSSELL: I don't think so.

ATTORNEY JAMES RAFFERTY: No. In

fact, there's no requirement for a cafe at all. In fact, this area in the previous design includes any retail. Or frankly any active uses on the ground floor. So this represents a significant change.

CATHERINE PRESTON CONNOLLY: Okay, that's helpful. I guess to me the biggest cue that this is open to the public is that cafe being very clearly inviting to members of the public. If that becomes a corporate cafeteria, it's not going to feel open to the public. If it's a Panera Bread or something along those lines, the public is going to find its way in if for no other reason than the tenant will make sure they do. But I think that cafe in particular is key to signalling to the public that they are welcome here.

WILLIAM TIBBS: Just for clarity,

the cafe is outside the enclosure; is that correct?

BOB SHAFNER: Yes. You can access from either outside or inside. It has two doorways.

WILLIAM TIBBS: Okay. And when you're inside you can move through the cafe?

ATTORNEY JAMES RAFFERTY: Yes. There's seating in the enclosed area and in the outside area.

HUGH RUSSELL: So it's a little unusual here but in a way although the building faces Binney Street, the public has more apt to be in the park. And I think so it's a good move that the plaza is there, the toilets are there, the cafe is there. So the building is going to kind of suck people in from the park or show that it's available from the park. That may be part of a

learning process. You know, if you're in the park, it's -- you might want to wander through and get to the skating rink. As a pedestrian route, that's been thought out as part of your master plan, that's an alternative mid-block passage.

ROGER BOOTHE: One other aspect that I'm not sure has been made clear is that this is seven days a week. So -- and on the weekends that's when the neighbors are going to be in the park. And that's when this cafe and the toilets and so forth will be extremely welcoming. And so it really does have an amazing synergy with the neighborhood as opposed to so many buildings that have that corporateness that Bill doesn't like and none of us want to see here. I think it's a pretty dynamic solution.

HUGH RUSSELL: Well, I think we

would be small minded to look -- to not accept this as a gift as it's intended.

What's the official action the Board needs to take?

ROGER BOOTHE: We need to have you do a design review approval, so a vote.

HUGH RUSSELL: Are we ready to take that step?

WILLIAM TIBBS: I think so with the provision that they really do try to work at transparency and look at cues for actually making it more inviting.

ATTORNEY JAMES RAFFERTY: The Board's prior design approvals always contain that condition of ongoing design review with the staff. We could certainly highlight that particular element of the building as a particular focus of the design review.

HUGH RUSSELL: So I took that as a

motion to approve with the conditions that you attached.

WILLIAM TIBBS: Yes.

HUGH RUSSELL: And with the conditions that Mr. Rafferty has reminded us.

Is there a second to that?

STEVEN COHEN: I'll second it.

HUGH RUSSELL: Steve.

Discussion?

On the motion, all those in favor?

(Raising hands.)

HUGH RUSSELL: Everybody voting in favor.

ATTORNEY JAMES RAFFERTY: Look forward to seeing you at the party.

HUGH RUSSELL: Thank you.

* * * * *

HUGH RUSSELL: All right, the next item on our agenda is a procedural matter on

240 Sidney Street.

SCOTT ORAN: Hi, good evening.

Scott Oran, O-r-a-n Dinosaur Capital Partners proponent 800 Boylston Street. The proponent to 240 Sidney Street. We're here only to ask a request for an extension of time for the decision of filing a decision. I understand we're on the docket for September 3rd and I think we've asked for an extension through a letter from our attorney Galluccio to September 27th. I'm sorry, 22nd.

HUGH RUSSELL: 27th is what we have.

SCOTT ORAN: 27th, okay.

HUGH RUSSELL: We would ordinarily grant these things. I assume this has been pre-negotiated with the staff, the time?

Okay, would someone like to make a motion that we grant this extension?

STEVEN WINTER: So moved.

STEVEN COHEN: Second.

HUGH RUSSELL: One, two.

Okay, on the motion, all those in favor?

(Raising hands.)

HUGH RUSSELL: All members voting in favor.

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HUGH RUSSELL: The next item is the Connolly Petition to amend the Zoning Ordinance. So I think we'll start with a presentation by the Petitioner.

Let's just do a little thinking as they're getting ready. We've probably got an hour and a half, hour and 45 minutes for this hopefully, and clearly we have a number of people here who are interested. So if we're going to hear all these people, we need to move expeditiously.

STEVEN COHEN: Mr. Chair, before we start, is it our intention or our goal to actually vote on this tonight? Or are we just in a position to learn tonight?

HUGH RUSSELL: I would suspect it's the latter. The matter doesn't have to be acted on by the Council immediately, so we would have time to consider it. It may be that it's so obvious to us that we can vote on it, but I wouldn't count on that.

STEVEN COHEN: I asked whether it was our intention to vote on this matter tonight or simply to listen and learn.

PAMELA WINTERS: And, Hugh, maybe we should count out how many people want to speak and then divide the time up.

HUGH RUSSELL: I think we will when we get there.

PAMELA WINTERS: Okay.

HUGH RUSSELL: Because in addition to the Petitioner, you know, I think we want Jeff to highlight his memo. At least try to get everything out on the table so that when the people are testifying, they can see that issues have been out there and everybody doesn't feel like they have to bring the issues to us again and again. They can tell us what they think about it.

Okay, please proceed.

ATTORNEY MICHAEL CONNOLLY: Thank you, Chairman Russell. Let me just check and make sure we're okay here. Would you be willing to grant us 30 minutes for the presentation? We have prepared five speakers to speak.

HUGH RUSSELL: I would prefer that you do it in 20 minutes.

ATTORNEY MICHAEL CONNOLLY: Okay.

Well, then I'll try to truncate my remarks and I'll ask the final two speakers if you both could try to truncate your remarks as well.

So thank you again for hearing our petition. Good evening, Chairman Russell, and members of the Planning Board. My name is Mike Connolly. I live at 20 Harding Street. I'm an attorney, and I also serve as the Secretary for the Association of Cambridge Neighborhoods and a member of the Board of Green Cambridge.

We're here tonight for one simple reason, we need to stop adding to the concentration of greenhouse gasses in our atmosphere.

In 2002 the City Council adopted the climate protection plan which called for a significant reduction in greenhouse gas

emissions. Over a decade later we know that the numbers have been going in the wrong direction and there has actually been a significant increase in our greenhouse gas emissions. In all the while our city has been pursuing another important policy objective; smart growth, transit-oriented development, and greater density. There's no question that greater density is vital to our city's plans and to our future. But as we go through the reports and hear from the experts, what we've found is that over the years these two policies seem as if they may be intentioned with each other. For as we add to our building stock, we add to our carbon footprint.

Tonight, with our proposal for Net Zero, we are here to offer a resolution to this apparent tension. Net Zero is the

standard that allows us to maintain our policy of growth without walking away from the need to cut emissions. And getting to Net Zero is something that we can do right now thanks to renewable energy alternatives and green sources of power which are available over the grid at reasonable prices. So without further ado, I would like to introduce you to this evening's speakers and share with you the highlights of their presentation.

First you will hear from Susan Labandibar. Susan is the chief mission officer of Tech Networks Boston, a technology resource sharing company that she founded in 1996. And she also serves as the President of the Board of the Sustainable Business Network of Massachusetts.

HUGH RUSSELL: Could you spell your

name for the record, please.

SUSAN LABANDIBAR: I'd love to.

L-a-b-a-n-d-i-b-a-r.

Thank you for that lovely introduction, Mike. I appreciate it. And thanks for inviting me here. I'm a just a regular business owner. I did the -- I started -- actually started in 1994 delivering used computers to college students. And over the years --

JOHN HAWKINSON: You don't need to yell into the microphone.

SUSAN LABANDIBAR: I don't? Okay.

Over the years I, I started to realize as the climate science got worse and worse, that it wasn't enough for my business to engage in individual sustainability initiatives. For example, we had a PC that was highly energy efficient that made the

front page of the Boston Globe. I realized that we needed to take systemic action in order to stop climate change so we started something along with Quinton Zondervan called the Climate Action Liaison Coalition. And this is a coalition of businesses that are taking action against climate change by actually hiring someone to work on climate change issues on behalf of the business. And I'd like to introduce Michael Green who is the full-time Climate Action Liaison program coordinator for Tech Networks of Boston.

It's my job in the next two minutes to tell you what's changed in the science since the 2009 City of Cambridge Declaration of the State of Emergency and where do we stand today. And I think that we all know that there have been a series of dire reports coming out, and Michael has been kind enough

to graph some of the major incidents that have happened since the state emergency was declared in Cambridge against some exciting events like Hurricane Irene. The Intergovernmental Panel on Climate Change report that linked extreme weather against like Hurricane Sandy and Hurricane Irene directly to climate change. And Hurricane Sandy. The national climate assessment which is a 1,000-page report that breaks down the likely climate effects region by region. And there's an extensive section on what's going to happen in the northeast. And those effects are pretty well known to us today including inland flooding and sea level rise and extreme weather events and heat and increase in the number of high heat days.

And then we're gonna just briefly touch on two very, I think, paradigm shifting

reports. One that just came out in the journal called "Nature" in July. And the other that has not come out yet, and that's the latest -- we've not had a full report from the Intergovernmental Panel on Climate Change since 2007. So the AR-5 report is coming out in September.

And what I need to say about this is that when the state of emergency was adopted in Cambridge, we were all thinking along a paradigm of well, what we need to do is reduce our emissions. We need to, we need to reduce our emissions in a percentage of our current conditions.

HUGH RUSSELL: Excuse me, can you move the mic a little far away from your mouth? Even farther than that.

SUSAN LABANDIBAR: Even further than that? Okay, now I don't hear it at all. But

the second, the second report, and that's -- that was the basis of the AR-4 report, the IPCC report that came out in 2007. They were measuring emissions reductions, but really over the course of the past year I think the thinking has changed and it's much more aligned with the Net Zero initiative because we realize that the climate doesn't really care whether we're reducing emissions based on a baseline. What really matters is the total carbon budget that we have, and that's currently estimated at -- on the generous side of 570 gigatons. That's it. That's our budget. We can't spend any more than that. So at some point we have to stop emitting carbon.

And just to give you a sense of what 570 gigatons is, we're actually currently emitting about 33 gigatons a year. So, it's

really not that much.

And I just want to -- before I end, I just want to touch back on the Nature report, which actually says that the 570 gigaton budget is based on the idea that there's a -- that we can try to limit global temperature increase to an increase in two degree Centigrade increase. However, there are a lot of other elements to a liveable climate, and some of those things include keeping valuable carbon in the soil so that we can continue to grow the food that we need in order to support ourselves, to limiting ocean acidification. So there are a number of really other important factors. And there's complex relationships between, between temperature increase. And some of these other targets that are nonetheless very important for human life.

If we try to achieve all of these targets, the Nature report says, we reduce our total, our total budget of CO2 from 570 gigatons down to 360 gigatons.

So the mandate for action is now. And it's not enough to simply reduce emissions. What we actually need to do is innovate to zero. And actually those words actually come from Bill Gates, he talked about innovating to zero.

So I'd like to end with that. Thank you.

JOHN PITKIN: Good evening. My name is John Pitkin (phonetic). I live at 18 Fayette Street. I'm going to talk about why (inaudible) and what the Connolly petition does.

JOHN HAWKINSON: Can you use the mic, John?

JOHN PITKIN: Let's see. About like this?

PAMELA WINTERS: Thank you, John.

JOHN PITKIN: Okay.

I'm a member of the Cambridge Committee for Net Zero buildings. I helped draft the Connolly Petition. As many of you know, I was a leader for the Cambridge North Management Petition and worked with the Board in the Community Development, the City Council, and many other proposals. First proposed in 1997 Pitkin petition as well as Article 19 Special Permit review which we're talking about tonight.

Now, after that chapter in my life I thought my Zoning days were over when I became engaged with climate protection in 2008 and 2009, it didn't seem to me that Zoning could be an important part or very

important for a slowing climate change, but now it seems that it is. And I'm here to tell you why.

And the 2010 Climate Congress report, one of the findings was that an urgent task of predicting a prediction requires urgent action on all levels: Global, national, state, and local. And for the first time this year I've heard -- I came across a presentation by a top level climate scientist Kevin Anderson, who headed the top academic research for climate in Britain about climate change to the City Council of the City of Manchester, England. This presentation is available on-line in both slide form and YouTube. And this was a real first. And I'm going to -- I have a slide of his and a couple of points from him that will bring it home to what this means for the city.

Now the emission reduction targets that -- he makes the points that we have to go from rhetoric to reality. And the rhetoric is long-term gradual reduction by that 80 percent reduction by 2050 in the Massachusetts Climate Protection Plan or the International Energy Agency is the rhetoric. That's not gonna save a safe climate -- protect a global climate. The reality is that the 2050 reduction is unrelated to avoiding dangerous climate change as Susan indicated, and we need to go to a paradigm of urgent and radical reductions. And it is the emissions that matter, i.e. the carbon budget that Susan indicated. And I have an illustration of exactly what this means. It's not in terms of numbers but pictures.

This is a version of -- it's illustrated by a revised version of the frog

and bowl and water shown by Al Gore in 2007. The analogy is that a stretch tub of water, the frog at one end and the flame heating the water at the far end. Now, initially the frog says, "It's still comfortable here," because the heat's at the other end. But, frog turns off the flame. What happens? The water keeps getting hotter long after the frog turns off the flame. The climate system is like this and we are like the frog. If we don't act very quickly to start turning down the heat, we will experience extremely uncomfortable and changes to our climate globally here and in Cambridge as Susan indicated. Not just rising sea levels and flooding, but during summer heat waves, 104 degrees could be the new 90 degrees as early at 2050 and 2060. Well within the life expectancy of many people in this room and

their families.

As Professor Anderson says: This is the kind of change beyond adaptation. Now once you see the urgency of our situation, you have to understand that as living, breathing, thinking, and above all feeling human beings, we have an obligation to change every practical and effective action we can in our daily lives and jobs in order to mitigate climate change. However you feel about this petition, and I'm speaking to everybody in the room, we appeal to you tonight to join in this effort not as volunteers, but as responsible citizens of our city and the plan.

Now, it makes sense to use Zoning as a tool in this effort. We have, we have a limited number of tools, and Zoning is a good one. Here's why.

The first is if you just look at the purpose of the Zoning Ordinance. It is to conserve the value of land and building and preserve increased value in the city. Well, surely the most severe floods, frequent floods and heat waves of 104 degrees for sustained periods would considerably reduce the city's amenities and very likely ultimately reduce property values.

In addition, 82 percent of Cambridge's source emissions are from buildings. This has been known for six years. So that's another reason to look at Zoning. Buildings are affected by Zoning. Moreover according to the 2011 Cambridge Action report, the primary reason our emissions aren't going down now as hoped for is new construction. So, again, another reason to look at Zoning. And a great deal of new construction is in

various stations of the pipeline.

Now the petition proposes applying Zoning to eliminate greenhouse gas emissions in operation of future large projects that are already, already subject to large project special review under Article 19. This is achievable and practical through a combination of incremental feasible changes to the current Ordinance.

And here's, here's the basic architecture of the proposal. It is, it's a three-legged stool; reduce energy use, one. Two, generate renewable energy on-site. And three, as necessary, purchase renewable energy off of the grid. It is a synergistic performance-based standard that we call the Net Zero building emissions.

Now, how is this implemented in the Ordinance? Specifically the structure of the

amendment purposes outlined in Sections 19.10, the changes to 19.10, 21, and 25, and 22.21. So that's a special project and the sustainability sections of the Ordinance. There is an expanded narrative in Sections 19.24 and 22.26 modifying the narrative requirements already required for LEED Silver. So it's incremental change there.

The purchase of renewable energy is described in the new Section 22.25, and the reporting of energy usage during operation in subsection 22.26.4. And I'll refer -- I'll review two particular provisions. The requirement to purchase renewable energy which is key, is in the new Section 22.25. Of course the first option is on-site renewable generation. The second is off-site renewable generation. But this requires that provision be made to purchase RECs or

renewable energy credits for any portion of usage on a net basis that is generated by non-renewable sources. So that's a fallback.

The detailed reporting requirements are outlined in sections -- a new Section 22.26.4 to ensure compliance; reporting a total energy used, reporting of total on-site renewable energy generation, the report excess on-site energy generation that's put back into the grid, and then the number of RECs purchased to offset any fossil future usage. So all of those are to be reported on a current basis by the building operator.

In closing, we believe that the Net Zero standard for large term projects as proposed by the Connolly Petition will stimulate a new generation of truly green projects that contribute to the short and long term vitality and prosperity of the

city.

Quinton Zondervan will give you the details of the implementation of the Net Zero initial standard and how that will work in particular projects.

I'll turn it over.

QUINTON ZONDERVAN: Hi, my name is Quinton Zondervan. I live at 235 Cardinal Medeiros Avenue. I'm the President of Green Cambridge, and I also currently serve as the Chair of the Climate Protection Action Committee which advises the City of Cambridge on climate policy matters. This is my second year as the Chair of that committee and my fifth year on the committee. I'll start by saying that I'm very grateful that the city staff and the community has done in those five years in trying to mitigate climate change. Unfortunately it's always my job to

say we haven't done enough.

Now, when it comes to Net Zero, people always think we mean that the building has to produce all the energy that it's gonna use on-site at the building. That is not what we are after here. What we're actually proposing in Cambridge, because we are doing transit-oriented development and we're building tall buildings, we have more density, it's not practical to require that each building supplies all its own energy. So because the buildings are connected to the grid, we actually don't need to do that. We can use renewable energy that is purchased off the grid.

So we think of it as reduce, reuse, recycle for buildings and we call it reduce, generate, and purchase.

The first and most important step is to

reduce the energy that's required to operate the building in the first place. After that's been done, and that's done in the design phase. After that's been done, we generate as much energy on-site at the building as possible. Generally through using photovoltaic on the roof. And then the last step is to purchase any remaining energy that's used by the building from renewable sources using the grid. And then if there's not enough renewable energy available from the grid, then RECs can be used temporarily to offset fossil fuel energy use as the supply of renewable energy catches up on the grid.

So let's go through an actual example which is the King School being right now designed in Cambridge. And let's go through our three steps, all right?

So the first step is reduce. And the King School is actually designed to use 60 percent less energy than a traditionally designed version of that building. So that's less than half the energy that we would traditionally require is actually going to be required by the King School. So that's fantastic.

The second step, then, is to generate as much energy on-site as possible. So the King School will have solar panels on the roof which are expected to generate at least 13 percent of the electricity used in the building.

And then to meet our Net Zero standard, all that would remain is to purchase all the remaining energy that's being used from renewable energy sources.

Now, Net Zero is necessary in order to

deal with climate change. It's also a great opportunity for us here in Cambridge and in Massachusetts. Renewable energy is local and stays local. When we build a wind turbine or a solar panel installation, we are creating jobs here in Massachusetts. We are creating new skills and expertise that we can benefit from for decades. We also approved the self-reliance of our community because we're not importing fossil fuel energy from other places. That also reduces the cost of that energy because we don't have to pay it to move it here. Because we're building urban density, we can increase our public transit systems which, again, creates jobs right here in Massachusetts. And last but not least we save money because we are avoiding the price volatility of the fossil fuel markets. We have to compete on a worldwide basis to buy

natural gas or coal energy supplied to us. If we have local renewable energy sources, we don't have to compete on the world market for those that increasingly expensive fossil fuel sources.

Now, last but not least the city is already engaged now in a vulnerability assessment to figure out what we need to do to deal with the climate changes that we're already anticipating. Well, having more on-site renewable energy generation on buildings in Cambridge will actually help us be more resilient in the face of climate change. We can provide air conditioning shelter during heat waves. We can provide food storage capacity during extended power outages. We can provide emergency shelter during floods, all without further adding to the problem by using renewable energy sources

generated right here on-site. So in short, Net Zero is a great opportunity for us to move forward both on the climate and on our economy.

Thank you.

AARON KING: Hello. My name is Aaron King. I live at 40 Essex Street in Cambridge and I would like to also show you another example. You guys have just seen the Martin Luther King School and how that's developing, and I'd like to show you guys an existing example which is the Genzyme Center. I'm sure you guys know about this. We already talked about it tonight. This was built about ten years ago and it has like a great like LEED Platinum standards. Some of their green design features include passive cooling and heating, natural lighting, a green roof as well as solar energy. Very

importantly, kind of relevant to our discussion, they already have data collection and reporting. Right? They are constantly tracking their energy use, their greenhouse gas emissions, the quality of their air, all this stuff, and they're already doing that. And so all they would have to do is release that to the city. They also purchase -- 100 percent of the their purchased energy comes from renewable electricity -- comes from renewable sources, and I think that they have a -- they have an agreement with Constellation Energy and they were able to actually get renewable energy very -- at a very good price and they've said that it was very cost competitive with fossil fuel, even cheaper at times. So I'd actually -- we understand that not every new development in Cambridge can be like the Genzyme Center;

right? And so I want to go from kind of the best case scenario to the worst case scenario.

So these are current electricity prices for residential customers in our area. We got these price quotes. And as you can see from NStar, which is the basic non-renewable source, it only courses about five to ten percent more to get a hundred percent renewable electricity. And like I said, we really want to emphasize this is the worst case scenario. You know, when you are a commercial sized consumer, you have a lot more purchasing power and you can actually get companies to bid competitive prices to you for their renewable energy. And so we're already starting to see a lot of that. The bio lab proposed at 300 Mass. Ave. has already said they would do 35 percent

renewable electricity, and they're even considering 70 percent renewable electricity. You know, we're seeing this more and more from developers. They actually really like renewable energy because what you can do with this electricity is you can sign on to long-term power purchase agreements. And so they're really like 10 to 20 year fixed prices where you know your price of electricity for that long. And this is very important in Massachusetts and throughout New England.

So you can see in New England we really rely for electricity on natural gas. Almost 50 percent of all the, of all the electricity is generated using natural gas. And I'm showing this to emphasize how volatile the electricity market is. As you can see, natural gas has been very volatile and

recently we've had a very large spike in natural gas prices. And energy analysts and energy market specialists have seen this trend and it's a growing problem.

This was from February 2013, just this past February. You can see that the natural gas prices were four times the national average in Massachusetts. And 50 percent of our electricity comes from natural gas. So this really shows how unstable our electricity markets are. You can also see the electricity is much more expensive than average. And so this makes renewable electricity much more competitive because the thoughts -- the price of fossil fuel is much more expensive.

We also did, we also just like to emphasize how great the solar incentives in Massachusetts are. We currently have the

best solar incentive program in the country, and these rates are very high. So we did a short analysis on the 300 Mass. Ave. if they were to put in rooftop photovoltaics. Of the 40,000 plus square feet plot we estimated if all the mechanicals, we thought a very safe assumption would be 18,000 square feet could be used for solar panels, this would create a 250 kilowatt system. And you can see the cost would be 600,000 for all the installations upfront. It would pay for itself in five years. And then after those five years it would continue producing energy and it would actually produce a profit of \$750,000. Now, we didn't just make these numbers up. This actually came from a financial model that was released by the DOER and they released this financial model to help developers understand how the solar

incentive program would work. And so you just kind of plug in the system cost and the system size and it gives you this pay back period as well as the price.

It's also -- I'd also just like to add, it's important to add when buildings are built, they go and put PV on the roof right away. The installations costs are much lower. Right? Having to go put on solar panels on any building in Cambridge afterwards would be much more expensive. You have to get them to the top of the building independent of the construction and it would increase the price significantly.

Last, I just like to talk very briefly talk about renewable energy certificates, renewable energy credits, as we've been talking about. These kind of would be a last resort. If developers didn't want to buy

electricity off the grid from renewable sources, they could purchase renewable energy. They basically -- what they do is they represent kind of the benefits of renewable energy. So here you can see that our grid gets energy from both conventional sources like fossil fuels and from renewable energy credits, and that goes to the consumer. And then separately the consumer can purchase the benefits, the virtual benefits, of renewable energy. And this is kind of a, this is kind of a market and a system that's been adopted by our country in a way to incentivize renewable energy.

Thank you.

DENNIS CARLONE: I am the last speaker and I will be quick. My name is Dennis Carlone. I'm an architect and urban designer. My business is development. If

there isn't development, I don't have business. And -- but I'm always after good development whether I'm representing the city or a developer or an institution. My goal tonight is to address the Community Development's document that they gave you where they raise concerns. We met with the Building Commissioner Ranjit yesterday and we went over our proposal. His only concern was that we mention ASHRAE, the standards that -- the national standards for mechanical engineers. Everything else he felt comfortable with. He has referred the legality of using ASHRAE as a standard to the Law Department. They do that many times in any kind of interpretation of new areas.

One other issue that was raised is that this would require energy reports that there would be inspections and how would the city

do that? Well, that's already done. Forest City is doing it now. The PUD-5 that you approved requires that. That's not new. The Central Square C2 recommendations, the City of Boston, it's required. That is what is in the system. ISD, the Inspectional Services Department is halfway through a five-year plan conversion from paper to on-line material. So this analysis will be much easier to do when it's all on the computer.

Another issue that was raised is that there would be difficulty with subdivisions, that a developer could evade this by splitting the building. Well, you can't do that in Cambridge. That's Ranjit's words. You can't do it.

Penalties are only \$300 a day, but -- as stated, but they can be higher. But even at \$300 a day, that's over \$100,000 a year.

We think people would listen. That's just standard.

Criminal proceedings are already -- it was questioned in the report, what happens if you have to go to court? ISD goes to court all the time. There are five cases now in process. This is not unusual. Judges have ordered fines, liens, and specific actions. Zoning is not the only place where these issues can come up. It's -- it can be through a complaint.

Now, built form. Anybody who's built a building knows that too much glass is inefficient. The standard rule in the '60s when I was in school, was you put two-thirds of the glass on the south if you can. In an urban situation you can't. Glass is a poor insulator. I've told you some months ago about Toronto with their studies finding that

glass buildings literally heat the night sky. So that's one thing that developers will probably look at. In fact, ASHRAE recommends no more than 40 percent glass in a building.

You can still do great buildings even that is 40 percent glass. This is actually a beautiful building. I say that because I did it. It's now the Pfizer building. It's at 620 Memorial Drive. And actually as it works out, it's about 40 percent glass. The exception is at the top floor, which is the executive floor, and at the entry point, but other than that, it works out to about 40 percent glass. This is a traditional looking building in a modern way.

Right under construction now is a Net Zero building that you've probably read about. The building I did was five stories. This is six stories. It's smaller. The

building I did is just under a hundred thousand. This is 50, just over 50,000. Different materials, but 40 percent glass, extensive solar on the roof. It's in Seattle.

Already Aaron talked about Genzyme, one thing he didn't mention is one of the executives spoke at our meeting the other day and said that the amount of extra cost given all the glass, the amount of extra costs with all the mechanicals is easily outweighed by the attendance record of the staff, the happiness and productivity of the staff. They said they would do it again. And then it's not just five, six-story, 12-story buildings, the most energy efficient building in the world is in China and it's a little over that. It's over 70 stories. So this does not regulate that everything has to be

low, that you couldn't do towers. It just means that it becomes an issue to figure out what makes the most sense on a given site.

So we're -- one of the things that you always want to do with change is that you want to do it when there's a building boom. You hear when things are slow, you hear oh, God, we can't impose new standards because it will hurt the market even more. Well, one of my teammates say, you can build an inefficient building as you do now if you want, you just have to buy the kind of energy that doesn't produce carbon. So we have an amazing building boom going on. Blue is fact over the decades. The green for 2010 to '12 is what the Planning Board has approved or is in the works or has recently been built. And the red is -- shows the new Zoning that's been approved if it got built in one decade.

Now will it all get built in one decade?
Maybe not. But the point is we are
proceeding rapidly to excessive construction.
I am almost done.

In a great document done by the City
2007 towards a sustainable future, these
comments are in there. The City contracted
with Trans-Canada for 700,000 kilowatts of
hours of RECs to reduce emissions.

The City Council endorsed the goal of
20 percent municipal renewable sourced
electricity by 2010.

The Mayor and City Council endorsed the
U.S. Mayor's Climate Protection Agreement,
commitments to striving or meeting or
surpassing Kyoto. Not all of that has
happened, but that's what was said.

2007, future No. 2 -- almost done,
really. A number of businesses and

institutions located in Cambridge track their own greenhouse gas emissions six years ago. Businesses that actively manage their environmental performance have been documented to be better risks for investors, economic investors.

Corporate environmental responsibility has also become a factor in recruiting and retaining employees. Genzyme.

I only have 42 more slides. No, I'm kidding. There's only two more.

2007, future No. 3, Cambridge is in a position to apply many existing technologies and approaches that tackle the problem and to take advantage of emerging trends and resources in energy transportation land use waste management.

And finally, if not Cambridge, Harvard, and MIT, then who? It has to start

somewhere. If it doesn't start here with what we have in Cambridge, including the building boom, including the political statements and including the need to do this, we have the knowledge, we have the economy. It's better to do it now than have much more expensive inevitable retrofits. We believe it's our obligation to do this.

Net Zero can still have great buildings. Interestingly earlier architecture, Rockefeller Center is in a way what we're talking about as far as the architectural skin. And we create a more human and humane environment.

This is the last image that you saw earlier. This was in a City's report. The projection is by 2050 with a very high storm, ten year storm, over half the City will be under water. If it's a hurricane, it's a

mid-range hurricane, a 100 year storm. Now we've had some pretty severe ten year storms. My sister's neighborhood was hit by Irene. She wasn't flooded. She was flooded as everybody else was with Sandy. Acidity, sewerage, oil, \$150,000 worth of repairs necessary. Insurance paid for 40,000. And that's a small house.

So please seriously consider this. This isn't a wish. This is a -- we feel a real necessity.

Thank you.

HUGH RUSSELL: Does that conclude your presentation? You have been at it for 35 minutes.

ATTORNEY MICHAEL CONNOLLY: Sure.

HUGH RUSSELL: I wonder if, Jeff, you could bring us into the -- and everybody here, the report that you used.

ATTORNEY MICHAEL CONNOLLY: We had one other person for the presentation. Can we let that person go?

HUGH RUSSELL: Sure, why not. If we ever get there.

JEFF ROBERTS: Thank you, Mr. Chair. Jeff Roberts from the Community Development Department. I just wanted to point out that the staff prepared a memo. This really was a collaborative effort involving those of us, the usual characters in community planning to work on Zoning along with the Environmental and Transportation Planning Division of our CDD staff. I'll try to go through it very briefly just for the sake of time, and there are copies, there are more copies available for the public as well.

This is, as we typically do when a Zoning Petition is made, just really based on

only a reading of the petition text, we try to provide some analysis and point out what some of the issues are that would remain for the Planning Board's discussion. So for this proposal -- it's a proposal that essentially has three parts to it, and it affects the Zoning text in Article 19 of the Zoning which is the project review section. That's the area that the Planning Board really deals with the most in doing large project review. It also makes some changes in Article 22, which is the newest article of our Zoning. That was the articles adopted in 2010. It was a result of a task force process, the green building zoning task force, and for the first time really implemented a sort of benchmark requirements for sustainability in new building projects.

So essentially what the Zoning would

require is that the Planning Board in approving project review Special Permit makes a finding essentially of a project not contributing to greenhouse gas emissions. That the -- that's the first part.

The second part is that the project would be required to report its energy on a quarterly basis post-occupancy and to compensate for any, for any energy consumed through purchase of renewable energy and RECs. And that also the third part of it is that the Planning Board, as part of its review, would review and approve a greenhouse gas mitigation plan which would then become part of the Special Permit and would be followed throughout the life of that project.

The mitigation that's suggested in the petition is sort of four parts; to increase efficiency, energy efficiency of the

building, to make use of on-site renewables. And those two, efficiency and renewables together really kind of constitute the Net Zero principle which I'll talk about just briefly when we discuss the memo.

The third mitigation factor is to purchase renewable energy.

And the fourth is to purchase RECs. And we talk about all of those in a little bit more detail in our memo. This would all be on top of the current standard in Article 22 so it wouldn't replace the requirements to meet the LEED standards that would be in addition to that.

So for analysis we started looking at this notion of Net Zero which essentially in typical usage we found it to refer primarily to Net Zero energy. It's been proposed that it preferred -- that petitioner prefers to

Net Zero greenhouse gas emissions, although we noted in our review that those mitigation measures really do focus principally on energy. There wasn't any particular mention of any other greenhouse gas mitigation strategies that might be considered that are separate from energy strategies. But of course energy is a major component of greenhouse gas emissions and it was noted.

So in our analysis, we looked at some -- we tried to look at some buildings and some examples of how projects tried to achieve Net Zero through a combination of minimizing the energy consumed in the building and generating on-site renewable energy. Primarily that's been through solar photovoltaic systems.

Net Zero, we -- well, one of the things that we found is that there isn't a widely

accepted benchmark or certifiable -- or certification standard for Net Zero. It's really used as a performance goal, and projects have largely self-reported, that they're meeting this goal. So we looked at those projects and we looked at in particular those larger projects that are about 50,000 square feet or more. What we found is that there are some particular types of buildings that tend to be common. Often these are buildings that are on larger sites that allow for a more spread out photovoltaic arrays when you have more area to work with. They tend to be smaller buildings that are lower in height. The use -- the buildings tended to be more owner occupied, sometimes institutional or public sector owners. And that the uses themselves tended to be uses with lower energy demands such as schools,

recreational centers, housing, some office buildings. Some of the, some of which you see in Cambridge and other building types, like some of the more energy intensive lab uses. The life science lab uses tended not to meet that -- we tended not to find examples of that that meet the standard.

So we looked at that. We also looked at the question of green power and RECs. RECs are renewable energy certificates. And in particular the Massachusetts -- the Massachusetts Class 1 Recs, as they're called, are a component of the Massachusetts Renewable Energy Portfolio, which is a state regulation requires energy provider, retail energy providers to purchase a portion of their percentage of their energy from renewable energy generators. And to -- and that their RECs are a way of certifying that

that amount has been purchased.

They -- one of the things that's been noted and we found in our research, that they're not -- sometimes they are traded and sometimes treated as credits, but they're not, they don't function in quite the same way as greenhouse gas offsets and may not provide the same, the same benefits.

Also because the Massachusetts RECs are part of a -- part of a standard requirement rather than part of a voluntary system, there can be a wide disparity in the cost between the required Massachusetts RECs and some other RECs which sometimes city's purchase off the voluntary market but are not part of a required standard.

The green power issue is something that we looked at. We found that that also can be somewhat complicated in the way it's -- the

way it's dealt with for projects that purchase renewable energy off of the grid. The NStar program that allows residential or small property owners to purchase off the grid, is generally not available to commercial buyers who are -- rather than going through a standard system, they can negotiate with energy providers, and in some cases it's possible that the renewable energy they're providing is more of a bundle of different conventional renewable energy and supplemented with RECs. So the way in which purchasing green power would relate to the RECs and how that would, would be evaluated in terms of the overall environmental benefit is something that's not entirely clear and could use more looking into.

We talk a little bit about the Zoning structure. And I don't want to get into

the -- too many of the details where some of that was covered in the Petitioner's presentation. I could hazard a -- I try not to do this, but I'll hazard a metaphor. Zoning is often considered -- is often thought of, if you watch track and field like a do, Zoning is sort of like a high jump. You set a bar and if you are able to clear that bar, then you pass on. This is, this proposal's somewhat more of a long jump. We're saying that -- it would be saying that we want you to really try to do as well as you can through energy and then we'll measure how you did and then -- and after that it will impose requirements. And that raises some issues.

There's issues with approval, so it's can be difficult. The Planning Board would have to make a finding and approve these

projects. And it may be difficult to be able to make a clear finding if you don't know how they're going to -- necessarily how they're going to comply with the requirement until after the building is built and occupied.

And then there are also issues that I pointed out before with enforcement, Zoning doesn't necessarily provide the kind of tools that are needed to go to make sure that people are complying with a requirement after a building has been built. The main mechanism for Zoning enforcement is where you issue a Certificate of Occupancy, and if you have to issue the Certificate of Occupancy and then verify that it meets the Zoning, it can be, it can be very, very difficult to impose the kind of enforcement tools. That it's difficult to take a Certificate of Occupancy away after it's been granted.

So we talk a little bit about potential outcomes and we looked at what amount of development might be affected by this.

We looked back at the history of the project review Special Permit, which was first instituted in 2001 and applies generally to all projects of 50,000 square feet or more, with some differences in different districts and for different types of development. And but for the -- so far it covered about 5.7 million square feet of development has been completed, that's been subject to the project review Special Permit. That's roughly, very roughly half of the development that's, that's occurred in Cambridge during that time. And it's included a mix of uses including housing, office, lab, and institutional and other uses.

And in looking at how the development in Cambridge would be affected by this proposed Zoning change -- with any Zoning change, it's important to consider that there is -- there is a choice. Owners can choose to build and meet the requirements or they can choose to take actions that would avoid having to meet the requirements. And so just to take those in kind of one at a time, projects that meet the requirements would very likely be more energy efficient. The incentive structure would likely promote the reduction of the energy consumption to the degree possible for that building type, and possibly installation of renewable energy. That could result in higher construction costs, but also help to achieve the goals of reducing greenhouse gas emissions. Very likely it would involve purchasing RECs. If

the -- if the renewable energy is not able to fully meet the -- or the on-site energy is not able to fully meet the demands of the building, that would be, that would have its own set of costs. And moreover because that requirement would impose costs over time for -- built for commercial buildings, for instance, or residential apartment buildings. Those are costs that would likely be passed on to tenants. And so that would affect the affordability of commercial and potentially commercial and residential space.

So in looking at how someone might decide not to meet the requirements, it could mean building smaller projects in order to avoid the project review Special Permit threshold. That would also -- if projects, if developers or property owners felt they wanted to go that route, that could result,

that would result in also bypassing the traffic mitigation and the urban design review proponents of project review Special Permits.

And there's always a possibility that this would create a shift that could -- the cost might cause development that would otherwise occur in Cambridge to occur in other communities that don't have similar requirements, including Boston or Somerville or suburban areas or other areas. So that's -- so that's a component of the review. And I actually wanted to also turn it over to Iram who is going to talk a little bit more about the sustainability considerations that were noted.

IRAM FAROOQ: Thanks, Jeff.

So, I just wanted to start by saying that we absolutely agreed with the goal of

this petition. I mean, there's no argument that we are -- we're facing a really significant challenge in terms of climate change and the need for buildings to participate in addressing that and reducing energy use. Encouraging use of renewables is critical for all of us. And the City has been working for a long time. Quinton mentioned the Climate Protection Action Committee that he is -- that he sits on, and our environmental staff who staff that committee have worked for years coming up with goals for the City to meet and in towards.

And some of the things that we have done in just recent years is that the City adopted in 2009, we were one of the first communities to adopt the Stretch Energy Code. That increased the bar for all buildings in

Cambridge for in terms of their --

HUGH RUSSELL: Cambridge was actually the first. I looked at the list.

UNIDENTIFIED AUDIENCE MEMBER:

Second.

HUGH RUSSELL: Second? I looked at the list.

IRAM FAROOQ: We were second, yeah, after Newton.

HUGH RUSSELL: They were effective at the same time.

IRAM FAROOQ: Yes, this is true.

We have the Green Building Task Force that came up with recommendations for improvements to the Zoning Code which Hugh was part of. And in 2010 we adopted the LEED requirements in Article 22 that require that all buildings over 25,000 square feet should meet LEED criteria at the certifiable level.

And if they're over 50,000 square feet, they meet it at the LEED Silver level. And that's now been in place for the last three years.

In the Kendall/Central proposal we have actually recommended raising that bar to LEED Gold. So we absolutely endorse this idea that we cannot stand still once we adopt something, that we have to constantly be aiming higher. And you and the City Council adopted that recommendation in the MIT petition and also for 300 Mass. Ave. And so those will be achieving LEED Gold.

The other piece of that was that they are going to be reporting their energy use. And also for MIT, all development in that area will be required to analyze feasibility of connecting to the steam system that exists in that area.

The energy alliance works with the

smaller and existing building sector and tries to work on efficiency measures and renewable energy.

The last year we came up with -- I think it was last year -- the Cambridge Solar Tool working with MIT that evaluates and communicates the solar potential of virtually all the rooftops in the city to help people understand the potential.

And we were designated a green community in 2010. And as part of that, we have made a commitment to reduce our municipal energy use by 20 percent below our 2008 baseline. And to do that we are transitioning all of the street's lighting to LED. That will be starting either this year or -- late this year or early next year.

The Cambridge Rindge and Latin School, I mean, all of the city stock that's been

renovated, is being renovated to high LEED standards. So Rindge and Latin School just was -- just got LEED Gold certification. And I think there are a few new initiatives that are underway.

So earlier this year we, the city signed the Mayor's climate, the Community Climate Compact for a sustainable future with Harvard and MIT. And part of that deal there is to work collectively to come up with technological solutions to help us address building energy use. That's one of the primary focuses of this intervention. And its -- it initially started as something that the city and universities but has been opened up to businesses. And many of the largest employers in Cambridge have signed on, and this is really -- and have been working with us, and that really offers a leadership

vehicle for businesses. And I would say that some of the, you know, you saw the example of Genzyme, Harvard has done some of the greenest buildings in Cambridge. And think business and institution haven't been really shying away, but have taken leadership roles in sustainability.

And finally, well, a few other things. Right now we are also working on an eco district model for Kendall Square where the City, MIT, and the Kendall Square Association are partnering to figure out district-based solutions and interventions, because it's really hard in an urban setting to achieve sustainability or the highest levels of sustainability on a building-by-building basis, but it has to be thought about in a more collective way.

We are, similar to -- somebody

mentioned the Boston's Energy Use Disclosure Ordinance that was recently adopted, and Cambridge has been working on a similar one guided by the CPAC Committee. And that we expect will be coming forward this fall. There will be a stakeholder process related to that.

Then we do always send designees to the International Codes Council to try to strengthen the International Energy Code. And we will be doing that again later this year for the 2015 version of the code that will be coming out.

The Martin Luther King School which was shown in the presentation, we see as a demonstration project to try and think through Net Zero in an urban setting. It's a lot easier to think about it in the school setting which is relatively a low building as

opposed to many of the other buildings we have in Cambridge, but we have really tried to push the envelope there. I mean, the city has always tried to lead, but here, yet again, we're trying to do that. And that project was essentially with the building and the on-site renewables. The goal was to get us to roughly 60 percent of Net Zero from the building design and the rest would come from behavior management within the building on sort of an ongoing basis. And we are actually getting closer to 45 percent than the 60, and it has been a real learning experience for us, and we'll be using that as an educational tool for the school and the students and we expect that that will be a fantastic teaching/learning tool in addition to being a green building.

We are, as you can see from that image

up there, we are working right now again guided by CPAC on a climate change vulnerability assessment which will serve as the technical foundation for preparedness plan that we will be working on.

So with all that said, I'm not trying to just say we're doing a lot of great things. I think there is much that needs to still be done. Buildings are a key piece of the puzzle and we need to keep working to enhance that standard, but there is some difficulty to think about creating a policy that creates significant requirements where the people who are most impacted or the people who are impacted have not been part of thinking through the solutions.

And so I guess I would close by saying that we agree with Susan Labandibar and Bill Gates that we need to be innovating to zero.

But I'd like to suggest that the path to doing that is to bring everybody to the table and to be able to have some sort of discussion that looks, that analyzes the technology that we have, what are realistic solutions, and comes to some sort of consensus, agreement of how -- what's the best path to move forward.

So thank you.

HUGH RUSSELL: Okay, we've been sitting here for two hours so we need to take about a five minute break and then we'll come back with a public testimony portion of this hearing.

(A short recess was taken.)

HUGH RUSSELL: All right. We're back in session.

The next part of our meeting is a hearing from you people, and there are

approximately 30 people who want to speak.
We have about an hour. The math is simple.

PAMELA WINTERS: Two minutes?

HUGH RUSSELL: Two minutes. And Pam is our timekeeper. And I would ask you to respect her comments and respect the rights of everybody else in the room to speak.

Now I'd like to tie this up just slightly from something that one of my colleagues said. It's like we understand there is a crisis. We understand there are lots of things that can be done. What we have to do is recommend to the Council is this the right thing to do? Is this proposal before us the right thing to do to accomplish the goals? So should we be doing this now? Should we be doing something else?

So the first name on the my list is Jesse Kanson-Benanav.

And second is Brock Adler (phonetic).

JESSE KANSON-BENANAV: Chairman Russell, my name is Jesse Kanson-Benanav, K-a-n-s-o-n-B-e-n-a-n-a-v. I live at 26 Willow Street.

On behalf of the members of A Better Cambridge of which I'm proud to be the Chairman, I am asking you to vote no on the Connolly Net Zero proposal. While we wholeheartedly agree with the goal of eliminating our dependence on fossil fuel in Cambridge, we believe that the Connolly Net Zero Zoning currently being considered by yourself and the City Council would do more harm than good in our community. Net Zero affordable multi-family housing is untested. There's no practice-based evidence that carbon-neutral, multi-family housing can be built in a cost-effective manner that keeps

housing affordable to all Cambridge families. The proposed Net Zero Zoning will hurt our abilities to create the kinds of higher density mixed residential and commercial buildings we need to sustain a diverse and affordable city. Net Zero in Cambridge ignores the reality of our carbon footprint. Every 100 square feet of development in Cambridge is 100 square feet not going up along Routes 128 or 495. To the extent that this proposal moves new construction away from Cambridge with its higher standards on sustainability and into surrounding areas, it runs a substantial risk eventually raising the very emissions it proposes to contain. Keep our money local. Under this proposal developers could meet Net Zero requirements by paying out of Cambridge and out of state energy companies to offset their emissions,

missing the opportunity to direct more funding to local programs like subsidies or conversion of existing buildings and small residences. A better Cambridge is a Net Zero Cambridge, however, we need to make sure we do it right. We believe that a viable approach to serious energy efficiency in carbon reduction in Cambridge relies on a multi-pronged strategy that addresses of what we require of new development and how we adapt existing buildings with a focus on multi-modal transportation throughout.

Some qualities that we feel are missing from this proposal that we need to inject into the conversation at large would include providing additional subsidies that finance energy efficiency upgrades and the use of renewable energy in the existing building stock. Require more aggressive energy

efficiency standards for buildings that phase in fossil fuel reductions and acknowledge the need for market transformation using standards such as architecture 2030.

Development integrated multi-modal transportation network connecting our neighborhoods together more effectively and reducing dependency on cars. Work toward reducing (inaudible) effects by implementing Zoning and Building Codes that allow for more cool roofs, green roofs, and urban landscape strategies in Cambridge.

PAMELA WINTERS: Could you wind up, please? Your time is up.

JESSE KANSON-BENANAV: Yes.

To work towards increasing water retention on building sites, sidewalks, streets, and open spaces to reduce the impact of flooding and storm water runoff and

increase coordination with adjacent cities and communities on developing sustainable transportation networks.

A key achievement of a multi-pronged approach including the elements above --

HUGH RUSSELL: Excuse me, your time is up. If everybody runs over two minutes many people can't speak.

UNIDENTIFIED AUDIENCE MEMBER: I didn't know there was a list.

HUGH RUSSELL: At the end.

BROCK ADLER: Okay. Brock Adler (phonetic). I'm an environmental educator. I'm a former Cambridge resident, hopefully future one as well. And I'm speaking in favor of the Zoning change. The CDD analysis I'm glad that there's support for the end goals, and there are -- and know the challenges of various components. And I

think the beauty of this Zoning proposal is at it's flexible for different buildings to accomplish this in different ways. And the difficulties is not that -- the difficulty of any one particular aspect of it I don't feel is a valid reason not to do it. If it's indeed in the public good, which it is in the public good. I mean, that's Zoning due -- put requirements on that have to -- the cost is born by the developers, the residents, but if it's for the public good, it is for the public good.

The buildings that are covered by these Zoning changes they're gonna last 50 or 100 years. Any inefficient -- energy inefficiency that is built in from the beginning will last 50 or 100 years. And that even goes for the MIT up zoning and the 300 Massachusetts Avenue. You allowed

inefficiencies to be built in above the Net Zero standard which is achievable, and they will last 50 or 100 years, these inefficiencies. So, Cambridge strives to be a 21st century city and complete with high value businesses and buildings and workers that build these buildings. And this is the way to achieve it. It is a moral obligation. All cities have this moral obligation to go with a Net Zero and other ways to achieve this, and this is the leadership that Cambridge should show to the rest of the world.

Thank you.

PAMELA WINTERS: Thank you, sir.

HUGH RUSSELL: Thank you.

Please, I would ask people to withhold their applause. It just slows things down.

Then Nadeem Mazen.

NADEEM MAZEN: Hi. Thanks. Nadeem Mazen, 73 Magazine Street.

I first want to speak on in support of the Connolly Net Zero Petition which to me seems like it's coming maybe a generation late and we're playing catch-up with the frog on a hotplate that is -- that is gonna be heated for generations to come for those who saw the first presentation.

I just want to play a politician here for a second and speak to some of the critics. We heard that Net Zero for affordable multi-family housing is untested. And I would say that paying the electric bill through a new distributor according to a new and potentially financially attractive contract is not untested. The idea of switching distributors is not untested. And perhaps the retractors assume that Net Zero

requires on-site power generation, but would be incorrect. We could do this right now. We can do it over the grid. We can do this in a cooperative way, especially with commercial buildings. We can get power purchase agreements that keep the price of energy very competitive. And if we do any type of on-site power generation and we can profit from being clever about, about the Net Zero standard.

We also heard that Net Zero in Cambridge ignores the reality of our carbon footprint and we move to equal from developing here to 128 or 495. I say Net Zero does not shun or scare developers. It's early days in this conversation and we need to work with developers actively in order to demonstrate how money is saved through Net Zero standards and associated design

principles and how developers and towns also benefit financially from other aspects of the plans with a clear environmental conscious. And we can't ignore the environmental needs and we can't ignore the commercial benefits of thinking in this new way and in mandating this new way of thinking.

Lastly, we've heard that so we just keep our money local, but as we've heard from Quinton and others, our money is going where it always went, to a utility, and now that utility actually has some roots here. Has roots in Massachusetts where green energy is being produced and is being produced affordably competitively.

Thank you.

HUGH RUSSELL: Next speaker is Donald Sheehan and after Donald, Gene Willard or maybe Willy.

DONALD SHEEHAN: Chairman Russell and Board Members and audience, my name is Donald Sheehan. I'm with IBW Local 103 Boston and Cambridge. I also represent the 27th -- I also represent the other 17 building trades here in Cambridge. And we have a lot of concerns with this petition. We're obviously not in support at this time. You know, as far as the building trades are concerned, we've been working in all of these facilities here for years. And since 2000 many of these corporations, including what was shown here tonight, Genzyme and as late as the MIT petition, we've worked with these owners, these developers. We're not just here at the meetings, we're actually in doing these projects. We've never seen the way that these developers and owners have stepped up to making changes to the interior of these

buildings as well as the exteriors. We have mechanical systems that are so highly controlled, they can be controlled from anywhere in the country if they want to look at them as an owner. But the air conditioning, the heating, the recovery systems, the glaze on the windows have all been changed. The electrical, the distribution of power. Everything has been so upgraded today we don't actually know how they can do better than that. So that piece I think is well under control, and I think you -- I think the MIT people recently went to a gold LEED on all of their last projects. And I think some of the other developers are going in the same manner. They just don't want to settle for bronze and silver. They want to get to gold because they believe in Cambridge and they believe what everybody

here stands for. I'm afraid of painting a brush very quickly across a situation of cleaning up green gas and renewables, there's going to be difficulty for every single owner and every single developer. If you even just take, for instance, which was talked about here tonight, solar panels and PV, if anybody knows has them in their house, myself, it's \$20,000 to put them on your house. And it's 15 years to pay back so --

PAMELA WINTERS: Thank you, sir, if you can wind down your comments.

DONALD SHEEHAN: Take a look at that. I have it on my house, sir. So it takes a long time to get the pay back.

HUGH RUSSELL: Please don't do that.

DONALD SHEEHAN: And if we're going to be going down that path and mandating that these developers have to do these things, I

think there's going to be a big push back and I don't think they're going to be looking to invest, you know, in doing that. And as IBEW, the AFL-CIO --

HUGH RUSSELL: Excuse me, your time is up.

DONALD SHEEHAN: Just one second. So both the IBEW and the AFL-CIO have invested an awful lot of money in renewable projects.

Thank you.

HUGH RUSSELL: Thank you. Next is Gene Willard or Willy.

Richard Goldberg. And after Richard, Saul Tannenbaum if he wishes to speak.

RICHARD GOLDBERG: Richard Goldberg, 170 Harvard Street, Cambridge.

I'm speaking on behalf of the Connolly Petition. There are lots of reasons why we

shouldn't adopt the Connolly Petition, most of which aren't about science but are about short-term market forces. I would actually like to argue that we should adopt it because now is the right time. Cambridge real estate, especially in Central and Kendall Square is red hot. Massive projects are being planned or underway, every one of which exceeds existing Zoning. That fact alone suggests that we the people ought to have some power over the people with money. If they are granted permission to exceed existing limits, their ability to make short-term profits ought to be balanced by our desire for a long-term sustainability benefits.

The Planning Board's decisions take into account to grant variances always are about the public good. Green spaces,

setbacks, penthouse heights, are not just about aesthetics but about good, urban planning. I would suggest that the Connolly Petition is good, urban planning. I think a strong signal from your body might give impetus to a community development bureaucracy and elected officials who are loathed to make tough choices we all know are going to have to be made. It's not going to be easy but if not now, when?

HUGH RUSSELL: Thank you.

Saul Tannenbaum (phonetic). And after Saul, Katherine Anderson.

SAUL TANNENBAUM: Hi, I'm Saul Tannenbaum. I live at 16 Cottage Street. And these are one of these nights where I love living in Cambridge because if we were somewhere else in the United States, this would be discussion about whether global

warming is a hoax designed to take our guns and our golf courses are just a hoax designed to take our guns. And we're talking about using the collective power of our government, you know, to effect one of the most important issues of our time. And, again, other places, there would be a completely different discussion.

That said, the Planning Board is perhaps, and all due respect to you folks, it's sort of the worst place in Cambridge to start a complex discussion like this just because of the time constraints, etcetera. I feel a great deal of sympathy for you folks having to decide over the next couple of months whether in fact this petition will, you know, reduce greenhouse gasses. And I mean it's called meeting a Net Zero standard, but there's no such thing as a Net Zero

standard. I mean, we're sort of at the leading edge of developing it. And, you know, if someplace is going to develop such a thing, Cambridge should be the place. But it's not a -- it's, you know, even the adopted standards like LEEDs have people who, you know, contend it's really not the best thing, you know, for climate, etcetera.

So, you know, good luck to you folks. I think if the next couple of months you can determine, you know, with absolute certainty that you're going -- that adopting this petition will reduce, you know, carbon emissions generally in the region, then by all means you should vote for it. But if you can't convince yourself of this, I mean, you should start a process that will develop something that should.

PAMELA WINTERS: Thank you, sir.

HUGH RUSSELL: Thank you.

Katherine Anderson.

Okay, next is Elli Yarden (phonetic).

And after that will be Robert Winters.

ELLI YARDEN: My name is Elli Yarden. I live at 143 Pleasant Street in Cambridgeport. As far as my credentials go, I participated in all of these discussions' the emergency, Green Cambridge, and many of these initiatives. I first began thinking of these issues at least 15 or 20 years ago insofar as they concern Cambridge. I also have a background in effective planning and I have planning work to my credit. Having lived in the city for 25 years, I'm no stranger to the need of citizens to instruct the Planning Board on its function. It seems to be essential. What surprises me about the Connolly Petition is something else, and that

is that it the demands of the Planning Board something which the Planning Board has never done, that is called full environmental cost accounting. And the idea that the Planning Board might undertake a long-term planning function in this city, seems completely out of the realm of possibility. Nevertheless, who knows. As for as the ability for the Planning Board to do this, I'm not certain. I do know that there are some architects here. I do don't know that there are any economists or people with ecological knowledge or ecological thinking. Nevertheless, I think that one of the few things that the Planning Board could do and do effectively is to send this forward. I am reminded of one architect, Philip Downs, who was treasurer of the Association of Cambridge Neighborhoods through which I've done my most

effective work and planning in the city, and I have to recall one thing that he said --

PAMELA WINTERS: Sir, if you could just recall that one thing, okay?

ELLI YARDEN: Yes, that's it.

PAMELA WINTERS: Okay.

ELLI YARDEN: This was at a meeting of citizens for healthy communities, a regional conference, about 12 years ago or more and he said very clearly and loudly: Smart growth is a (inaudible). And I remember the tone in which he said that. Here start thinking of limitations to growth. I suggest to the Planning Board that they read the revision of a paper written by Jay Forester. You have the article from the New York Times, today's Times, which I submitted to you.

Thank you.

HUGH RUSSELL: Thank you.

Robert Winters is the next speaker.
And after that Charles Marquardt.

ROBERT WINTERS: Am I supposed to hold this?

WILLIAM TIBBS: Yes.

ROBERT WINTERS: I'd just like to open by saying that it is likely to everyone in this room supports energy efficiency, and I dare say even the goals of this petition. I think the City has even said as much as well. Looking over all of the Zoning Code, which I did the other day, the trend in recent years has been to require increasingly more stringent more LEED certification in city projects, the PUD-4, 4A, 5, etcetera and also some citywide requirements as well. I think that that's actually the right approach, and I think this is the wrong

petition. I think there's probably a right petition that would probably get more citywide stronger LEED type standards developed rather than this specific Net Zero requirement. LEED standards of whatever level, platinum, uranium, polonium, whatever, do not prevent density or heights. They provide a much more balanced approach and that's why it's much more strongly approved of those rather than a kind of more of a hammer over the head Net Zero type approach. On a per building basis, trying to require Net Zero will most likely stop other desirable goals such as housing in a lot of places that I care about such as Central Square. It does contradict a number of other city goals.

The proponents have actually acknowledged as much that many types of

buildings, heights, etcetera, could never practically meet the standards, this Net Zero standard so they propose these alternatives. You can purchase green energy which anybody can do now by choice, not by mandate, but by choice, or they could purchase RECs which they could do now by choice, not by mandate.

My principle objection to this whole petition in the process really has to do with that whole aspect of the mandate. I don't know that there's any place else in the Zoning Code where there is a mandatory ongoing series of payments are required. I'm not so sure that the Planning Board has the authority even under state law to require that. That seems to me so much -- it may not specifically be intact but it seems to me to be quite analogous to attacks.

So to me take away the mandates, make

it -- make stronger standards, and let's have the right petition, not this one.

PAMELA WINTERS: Thank you.

HUGH RUSSELL: Okay.

Charles.

CHARLES MARQUARDT: I told Pam I'm good.

HUGH RUSSELL: Francesca Amiker (phonetic), do you wish to speak?

Sircut Quadros (phonetic), do you wish to speak?

Mark Jaquith. And after Mark, Edward Wall.

MARK JAQUITH: Good evening. Thank you for the opportunity. Mark Jaquith, 213 Hurley Street. If you haven't already, and I suspect you have heard from Mr. Smith of the Chamber of Commerce, against this petition, I'd like to point out just a little history

regarding that.

He and the Chamber opposed the banning of smoking in bars and restaurants when that came before the city. Today Cambridge is a dining and entertainment destination in the region.

Mr. Smith and the Chamber opposed the stretch energy building code when it was being considered, implying that developers were both the wild west of Boston in the suburbs. Today Cambridge is one of the most desirable places in the country to do major development.

Mr. Smith just last week said that they opposed the Net Zero Zoning Amendment saying it will drive developers away from Cambridge to the wild west again. I wonder what individual members would say if they were asked. We were told that savings to a green

building practices at the Genzyme Center have greatly exceeded expectations and projections both in cost savings and employee behavior.

A couple of other things. Jon Hoekstra, chief scientist for the world wildlife fund says: August 20, 2013, today, marks earth overshoot day. The estimated day when the people of earth have used up the planet's annual supply of renewable natural resources and reached its carbon absorbing capacity. After that point people are using more than the planet can sustain. It's a one day reminder of a year round problem. Humans are living through life for a finite planet.

According to the New York Times today, United Nation's latest climate report: There is a high confidence that this has warmed the ocean, melted snow and ice, raised global mean sea level, and changed some climate

extremes for the second half of the 20th century.

Recent article in the Washington Post, the --

PAMELA WINTERS: Sir, if you could wind down your comments. I'm sorry.

MARK JAQUITH: The iconic moose is being decimated by the explosion of the tick population caused by warmer winters which no longer limits their numbers by freezing.

I say we could do this. It will be a plus for our fair city. Developers will for a modest increase in cost reap greater rewards both in dollars saved on energy costs and prestige associated with the results.

Thank you.

PAMELA WINTERS: Thank you.

HUGH RUSSELL: Thank you.

Edward Wall. And after Mr. Wall,

Heather Hoffman.

EDWARD WALL: Good evening,
Mr. Chairman, members of the Planning Board.
My name is Edward Wall. I live at 79 Dana
Street, unit No. 1 in Cambridge. I'm here to
speak in support of Net Zero Zoning as an
individual, but I'm also here as the Chairman
of the Energy Committee of the Sierra Club
for Massachusetts. And the Massachusetts
Sierra Club endorses Net Zoning and building.
In fact, in Florida the Sierra Club is moving
into a Net Zero building right now that was
designed from scratch. And I can give you
examples of that or I'll leave it, it's quite
an impressive structure.

Given what Cambridge is doing today and
doing well, which we've heard earlier, it
seems to me that Net Zero's time has come.
You've done, you've taken all the low hanging

fruit. This is just another step along the way that you've already started.

Massachusetts is a leader in the nation on energy efficiency, on solar, promoting offshore wind. And Cambridge is a leader in Massachusetts. So that puts Cambridge right on top of the pile here in taking the next steps.

Now, we've heard a couple of things about labor costs, costs of putting -- installing a system on your house. Sierra Club has a blue/green alliance with labor. We have a member of the IBEW on our Board. Our goal is to make sure labor and solar and renewable energy work together hand in hand. You've had the gauntlet thrown down to you. I'm sure you're going to pick it up. But let me go into some examples here that I think are important.

PAMELA WINTERS: And you have 30 seconds, sir.

EDWARD WALL: Thank you.

Renewable energy systems are cost predictable. They will go ahead and guarantee you a 20-year cost of energy lower than what you can get right now. Companies like Google and Apple, which are larger financially than Cambridge are committed to go 100 percent renewable. There's no reason why Cambridge can't start on that path also. Another important factor is this region imports most of its energy. Our dollars go out to the state. They go to Pennsylvania. They go to Khatar. They go to other places around the world that produce oil and gas and get it imported here. This will keep those dollars here. It will create new technologies in this community. It will

educate our construction industry by having a Net Zero Zoning Petition here. And they'll, they'll use those and that experience throughout the state and go beyond and used throughout the country. So let's go ahead and start the road, start down that road now. It's a road not taken by many other people. We're the ideal place to do.

PAMELA WINTERS: Thank you.

EDWARD WALL: Thank you.

HUGH RUSSELL: I see Heather is on her way to the mic. After Heather, Carolyn Shipley.

HEATHER HOFFMAN: Hi. My name is Heather Hoffman. I live at 213 Hurley Street and I'm here to support the Connolly Petition. You know, necessity is the mother of invention. Until you make people confront a problem and figure out how to solve it,

they won't do it. We have incredible brain power here. We have incredible resources. There is no reason that as many people before me have said that this is not the place to start this because it has to start somewhere. We can't always say let someone else go first because nobody will go first if you do that. And the next thing you know you get the nice picture that we saw up there for quite a while of the city under water.

Now, is this the perfect solution? Probably not. And the only way that we're going to figure out whether this can be improved or whether there are things that are drastically wrong and need to be changed is by talking about it. And that is what putting something out does. So when people said oh, well, we should have talked about this before, well, it's been talked about for

years and years and years and someone finally put pen to paper and put out a proposal. So I invite everybody to look at this proposal and make real suggestions about what's good, what's not so good. And that I wanted to refer to just one thing where in fact we have in the Zoning something that continues on forever, and that is the MXD District and the noise provisions in there. That is something that you cannot set in stone before it's built and it's something that continues on and that I can hear and I shouldn't be able to from my home. So this is doable. And to the extent that people can make a case that for a particular building it's not doable, that's why there are Variances. But we should start with the assumption that this is the place that can manage it.

Thanks.

PAMELA WINTERS: Thank you, Heather.

HUGH RUSSELL: Thank you.

Carolyn Shipley.

CAROLYN SHIPLEY: Good evening.

Carolyn Shipley. Thank you for this opportunity to speak.

To start with we're all here because the City Hall Annex, which a great hullabaloo was made about the fact this was a LEED building. Cambridge was so proud we have a LEED building. Well we're here because we can't have a meeting there because the air conditioning doesn't work. And in the wintertime we also wear winter coats indoors.

Okay. So Cambridge -- that's sometime ago probably, I don't know if -- how it coincides with the Cambridge decision to try to attack the environment and improve on it, I don't know. But anyway, I'm also concerned

and I support the Connolly Net Zero petition because I'm a grandmother, and I don't know where my grandchildren will be living in 50 years. Okay? Because in 50 years, between 50 and well, the end of this century, the ocean will rise four to five feet, okay? Concerned scientists have been saying this and sounding the alarm about the environment for years. I've been reading about it. We each should be reading about it. And they're telling us how many years before we've reached the point where we cannot stop the damage. We've reached it according to recent news articles.

The Federal Government report on the flooding that cities and towns will experience on the Cambridge.gov website, it was on there anyway, will show you the parts of Cambridge that will be flooded and the

city recommends that you get flood insurance. Well, that includes parts of anyone living along the river up about four or five blocks, places like that, up to Chestnut Street, up to Putnam, beyond Putnam. Mr. Otis who started the Otis Elevator Company 160 years ago, built a house on the corner of Rockwell and River Street. That's on the edge of Cambridge. It's a block from where I live. Caroline Hunter, the assistant principal to the high school lives there. It was his seaside resort home where he came to get away from the City of Boston. It was waterfront. It was indeed. Then the city -- then the river was dammed and we can now control the water.

PAMELA WINTERS: Could you wind up your comments, Ma'am, please because your time is up.

CAROLYN SHIPLEY: Okay.

It seems like it will soon be waterfront. As far as I'm concerned, the building code -- builders I empathize with them completely. I'm a laborer myself. I'm a landscaper. I would think Net Zero Zoning will be more work for them, and I do want to say that MIT does have Net Zero technology which they're selling in Singapore, but they won't use it here on their own buildings. So the building trades I think would find more work if we do employ Net Zero.

PAMELA WINTERS: Thank you.

CAROLYN SHIPLEY: And as far as climate emergency and the heat urban island effect, we are losing our trees because they're aging out, and ADA regulations say we must have five feet clearance on sidewalks before we have a tree replaced. And we don't

have those five feet --

HUGH RUSSELL: Okay, thank you very much.

CAROLYN SHIPLEY: We're losing that.

PAMELA WINTERS: Thank you.

CAROLYN SHIPLEY: Thank you very much.

HUGH RUSSELL: George Maskray (phonetic). Do you wish to speak?

UNIDENTIFIED AUDIENCE MEMBER: He went home actually.

HUGH RUSSELL: Okay.

Susan Labandibar.

ATTORNEY MICHAEL CONNOLLY: She spoke in the presentation.

HUGH RUSSELL: Okay. Dan Beckwith. Barbara Broussard.

UNIDENTIFIED AUDIENCE MEMBER: She left.

HUGH RUSSELL: George Metzger.

GEORGE METZGER: George Metzger, 90 Antrim Street. I'll try to be quick. I think people have talked about almost every issue that's important here and all of them are important. I'm speaking against the petition only because I believe the petition is not what it -- is not gonna seek what it hopes to accomplish. It's somewhat singular and prescriptive in its approach to what I really think is a complex problem. And I think has been highlighted here, the City is working on many different fronts to address the issue of global warming, and I think we owe, and I don't mean this to pander, I think we owe this petition a thank you to bring this discussion to the forefront and this is not the place obviously to have that discussion. But I believe we do need a

comprehensive and inclusive and a really community-wide approach to sustainability, including the provisions that are proposed in this petition.

I do get discouraged about the sense of deviousness that sometimes comes up in these meetings around an issue in which we all basically agree. There are many ways to attack this, and I think we need to put our minds together, engage our institutions in this -- in our city who are leaders and these issues to help us and use our city resources to come up with a comprehensive plan. I do have some specific issues that are of concern, that were mentioned before, the tension between Net Zero Zoning and the other important smart growth goals of mixed use, higher density, affordable housing, what happens to the 99 and a half other percent of

building stock in Cambridge that are not affected by this, and that are the bigger energy wasters that we have in our community. So I'm not sure for all the effort and interest and good intention here that we're really attacking the problem where it exists most in our community. And I would like us to look at that.

I think we should be asking the city perhaps to secure renewable energy credits at an affordable rate for everybody for some period of time and use the city's clout to make some of these mechanisms that we're talking about really affordable to everybody.

PAMELA WINTERS: Could you wind down your comments, sir?

GEORGE METZGER: I will wind them down right now by saying thank you. I urge you to table or vote against this and urge

the Council to engage us all in a much bigger and effective discussion.

Thank you.

HUGH RUSSELL: Thank you.

Sue Butler.

SUE BUTLER: Good evening. I'm Sue Butler. I am a nurse and mathematical psychologist behavioral economist and a landlady. I own two buildings on Clinton Street. One built in 1851, one built in 1858. Both are super-insulated very well by audit systems for next step living. One building had geothermal in it for five years. Functions extremely well within an open loop system. The other building has had five kilowatts of photovoltaics on the roof which support my household and the entire heating system for five apartments; baseboard, hot water heating which is about to be converted

to geothermal.

I'm here to say this is incredibly doable and to urge you to support Net Zero. I agree with the bundling of renewable energy and making it a citywide proposal. Minka's talked about that in some of her thinking on this petition. I strongly support it. I think it's time to act and move forward. I don't do politics. I make provisions to my buildings and I hope you will help people to do that, too.

HUGH RUSSELL: Thank you.

Charles Teague.

CHARLES TEAGUE: Hi, Charles Teague, 23 Edmunds Street. I'm going to be different tonight and the same as well, but I'm going to tell you my inspirational story from North Cambridge and the Board of Zoning Appeals when we went down and we wanted the Valvoline

gentleman to take down his illuminated pole sign. And anyway, we're going back and forth and I finally said that I had seen the plans for Just-A-Start's building affordable housing right next to him and the sign would sign in the windows of low income people. And I said, you know, we're better than that in Cambridge. And the owner immediately agreed. He went and he took down his pole sign, which you can't get anymore, the illuminated pole sign. He took it down and replaced it at his own expense because it was the right thing to do. It was the moral thing to do. It's what we are in Cambridge. So, it's really sad when I hear a better Cambridge, because I've already lived in a better Cambridge than that. So, you know, so you know, you can listen to all this stuff and you can listen to the fear monitoring

about going out to 495 and the diversion of cars when 80 percent comes from buildings. But, you know, this is actually just whether we're going to do the right thing and whether we're gonna -- and the beauty of this process is there's a timeline. Because, because the climate emerging in 2009, 2007 they had the 82 percent number. So do the right thing.

Thank you.

HUGH RUSSELL: Okay, thank you.

Does anyone else wish to speak?

ALEX PLACE: My name is Alex Place (phonetic). I'm from Milton, Massachusetts. I think everyone spoke really well about the issue and I think all sides were covered kind of. So I'm going to echo this gentleman's sentiment of do the right thing. I think Cambridge is the thought leader of the world. It's the leader of doing the right thing and

this does that. I think there needs to be a mandate. I don't, I don't think that we'll get there by individuals doing it. And I think, you know, where my generation is gonna bear the cost of Cambridge being under water, more climate change, we need bold action. We can think about better plans and discuss, but we need to move forward and we need to move forward really quickly and meaningfully. And, you know, it might not be perfect, but it's -- it sets a precedent and it says that, you know, all energy has to be coming from or accounted by clean energy because dirty energy kills people in this country through asthma and respiratory illnesses. And Cambridge has the chance to do the right thing. So I beg that we be a really strong leader and do the right thing.

Thanks.

HUGH RUSSELL: Thank you.

Does anyone else wish to speak?

SAM SIDELL: Hi. Good evening. Sam Sidell (phonetic), 381 Broadway speaking in favor of the petition. Only to make a couple of points.

I think there are a lot of questions asked by this petitioner and that's exactly what we collectively are trying to do. And I recognize, I think the comment earlier that this is probably not the right venue to start that conversation, that may also be true, but I think there's a lot of things that the Planning Board can do, which is to help us think through the very specific issues raised by the Zoning and the questions that were raised I think, I think appropriately by city staff about what this means in terms of a Zoning proposal and how do you do a

Certificate of Occupancy for example. I think a very productive outcome of this process would be to lay all of that stuff out, because I am not under the illusion that we're going to answer this question right on the first go-round as we go round. But what's nice about this proposal is that it is performance-based as opposed to all of the LEED criteria for which we've heard a lot of critique over many years and I think appropriate critique. And we're also having this conversation as you've heard in the presentation of the petition during a construction boom, during a building boom. This is the time to get people to the table to understand what the costs are and what some of the tradeoffs are and how we actually do that. For all of the laundry lists that the city laid out in terms of work that

they're doing, I think we all recognize and we all agreed, I think we all agreed, everybody in this room, that we have to do a lot more and we actually have to make a quantum leap because we will never catch up and then the waters will rise. I mean, I think it's as simple as that. So I urge you -- I know you will do good work. I urge you to do that work and lay out the issues as you understand them. And I think the Council will take this up and we have a very active group of petitioners who are thinking very deep in heart that we have a sustainable planet for our children and grandchildren.

Thank you very much.

HUGH RUSSELL: Thank you.

Does anyone else wish to speak?

(No Response.)

HUGH RUSSELL: Okay, we have

received a number of communications from people who did not speak. Probably more in our e-mail inboxes. I wish we could break people of the habit of sending e-mails on the days of the hearings. For those of us who have day jobs, it's very difficult to review those and think about them.

So, what's the pleasure of the Board?

WILLIAM TIBBS: That we have other business that we have to move on to.

STEVEN COHEN: Are we going to be looking at the Cambridgeport petition?

HUGH RUSSELL: It's on the agenda, Popper-Keizer tonight for 8:30.

STEVEN COHEN: Oh.

HUGH RUSSELL: I myself am not -- feel like we've heard a lot. I don't feel I have anything much to add to that discussion at this point. So I think I would like to go

on and see if we can actually address the Popper-Keizer Petition.

So thank you very much. We're going to go on to the next item on our agenda after maybe a minute or two for everybody who wants to leave to leave.

(A short recess was taken.)

HUGH RUSSELL: Okay, so we're going to discuss the Popper-Keizer Petition to amend the Zoning Map of Cambridge by rezoning the Special District 8A to be Residence C-1.

We had a public hearing on this matter, I can't actually tell you what date that was.

June 18th, thank you. And as far as I know, there's been no additional information that has come to the Board. So I think we could decide that if we were ready to make a decision, we can close the public testimony part of the hearing and deliberate and come

up with a recommendation.

STEVEN WINTER: I'm prepared to do that.

HUGH RUSSELL: Do you want to kick it off?

STEVEN WINTER: Yes.

I'm not in favor of this petition because I think it's -- it's not a comprehensive action. It, it focuses on a very specific and limited area, and I don't -- that's not what we want to do. It's in response to a very specific issue and I already -- I feel like there's already -- I feel like to down zone this area now is not in anybody's interest and that's, that's my position.

STEVEN COHEN: I'd like to -- I wish I could repeat verbatim what I said when confronted with a similar situation in North

Cambridge when an application was made, a permit was granted, and then there was a petition to down zone that parcel. There may in fact be merits to this petition, but for me the issue is the integrity of the process. And when we have a Zoning plan, a Zoning Code in place and an owner/applicant, you know, makes a comprehensive application based on that set of Zoning Regulations, putting in the enormous amounts of work and time and effort goes the way a fairly elaborate process by this Board, I think we have to see that process through to its conclusion. And that's what the integrity of the process demands. And for the neighbors to come in, in the middle, or in this case largely at the end of that process and seek to change the rules of the game because they didn't like the way the rules played out in this

particular parcel in this particular situation, I think that undermines the integrity of the process. It doesn't seem fair or right or appropriate. I think it's bad policy. I think it's bad politics. I think it's the wrong way to approach Planning and Zoning and the wrong way for us to approach our work. So I would very strongly oppose this petition notwithstanding whatever merits there may be in the substance of the application. Just in terms of the process, I strongly oppose the petition.

H. THEODORE COHEN: Well, I agree wholeheartedly with the two previous speakers, and I certainly agree about changing the rules in the middle of the process. But leaving those issues aside, I think that the Zoning as it is seems to me to be the appropriate Zoning. That the

transitional nature of the Zoning is appropriate to that particular neighborhood and to the transition of the uses that are being made in that neighborhood. And I think, you know, the proposal that we have before us, you know, we're working through it, and the developer's working through it because there are traditional transitional issues that have to be addressed. And so I think, you know, that the Zoning that there is now is the appropriate Zoning for that district. And so, in addition to not switching courses in midstream and changing the process in the middle, I think it's the right zone for that area.

WILLIAM TIBBS: And I just want to say I agree with everything that everyone has said, and I particularly agree with what Ted said. I think the existing Zoning really is

appropriate and I don't think it should be changed.

CATHERINE PRESTON CONNOLLY: I will join the chorus of the voices here and say that I think it is the appropriate Zoning and the ongoing discussions with Biomed Realty for the project also emphasize that it's a transitional area that has to be treated as such with that kind of sensitivity, and I also agree wholeheartedly that it's inappropriate to really go after a single parcel for a rezoning after a proposal has been submitted.

PAMELA WINTERS: Unfortunately I was not here for the meeting so I can't weigh in. If this comes to a vote -- will it come to a vote, Hugh? I'll have to abstain.

HUGH RUSSELL: As a recommendation, there's actually no bar to you participating

in our discussions.

PAMELA WINTERS: Okay.

HUGH RUSSELL: And voting.

PAMELA WINTERS: Okay.

HUGH RUSSELL: So you can choose or not to participate in the vote.

PAMELA WINTERS: Okay.

HUGH RUSSELL: The only piece I would add is that the purpose of the Zoning is to transition, you know, from the present uses which are commercial. I mean, it was -- I think it was the (Name) lumber construction site because that's who was there 50 years ago. So it's very ironic that now that we actually have a real proposal 20 years after this motion was generated in Cambridgeport, that we would then have somebody seek to prevent this. Is -- makes -- doesn't make a lot of planning sense to me. I think the

consequences that should this be asked by the Council is that the transition would not happen, that the building, the existing buildings are probably more valuable as they stand as, you know, commercial property, which they can continue to be used as rather than to be torn down to make a C-1 development. Some day that might be -- I mean, that's my -- you don't know until somebody makes a decision, but it's such a significant change in the Zoning that that seems to me to be likely.

So I think we're all agreed on this. And if somebody would make a motion to send an unfavorable recommendation, I think the staff could probably use our discussion to prepare the recommendation.

WILLIAM TIBBS: So moved. And I move that the staff says that we strongly

recommend that they not approve it and send an unfavorable recommendation.

HUGH RUSSELL: Is there a second?

H. THEODORE COHEN: Second.

HUGH RUSSELL: I saw Ted.

Discussion?

On the motion, all those in favor.

(Showing hands.)

HUGH RUSSELL: All voting except Pam.

PAMELA WINTERS: I'm going to abstain because I'm not familiar.

Thank you.

HUGH RUSSELL: Okay. I believe that concludes our business for the evening.

Thank you.

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

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I further certify that the testimony
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