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PLANNING BOARD
FOR THE CITY OF CAMBRIDGE

GENERAL HEARING

Tuesday, September 29, 2015
8:00 p.m.

in
Second Floor Meeting Room
344 Broadway
Cambridge, Massachusetts

H. Theodore Cohen, Chair
Catherine Preston Connolly, Vice Chair
Hugh Russell, Member
Steven Cohen, Member
Louis J. Bacci, Jr., Member
Mary Flynn, Member
Thacher Tiffany, Associate Member

Iram Farooq, Assistant City Manager

Community Development Staff:

Liza Paden
Jeff Roberts
Swaathi Joseph

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GENERAL BUSINESS

Update from the Community
Development Department 4

Adoption of the Meeting Transcript(s) 15

Board of Zoning Appeal Cases to be heard on
October 8, 2015

11 Blanchard Road -- Variance to construct
a second story addition to an existing
non-conforming building which requires
dimensional relief and special permit to
alteration and addition of windows 16

Public Hearings

8:30 p.m. Major Amendment to PUD Special
Permit PB #231A. The Development Parcel for
PB #231A currently encompasses development
sites at 159 First Street, 65 Bent Street,
and 29 Charles Street. The proposed
amendment would enlarge that Development
Parcel to encompass sites at 85 First Street,
107-119 First Street, 121-139 First Street,
and 14-26 Hurley Street, formerly comprising
the Development Parcel for PUD Special Permit
PB #297. The proposed development includes a
total of 213,885 square feet of residential
Gross Floor Area and 186,085 square feet of
commercial Gross Floor Area within six
buildings, of which two buildings (at 159
First Street and 65 Bent Street) have already
been completed pursuant to PB #231A.

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A total of 251 dwelling units are proposed, of which 115 have been completed. While the development is substantially similar to the PB #297 proposal, this is treated as a new PUD Development Proposal application. A Preliminary Determination from the Planning Board is required to advance to the second public hearing. 29

KeyWord Index

P R O C E E D I N G S

* * * * *

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2
3 H. THEODORE COHEN: Welcome to the
4 September 29th meeting of the Planning Board.
5 We're later this evening than usual. That
6 was because the hearings that were scheduled
7 for earlier than eight o'clock got continued
8 for a variety of reasons. But we'll start as
9 always with the update from the Community
10 Development Department.

11 JEFF ROBERTS: Jeff Roberts. As a
12 reminder to everyone, I'll take this since
13 Iram is away in Amsterdam on a business trip
14 with a bunch of other people from the city,
15 and I'm sure she'll tell you all about that
16 when she comes back.

17 I've been away for a while. Sorry I
18 missed the last meeting. I was planning to
19 be here, but turned out that trying to walk

1 on crutches in 95 degree heat after four days
2 of surgery didn't really work. So at that
3 last -- I guess at the last meeting I heard
4 that you guys met Swaathi Joseph who is our
5 new planner in Zoning Development. You'll be
6 seeing her more at the Planning Board and
7 helping us out on these cases. I'm talking
8 kind of slow because we have to stall until
9 8:30.

10 Just as a -- I'll try to go through it.
11 There are actually a lot of updates to make
12 as things are starting to get busy as we get
13 into the last few months of the year.

14 Before I get into the City Council or
15 the Planning Board schedule, just some
16 updates on some City Council actions. Last
17 night the Council voted to adopt the proposed
18 changes to the Incentive Zoning regulations
19 that those changes will raise the fee for new

1 non-residential development in the City and
2 expand the regulations to any or to almost
3 all types of non-residential development that
4 are at least 30,000 square feet in size, and
5 those projects starting today and going on
6 will be required to pay \$12 per square foot
7 to the Cambridge Affordable Housing Trust.
8 That will escalate over the next few years,
9 at which point there will be a reevaluation
10 of the rate. So that was a big
11 accomplishment by -- over at the City
12 Council. And the Planning Board did
13 recommend in favor of doing that.

14 Another thing that the Planning Board
15 looked at while I was away was a Zoning
16 Proposal for a district at the corner of
17 Walden and Sherman Streets. The City Council
18 passed that Zoning to a second reading. The
19 Planning Board recommendation, because I've

1 been a little bit behind on work, hadn't been
2 submitted yet, but that will be submitted to
3 the Council on October 19th and at which is
4 the next regular City Council meeting, and we
5 imagine that they will be able to take a vote
6 on it then.

7 So that brings us pretty much up to
8 date with Zoning at the City Council.

9 Looking forward, we have public
10 hearings tonight. We have a public hearing
11 tonight.

12 We have next week a meeting where we
13 have two scheduled public hearings. The
14 first is a continuation of the 249 Third
15 Street project review, which also includes
16 requests for parking relief on that site in
17 combination with 303 Third Street and 195
18 Binney Street. They've been doing a lot of
19 work with staff and submitted some new

1 materials to review.

2 We also have a scheduled hearing which
3 was a postponed hearing from September 1st,
4 and that is a case for development review at
5 1718 Massachusetts Ave., and that will have
6 more information on in the future.

7 On October 13th, the following week,
8 and we do have five scheduled Planning Board
9 meetings in a row, watch out for that. We
10 have a public hearing that was rescheduled
11 from tonight and that is to review the
12 Cambridge Redevelopment Authority's proposal
13 for a Zoning Amendment in the MXD Zoning
14 District that's in Kendall Square. You may
15 know it as Cambridge Center. They've now
16 re-branded it Kendall Center, and that is a
17 site that was a component of the Kendall
18 Square study along with the MIT's property in
19 Kendall Square and the Volpe site. That is

1 the third now area to come forward with a
2 rezoning proposal and we'll -- the Board and
3 the City Council held its public hearing back
4 on September 23rd. They heard presentations,
5 put some issues out on the table. I imagine
6 the same thing will happen, they'll give the
7 same presentation and get some comments from
8 the Planning Board on October 13th.

9 And then on October 20th we have
10 scheduled the PUD KS or the Volpe area
11 rezoning to come back to the Planning Board.
12 That was re-filed by the City Council. There
13 are no changes to it at this point. We
14 predict there will be changes at some point,
15 but for October 20th our expectation is we'll
16 be giving an update to the Planning Board on
17 the work that's been done in terms of the
18 outreach with the community and internal work
19 that we've been doing, internal thinking that

1 we've been doing in response to the
2 discussions that have taken place and give
3 some idea of where we see that process
4 heading. And then we expect that hearing
5 will continue into November.

6 So, another note on October -- on the
7 PUD KS Volpe Zoning is that we will be
8 hosting a community forum, and that had to be
9 rescheduled a couple of times, and this may
10 be the first announcement, but we think that
11 will land on October 17th. That's a
12 Saturday. But we have had some success doing
13 these kinds of forums on Saturdays. So we
14 think it will be a good opportunity for
15 people to get together and talk about -- and
16 talk about this proposal before -- before the
17 hearing gets opened again for the Planning
18 Board and the City Council. There is no City
19 Council date for that rezoning petition quite

1 yet.

2 So, another thing to put on your
3 calendar is October 26th, the City Council
4 has scheduled a roundtable discussion on
5 citywide planning. I don't know if we have a
6 formal request at this point for attendance
7 from the Planning Board. If I were to make a
8 prediction, I would guess that the attendance
9 by Planning Board members would be highly
10 desired at that roundtable.

11 And then in terms of good news, at this
12 point we have a Planning Board meeting
13 scheduled for October 27th, but we don't have
14 any hearings that need to be scheduled quite
15 yet, so we're looking at that as a possible
16 date for a Planning Board walking tour. And
17 so we should have more information about that
18 hopefully by next week.

19 So looking beyond that date, we have

1 Planning Board meetings scheduled November
2 10th where we will, we have -- we plan to
3 schedule continued hearings on the car
4 sharing zoning petition which also was
5 re-filed by the City Council, and then we
6 have additional meetings scheduled November
7 17th and November 24th and that's all we have
8 right now. And I assume we'll have
9 additional business, either continued or new
10 business, to carry us all the way through to
11 the end of the year.

12 So that's an overview of the fall. And
13 if there are any questions or topics or cases
14 that board members are curious about, then
15 I'm happy to talk about them a little more.

16 H. THEODORE COHEN: What, if there
17 were a walking tour on October 27th, what
18 would it be of?

19 JEFF ROBERTS: There are some ideas

1 that have been floated around. We're
2 probably open to ideas as well, but one of
3 the areas we were looking at is North Point
4 which has seen some new projects and some new
5 public improvements take place between the EF
6 Complex, the new residential building by HYM,
7 and there's of course the T station work
8 hasn't started yet, but that is expected to
9 be coming in.

10 There's also -- we also talked about
11 the Binney Street, particularly along the
12 Alexandria development projects. A couple of
13 projects have been -- are completed or I
14 believe are actually at completion at this
15 point. The new residential building at the
16 corner of Binney and Third, the lab building
17 that's next-door to that, which includes the
18 interior atrium space that connects to Rogers
19 Street Park, and then the construction is

1 underway on the two office and lab buildings
2 on the south side of Binney Street. So
3 there's, so there's a lot to see around that
4 area. There's also some additional buildings
5 that come in somewhat recently around the
6 Cambridge Park area, the Broad Canal. So the
7 walking tour around that eastern part of
8 Kendall Square may be something we want to
9 do. And maybe have an opportunity to look
10 inside some of the buildings.

11 H. THEODORE COHEN: Okay.

12 So I understand we don't have a meeting
13 on November 3rd because that's election day.

14 JEFF ROBERTS: That's correct.

15 H. THEODORE COHEN: But I will point
16 out, as I'm sure you know, that November 24th
17 is the Tuesday before Thanksgiving, and I
18 would assume that there will not be many
19 public around and I'm not sure that there

1 will be many Planning Board members around.
2 And I think if we could not have a meeting
3 that evening, it would be great. And if we
4 did have a meeting, I would suggest that it
5 be limited to very minor events. And I know
6 scheduling is a problem, but I think that's
7 not a day when we'll expect to have many
8 people.

9 JEFF ROBERTS: We'll bring that to
10 our scheduling meeting tomorrow.

11 H. THEODORE COHEN: Yes, please do.
12 Okay, thank you.

13 Are there any transcripts?

14 LIZA PADEN: We have the August 4th,
15 the August 11th, and August 18th have been
16 submitted and certified.

17 H. THEODORE COHEN: Do I have a
18 motion to accept those?

19 HUGH RUSSELL: I move we approve

1 those.

2 H. THEODORE COHEN: Second?

3 STEVEN COHEN: Second.

4 H. THEODORE COHEN: All those in
5 favor?

6 (Show of hands) .

7 H. THEODORE COHEN: Thank you.

8 Are there any Zoning cases that anybody
9 wanted to talk about? There had been a
10 request for 11 Blanchard Road. A Variance to
11 construct a second-story addition to an
12 existing non-conforming building. I think we
13 all received the papers about it, and I don't
14 know if anybody has any additional questions
15 or comments about it.

16 It seemed to me the perfect thing for
17 the BZA to resolve on its own.

18 Are there any other ZBA matters?

19 (No Response.)

1 H. THEODORE COHEN: No?

2 Perhaps, Liza, maybe you could give us
3 a brief update of things that may be
4 happening in the city. Projects that have
5 been approved and are in development?

6 LIZA PADEN: Starting at North
7 Point, Building N is a residential building
8 and that's being phased into its Certificate
9 of Occupancy. So about two-thirds of the
10 floors are open and available for leasing,
11 and they said the leasing is going strong.

12 Another project in North Point is 22
13 Water Street, which is not part of the North
14 Point development. This is where the Macrae
15 (phonetic) site was, and it's over behind the
16 hotel on Monsignor O'Brien Highway and they
17 also have a partial Certificate of Occupancy.
18 This is the building that also is responsible
19 for building the multi-use path that leads

1 out of the North Point park area into
2 Somerville. So that's coming along.

3 As Jeff mentioned, the 270 Third Street
4 which is part of the Alexandria Real Estate,
5 that building is opened. And it's very
6 interesting, it's not a very large building,
7 not a very large residential building
8 compared to some of the others we've seen,
9 but it has a lot of really nice features in
10 that when you're in the hallways, you always
11 can see out. There's a lot of glass in the
12 hallways, a lot of glass in the stairways, so
13 it's come across as a very nice friendly
14 building to be in.

15 And the open space at Rogers Park as
16 well as against the office R&D next-door to
17 it, is really a nice continuation to be able
18 to move across and move and stay off busy
19 streets. And they are this close to having a

1 restaurant tenant on the ground floor. And
2 the design of the building is such that they
3 have a beautiful outdoor patio space that
4 they'll be able to use in good weather. So
5 that's, that's really coming together very,
6 very nicely. I think that's one of the
7 reasons why I wanted to take the Planning
8 Board on a tour of that development down
9 Binney Street just so you can see how that's
10 coming together.

11 Let's see --

12 H. THEODORE COHEN: Does that
13 building have a green roof?

14 LIZA PADEN: It does have a green
15 roof and it's quite, it's quite nice because
16 it's very simple and they've left it very
17 simple. And it's beautiful views and it's
18 just quite interesting. And you overlook the
19 public park as well from that one.

1 Let's see, moving along. Hathaway
2 Bakery on Ridgedale Avenue on Porter Square.
3 They're moving along. They're making great
4 progress. It's a somewhat more complicated
5 project because part of it is a renovation,
6 they're using an existing building plus
7 in-filling with new construction. And it's,
8 it's coming along. And that's very exciting.

9 The Building Permit for the Kennedy
10 School of Government's been issued so that
11 should be coming out of the ground soon.

12 And we are currently reviewing building
13 permits for the office development, the
14 addition that's going upstairs at the Crimson
15 Galleria on J.F.K. Street. So that one's
16 going to be moving along.

17 Novartis is this close to being done
18 with their Certificate of Occupancy. And so
19 I've heard that there's going to be a very

1 exciting celebration of the building being
2 opened. And the landscaping and open space
3 is being put in place. And I think that
4 it's, it's really going to be spectacular.
5 It's going to be very, very exciting.

6 Has anybody seen anything and they
7 can't figure out what it was?

8 H. THEODORE COHEN: Well, what is
9 the status of Harvard and the Smith Center?

10 LIZA PADEN: So Harvard and the
11 Smith Center...so, the Smith Center is --
12 there have been plans submitted which are
13 redesigning some of the space at the Forbes
14 Plaza area, and I've looked at the plans, but
15 not -- I've just looked at the renderings.
16 It looks like what they're doing at the
17 second floor level, they're still coming out
18 and it will overhang outside open space. So
19 I'm trying to describe this.

1 The first floor will be pushed back but
2 the second floor comes out and juts out over
3 the Forbes Plaza. And so that one's now
4 making its way through the review process at
5 Historical, for example, and things like
6 that.

7 HUGH RUSSELL: They had a long
8 presentation of the project and you've hit
9 the highlights. There was a big planter
10 parallel to Mass. Avenue, that's sort of
11 blocking the plaza, that's gone. And the
12 trees are -- there's going to be essentially
13 five trees, new trees to replace the four old
14 trees.

15 The -- that sort of overhang thing,
16 which means you can be outside under weather
17 protection. You can also -- there are tables
18 up on the second floor level so you can sit
19 right up against the glass, overlook the

1 plaza. All those things are kind of nice
2 things. And the ugly wart that they wanted
3 to put on the top floor, they've withdrawn.

4 LIZA PADEN: The tenth floor piece
5 is gone?

6 HUGH RUSSELL: They're in-filling a
7 patio, setting the in-fill back. They've
8 done that several times on the building in
9 other places and it's -- gives you a lot of
10 space, but it doesn't change the look of the
11 building.

12 H. THEODORE COHEN: So are they
13 still going for a Variance for height?

14 HUGH RUSSELL: No. So they don't
15 need that Variance anymore.

16 H. THEODORE COHEN: And they did
17 away with the lantern?

18 HUGH RUSSELL: Yes.

19 I attended the Zoning hearing which

1 went on for about three hours. And I think
2 this is an example of, I mean, the Zoning
3 Board's not very used to dealing with big
4 powerful projects, but I think, you know,
5 they said this doesn't seem to be right and
6 they were able to communicate what wasn't
7 right well enough so they fixed it. So, and
8 in terms of public process, I think it's
9 actually, you know, it's working well. And I
10 guess as a symbol of that, James Williamson
11 is now in support.

12 JOHN HAWKINSON: I have the slides
13 if the Board would like to see them.

14 HUGH RUSSELL: So, when I attended
15 the hearing, I felt like they don't have the
16 tradition that we have of trying to talk to
17 each other, trying to see if you can find
18 common ground, and I thought we do a better
19 job because we're -- because that's our kind

1 of mindset. And they were kind of
2 floundering around trying to deal with the
3 different points of view that were on the
4 Board. But I think it's coming out fine.

5 H. THEODORE COHEN: So that will go
6 back to -- because as I understood, they
7 didn't take a vote --

8 HUGH RUSSELL: That's right.

9 H. THEODORE COHEN: -- yes or no?

10 LIZA PADEN: They're revising the
11 plans.

12 HUGH RUSSELL: It's fairly soon.
13 October.

14 LIZA PADEN: Thursday night.

15 JOHN HAWKINSON: Thursday.

16 HUGH RUSSELL: Yes.

17 HEATHER HOFFMAN: The only thing on
18 the agenda that night.

19 H. THEODORE COHEN: So is there any

1 other questions for Liza about projects in
2 the works? Are the two breweries moving
3 along?

4 LIZA PADEN: Yes, as far as I know
5 they're moving along. Lots of enthusiasm for
6 that.

7 There's another fast order food request
8 that's coming in for Cambridge Research Park.
9 So that will be here next week. I don't have
10 the details about what that is, but we'll
11 send out that material for that one.

12 4551 Mass. Ave., which is one of your
13 open cases, they're going to request an
14 extension for that through to November. They
15 are working with the abutters on the project
16 and --

17 HUGH RUSSELL: That's the one that's
18 way out on the right?

19 LIZA PADEN: Yes. That's at the

1 LaPlante's (phonetic) Dry Cleaning. It used
2 to be Hayes Oil. That's what's going on
3 there.

4 In case you haven't noticed Discovery
5 Park, the hotel is under construction. We
6 got an e-mail today that their sample wall is
7 going to be up in the next three weeks. So
8 if you happen to be out there and you have an
9 opinion about the sample wall, let us know.
10 And they're working on their Building Permits
11 for the parking garage, building 400, and
12 building 500.

13 HUGH RUSSELL: CambridgePark Drive.

14 LIZA PADEN: Yes.

15 HUGH RUSSELL: The first parking
16 garage on the left side seems to be about
17 done.

18 LIZA PADEN: It is done. It's done.

19 HUGH RUSSELL: So now they can start

1 taking on the third residential building?

2 LIZA PADEN: Right. So, yes, that
3 one's kind of complicated to keep track of
4 the design review for the Building Permits.
5 But now that they have a place to put the
6 cars, they can clear the parking lots and
7 start construction on the other two
8 residential buildings. So CambridgePark
9 Drive is going to be very different soon.
10 And there's no -- very little excavation for
11 those developments. So it will go quickly
12 once they clear the site.

13 I got you up to 8:27.

14 H. THEODORE COHEN: The next thing
15 we can do even though she's not here is
16 congratulate Iram Farooq on being appointed
17 Assistant City Manager for Community
18 Development. I think that is terrific and we
19 all look forward to continuing to work very

1 closely with her. And I understand she's in
2 the Netherlands now investigating bicycle
3 parking.

4 JEFF ROBERTS: Among other things.

5 H. THEODORE COHEN: Among other
6 things.

7 A working holiday. I guess just
8 working, not a holiday.

9 Anyway, so we are just about to go to
10 our 8:30 hearing and before we get to it, let
11 me try to explain where we are. There had
12 been a -- well, as you know requests for PUD
13 Special Permits or Major Amendments to PUD
14 Special Permits require two hearings:

15 The first one is a preliminary stage
16 for the Planning Board to review things in
17 concept and to make a determination whether
18 they are in accordance with the general
19 guidelines for the PUD and the City's general

1 guidelines. And if the Planning Board gives
2 that preliminary determination, then there's
3 a second hearing where final plans are
4 submitted and there is a final determination
5 made. So we had -- there had been a proposal
6 with regard to the properties at 159 First
7 Street, 65 Bent Street, and 29 Charles Street
8 made several months ago whereby there would
9 be a new PUD for those three buildings, but
10 since there was already an existing PUD that
11 was going to become part of it, it was a --
12 there was a proposal for a new PUD and the
13 existing one was going to have an amendment
14 to take a piece of that one out of the
15 existing PUD and move it into the new one.

16 We did make a preliminary determination
17 about the new PUD and the transfer of the
18 property, however, the proponents in their
19 infinite wisdom have decided that's not the

1 way they wish to proceed. That they have now
2 made a request that the old PUD, as it were,
3 will be expanded to incorporate all the
4 property that had been in the proposed new
5 PUD. So even though the proposals are very
6 similar, this -- tonight, this is the first
7 hearing on the Major Amendment to the
8 existing PUD to enlarge its scope and bring
9 in the three or four buildings that we've
10 been discussing in the past.

11 And, you know, if we get there, we will
12 make a preliminary determination whether this
13 project can go forward. And we are now at
14 8:30 and so we can start the public hearing
15 with that background. But, Mr. Rafferty, if
16 you're going to make proposal quick -- one
17 question I would like you to answer, put on
18 the record, is assuming this project gets a
19 preliminary determination, will there then be

1 a request to withdraw the previous PUD so
2 that we do not have two different projects in
3 the pipeline?

4 ATTORNEY JAMES RAFFERTY: Yes.

5 H. THEODORE COHEN: Fine, thank you.

6 ATTORNEY JAMES RAFFERTY: I'd
7 attempt to lower it, but the last time I
8 broke it. I don't think I'll try that.

9 So good evening, Mr. Chairman, members
10 of the Board. For the record, James
11 Rafferty. I'm appearing on behalf of the
12 applicant in this PUD matter. And the Chair
13 has correctly identified kind of the unique
14 procedural position we're in. And first we
15 should begin by a mild apology for any
16 confusion about this. So #231A was a PUD
17 approved by the Board several years ago and
18 it involved three separate lots. And this
19 works at a visually, if you can see it -- so

1 do you have that pointer?

2 And so this is #231A. It consisted of
3 three lots. This is a residential building
4 completed now and open. This is an R&D
5 building which is now opened by Alexandria.
6 And this was proposed to be a townhouse
7 complex. It's a surface parking lot now.

8 So when Urban Spaces acquired this --
9 Urban Spaces was able to acquire this lot and
10 this lot. So Urban Spaces actually developed
11 the multi-family building that was permitted
12 in #231A, notwithstanding the fact that they
13 weren't the original applicant. It was
14 originally a Jones Lang south project. So
15 Urban Spaces bought these two buildings and
16 Alexandria wound up -- Skanska built that
17 building and sold it to Alexandria now, and
18 Alexandria has it tenanted as an R&D
19 building.

1 Urban Spaces acquired additional
2 properties which we'll show you in a minute.
3 And we looked at combining the PUD, so what
4 we -- the initial thought we had in that we
5 brought before the Board, you'll see in the
6 next slide, which was to take, to modify it
7 #231A by removing the townhouse portion and
8 incorporating that into a new PUD. We would
9 amend this by going to a new PUD.

10 Okay, so to be more precise. So we
11 took out a portion of the townhouse lot that
12 you see there. So we reduced the size of
13 #231A. We didn't propose to build a
14 townhouse. So #231A was modified and
15 approved as a Major Amendment, and we were
16 last here in May I believe it was, that
17 allowed for a reduction in the size of #231A
18 by taking a portion of that Charles Street
19 lot out of #231A. The balance of the Charles

1 Street lot and then some adjoining
2 properties, became 297. And that became --
3 it's a new PUD. Now throughout this process
4 I have to give credit to Mr. Roberts because
5 he has never said to me "I told you so."
6 Because when we first thought about doing
7 this, we said well, we're going to modify
8 #231A, we're going to take some land out of
9 #231A, and we're going to do 297. And he
10 said, okay, but you can just combine them all
11 and make a single PUD. And now, we had
12 reasons for not doing it, and it had to do
13 with the multiple ownerships, different
14 parcels, and the willingness of
15 non-applicants to participate in this and it
16 seemed at the time easier. For a variety of
17 reasons after we got the approval here of the
18 preliminary determination for 297 and we
19 continued to analyze the opportunities here,

1 it became apparent that it was more -- it was
2 beneficial to go back to the original
3 thinking here, was why not combine the entire
4 PUD, make it a single PUD, and therefore put
5 a modified Major Amendment in a #231A and
6 make it all #231A subject to a Major
7 Amendment. So we find ourselves back here.
8 So we've added a step, cost a little time and
9 money here, but we took one step back. So
10 what's happening tonight is really a hearing
11 on the preliminary determination for a
12 modified Major Amendment to #231A.

13 Having said that, it's a bit of a
14 hybrid hearing because in preparing for this
15 hearing, what we did was respond to the items
16 identified in the preliminary determination
17 in 297, because at the end of the day what's
18 really before the Board is what has been
19 before the Board since we began the process,

1 which is buildings A, B, C, and D.

2 So A, B, C, and D, received a
3 preliminary determination from this Board.
4 It was the second part of the hearing on the
5 modified #231A, and you identified here is
6 that you wanted us to address in those
7 buildings. So tonight and for the past
8 several months we've been working with the
9 design staff at CDD, making responsive
10 modifications to not only the buildings but
11 also the site plan. You recall the
12 significant amount of attention was paid in
13 the prior hearings about the site plan,
14 particularly the surface parking, and was the
15 amount of surface parking necessary, and what
16 effort could be taken to reduce surface
17 parking? And we have spent a lot of time
18 analyzing the relationship between surface
19 parking and retail. And a key component of

1 the proposal, then, as is now was continuous
2 retail along First Street.

3 So we, we heard those comments. We've
4 worked closely to try to address those
5 comments, how to create an actual reduction
6 in spaces, and also equally as important to
7 improve the visibility of those spaces, to
8 create visual screens, particularly along
9 Hurley Street, so that pedestrians in that
10 area wouldn't necessarily see the spaces.

11 So tonight what you'll hear from our
12 architect Christopher Boyce and I should --
13 Christopher Boyce and John Pears from Perkins
14 Eastman are the project architects, and
15 they're going to walk us through this. We've
16 had the benefit of a very productive
17 collaboration with Ms. Bigolin, Mr. Dash, and
18 the staff around all four of the buildings
19 and the site plan. So what we're going to do

1 tonight is to show you what A looked like
2 before, what you said about A, and what A
3 looks like now. Now, the one change in the,
4 the one change in doing a single PUD does
5 mean that there was additional GFA, so it
6 will become very apparent to you that
7 building A, I'm sure you noticed already from
8 the review of the material, building A is now
9 a full floor building. The top floor was
10 truncated frankly because the GFA didn't
11 exist. So that's a full-sized building. And
12 we'll go through, we'll go through those
13 elements.

14 The other big change, though, and it
15 has a very positive ripple effect is that
16 there were, there were two changes to the
17 parking spaces. And the parking feels
18 closest to Hurley Street, behind parcel B
19 we've been able to eliminate a few spaces and

1 create significant visual screening. And
2 then there were three spaces in tucked under
3 the residential building, you may recall, a
4 rather awkward relationship between parking
5 and a multi-family building, and we were
6 urged to really take a close look at that.
7 And I think it's fair to say that the staff
8 sent us a very strong signal that they
9 thought that was urbanistically and from a
10 parking demand perspective something that
11 really needed further examination. So what
12 you'll see tonight are those two changes.
13 The other changes in building B and building
14 C and D are very consistent, and I'm pleased
15 to say that the memo provided to the Planning
16 Board from CDD dated September 23rd, we've
17 tailored or presentation around the memo
18 because frankly we were very pleased to
19 receive it. We view it as a strong

1 affirmation of the design moves that have
2 been made here.

3 So our goal would be that we would be
4 able to address in this preliminary
5 determination as many of the issues as were
6 on the table in the last hearing, so that if
7 the Board were prepared to act upon this
8 preliminary determination, that the third and
9 final meeting here would have a limited
10 number of issues left to discuss. And
11 obviously the Board will be the final
12 arbiters to the extent to which we address
13 the issues identified. But it has, it has
14 provided us with a road map in terms of
15 design and site modifications and we're eager
16 to share them with you and obviously hear
17 your feedback.

18 So Mr. Boyce will walk you through our
19 four buildings and our site plan.

1 CHRISTOPHER BOYCE: So I think we're
2 all well oriented to the site now.

3 This shows the existing conditions of
4 our proposal and this is the -- just the
5 expanded PUD that we're proposing.

6 So since the last time we met our goals
7 and priorities for the project have
8 relatively remained the same. As you can
9 tell, it's provided significant housing,
10 reinforce and enhance the quality of Charles
11 Street, and the pedestrians experience
12 between First and Second and create a lively
13 and active experience on First Street which
14 continues retail frontage which has remained
15 our priority, while providing significant
16 open space and a central mid-block
17 connection.

18 This is the site plan for the expanded
19 development. So I'm not going to cover too

1 much of what already exists in terms of 65
2 Bent and 165 First. So this is the expansion
3 for PUD #231A. And the massing and building
4 sighting that was previously approved in our
5 early preliminary determination has
6 relatively remained the same, but we wanted
7 to illustrate kind of the continuous retail
8 frontage in this slide that is still our
9 focus and the mid-block open space.

10 Throughout the process the team's main
11 goal has really been to bring people and
12 vibrant street life to this area of First
13 Street that right now doesn't really have it.
14 This mixed use development fills the existing
15 gap that sits along First Street and creates
16 continuous retail frontage. But our focus on
17 street life wasn't only really on First
18 Street, we really wanted to provide a
19 pedestrian life that started to exist up

1 Charles and Hurley and some of the side
2 streets. With PetCo occupying the ground
3 floor parcel A, parcel B offers the
4 opportunity for multiple retail openings and
5 frontages onto First Street while cutting the
6 corner and providing 100 feet of retail that
7 will exist up Second to Charles Street. The
8 primary residential entrance for the 118
9 units on parcel B is going to be set back on
10 Charles Street. That entrance combined
11 with -- will bring a residential street life
12 to this one way streetscape and it will
13 activate some of these primary street
14 corners.

15 The garage entrance is on Charles
16 Street farther up on the site. And that's --
17 that will direct -- since Charles Street is a
18 one way street, that will direct traffic in
19 towards front street and away from the

1 neighborhood.

2 Retail on Hurley Street will be double
3 sided to provide entrances and provide retail
4 and pedestrian activity that starts to bleed
5 up Hurley Street, and balanced open space on
6 both Charles and Hurley with the mid-block
7 connection path that still exists from the
8 last proposal, will kind of create a vibrant
9 street life that starts to exist on the
10 interior of this block.

11 The Hurley housing building is a small,
12 freestanding building that exists as it was
13 proposed previously, and multiple ground
14 floor entrances on both Hurley Street, and on
15 the interior of the open space buffered by
16 these private patios create a great
17 residential living environment that exists
18 within this publicly accessible open space.

19 So as the site plan is continuing to

1 evolve, there's a few major changes in
2 refinements that we want to call your
3 attention to and Jim kind of mentioned
4 previously.

5 We've addressed our Hurley Street edge
6 that Jim talked about by eliminating two
7 parking spaces on either side of the parking
8 lot. We feel this allows for better
9 screening from the remaining parking and a
10 buffer for pedestrians that are walking up on
11 Hurley Street.

12 We also recently eliminated three
13 parking spaces that were previously located
14 under the building, and I feel that this
15 change helps to makes the pedestrian access
16 between the retail, the back side of retail,
17 and the open space safer and potentially more
18 lively. So the space that existed previously
19 where the red circle is now, their

1 elimination makes this a pedestrian corridor
2 that now starts to activate retail and
3 provide a safe passage to the open space.

4 The elimination of these two spaces on
5 Hurley also allows for the opportunity to
6 plant native New England grasses, some are
7 proposed on these slides, provide some brick
8 piers and fencing option to further screen
9 this zone and this surface lot from what
10 exists on Hurley Street. The first parking
11 stalls are now going to be nearly 18 feet set
12 back from the Hurley Street edge. So the
13 short-term bike parking, which you can see,
14 if everybody can see it here, located
15 adjacent to the parcel B building services
16 the retail storefront and this proposed
17 paved parking lot kind of softens the
18 appearance of a surface lot.

19 So I wanted to walk through, even

1 though it's a preliminary determination, walk
2 through our revised designs after a lot of
3 conversations with the staff. And while I do
4 that, I want to reorient you to the parcels
5 as they exist today, what we proposed
6 previously, and then where our designs have
7 evolved to. This is parcel A which sits --
8 what we're determining as parcel A, sits at
9 the corner of Charles Street and First
10 Street. It's currently by Big John's
11 Mattress Store and it's flanked on two sides
12 by new development. And those two sides are
13 159 First and 65 Bent which are now part of
14 this proposal.

15 So to remind you of our previous
16 proposal parcel A, a lot of dialogue has led
17 to some dramatic revisions that we feel
18 really help to resolve some of the issues
19 cited in your preliminary determination which

1 are referenced and quoted above. We are
2 tasked with reconsidering the building
3 facade, the chief beneficial balance, and the
4 arrangement of the sound materials, colors,
5 and geometry of the windows.

6 Our proposed office building of parcel
7 A, this is our new proposal, will provide
8 continuous ground floor retail, only broken
9 by the primary grand entrance to the office
10 floors above. The design folks on the
11 dramatic corner at Bent and First Street
12 where the materials have been reconsidered to
13 present a more rational balance over the
14 course of this facade. The natural brick
15 coursing that occupies a majority of the
16 buildings supports a lighter grey zinc metal
17 panel on the top floor that accentuates the
18 building before returning to the ground on
19 the Bent Street corner. The building's

1 approximately 55,000 square feet and will
2 stand 63 feet to the top of roof.

3 The large industrial scaled windows
4 have been revised for a more regular grid to
5 help reinforce existing history, while also
6 offering views of the active work environment
7 within.

8 This is a view from the Bent Street
9 corner of the building that helped to show
10 this zinc composite metal that we're
11 proposing for the upper floors and where it
12 terminates down to the pedestrian level.
13 This corner of the building is very shallow.
14 It's going to be 30 feet deep. While the
15 rest of the building is 65 feet deep. So
16 this narrow corner building, we feel this
17 corner of the building will prevent a very
18 dramatic experience with transparent glass
19 and metal that will really kind of speak to

1 the active environment inside. This is going
2 to primarily be conference rooms and rooms
3 used throughout the day.

4 So as you run to a lot of our meetings
5 with the staff, renderings and we have some
6 printed images, can't always accurately show
7 the best colors in what we're trying to
8 propose for these materials. So we wanted to
9 call your attention to some of the greater
10 detail, more notable design features of the
11 building. The composite metal being proposed
12 is a zinc clad natural metal and it will
13 offer a variety of texture for the upper
14 floors, not just a flat Alucobond or aluminum
15 panel. We're proposing using a long, natural
16 masonry block and two different textured
17 finishes for the majority of the facade. A
18 smooth faced brick will cover the upper
19 floors, and you can kind of see in this zone

1 here, while a rough finished brick will
2 occupy the lower floors.

3 The main entrance of the building is
4 expressed as a four-story kind of illuminated
5 void. This volume kind of separates the
6 masonry facade that exists for the office
7 building, on the right-hand side here from
8 the kind of thin metal bar that will jet
9 towards Bent Street.

10 The entrance is also -- will also have
11 illuminated canopy that will extend interior
12 of the space and cover the ceiling for the
13 main residential lobby, kind of creating
14 further celebrating this entrance moment for
15 the office occupants above.

16 The ground floor retails, as I
17 mentioned, will be the floor that will have
18 the rough or hammered finished brick. That
19 kind of further accentuates the base, middle,

1 top that is a goal of ECaPs, and this helps
2 to show how that stone combined with exterior
3 wall sconces will really help to kind of
4 illuminate this retail floor at night and
5 start to differentiate the retail floor from
6 the office floors of the building.

7 So if you think of the last existing
8 image that I showed you to now still standing
9 at the corner of First Street and Charles
10 Street and we turned and looking at what
11 we're terming parcel B, where our primary
12 residential buildings are going to be
13 proposed. This is the PetCo corner currently
14 with surface parking occupying the primary
15 intersection. An empty storefront that's
16 still right now kind of lined First Street.

17 Our previous proposal for parcel B, I
18 think had some references to cruise ships and
19 had general discomfort looking at the images.

1 So a lot of work with Suzannah and her team,
2 we've resolved a lot of these issues while
3 maintaining the development goals that create
4 a varied neighborhood of diverse living
5 environments on parcels B and C while
6 continuing to enhance the retail corridor
7 that we're striving for on First Street.

8 So the new proposal for this First
9 Street facade, and we'll just cover the First
10 Street facade, the image, and then we'll move
11 around the building, has evolved to create a
12 softer transition between the two residential
13 forms, while remaining true to our masonry
14 and industrial corridor on First Street and
15 then increasing the residential environment
16 that exists as you get closer to Second
17 Street. Darker metal is now woven in between
18 the windows to create the appearance of
19 larger openings, and that combined with a --

1 the more dominant metal on the recess is
2 starting to create a more cohesive First
3 Street facade. This metal panel system that
4 waves through the window as it covers this
5 recess zone helps create more balance and
6 removes the conflicting styles that
7 previously existed in the building. The
8 dramatic recess that still exists alludes to
9 the residential community that exists beyond
10 First Street, and now has more windows than
11 it did previously. More glass than what was
12 proposed the first time through and it is
13 filled with residential balconies that really
14 start to allow the domesticity of the
15 building to such a read along the busy
16 environment that we're envisioning for First
17 Street.

18 As I mentioned, we're proposing to
19 continue this ground floor retail along

1 parcel B. And here you can see how the
2 retail corner entrances along Charles Street
3 is vignette, kind of close out better how you
4 can cut through this corner, and the retail
5 still extending a hundred feet down Charles
6 Street. And multiple entrances between
7 Hurley and Charles are going to fulfill this
8 retail block.

9 A more dramatic two-story base has
10 evolved and now greets the corner of First
11 Street and Charles Street before stepping
12 down to one story after this large recess.
13 And you can see the two-story volume that's
14 being created at the corner of Charles and
15 both these vignettes, and it's capturing the
16 upper floors and making the building feel
17 grander. That we feel combined with widening
18 this brick pier by another additional ten
19 feet helps to create a more stable corner for

1 the mixed use building.

2 Since our last meeting the building has
3 been set back further from First Street. So
4 now there will be an eleven-foot sidewalk
5 that will exist along First Street, with
6 additional three-foot recesses for all the
7 retail entries. We feel this gives a nice
8 buffer as pedestrians are moving along what's
9 essentially going to be a one-sided retail
10 street.

11 On top of this active retail sits five
12 floors of housing and still the 118 proposed
13 units. The residential window bays are
14 accentuated with brick coursing that creates
15 a texture and vertical connection so you
16 start to see how they weave through the
17 building by focusing on this pier. This
18 building will really start to complete the
19 block for the emerging residential

1 neighborhood from 159 First up to One First
2 Street.

3 At times some of these views from
4 across the street really can't paint the
5 accurate picture of the new environment that
6 we're proposing to create. So this view
7 helps to show that widened eleven-foot
8 sidewalk, the recessed retail entries, and
9 the new built forum that we're proposing
10 above as juxtaposed to the existing
11 conditions that are there today.

12 So now we've walked up the secondary
13 street. Walked up Charles Street against
14 traffic and looking back towards First Street
15 where we were previously just standing at the
16 corner, this shows the end of our parcel B
17 lot where the windowless walled PetCo still
18 sits and an impervious surface parking lot.
19 To remind you kind of quickly of our previous

1 proposal, we've stepped back to view the
2 corner of Charles Street where the retail
3 environment still extends passed the corner,
4 and this shows the conflicting styles and
5 their abrupt intersection. This set back
6 portion of the building, some aspects of it
7 in our last meeting were somewhat positively
8 received if only for their increased
9 residential vocabulary and features.

10 The massing of this parcel B
11 residential building has remained the same.
12 It's still set back 18 feet from Charles
13 Street. It still reduces in height as it
14 proceeds towards Second Street, and it still
15 sits atop a transparent amenity level for the
16 residents above. But the treatment and the
17 materials for this mass have been softened
18 and modified to create a more subtle
19 transition to enhance our theme of a varied

1 community. The metal panel that emerges on
2 First Street has now found its way into
3 Charles Street but only briefly, and it
4 functions as a visual buffer or a void
5 between these two differing forms.

6 The composite wood cladding has also
7 been modified and relocated in many instances
8 to follow more rational grid and a rhythm
9 that also changes in color to create a more
10 weathered wood appearance and starts to pick
11 up the same pallet as a metal panel.

12 The multiple balconies that adorn this
13 facade will also have the same composite wood
14 materials. And just beyond this building you
15 kind of get the first view of the smaller
16 parcel C residential building that's 18 units
17 and just across our primary open space.

18 It's another -- another pedestrian
19 level view that helps to illustrate the

1 building that as it's set back on Charles
2 Street where our primary residential entrance
3 will be. This entrance is flanked by kind of
4 a hardscape open space and it offers an area
5 of respite for people to move off the street
6 as they enter their building. And along sea
7 wall bench and plantings for passive use kind
8 of to its north.

9 This area in particular I'll explain in
10 further detail when we get to the kind of
11 landscape and site plans that are later in
12 the presentation.

13 So from our last vantage point to stand
14 and turn to our right, you're now looking
15 from Charles Street across to Hurley Street,
16 and this is the existing lot that is there
17 today with a bulk of our open space is
18 proposed.

19 Now while the Hurley building has

1 continued to evolve subtly during the design
2 process, we feel during the last presentation
3 here and in a lot of meetings with the staff,
4 it has been relatively well received. So
5 rather than showing before and afters, I
6 wanted to kind of show the current status of
7 these designs. Here we see the differing end
8 of our parcel B building with the ground
9 floor amenity level and the green space
10 beyond with -- as it starts to connect to the
11 smaller Hurley Street building that abuts
12 Hurley Street on the opposite side. The
13 Hurley Street building continues its use with
14 balconies with residential windows, and the
15 upper floors maintain that material change to
16 kind of further reduce its visual height. So
17 we now walked across that open space or the
18 surface lot that exists today. We're looking
19 from Hurley Street back towards Charles.

1 First Street, you'll notice, down to our
2 left.

3 So this Hurley Street building is sited
4 as it was before and it's set back about ten
5 feet from the Hurley Street edge. This is to
6 provide relief for the multiple ground floor
7 entrances that we're proposing. The entries
8 and balconies on this building are surrounded
9 by open space, and this adds to what we feel
10 is a new and kind of differing emerging
11 environment. Additional street trees and
12 entry level green space along this area of
13 Hurley Street really make it feel like it
14 sits within the open space. It's kind of an
15 pavilion rather than a building abutting
16 street. Just beyond as you look towards
17 First Street, you can see the larger mass of
18 the parcel B residential building to kind of
19 help orient you.

1 So this is the final image of that
2 residential site. This shows existing
3 conditions, multiple curb cuts and kind of
4 unused spaces. So now we stand almost at the
5 corner of First Street and we're looking back
6 up Hurley Street. And by setting the
7 building back this further helps to show
8 greener arbor and landscape entrance to our
9 mid-block connecting open space which sits
10 just between these two buildings.

11 Only one curb cut is proposed on
12 Hurley. And with the retail, turn the corner
13 not only on Charles Street, but also here on
14 Hurley Street, retail entries will be
15 benefitted by facing this open space.

16 To our right in this frame you can just
17 start to see the beginning of our parcel D
18 retail project, a building that will aid in
19 the development of a continuous and unbroken

1 street of activity. This view also helps to
2 show that the elimination of the two street
3 side parking spaces has helped to create a
4 buffer of green landscape for the surface lot
5 that further separates the surface parking
6 from Hurley Street. So this shows that this
7 is the extent of the first space more than 18
8 feet back from the sidewalk edge.

9 So you walk down Hurley Street, we're
10 now back on First Street, and we're looking
11 towards Lechmere. So this is the final
12 building in our proposed development, and it
13 will replace the existing structure on 85
14 First. 85 First is the lot that extends from
15 Hurley Street just to kind of right before
16 David's Shoes. So it does not include
17 David's Shoes parcel.

18 Parcel D proposes a new single-story
19 retail building of just under 8,000 square

1 feet. This building has been designed as a
2 jewel box for the neighborhood with a taller
3 illuminated corner on Hurley Street
4 presenting a wall of light and transparency
5 all along First Street. As a strictly retail
6 environment, we felt that the glass and
7 street lighting will present a glowing and
8 safe environment for this side of the street.
9 With its change in height within our
10 development, this building provides relief
11 that's commonly found in a vibrant urban
12 fabric. And it succeeds in creating a
13 presence at its smaller scale. The green
14 wall adds a feature from this building as it
15 turns the corner onto Hurley Street.

16 So now we're still on First Street and
17 we've just walked just farther up towards
18 Lechmere overlooking back at the entirety of
19 our proposed development with the parcel D

1 lot sitting to our immediate right.

2 So the taller corner at Hurley is now
3 more apparent and the halo and signage band
4 that we're proposing will softly illuminate
5 any future retail signs and also to kind of
6 create a recognizable sense of place for this
7 emerging retail environment. Multiple store
8 fronts are also proposed to proceed along
9 First Street for this building and will exist
10 within this transparent facade.

11 The sidewalk for parcel D mimics the
12 sidewalk for parcel B, and they'll both be
13 about eleven feet deep which will provide for
14 potential for additional seating or active
15 pedestrian use as these buildings take shape
16 in the neighborhood.

17 So now we've walked back up Hurley,
18 we're looking back towards First Street and
19 we've viewed the looming parking garage on

1 First Street that sits across the street from
2 the, our proposed retail corridor. Since
3 First Street is essentially being proposed as
4 currently as a one-sided retail street, we
5 also felt it important that the side streets,
6 which would be Hurley that we're on, Charles,
7 and Bent create their own identity as active
8 and safe pedestrian paths.

9 The back side of this parcel D retail
10 environment is intended to also offer this
11 same kind of transparent and inviting facade
12 so that it doesn't feel like the back of
13 house and you feel like you're in the
14 interior of the neighborhood as you're
15 walking down First Street. We anticipate
16 that pedestrians that maybe are passing
17 through the open space or experiencing Hurley
18 Street will find this to be a well lit and
19 inviting building from all sides. It will

1 have a clear front door on First Street
2 through conversations with a lot of our
3 retailers, but we want this to avoid feeling,
4 you know, kind of dingy and like a storage
5 area.

6 The pedestrian sidewalk on First Street
7 will increase in worth as I mentioned, and
8 will be created by this open and transparent
9 facade will that drastically change the
10 environment that exists there today.

11 So we've discussed various aspects of
12 the publicly accessible open space, but I
13 kind of wanted to quickly walk you through
14 some of the more inviting features that we're
15 proposing.

16 Our landscape architect is Hobson
17 Wagner. And he's done a great job of
18 creating an intimate open space that greets
19 both sides of the street in differing but

1 successful ways. This is the Charles Street
2 side of the street. So on Charles Street
3 he's created a small patio for residential
4 use. And you can see this kind of abutting
5 the back side of our parcel B residential
6 building. This patio will turn the corner
7 onto Charles Street, yet is defined and
8 buffered by a seat wall and tall native
9 grasses so it remains a private space as an
10 amenity for the building. This patio
11 enhances the interior amenity on two sides of
12 this parcel B building. We're also creating
13 a zone for public respite along Charles
14 Street.

15 The entrance to this open space and
16 mid-block path is also further set back as
17 you walk up the street. This is the
18 traditional six-foot, eight-foot public
19 sidewalk that exists today. And this is

1 grown to be about a twelve-foot hardscape
2 space to allow people to kind of bleed off
3 the sidewalk and into the open space.

4 Access to the garage, the parking
5 garage below, is set back within a
6 transparent headhouse that's located within
7 this open space and adjacent to the garage
8 entrance ramp.

9 So this is a further illustration by
10 our landscape architect that helps to show
11 the proposed Charles Street path entrance and
12 some of the proposed plantings. You can see
13 that some of the proposed fencing and
14 screening options that will buffer this
15 private patio is zoned here will mimic the
16 wood materials that exist on the building and
17 kind of feel like the extension of the
18 building and they were shown on the previous
19 slide.

1 So now we're on the Hurley Street side
2 of this kind of balanced open space. So on
3 the opposite side we have a better
4 perspective of how the parcel C building is
5 sited within the open space. You see the
6 setback and entrances with the green buffers
7 along Hurley Street and the small private
8 patios that help to buffer it from a larger
9 lawn space that exists within this open
10 space. A small pocket lawn south of parcel C
11 contains a hardscaped area for additional
12 relief that connects to our covered bike
13 parking. We felt that this is an area that
14 pedestrians or bicyclists would have a moment
15 to pull off of Hurley Street, kind of gather,
16 collect themselves or sit along one of the
17 benches that exist on the mid-block
18 connection path.

19 So this is a final sketch. We've kind

1 of walked across entire mid-block connection
2 path from Charles over to Hurley Street, and
3 it tries to paint a picture of what the
4 experience is to walk across that path and be
5 greeted with a small kind of pocket lawn
6 space and the hardscaped area of varying
7 pavers that exist along the bike parking. If
8 you look, the transparent back facade of the
9 parcel D building as it exists just at the
10 end of this view which we thought this was a
11 two sided building to also greet people that
12 are emerging from this open space.

13 So Scott Thornton from Vanasse
14 Associates is here today and he will walk you
15 through the responses of the traffic study
16 from our preliminary determination.

17 SCOTT THORNTON: Good evening.

18 So we had submitted a TIS last year
19 following the scoping determination that was

1 issued by TPT. That study looked at 151
2 indicators of impact with a Special Permit
3 criteria, and in general we looked at what
4 that impacts at ten intersections between
5 Hurley Street and Binney Street. This slide
6 shows the study area with the sites parcels
7 A, B, and C and D shown here. Second Street,
8 and First Street. The circled areas
9 represent the intersections that were
10 studied. There's four signalized
11 intersections and about six unsignalized
12 intersections.

13 A lot of these -- a lot of these --
14 there were some uses that were in place that
15 were occupied generating some traffic at the
16 time of our counts that were not subtracted
17 from the area counts. So that makes this
18 analysis somewhat conservative in that
19 there's some traffic that's sort of being

1 double counted between the occupied sites and
2 the proposed sites.

3 The TIS showed zero exceedances of the
4 criteria, and Traffic and Parking certified
5 the study on November 14th. As Chris and Jim
6 mentioned, the office component has increased
7 by about 5,000 square feet, but that -- and
8 that results in two additional trips during
9 the morning peak hour and two additional
10 trips during the evening peak hour, but it
11 does not go through any exceedances of the
12 Special Permit criteria. So, again, we're
13 looking at the same 151 indicators of impact
14 and no, no changes and no exceedances of the
15 criteria.

16 And just so -- just to go through it
17 briefly, this slide indicates the access
18 points for vehicles with, with Hurley Street.
19 You've got the pretty much the existing

1 access to parcel D for that surface parking.
2 Lined up directly across from there is the
3 one access point for parcel B for that
4 surface parking, and I know this has kind of
5 gone back and forth that were initially two
6 access points, kind of a one way flow that
7 was identified with an entering curb cut and
8 an exiting curb cut. That's been
9 consolidated to one access point for entering
10 and exiting traffic. And then the
11 underground garage access point for the
12 residential and office parking is further up
13 on Charles Street, one way traffic flow down
14 to First Street. And then parcel A has a
15 small surface lot associated with it. Again,
16 one access point off of Bent Street.

17 In terms of mitigation, you know,
18 without the, without really any exceedances
19 of the criteria, we're not looking at large

1 impacts to be mitigated. We think that the,
2 you know, if we can, if we can continue to
3 continue the trend of pulling people out of
4 their personal vehicles, get them on to the
5 T, get them into biking and walking, that's
6 really the biggest, the biggest improvement
7 and mitigation of the traffic impact from
8 this project. So providing the MBTA --
9 whoops, broken.

10 There we go.

11 Providing the MBTA Charlie Cards for
12 adult residents upon moving in, joining the
13 Charles River TMA, which helps to provide
14 things like emergency rides home for
15 employees of the office space and also
16 carpool matching, providing MBTA pass subsidy
17 to the federal maximum which is I think \$130
18 a month now. Working with the office of
19 workforce development to attract Cambridge

1 residents to work at the site because we know
2 Cambridge residents, you know, walk -- or 27
3 percent of Cambridge residents walk to work.
4 So if we can get people to walk there,
5 obviously that's fewer trips made by personal
6 vehicles.

7 And we'll continue to work with Traffic
8 and Parking on additional mitigation
9 measures. They had identified sort of a
10 tweaking of some of these TDM measures, but
11 one thing that they had identified was
12 updating the signal control at the
13 intersection of First Street and Charles
14 Street to include audible pedestrian signals
15 and a new signal controller there.

16 So, that's really the summary of the
17 TIS. I'll turn it back over to Jim if there
18 aren't any questions.

19 ATTORNEY JAMES RAFFERTY: I think

1 that pretty much concludes our presentation
2 at this point.

3 H. THEODORE COHEN: All right.

4 Do any of the board members have
5 questions or comments right now or should we
6 go to the public comments?

7 THACHER TIFFANY: I've got one.

8 This might be a question for staff or maybe
9 the proponent. What are the widths of the
10 sidewalks in the area generally? Both maybe
11 existing at these parcels, and also across
12 the street in front of the Galleria and other
13 buildings just as a reference? If anyone has
14 a sense of those widths it would be very
15 helpful.

16 JEFF HIRSCH: Jeff Hirsch, Urban
17 Spaces. I happen to do a lot of work over
18 there and our office is right there. We know
19 that on the north -- I'm sorry, on the west

1 side.

2 ATTORNEY JAMES RAFFERTY: Do you
3 have the site plan?

4 JEFF HIRSCH: Facing towards Second
5 Street you have six, six to eight feet deep
6 pending on where you are there. And on the
7 opposite side, on the Galleria side of the
8 street you have anywhere from ten, six to
9 eleven, six. I know this because I just
10 recently measured it for another project.

11 H. THEODORE COHEN: While that's up,
12 what is behind parcel A, the building on
13 parcel A?

14 CHRISTOPHER BOYCE: That zone there?

15 H. THEODORE COHEN: Yes.

16 CHRISTOPHER BOYCE: That's NStar or
17 Eversource transformer vault and a ten-foot
18 roadway access.

19 H. THEODORE COHEN: For them?

1 CHRISTOPHER BOYCE: Easement for
2 them, correct.

3 H. THEODORE COHEN: And behind that?
4 Between that and --

5 CHRISTOPHER BOYCE: This here?

6 H. THEODORE COHEN: Yes.

7 CHRISTOPHER BOYCE: That is surface
8 parking that is part of the 65 Bent Street
9 lot.

10 H. THEODORE COHEN: That's that,
11 it's part of that building?

12 CHRISTOPHER BOYCE: It's their
13 loading and parking. So this is the property
14 line.

15 H. THEODORE COHEN: Thank you.

16 Anyone else have any questions right
17 now?

18 LOUIS J. BACCI, JR.: Yes.

19 MARY FLYNN: Yes.

1 Can you just clarify the surface, the
2 surface parking on parcel A? What is that
3 going to be used for? Is that what I'm
4 seeing or not?

5 ATTORNEY JAMES RAFFERTY: Yes,
6 that's correct. That is the surface parking
7 that will accommodate the ground floor retail
8 in building A which is PetCo. And PetCo as
9 we explained it in the earlier hearing, PetCo
10 currently is in the location where that 21
11 Charles Street is it and they have surface
12 parking there. And to bring them in to the
13 development, it was necessary, to incentivize
14 them. They had a requirement of the
15 developer that they wanted to still be able
16 to maintain the surface parking that they
17 presently have. And relocating them and
18 taking their building down is a key piece of
19 making this redevelopment happen. So, we

1 have provided that opportunity at that
2 location. So that is exclusive of parking
3 for the retail. The office parking in the
4 balance of the building will be shared in the
5 below grade parking garage that you'll see on
6 parcel C. So the tenants in the office
7 building and the residential building will
8 use that below grade garage. But that's
9 surface parking for PetCo customers.

10 MARY FLYNN: Is it the same number
11 of spaces that they had?

12 ATTORNEY JAMES RAFFERTY: Correct.
13 They had ten before and they insisted on
14 getting ten again.

15 MARY FLYNN: Okay, thank you.

16 LOUIS J. BACCI, JR.: On your
17 traffic study I noticed none of the
18 intersections were from Cambridge Street
19 south. Can somebody give me a reason for

1 that?

2 SCOTT THORNTON: When we looked at
3 the study area, there was a formula that we,
4 that we go through, basically looking at --
5 yeah, expected of the trip generation for the
6 site and then trip distribution identifying
7 where that traffic is likely to go. And if
8 we have, if we have intersections that reach
9 a total of 40 trips, 40 peak hour trips in
10 the morning and evening then that gets
11 categorized as an intersection to be studied.
12 Because we looked at the paths of traffic is
13 to come down, expecting a lot of them to come
14 down onto First Street, coming from Cambridge
15 Street, coming the other way from Memorial
16 Drive, up Land Boulevard, coming down Third
17 Street. The intersections on Cambridge
18 Street didn't really rise to that threshold
19 level.

1 ATTORNEY JAMES RAFFERTY: It should
2 be noted, Mr. Chair, just as a comment that
3 the scope of the traffic study is determined
4 essentially ultimately by the Traffic
5 Department. So it's a collaborative
6 exercise. So based on the program as
7 presented, the study area is identified. So
8 it's important to know that's a collaborative
9 exercise with City's Traffic Department.

10 LOUIS J. BACCI, JR.: Being that I
11 live in that area, seems like we overlooked a
12 lot of traffic coming in from McGrath
13 Highway, Cambridge Street. The numbers may
14 be there, it just seems strange that nothing
15 from McGrath Highway, Cambridge Street, and
16 down was studied. It's a lot of traffic
17 there now.

18 SCOTT THORNTON: So we did look at
19 assigning traffic through there. But, again,

1 at the point where it gets to the site, it's
2 really the -- the impact is really focussed
3 right on those locations close to the site.

4 LOUIS J. BACCI, JR.: I guess I'd
5 like to see the numbers from that study from
6 the Cambridge Street down.

7 SCOTT THORNTON: Sure.

8 LOUIS J. BACCI, JR.: Please.

9 H. THEODORE COHEN: Anyone else have
10 any questions right now?

11 (No Response.)

12 H. THEODORE COHEN: Do you have a
13 rendering that shows the building on parcel B
14 head on?

15 CHRISTOPHER BOYCE: We don't have a
16 flat elevation -- we have some flat
17 elevations in our submission package, but
18 otherwise this is it, the rendering.

19 H. THEODORE COHEN: Right, they all

1 seem to be at the angle and I would really
2 like it see the recessed, because I guess you
3 refer to balconies, and I can barely see
4 them.

5 CHRISTOPHER BOYCE: If you look
6 here, they line both sides of this zone. On
7 both sides of the recess. So there's --
8 they're tucked in here and tucked in here
9 with full height windows in between.

10 JOHN PEARS: Do we have elevations
11 anywhere?

12 CHRISTOPHER BOYCE: In the
13 submissions there's elevations.

14 LOUIS J. BACCI, JR.: They're about
15 a half a mile away. Another problem.

16 H. THEODORE COHEN: They're far
17 away.

18 CHRISTOPHER BOYCE: We can blow them
19 up.

1 H. THEODORE COHEN: While I'm going
2 through the renderings, let me ask you these
3 questions now. So let's go through all the
4 buildings. Start with A.

5 All right. Go back to the previous
6 one.

7 Is that how the penthouse is going to
8 be enclosed? Is that how the mechanicals
9 will be enclosed? That's what we're going to
10 see?

11 CHRISTOPHER BOYCE: Yes, that's a
12 ten-foot tall screen as proposed now and all
13 the rooftop units sit, if you look at the
14 plan, they sit within that long linear piece
15 that extends towards Second Street.

16 H. THEODORE COHEN: And so they're
17 all within the screening?

18 CHRISTOPHER BOYCE: Yes.

19 H. THEODORE COHEN: Okay.

1 And the same thing, is that also true
2 with the residential building?

3 CHRISTOPHER BOYCE: The residential,
4 you can see that this penthouse is
5 incorporated in to the metal panel.

6 H. THEODORE COHEN: Okay, so
7 everything is screened?

8 CHRISTOPHER BOYCE: It's more
9 expensive than what we need and it's more --
10 it's more and smaller rooftop units for the
11 residential building and they'll all be
12 contained within this penthouse screen.

13 H. THEODORE COHEN: And parcel D,
14 the building on D.

15 CHRISTOPHER BOYCE: And parcel D
16 shows this. So parcel C you can see the
17 penthouse on top.

18 H. THEODORE COHEN: Right.

19 CHRISTOPHER BOYCE: It's just

1 centrally located. And parcel D, this is our
2 louvered screen. This is kind of a faux
3 heightened ceiling for the corner retail.

4 H. THEODORE COHEN: Right. So the
5 screen is the same height.

6 CHRISTOPHER BOYCE: Same height as
7 the --

8 H. THEODORE COHEN: -- corner piece?

9 CHRISTOPHER BOYCE: And that will
10 contain all the canvas.

11 H. THEODORE COHEN: Okay, thank you.

12 If there are no other questions why
13 don't we go to public comment now.

14 Is there a sign-up sheet?

15 LIZA PADEN: No one signed up.

16 H. THEODORE COHEN: No one signed
17 up.

18 Is there anyone who would like to
19 speak?

1 Please come forward and state your name
2 and address.

3 ROBERTA GOTO: Roberta Goto,
4 G-o-t-o. I have a question. And maybe it
5 has to do with PetCo. Why can't you develop
6 the residential parcels first and then do the
7 office parcels?

8 ATTORNEY JAMES RAFFERTY: You
9 answered the question in the question.

10 ROBERTA GOTO: Does the surface
11 parking go under B and C or just a portion?

12 ATTORNEY JAMES RAFFERTY: Yes.

13 ROBERTA GOTO: It goes completely
14 under?

15 And I just reread your report, and it
16 says 142 subsurface parking spaces? Or
17 thereabouts? Are they all for the
18 residential units or are they for other --

19 ATTORNEY JAMES RAFFERTY: No.

1 ROBERTA GOTO: Spaces?

2 ATTORNEY JAMES RAFFERTY: It's for
3 the office building in A and the residential
4 units in B and residential units in C.

5 ROBERTA GOTO: Okay, how many for
6 each?

7 H. THEODORE COHEN: Sorry, Ma'am,
8 would you please address your comments to the
9 Board rather than to the proponent. I know
10 we don't have a lot of people here tonight.
11 But we don't usually allow that. We like to
12 try to keep it in the --

13 PAUL OGNIBENE: Paul Ognibene, Urban
14 Spaces, for the record. So the 142 spaces --
15 to the Chair. So there's 40 spaces for the A
16 office and the balance of 102 represents 0.75
17 spaces per residential unit for the 136
18 proposed residential units on B and C. So
19 it's, again, approximately 40 for the office

1 and 102 for the residential.

2 ATTORNEY JAMES RAFFERTY: And as we
3 analyzed the parking spaces with the Traffic
4 Department back when Ms. Clippinger was
5 there, those 40 spaces obviously have varying
6 demands on the residential spaces, so there's
7 a shared opportunity on evenings and
8 weekends. So guests or whatever. So it
9 provides a bit of a safety net. So it's a
10 0.75 with a safety net of 40 spaces, and the
11 idea would be that if there was a demand
12 beyond the 0.75 in the residential, the
13 opportunity on evening and weekends exists to
14 take advantage of the office parking.

15 ROBERTA GOTO: Okay.

16 And so the spaces -- sorry, the spaces
17 up by 21 Charles Street on the L, the upper
18 part of the L, there doesn't seem to be an
19 access road. Are they going over the pavers

1 to access those?

2 CHRISTOPHER BOYCE: The entire
3 parking lot is essentially pavers, and the
4 pavers will vary in color and appearance to
5 kind of designate zones of activities. So
6 this will be, let's just say, it's a grey
7 paver. The sidewalk and this kind of access
8 way becomes a different long linear paver of
9 a tan color. So all cars can drive over all
10 that zone and there will be bollards that
11 separate the sidewalks. Sidewalks are
12 separated by bollards.

13 H. THEODORE COHEN: All right.
14 Thank you.

15 Is there anyone else who wishes to
16 speak?

17 HEATHER HOFFMAN: Heather Hoffman,
18 213 Hurley Street. And I would point out
19 that because of the numbering anomaly on

1 Hurley Street there's a huge block of numbers
2 that it's I believe pooled at the bottom, you
3 know, underneath Third Street. I'm actually
4 just a block and a half away from this, so
5 I'm on the other side of Third Street. So
6 I'm really familiar with this area, and I
7 will start with things that I want to say
8 thank you for:

9 No. 1, the -- there -- the -- yes, the
10 back of that building now is uninviting to
11 say the least. So I really appreciate having
12 something nice looking there. And I would
13 say that currently that surface parking lot
14 is barely used. So unless you're expecting a
15 whole ton more use for it, you may find that
16 you could like make a garden there or
17 something.

18 Speaking of gardens, I hope that the
19 open space will be more than a lawn with a

1 sidewalk through it. And I would also point
2 out, and I understand the geometric reason
3 why you're doing this, but I would bet you
4 that in the real world the desire line is the
5 other direction. That people actually would
6 want to go from, you know, if you imagine
7 that as being an X, they want to go on the
8 other leg of the X, but I understand you got
9 a building there.

10 And on the transportation stuff, I
11 would, I think that the really, really heavy
12 traffic in the area is no surprise on Third
13 Street. And I don't ever see a whole lot of
14 traffic on Hurley, Charles, or Sprague at any
15 one time, it's just kind of steady. And I
16 can say that, you know, I've lived at 213
17 Hurley Street since 1984, and the amount of
18 traffic has increased quite a bit in that
19 time, but it's still not debilitating or

1 anything.

2 And I was pleased to see that
3 apparently this project is on a far
4 greater -- or a far more stable financial
5 setting than 88 Ames Street since you can
6 provide a far better Charlie Card subsidy
7 than Boston Properties was able to. Good for
8 you.

9 And I hope that you get a better design
10 for the Hurley Street building. That is
11 mighty stark. I -- it just seems so flat and
12 unadorned and not particularly residential
13 looking, at least as far as I can tell. I am
14 terrible at being able to translate some flat
15 picture into what it's really going to look
16 like. But I think you can do way better.

17 And the last thing that I wanted to
18 talk about was something that I only recently
19 discovered. I needed to pay attention to is

1 the number of affordable units in this -- I
2 don't know if that has already been
3 calculated. If it hasn't, I will strongly
4 urge you that if you, if you don't want me to
5 be kicking up a ruckus as I have been with
6 several other buildings, don't, don't mess
7 around with it. Be honest.

8 And then I hope that the -- oh, the
9 illuminated sign that you were planning on
10 First Street. Really, we don't need more
11 lights. You're gonna be illuminating so much
12 stuff along there. Honest to goodness, we do
13 not need this to look like Times Square or,
14 you know, the Las Vegas strip. We really
15 don't. People will know. Certainly people
16 in the neighborhood will find out that there
17 are stores there. And if there are any
18 stores that attract people in the
19 neighborhood, they won't need lights to find

1 them. So please tone it down.

2 Thanks.

3 H. THEODORE COHEN: Thank you.

4 Is there anyone else who wishes to
5 speak?

6 (No Response.)

7 H. THEODORE COHEN: None appearing.

8 Then why don't we board members have our own
9 comments, questions.

10 ATTORNEY JAMES RAFFERTY: Mr. Chair,
11 just by way of suggestion. I do want to
12 point out that we did spend a considerable
13 amount of time with Ms. Bigolin with making
14 revisions of the building, and I don't know
15 if the Board will benefit from the assessment
16 of that.

17 H. THEODORE COHEN: I think we will
18 be getting to that. Why don't we start with
19 our own comments and questions. I do want to

1 point out that we have received the
2 memorandum from staff that incorporates into
3 it the earlier preliminary determination and
4 staff's earlier memorandum and memorandum
5 from an earlier Traffic and Parking
6 memorandum and a subsequent Traffic and
7 Parking and memorandums from Public Works,
8 and all of those will be incorporated into
9 the record of this hearing in this
10 preliminary determination.

11 Hugh, why don't you start?

12 HUGH RUSSELL: Okay, I have quite a
13 long list of architectural comments and a
14 couple of side comments.

15 I think some of the architectural
16 problems have been resolved. Maybe some have
17 been reduced and so there's more to be done.

18 So building A. So building A used to
19 be four stories and it used to be a kind of a

1 light grey color. Now it's five stories.
2 It's gotten a lot darker, and the fifth floor
3 is kind of taped down with dark duct tape on
4 top of the old four-story building. I
5 understand you like these images, it's really
6 awful. The -- something that was at a
7 certain lightness has gotten extremely heavy.
8 I'd really hate the dark charcoal color. I
9 understand that maybe that's not what it's
10 really going to be. I mean, when I send out
11 a rendering to a client, I print it first to
12 see what it's going to look like. And if it
13 doesn't look like the way I want it to look,
14 I mess with the rendering values so that it
15 does. So I'm assuming this is exactly what
16 you intend. That you intend that the top be
17 really dark, ugly grey, depressing, and I
18 don't like it.

19 The mullions have gotten very heavy.

1 They're dark and black. That's also very
2 depressing.

3 I think they're probably more realistic
4 than your earlier rendering, which basically
5 just had lines there, but I don't know
6 whether the, the mullions project out from
7 the face of the glass, in which case you see
8 more of the material. If they project out, I
9 think they have to be lighter. I think if
10 they're more flush with the glass, they can
11 be a, just seeing the line. So that's
12 something to work on.

13 Going on to building B. You by now all
14 realize I really hate the dark grey portion
15 of that building. I think you've done a lot
16 on the brick. I hope it's not that
17 depressing dark brick. I hope it's more like
18 the brick that was there on the last set of
19 renderings, but I think the -- all of the

1 things you described about the double height
2 cornice, you know, the creating the bay
3 rhythm, all of that stuff is really quite
4 successful. I think the way in which the
5 part that is recessed and is metal is not so
6 bad. I think the top cornice, you know,
7 seven or eight feet of dark heavy metal
8 that's -- I don't like that much at all.
9 Particularly when I guess I -- it doesn't
10 have to be there. It can be set back. But
11 it could be lighter. Maybe it is intended to
12 be lighter.

13 LOUIS J. BACCI, JR.: It seems like
14 it's in shade all the time.

15 HUGH RUSSELL: Right.

16 And so, now, I'm -- I've got a -- if
17 you can show the site plan of the courtyard
18 between B and C. I want you to get rid of
19 several parking spaces and I want to add a 35

1 by 45-foot piece of grass. So right next to
2 that circle there are five parking places and
3 there's a 30-foot wide driveway that serves
4 them, that is in different colored pavers.
5 And I want you to basically make that
6 driveway a 15-foot walkway and make that --
7 those five spaces and half of that driveway
8 into more green space. I think that would be
9 a real, real bonus to the open space concept
10 on the site. And I'm not at all convinced
11 that you don't have plenty of parking down in
12 your garage. I think you can actually -- you
13 don't have to lose all five spaces, because
14 when you, you do that, can you actually --
15 you've got like a half a space at the top.
16 And if you add another, you know, 13 feet of
17 paving to that half space, you get two, two
18 more spaces back. You might get one more
19 space on the bottom. Then that is actually

1 quite small, but 1500 feet, 1600 feet to
2 grass as opposed to paving is, I think, a
3 real advantage.

4 I'm very glad that you set the building
5 back 11 feet. That was really important.

6 And then if you could go to the, to a
7 view of the -- on Hurley Street of the
8 apartment building. Yeah, that's good. Go
9 back. That one.

10 So the wooden -- the grey in-fill on
11 the apartment things I think has way too much
12 contrast. It needs to be -- it can be a
13 change of texture. It could be somewhat a
14 change of color, but it's this sort of dark
15 and light. It doesn't work very well for me.
16 And I also think you need to keep the corners
17 all light, because I think you need to hold
18 the edges of the building. You do that on
19 the brick building. You have the brick

1 corners that are strong. On this building
2 those corners are very weak and I think you
3 have to draw up what it looks like with those
4 corner pieces being the light material and
5 show those to Suzannah and see what you --
6 see what happens.

7 Going on to building C, the previous
8 renderings had the top material somewhat
9 lighter and it was nicer. Again, this may be
10 the rendering getting away from you or maybe
11 the intention to make it dark and depressing.
12 I don't like it dark and depressing.

13 I'd also like -- you notice how that
14 brick bay next to the tree goes up and it got
15 a little bit of brick above the windows. And
16 it looks like just arbitrarily stopped at the
17 floor line. And I think that -- in
18 proportions are bad. So what I think I would
19 like to see you do is make that whole brick

1 panel go up to full height of the building,
2 maybe do it once on this side, once on the
3 other side, and then where it doesn't go to
4 the top, maybe carry it all the way to the
5 windowsills so that the amount of brick
6 that's coming across there is more like the
7 amount of brick in the spandrels down below.
8 I think those proportions will be more
9 pleasing. Because I, I mean, I agree with
10 Heather's comment that it's a little -- for
11 all of its volumetric richness, the actual
12 surfaces are pretty flat. And I'm not quite
13 sure -- I mean, I think it's a good
14 observation. I don't know what to do about
15 it, but I think she had really hit on
16 something nice.

17 If you go to the old rendering, the --
18 actually brick did go up to the windowsills
19 before at least on the Hurley Street side.

1 And then building D, you know, that's
2 all new. I think -- it's glass. I don't
3 know how you're going to keep the tenants
4 keeping the glass on the parking lot side,
5 but I think it's a great idea. I'd like to
6 grab one more parking space out of that lot
7 and turn it into green space. If you look at
8 detail at the site plan behind that building,
9 on closer to First Street there's about a --
10 there's some bicycle parking spaces and a
11 wide planter. So that first car is about 20
12 feet back from the sidewalk. On the other
13 side of the lot there's a planter that maybe
14 looks five or six feet wide and a parking
15 space. That's the parking space I'd like you
16 to turn green so that you can have a better
17 buffer to the pedestrians. Because six feet,
18 you know, that's sort of a distance from that
19 table to the wall, it doesn't really do very

1 much.

2 LOUIS J. BACCI, JR.: Does anybody
3 know what the grey box in the corner is on
4 that same parking lot on your plan?

5 H. THEODORE COHEN: I think staff
6 referred to it in the memo.

7 LOUIS J. BACCI, JR.: Okay, it's
8 part of your building. The box on the
9 corner, correct?

10 CHRISTOPHER BOYCE: Services,
11 electrical room, maintenance. Trying to keep
12 it out of the retail zone.

13 HUGH RUSSELL: So those are my
14 comments. You know, I think the basic
15 planning is pretty good. I'm uncertain about
16 that extra 5,000 feet. Maybe it needs to get
17 set back. Something better has to happen
18 along the top.

19 LOUIS J. BACCI, JR.: The building

1 (inaudible)?

2 HUGH RUSSELL: Yes. But it's --
3 that's progress.

4 H. THEODORE COHEN: Thacher?

5 THACHER TIFFANY: No, go ahead.

6 H. THEODORE COHEN: Mary?

7 MARY FLYNN: I missed the earlier
8 presentations on this project so if you could
9 just bear with me a little bit, fill me in on
10 a couple of things.

11 Could you describe a little bit more
12 the mix of retail that you're envisioning and
13 why you need surface parking when there are,
14 you know, garages around and people will be
15 coming by public transportation? I'd like to
16 hear a little bit more about the link between
17 the retail and the need for surface. I get
18 the PetCo site having walked by that a
19 million times. I think that's just the way

1 they operate. So there's that.

2 And then just in general I think I like
3 Hugh's idea about the surface parking behind
4 building B. I think extending the open space
5 into the area that he was talking about makes
6 a lot of sense. I do have some concerns
7 about building D and the back access. I like
8 the fact that it goes all the way through. I
9 don't know -- and maybe you discussed this as
10 part of the retail overview, but flow
11 throughs like that present certain security
12 issues for retailers, and I don't know
13 exactly how that will be addressed, but I
14 certainly wouldn't want it at some point in
15 the future see all of those back doors
16 locked.

17 And I agree that I also think that the
18 screening on site D could be improved as
19 well.

1 In terms of building materials and
2 things like that, I usually state in these
3 hearings, I'm not an architect. I don't have
4 the same aversion to black that Hugh does. I
5 happen to like black, it's my favorite color.
6 I do think that some of the renderings do
7 look very dark, so I would, I would agree
8 with Hugh in that they, you know, again, it
9 seems dark. Maybe you lighten it up a little
10 bit, but so far, you know, based on what I
11 see, I think it's a very well done project.

12 So, again, it's really just, if you
13 could talk a little bit more about the
14 surface parking and the types of retail.

15 ATTORNEY JAMES RAFFERTY: You want
16 us to address that now?

17 H. THEODORE COHEN: If you can.

18 ATTORNEY JAMES RAFFERTY: Sure, I
19 can give you a kind of a thing. It's the

1 question of surface parking, we did spend a
2 considerable amount of time in the
3 hearings --

4 MARY FLYNN: I'm sure.

5 ATTORNEY JAMES RAFFERTY: -- and
6 dealing with the staff.

7 A couple of things about the surface
8 parking: It's noted that the surface parking
9 on A is really strictly related to A.

10 The surface parking on B is to
11 accommodate the retail tenants in building B
12 and in building D. Building B has square
13 footage on the ground floor retail.

14 CHRISTOPHER BOYCE: 14,800.

15 ATTORNEY JAMES RAFFERTY: So it's
16 14,800 square feet, we have envisioned a
17 series of retailers here and we are working
18 with a retail developer in trying to identify
19 uses and retail uses here that will be

1 successful, that will be responsive. We work
2 closely with the city's intercept survey
3 trying to identify the types of retail needs
4 that exist. The Community Development did
5 some surveys near the T station and in the
6 surrounding neighborhood. So our focus on
7 the retail is based on the experience that
8 linear retail has had with other urban
9 locations. We noted their South End project
10 and in areas like that. But they, the driver
11 for them in terms of understanding the demand
12 for retail parking is a direct correlation
13 between the pedestrian counts, and they
14 analyzed closely the pedestrian counts, we
15 performed pedestrian counts on the street.
16 And as emerging as a new area this is, the
17 pedestrian counts here are actually
18 relatively low given other comparable
19 locations. So we looked at some models of

1 what looked successful. And Coolidge Corner
2 was one of the locations which we thought had
3 good transit access but also had surface
4 parking but existed in a mixed use
5 environment. So in many ways in looking at
6 size of retail, storefront, and surface
7 parking, that was one of the models we looked
8 at. We looked at Central Square and Harvard
9 Square and there is a range of parking.

10 The garage parking, the experience for
11 the retail landlord has been that the garage
12 parking really doesn't attract the type of
13 retailers that the surface parking does.
14 That their experience in leasing locations is
15 that there's a focus by these quality
16 retailers, and we have talked internally,
17 repeatedly about this. We talked with staff
18 about it since the very first discussion the
19 of the project. And without disparaging any

1 particular retail locations here or
2 elsewhere, the notion of well, why is it that
3 we're seeing cellphone stores, banks, and
4 mattress stores? And what do we need to get
5 a more diverse retail mix, not just food, but
6 maybe soft clothing, what about hardware,
7 what about a health club, what about Pilate
8 studios? The whole range of active ground
9 floor uses. They're firmly convinced that
10 there's a certain amount of surface parking
11 that's needed. So we were asked to really
12 examine what we could do.

13 So we removed five spaces from what was
14 there before. We actually had more parking
15 than when we came in initially. We've
16 continually struggled to try to create the
17 right mix.

18 We've talked about the possibility, and
19 that's why this area here where we took out

1 the three spaces, we do see this as an area
2 that we talked at one point about second
3 generation retail, that as the pedestrian
4 counts increase, it was noted at the prior
5 hearings that the property owners, the
6 developers don't get revenue from the lease,
7 the parking spaces. They would rather have
8 building. They would rather have leasable
9 space. They would rather leasable store
10 restaurant and use that space and activate
11 it. But it's their strong belief that the
12 current pedestrian environment in the short
13 term, we're talking about a ten-year window
14 doesn't support all of that. And the parking
15 is necessary to attract those tenants. So,
16 it has been a long time focus of our efforts,
17 but we are somewhat driven by the experience
18 that linear has within leasing retail. And
19 they are in the retail leasing business. And

1 they are telling us that the type of tenants
2 that they hope to attract here require this.
3 So we heard some interesting comments tonight
4 which would be constraining in some places
5 and that was -- we're obviously going to have
6 to examine that, but I can assure you that we
7 have tried to understand that and be
8 responsive to that, but I think at the end of
9 the day there is, there is a, there is a
10 point here where the retail aspect of this
11 development is dependent on surface parking
12 and it's not. It's intended to be a
13 different type of retail environment than say
14 Third Street which has a series of cafes.
15 This is trying to be more of a retail. It's
16 trying to make something happen on First
17 Street. We put a lot of effort into pointing
18 out the intricacy of the assemblage of
19 parcels here. The very ground deals that

1 exist here between ground leases, street
2 acquisitions, joint ventures, it's really
3 allowed an emerging synergy to be created
4 here between these four blocks. So that's
5 the long and short story about retail
6 parking. It's a necessary evil to use
7 perhaps a term that some might take exception
8 with, but there's a strong feeling that we're
9 at the point now to get the type of retail
10 that would really make First Street succeed
11 we need to provide that.

12 MARY FLYNN: Okay. Just one other
13 question.

14 Obviously, you know, we talked about
15 PetCo relocating, and I haven't been on First
16 Street in a while now, so I'm not totally
17 familiar with how many of the other buildings
18 have ongoing concerns. But are any of the
19 other retail tenants proposing to relocate

1 within this?

2 ATTORNEY JAMES RAFFERTY: I don't
3 believe we're -- with the exception of
4 building D, I don't believe there are any.
5 We've got some -- but I stand to be
6 corrected. Are they all vacant?

7 HEATHER HOFFMAN: There's a frame
8 store.

9 ATTORNEY JAMES RAFFERTY: With the
10 exception of building D, right?

11 HEATHER HOFFMAN: That's on B.

12 ATTORNEY JAMES RAFFERTY: And is
13 there other -- you want to give your name.

14 DAVID NOTTER: David Notter,
15 N-o-t-t-e-r, Urban Spaces.

16 ATTORNEY JAMES RAFFERTY: Maybe you
17 can just speak to what the frontages are on
18 these three blocks today A, B, and D in terms
19 of any retail existing.

1 DAVID NOTTER: Sure.

2 On A there's a vacant building, Big
3 John's Mattress Factory, and the remaining
4 parcels comprise A and the surface parking
5 lot.

6 Building B -- well, actually on the
7 corner is a parking lot right now which is
8 the PetCo parking lot and PetCo is located at
9 119 First Street behind there.

10 Building B has -- Urban Spaces has
11 their offices there.

12 Cambridge Art and Frame is on the
13 corner between B and D.

14 Custom Made has offices on the second
15 floor above Cambridge Art and Frame. And
16 there's a small stationery -- warehouse is
17 the wrong term, storage area for supplies.

18 Building D is currently vacant. There
19 were three or four tenants, and then actually

1 in building B also is a small office for
2 Watts Security.

3 MARY FLYNN: So for the few uses
4 that are there besides PetCo, have you had
5 any discussions with those tenants as to
6 whether they want to be part of this new
7 development or are they just planning on
8 moving?

9 DAVID NOTTER: Many of them are
10 planning on relocating. One or two have
11 expressed an interest in very preliminary
12 conversations because we're just pulling
13 together what those spaces would be.

14 MARY FLYNN: Thank you. Thanks.

15 H. THEODORE COHEN: Catherine?

16 CATHERINE PRESTON CONNOLLY: So I'm
17 not going to belabor the surface parking
18 point too much except to say that I agree
19 with Hugh's plan with increasing the green

1 space and I'll leave it at that.

2 On the office tenants, I noticed the
3 TDM measures indicated that there was a plan
4 to subsidize T passes, but the -- and it says
5 up to the federal maximum, but there was no
6 specific commitment to the percentage. So is
7 that 100 percent up to the federal maximum?
8 Whoever wants to take that.

9 ATTORNEY JAMES RAFFERTY: I think
10 our assumption was that we would follow the
11 -- what's become somewhat the standard
12 practice. And I want to state it correctly.
13 I know on the residential side it's two
14 months at 50 percent. I'm looking at
15 Mr. Shulman to see what TP&T is these days.

16 CATHERINE PRESTON CONNOLLY: Right.

17 ATTORNEY JAMES RAFFERTY: And I
18 imagine, Ms. Preston, you would know better
19 than us. On the employee side -- I mean, on

1 the office side --

2 CATHERINE PRESTON CONNOLLY: It's
3 not specified and so I would assume 100, but
4 I'd like to have that officially stated.

5 ATTORNEY JAMES RAFFERTY:
6 Mr. Thornton says it's 100 percent.

7 CATHERINE PRESTON CONNOLLY: Okay,
8 that's fine.

9 That's fine. I just want -- like I
10 said, that would be my assumption, but it's
11 -- when the amount isn't specified and then I
12 see an "up to," I want to make sure we're all
13 on the same page.

14 ATTORNEY JAMES RAFFERTY: All right.

15 CATHERINE PRESTON CONNOLLY: In
16 general, I think -- I'm excited about the
17 project and about the opportunity for some
18 mixed use development here, some different
19 kind of retail. I still don't love that

1 we're devoting this much space to surface
2 parking, but I'm not a retail expert. I also
3 know that once it's there, it's not going
4 away. So I think any idea that we have
5 that's second generation retail won't want
6 it -- is optimistic at best. But that being
7 said, if it makes the retail work and it gets
8 some life to First Street, I am
9 enthusiastically behind that.

10 I wasn't perhaps as put off by the
11 architecture as some, but I certainly think
12 it could use some refinement and be made to
13 feel more neighborhood friendly, less office
14 parky. Better architecture vocabulary.
15 That's all I have.

16 H. THEODORE COHEN: Steve.

17 STEVEN COHEN: I guess I just have
18 some general comments.

19 First, you know, this is four buildings

1 with a lot of different spaces and different
2 conditions and different perspectives on it
3 and, you know, frankly, I have a little bit
4 of difficulty grasping what it's all going to
5 look like and feel like. And perhaps I don't
6 have some of the spatial ability that the
7 architects do, though, I'm pretty good at it
8 generally. This is a lot for me to grasp.
9 So I'm just going to make some general
10 comments and then raise a couple of
11 procedural questions.

12 So in terms of generally for the uses
13 and mix of uses and the intensity and the
14 location of what's being proposed, all 100
15 percent supportive. It's the right, up close
16 and right uses and the right intensity for
17 this, and this is an urban location and it is
18 a fact that it's an urban location that
19 justifies and supports that kind of intensity

1 though I'm going to come back to that in a
2 moment.

3 The massing. I'm really having the
4 greatest difficulty with understanding the
5 massing. And I must say I have said over and
6 over expressing my own, you know, view that
7 for substantial projects in the city that I
8 think that we as a Board and the public
9 benefit from a model.

10 And I know, Hugh, you have frequently
11 said that good renderings and perspectives
12 and so forth pretty much do it for you. And
13 I understand and respect that and perhaps,
14 Hugh, you have a perceptive ability from your
15 profession and years of experience --

16 HUGH RUSSELL: And training.

17 STEVEN COHEN: -- and training that
18 some of us lack. For me, especially and then
19 to my eyes a fairly complex collection of

1 shapes and spaces here, I personally would
2 benefit greatly from viewing a model. So
3 it's difficult for me to say much on the
4 massing. You know when I look at
5 perspectives, you know, especially from the
6 angles, they look interesting. When you look
7 at these straight on elevation on First
8 Street, which of course is kind of misleading
9 elevations are, nevertheless, it's a kind of
10 a, you know, long, relentless collection.
11 I've made the point. I would benefit from a
12 model.

13 ATTORNEY JAMES RAFFERTY: Just a
14 point of information, Mr. Chair, the massing
15 is the same that was approved by the Board in
16 May. The only change in massing is occurring
17 at building A.

18 STEVEN COHEN: Well, that may be but
19 my view might have been the same back then.

1 You know, but this is now and that's my view
2 now. But I'll get to a procedural thing
3 later.

4 As for the colors and the architecture
5 and the materials, I very much agreed with
6 Hugh, though, I don't think I would have had
7 the courage to express it quite the way he
8 did.

9 But I do agree. Very grey kind of
10 depressing elements but that gets me to a
11 procedural thing.

12 Now, you know, this is a preliminary
13 determination and then we're going to a final
14 determination of the PUD and then beyond that
15 we go to a review of each individual
16 building; four buildings here. So, and both
17 the presentation and in the commentary I mean
18 we focussed a lot on the details of these
19 buildings and it just seemed to me that we're

1 putting the cart before the horse. On the
2 one hand I have difficulty absorbing and
3 commenting on all of it at once today. On
4 the other hand, it seems to me that that's
5 precisely what we should be doing in greater
6 detail, you know, down the road when we look
7 at each building. So I think it's good to
8 get some of the general feedback, and
9 certainly Hugh's general reactions, it gives
10 you something to chew on. But, you know, my
11 understanding of this process is that this
12 isn't the time and point in the process to be
13 dealing with it, with that level of detail.
14 I would, though, and this is the process
15 thing that I'd like to ask Jeff. I know this
16 comes up over and over and I'm frequently
17 asking the same question and perhaps you're
18 giving me the same answer, but I would like
19 to reiterate again for the benefit of myself

1 and the Board and the public, exactly what
2 we're being asked to approve in a preliminary
3 determination. Exactly what we will be
4 approving in a final determination. And what
5 portion of what is being presented here is
6 then to be left for the review of each
7 individual building as it comes along?

8 JEFF ROBERTS: You want me to do
9 that?

10 STEVEN COHEN: Please.

11 JEFF ROBERTS: I'll try to do the
12 best I can to give my perspective on how the
13 Zoning works for PUDs.

14 So first of all, it's a Special Permit,
15 so it's like any other Project Review Special
16 Permit that the Planning Board grants and it
17 has the overall citywide urban design
18 objectives and criteria to look at. But with
19 the PUD you have multiple -- you could have

1 multiple buildings on multiple sites. And
2 the way the review works procedurally, it's
3 as if all these different buildings and
4 public spaces were all kind of folded
5 together into one unified project that the
6 Planning Board looks at. So even though it's
7 multiple sites, and like you said, it's sort
8 of difficult to get a handle on it all
9 around, it is a, it is up to one project
10 review. So that's one aspect of it.

11 The other, another part is that the PUD
12 review process has these two public hearing
13 phases. I tend to look at the preliminary
14 and the first phase as sort of a gatekeeper
15 step. It's an opportunity for the Board to
16 look at a proposal at a very high level and
17 give an indication of whether this proposal
18 is heading in the right direction given what
19 the, given what the citywide objective or the

1 citywide and the area citywide objectives are
2 in the Zoning and the plans. So it's an
3 opportunity for the Board to sort of open the
4 gate and say okay, we're willing to look at
5 this as a, you know, as a candidate for a
6 Special Permit -- for granting a Special
7 Permit. It doesn't assume that the Special
8 Permit is going to be granted. It just let's
9 it move forward. But it's also an
10 opportunity for the Board to do as you're
11 doing right now, to highlight some particular
12 concerns that are, that are raised at this
13 initial stage so that the applicant has an
14 opportunity to work on those and to have an
15 indication of what are really the critical
16 areas that need to be reviewed, what are the
17 areas that maybe require a bit more
18 substantial work to address. I'd like to
19 look at projects really from a high --

1 starting from a high level and then working
2 their way down and then first thinking well,
3 what are the issues with this project that
4 may be the most difficult to resolve or may
5 require the most work to resolve? And then
6 to start there and then as I work my way
7 through those higher level issues, then you
8 can get down to the more detailed issues like
9 the -- what's the selection of materials?
10 What's the color of materials being used that
11 as you suggested often comes at, you know, at
12 the later stages of project review. So
13 that's another way to look at it.

14 And for a final thing I'll say about
15 PUD projects, I always encourage both
16 applicants and the Board to think about these
17 as phase developments. To think about them
18 not necessarily as just as one project. It's
19 all going to land at once, but something that

1 is going to be built out over time and it is
2 likely to undergo some rethinking. I mean,
3 we've seen mostly it's on a procedural level
4 but we have seen even between March and now
5 some rethinking of the project and how it's
6 going to proceed. That kind of rethinking
7 and evolution is very typical of these
8 projects. So, and I think it's really on the
9 applicant to talk about this a little bit
10 more in the final development plan, but the
11 applicant may want to come forward and say
12 here's our anticipated phasing. Here's the
13 building that we want to do first. And so
14 this is the building that we really want to
15 focus on at this stage of design review. But
16 other future phases of development, the Board
17 could make subject to future additional
18 design review at the Board. And these are
19 all provisions that ultimately get written

1 into the Special Permit. So in the Special
2 Permit for a PUD is granted it says, it will
3 comment on the phasing. It will say, for
4 instance, this phase will proceed first. The
5 Planning Board has reviewed the design and,
6 you know, approves the design of this in
7 detail. Future building sites will be
8 required to come before the Planning Board
9 for design review and approval prior to
10 getting a Building Permit and proceeding. So
11 that's another consideration which will come
12 out as we get into the final development plan
13 and that's where the phasing details
14 generally get established.

15 STEVEN COHEN: Jeff, can I just to
16 follow up with one question? I mean, I
17 personally today at last time, you know, it
18 feels that there's enough merit here that
19 this should go forward to the second

1 go-round. But I guess my question is this:
2 We're presented with buildings which are
3 fairly well thought out already and fairly
4 specific, and while we might readily agree
5 that things of color and materials may
6 ultimately be reviewed again in the building
7 by building proposals, but we're seeing
8 pretty specific buildings with, you know,
9 massing and heights and rhythm and so forth.
10 If and when we give the final determination
11 for this, to what extent -- as those fairly
12 specific images, you know, that we're
13 reviewing and approving, to what extent are
14 we approving that level of specificity and to
15 what extent is it still an open matter as the
16 individual buildings are brought before us?

17 Do you understand the question?

18 JEFF ROBERTS: I understand the
19 question. It may not be a satisfying answer,

1 but certainly it's whatever level of
2 specificity the Board wishes to approve at
3 that stage of project approval. So the PUD
4 project approval can specify in the
5 conditions what elements of the proposal are
6 approved at a more detailed level and what
7 phases, or I shouldn't say phases of the
8 project, may be subject to additional change
9 and review. It's -- and the Board, as they
10 do, even for just single building projects
11 can approve it at a level and then leave some
12 of the details of the design to continuing
13 review by staff and that's something that's
14 typically done, too. So it's really -- the
15 Planning Board has this sort of larger
16 jurisdiction to authorize the project to move
17 forward. And then if the Board feels
18 comfortable that the project, as it's been
19 proposed in broad terms would be approved,

1 then the conditions of the Special Permit can
2 specify the level of more detailed design
3 review that needs to occur and whether that
4 needs to come back to the Planning Board or
5 whether that could be done at a staff level.

6 STEVEN COHEN: So it's up to us?

7 H. THEODORE COHEN: If I can jump in
8 now just following up on that, I mean
9 obviously your questions are correct and
10 about what our jurisdiction is and what we're
11 doing, but, you know, in the -- in March when
12 we made the preliminary determination, we --
13 one of the conditions was that in the final
14 development plan we wanted to see some design
15 change to separate the buildings. And we
16 expected to see that. Or justification why
17 they weren't changing it. Now we're in an
18 odd situation where because they've changed
19 the PUD, they didn't go to a final

1 determination, that they've come back. But
2 clearly they've done a lot of work in the
3 interim and have met with staff and have
4 attempted to address some of the issues we've
5 raised. And I think it would have been a
6 disservice to them to simply say, you know,
7 we're not going to talk about the design
8 issues right now and then at the final plans
9 hit them with well, we don't like this, we
10 don't like that, we don't like the next
11 thing. So I think, you know, in fairness to
12 them this is an appropriate time for us to
13 get some of the issues out on the table,
14 acknowledging that, you know, the final
15 determination of the Special Permit is
16 probably still going to raise some issues and
17 there's still going to be individual approval
18 of buildings.

19 STEVEN COHEN: Absolutely, I agree

1 with that. And it's certainly appropriate to
2 give feedback to what we're seeing. But as I
3 say, for me anyway, and I don't know of any
4 other board members are experiencing it the
5 same way, but to be presented with four
6 buildings and complex spaces at once, you
7 know, I'm fine giving sort of general
8 feedback now but I think, you know, I would
9 very much want the opportunity when we get to
10 the individual buildings, I think, to be able
11 to study it better, to give more detail
12 feedback and not to necessarily be
13 constrained by what may have come before.
14 And as I say, look, I said last time, Jim,
15 I'm sorry I've said this consistently on
16 every project on this and others, that I
17 would benefit from a model especially when
18 there's complex massing such as this.

19 As I say, I'm supportive of the project

1 overall. I just don't feel that I have a
2 firm grasp, though, of what it's going to
3 look and feel like.

4 And that -- let me just finish up my
5 comments. Just on the parking issue, which
6 it seems to come up a lot. You know, I --
7 when you do retail, whether or not you
8 provide parking is a big issue and not
9 providing enough parking is a scary prospect
10 for an owner/developer and, you know,
11 obviously it can totally kill the retail if
12 there isn't enough parking. That's certainly
13 a suburban concern. On the one hand it's
14 certainly not much of a concern in an intense
15 urban location. Downtown Crossing you don't
16 necessarily need a lot of parking and
17 certainly not surface parking.

18 So which is this? Is this suburban or
19 is this downtown? You know, again, we're

1 talking about it as a fairly tense urban
2 location which justifies the height and the
3 density and the intensity of the development
4 here. But I also understand it's a bit of an
5 offbeat and untested location from a retail
6 perspective, and it's just really not clear.
7 I mean, the foot traffic doesn't exist right
8 now. You know, will it materialize to
9 support this? Well, while I understand the
10 concern, I also know, I mean look at the
11 incredible location that this is in. All of
12 the development on Binney Street is just
13 coming online. You know, all the warm bodies
14 from down there don't exist yet. They will.
15 These buildings themselves have a number of
16 warm bodies and they're both residents and
17 office users. They're going to generate a
18 lot more human traffic in the area. You
19 know, one day in the foreseeable future, the

1 courthouse is going to be developed and
2 that's right around the corner, and that's
3 going to generate a lot. And well, North
4 Point is a bit far, but I'm talking about
5 uses right around the corner here.

6 So, as I say, on the one hand I
7 understand the insecurity and the desire and
8 the need for surface parking. On the other
9 hand, I think in very short order, it may
10 turn out to be that it's unnecessary and that
11 all the nearby development is going to
12 obviate for the parking. And so just a
13 thought that I would throw out there would be
14 contemplating precisely that possible
15 evolution of the neighborhood. You know,
16 whether we start with a certain amount of
17 office parking, but whether we're able to
18 revisit and reevaluate in the years to come
19 as the neighborhood changes and as there are

1 more and more residents and office workers
2 around here, you wonder whether we could
3 evaluate and determine at a future time that
4 there is no longer as much of a need for the
5 surface parking. And at that point eliminate
6 them and go in the direction that Hugh has
7 talked about and, you know, provide more
8 landscaped areas. We'd have to do it in a
9 way to, you know, you make sure that we don't
10 compromise the feasibility of the retail on
11 the one hand. And we try to understand that
12 on the other hand, you know, the neighborhood
13 is going to change. And you've certainly
14 heard from this Board that we really would
15 prefer to not have so much surface parking.
16 So, you know, I wonder if we can incorporate
17 some sort of dynamic flexible mechanism as
18 that.

19 HUGH RUSSELL: So I just like to

1 make -- just make a -- put another factor on
2 the table which is there's a shopping mall
3 across the street.

4 LOUIS J. BACCI, JR.: Across the
5 street.

6 HUGH RUSSELL: With huge parking
7 resources. And so --

8 LOUIS J. BACCI, JR.: And a lot of
9 foot traffic.

10 HUGH RUSSELL: Right.

11 And so the situation for the last 20
12 years has been that there's a robust
13 residential neighborhood that starts a block
14 away, and there hasn't been a lot of other
15 development. Now you're pointing out all of
16 this new development that's coming along
17 that's going to change that, but for the last
18 20 years essentially the shopping mall has
19 sucked all of the pedestrian traffic off

1 good points. The only thing I would mention
2 is that this neighborhood is going to be
3 changing dramatically and it's going to be a
4 much more urban intense pedestrian-oriented
5 neighborhood. And, you know, while
6 everything you say is certainly true, if
7 anything the trend in the country is to be
8 de-malling such buildings because for some
9 unknown reason shoppers who would only go to
10 a mall for decades now don't want to go to
11 the mall and they want to go in the other
12 direction. Now, of course, when they de-mall
13 these buildings, they have lots of surface
14 parking. Yeah. And the shoppers want to
15 drive right up to the front door of the store
16 that they're going to. But, you know, I hear
17 you. All I'm suggesting is that they may not
18 be much of a need for the surface parking and
19 it would be nice to have the ability to

1 revisit the issue and not have the surface
2 parking in grade for eternity.

3 HUGH RUSSELL: One thing we could do
4 in a decision is to make it easy to
5 decommission parking spaces in those retail
6 lots.

7 H. THEODORE COHEN: Well, could we
8 perhaps move on? Because I think we're not
9 going to resolve the parking issue right now.
10 It's clearly an issue that the proponent is
11 going to have to think more about and work
12 with staff on and come back to us with,
13 assuming we approve this, with a final plan
14 and we'll talk about it and staff can talk
15 about it and think about whether there is
16 some way we can reevaluate the parking as
17 time goes by and decommission it.

18 Steve, do you have further comments you
19 want to make?

1 STEVEN COHEN: No, only reiterating
2 my wish for models.

3 H. THEODORE COHEN: And I think
4 we've heard that.

5 STEVEN COHEN: Well, you know, we
6 should make a decision. We always talk about
7 this. If the Board is going to say we don't
8 need models, then fine.

9 H. THEODORE COHEN: We're in the
10 process of working on the new rules and
11 regulations which have provisions with regard
12 to models and the requirements for them. And
13 they will be coming to the Board in the very
14 near future.

15 STEVEN COHEN: All right.

16 H. THEODORE COHEN: I mean, you
17 know -- Lou, do you have questions?

18 LOUIS J. BACCI, JR.: Oh, yeah.

19 H. THEODORE COHEN: Comments?

1 LOUIS J. BACCI, JR.: The parking
2 garage exit and entrance? Pedestrians?

3 ATTORNEY JAMES RAFFERTY: There's at
4 the -- there's the ramp entrance for the
5 vehicles and right next to it is a headhouse
6 that will have an elevator coming out.

7 LOUIS J. BACCI, JR.: So that will
8 be the only --

9 ATTORNEY JAMES RAFFERTY: Yes, and
10 that's for the office tenants. The
11 residential tenants, there will be elevator
12 directly accessing the B and the C.

13 LOUIS J. BACCI, JR.: Okay, so the
14 office people have to walk down the street to
15 get into the building?

16 ATTORNEY JAMES RAFFERTY: Yes.

17 LOUIS J. BACCI, JR.: Need some
18 better drawings. I like to see elevations on
19 all four sides of this buildings and not from

1 a half mile away. There's very little detail
2 that can be derived from these drawings that
3 are an inch and a half tall.

4 I'd like somebody to explain the
5 loading for all of these buildings.

6 CHRISTOPHER BOYCE: There is no
7 loading requirement for parcel A.

8 LOUIS J. BACCI, JR.: PetCo has no
9 loading requirement?

10 CHRISTOPHER BOYCE: No. It's under
11 10,000 square feet. And as a tenant, they
12 haven't requested any.

13 Parcel B, the loading will be on the
14 dock here. Trucks will come in, that's part
15 of the reason that this elbow is needed so a
16 truck can turn and get max heads for a
17 loading dock.

18 LOUIS J. BACCI, JR.: So the loading
19 dock will be interior of the building or

1 exterior?

2 ATTORNEY JAMES RAFFERTY: It's not a
3 dock.

4 CHRISTOPHER BOYCE: It's a loading
5 bay.

6 LOUIS J. BACCI, JR.: Exterior or
7 interior?

8 CHRISTOPHER BOYCE: Exterior door.

9 LOUIS J. BACCI, JR.: An exterior
10 door into the building?

11 CHRISTOPHER BOYCE: Yes. Back up
12 into it.

13 LOUIS J. BACCI, JR.: So the trucks,
14 whatever, will be backing into the building?

15 CHRISTOPHER BOYCE: To the building.

16 LOUIS J. BACCI, JR.: Just to the
17 building. So they will be blocking these
18 parking spots?

19 CHRISTOPHER BOYCE: No, they won't

1 be. They'll be in the driving --

2 LOUIS J. BACCI, JR.: So they'll
3 have to go parallel to the building?

4 CHRISTOPHER BOYCE: Yes.

5 LOUIS J. BACCI, JR.: In the
6 walkway?

7 CHRISTOPHER BOYCE: The walkway is
8 bollarded off right here and this is garage
9 loading access.

10 LOUIS J. BACCI, JR.: Where the
11 truck is there will be pedestrians?

12 CHRISTOPHER BOYCE: Not when the
13 trucks are there I imagine.

14 ATTORNEY JAMES RAFFERTY: Well,
15 there's a pedestrian area -- the bollards on
16 the left there, the sidewalk and will --

17 LOUIS J. BACCI, JR.: I can see the
18 space between the two bollards.

19 CHRISTOPHER BOYCE: So a 20-foot

1 drive aisle (inaudible) overlap with the
2 pedestrian.

3 LOUIS J. BACCI, JR.: So one truck
4 at a time?

5 CHRISTOPHER BOYCE: Yes. One
6 loading bay requirement.

7 LOUIS J. BACCI, JR.: And trash,
8 dumpsters, all that?

9 CHRISTOPHER BOYCE: Commercial trash
10 within the retail space. Residential trash
11 comes from chutes within the core of the
12 building.

13 LOUIS J. BACCI, JR.: Interior?

14 ATTORNEY JAMES RAFFERTY: Interior
15 to the building.

16 LOUIS J. BACCI, JR.: Okay.

17 Beside the truck that's parked there
18 loading, correct?

19 CHRISTOPHER BOYCE: Yeah.

1 LOUIS J. BACCI, JR.: You need some
2 elevations on that to make that clear what
3 this place looks like and possibly put a
4 truck in there see what it looks like when
5 it's occupied.

6 CHRISTOPHER BOYCE: A truck?

7 LOUIS J. BACCI, JR.: In the staff
8 memo Eversource seems to have a problem with
9 supply in the area? Anybody talked with them
10 yet?

11 ATTORNEY JAMES RAFFERTY: Staff memo
12 addressed that.

13 MARY FLYNN: It's in the Public
14 Works memo. She mentioned something about
15 that Eversource had capacity issues and just
16 urged the proponent to get in touch with them
17 as early as possible.

18 ATTORNEY JAMES RAFFERTY: Okay.
19 Well, we have -- we have had extensive

1 engagement with them and the siting of the
2 mechanical equipment.

3 CHRISTOPHER BOYCE: There's a
4 transformer for the 21 Charles Street
5 building that sits in this corner of the
6 building. There's a transformer pad under
7 this overhang for the office building. And
8 then there will be a small pad mount
9 transformer for 22 Hurley that's required.

10 LOUIS J. BACCI, JR.: Included in
11 the drawings it would be nice to see all
12 those transformers in place and how you are
13 going --

14 CHRISTOPHER BOYCE: It sounds like
15 we just need to blow the drawings up.

16 LOUIS J. BACCI, JR.: -- shield dome
17 and so force.

18 JOHN PEARS: They're inside the
19 buildings.

1 LOUIS J. BACCI, JR.: All the
2 transformers are interior?

3 ATTORNEY JAMES RAFFERTY: Yes.

4 LOUIS J. BACCI, JR.: Okay.

5 There was some issue on the staff memo
6 on what you were going to do to dress them up
7 or put them -- so now they're all interior?
8 And every -- all the buildings get separate?

9 CHRISTOPHER BOYCE: Yeah.

10 H. THEODORE COHEN: Suzannah, do you
11 want to comment about that?

12 SUZANNAH BIGOLIN: Just with the
13 staff memo there was just a comment about the
14 building A transformer and the -- I agree,
15 the elevations are really small and it's kind
16 of dark.

17 LOUIS J. BACCI, JR.: Yes.

18 SUZANNAH BIGOLIN: And line work is
19 kind of blurred, but there is sort of

1 interesting screening proposed but we want to
2 keep working on the element of the design.

3 LOUIS J. BACCI, JR.: Have we seen
4 that at all?

5 SUZANNAH BIGOLIN: You can see it in
6 the elevations, but if we get them -- it's in
7 the submission. But we would want to keep
8 working on those elements of the design.

9 LOUIS J. BACCI, JR.: Also the issue
10 of the eight-foot to eleven-foot sidewalk on
11 building A, has that been talked about at all
12 or come to any conclusion on that?

13 SUZANNAH BIGOLIN: That was in our
14 memo as well and we felt that it's eleven
15 foot for the other two blocks so it's --
16 makes sense to make it consistent for the
17 longer street.

18 LOUIS J. BACCI, JR.: And it seems
19 to be staying at eight.

1 SUZANNAH BIGOLIN: That would be
2 something --

3 CHRISTOPHER BOYCE: It's currently
4 still at eight feet. The reason the others
5 widened is there are multiple retail
6 entrances on first Street. This primarily
7 retail entrance would be off the PetCo
8 parking lot, and just a parking lot feasible
9 office floor plate to continue to reduce the
10 building. We'll eliminate the entire corner
11 of the building at that point would be almost
12 taken over at the NSTAR transformer vault and
13 eliminate active use and the floor plate in
14 the building with structure and carry
15 (inaudible) frames would be too narrow for a
16 rentable space.

17 LOUIS J. BACCI, JR.: So a
18 three-foot difference in the building is
19 going to create all of that?

1 CHRISTOPHER BOYCE: Yeah. And the
2 primary reason this bar of parcel A is kind
3 of at the moment frames. There's three
4 different owners and ground lease
5 arrangements and that we can get into if you
6 need it. There's expansion joint, so
7 separable buildings. And as a result, the
8 structure's heavier than it would be in a
9 normal office building three feet with
10 three-foot columns becomes hard for desk and
11 true office use that -- and compared with the
12 corner at Bent Street the concern there is we
13 have a small kind of -- we're hoping for a
14 commercial use thereby eliminating three feet
15 is enough and now it's not deep enough and
16 the transformer would take over that corner.

17 LOUIS J. BACCI, JR.: So this is a
18 hard no or a maybe?

19 CHRISTOPHER BOYCE: It's a no. The

1 building won't survive.

2 LOUIS J. BACCI, JR.: It's a no. We
3 have another response for that.

4 Are the retail trips included in the
5 traffic impact study?

6 SCOTT THORNTON: Yes.

7 LOUIS J. BACCI, JR.: And I'm really
8 surprised you said there's no foot traffic in
9 the area. If anybody's been at the corner of
10 First and Cambridge Street any time during
11 the day you see hundreds of people coming out
12 of the T station and just general traffic
13 through East Cambridge into the mall. To say
14 there's no foot traffic is a little bit of a
15 stretch.

16 ATTORNEY JAMES RAFFERTY: I'm not
17 sure -- I don't think -- just to correct you.
18 I don't think anyone said that. The
19 pedestrian counts are low.

1 LOUIS J. BACCI, JR.: I heard no
2 foot traffic.

3 ATTORNEY JAMES RAFFERTY: Well, we
4 said -- we'll be happy to resubmit it. We've
5 submitted the pedestrian counts.

6 LOUIS J. BACCI, JR.: That's all I
7 have so far. But really need some more views
8 of this so we can all understand exactly
9 what's there.

10 H. THEODORE COHEN: Okay. Well,
11 people have covered most everything I had to
12 say, but I will just reiterate a couple of
13 small things:

14 My initial comment when I saw the plans
15 was that it was just so grey. I mean, it was
16 just overwhelming. And while I might not
17 hate any individual building that the
18 correlation or the combination of all of
19 certainly A, B, and C bringing grey together

1 was just really overwhelming. And personally
2 I would prefer them being viewed as separate,
3 freestanding buildings than a sort of
4 suburban complex. I think if they looked
5 more organic, you know, that each building
6 just sort of grew out of the ground on its
7 own and didn't necessarily relate to the
8 other buildings in, you know, that it didn't
9 need to be a complex. It's an urban
10 environment and, you know, the streetscape
11 can be the streetscape.

12 I did prefer the prior massing of
13 parcel A. The building on parcel A, I mean,
14 I think filling in that space it now is, you
15 know, A and B are just pretty much the same
16 height and they just go straight across and
17 it just looks like a wall rather than having
18 some, you know, greater rhythm and movement.
19 I do want to see better elevations,

1 especially the front of parcel B. I just
2 don't know what that looks like.

3 You know, I endorse all of Hugh's
4 comments about the way B and C look.

5 We talked about the sidewalk setback.
6 That was an issue. The parking and the need
7 for how much parking you have for retail, I
8 think is an ongoing issue and was discussed
9 in great detail. And I think we need to
10 discuss it more or you have to address it
11 more in the final.

12 I'd also -- well, while we're talking
13 about parking, staff raised the issue about
14 the bicycle parking. That's all going to be,
15 as I understand it, underground in the lot
16 with C. I personally don't have any problem
17 with that because, you know, I think
18 bicyclists are not in any better category
19 than pedestrians or car drivers that the cars

1 are going to be there and people who are
2 taking the T are either going to be coming
3 from Kendall or Lechmere. So I don't have
4 difficulty with that, but if other people do
5 have concerns about it, that should be
6 discussed in greater detail.

7 And the last issue I have really is
8 with regard to the mix of units in the
9 residential property which is an enormous
10 number of studios. And they're very large
11 studios. And so I don't know why they
12 couldn't actually become one bedrooms or why
13 some of them cannot be combined to get more
14 two bedrooms and some three bedrooms. I
15 think -- I don't remember the exact numbers
16 right now, but I would like you to rethink
17 that mix. We've been pretty successful with
18 getting three bedrooms in the neighborhood.
19 We want to keep families, you know, I'm not

1 dissing in any way people who would live in a
2 studio apartment, but they're not people who
3 have kids and so, we like to keep the mix of
4 families and single people and even, you
5 know, two and three roommates, you know,
6 alive. And so I'd like you to rethink that
7 mix.

8 So those really are my comments. I
9 don't know anyone else has any other comments
10 right now.

11 LOUIS J. BACCI, JR.: I have another
12 one.

13 H. THEODORE COHEN: Okay. Lou.

14 LOUIS J. BACCI, JR.: There was also
15 a request for Hubway station here. Any
16 movement on that?

17 ATTORNEY JAMES RAFFERTY: We haven't
18 been able to identify a location on the site.
19 There are other Hubway locations. We did

1 have some preliminary discussions about
2 losing a portion of that green space in that
3 area, and frankly, we were discouraged from
4 exploring that. At the moment we don't have
5 it --

6 LOUIS J. BACCI, JR.: Sounds like
7 behind D would be a nice location.

8 ATTORNEY JAMES RAFFERTY: For a
9 Hubway?

10 LOUIS J. BACCI, JR.: Maybe you can
11 work that into the screening on the site.

12 CHRISTOPHER BOYCE: The short
13 term -- there's 12 short-term spots along the
14 street here right before this green space
15 that houses the two trees in terms of a
16 short-term supply. But we haven't explored
17 that yet for a Hubway just because their
18 minimum sizes.

19 ATTORNEY JAMES RAFFERTY: I think

1 they have a minimum 16 spaces, is it?

2 LOUIS J. BACCI, JR.: Yes.

3 STEVEN COHEN: Where's the closest
4 existing?

5 ROBERTA GOTO: Over by the Galleria.

6 ATTORNEY JAMES RAFFERTY: On First
7 Street by the main entrance of the Galleria.

8 H. THEODORE COHEN: Okay. Now there
9 were also numerous comments in the staff
10 memo, both in their memo and in Traffic and
11 Parking's memo. Comments had been made and
12 questions had been raised in their earlier
13 March memos requesting various narratives and
14 answers to issues they've raised, and as far
15 as I can tell, those have still not been
16 answered. So we'd like you to address that.
17 .

18 And, Suzannah, or, Jeff, or, Adam, do
19 you have anything you'd like to add to the

1 conversation that we have not touched upon
2 yet?

3 SUZANNAH BIGOLIN: I might. I
4 guess, I might just add that as it's already
5 been mentioned, we've been working with the
6 applicant quite a lot to the kind of
7 cross-reference the Planning Board's earlier
8 comments and work on the design of the
9 buildings. The colors and the materials in
10 the renderings I agree have been difficult to
11 kind of determine. I feel grey can be a good
12 combination with red brick, so I'm not really
13 opposed to it. But we can continue to sort
14 of work on those details as the design
15 develops.

16 LOUIS J. BACCI, JR.: But they took
17 the red brick out and put grey brick.

18 SUZANNAH BIGOLIN: It's grey siding
19 I think.

1 LOUIS J. BACCI, JR.: And grey
2 brick.

3 H. THEODORE COHEN: And grey brick.

4 CHRISTOPHER BOYCE: It's a
5 limestone, a calcium silicate.

6 LOUIS J. BACCI, JR.: Grey.

7 JOHN PEARS: It's a red brick in the
8 office building. In the residential
9 building.

10 LOUIS J. BACCI, JR.: In the
11 residential building, but the office building
12 used to have a side of red brick and the rest
13 was lighter grey.

14 SUZANNAH BIGOLIN: It was never grey
15 brick.

16 CHRISTOPHER BOYCE: The corten steel
17 in the original rendering was corten.

18 SUZANNAH BIGOLIN: It was a red.

19 LOUIS J. BACCI, JR.: Corten. So

1 the red was a steel?

2 CHRISTOPHER BOYCE: Yes.

3 LOUIS J. BACCI, JR.: Rusty
4 building.

5 SUZANNAH BIGOLIN: So we feel the
6 designs are moving in the right direction and
7 we'll take the Planning Board's comments --

8 LOUIS J. BACCI, JR.: How what about
9 red brick and grey?

10 SUZANNAH BIGOLIN: Red brick and
11 grey? Is this for the office building?

12 LOUIS J. BACCI, JR.: For the office
13 building. Instead of that --

14 SUZANNAH BIGOLIN: I think the grey
15 is not that grey. It's just very light.

16 LOUIS J. BACCI, JR.: The whole
17 building of it is pretty grey.

18 SUZANNAH BIGOLIN: I think the
19 renderings are not exactly accurate

1 material --

2 JOHN PEARS: We should bring
3 materials.

4 H. THEODORE COHEN: Yes, we'll need
5 to see material boards.

6 Adam, do you have anything you want to
7 add? Have you covered your --

8 ADAM SHULMAN: Yes. I don't think I
9 really have anything substantial to add. I
10 think a lot of questions that have been
11 raised are questions that have been raised in
12 previous memos and questions that even came
13 up again tonight. You know, still need to be
14 addressed as the project goes forward, we'll
15 just continue to work with, you know, with
16 the proponents and other staff members. And
17 if there are any questions, I'll try to
18 answer them.

19 H. THEODORE COHEN: Okay.

1 JEFF ROBERTS: And I'll just add,
2 that they're not here, but the folks from our
3 economic division have had prior discussions
4 with Linear Retail related to the questions
5 that the Board brought up around the mix and
6 character of the retail types. And so we
7 also hope that there will be a response to
8 that in the development plan.

9 H. THEODORE COHEN: So -- yes, Hugh.

10 HUGH RUSSELL: I just wanted to
11 circle back to the issue that Steve brought
12 up about procedure. Because I think maybe
13 the proponent is feeling like they showed us
14 too much. I mean, the richness of the
15 renderings aside from the shading of them,
16 you know, there's many, many points of view.
17 And they were getting into a lot of detail
18 that would normally be handled much later.

19 LOUIS J. BACCI, JR.: But didn't

1 they asked for us to point out some of this
2 in their presentation?

3 HUGH RUSSELL: Right. So I mean I
4 think when they present material, it's
5 helpful if we respond to what we've seen even
6 though we don't have to resolve the issue at
7 this stage. So I think we can comfortably
8 make a determination tonight on the basis of
9 the planning, the intentions --

10 LOUIS J. BACCI, JR.: Absolutely.

11 HUGH RUSSELL: And I think we may
12 even get to the point at the final approval
13 where -- you know, I mean this is at the
14 level, this is even beyond the level that we
15 approve PUD projects in the past. So tonight
16 it's easy. I think we can make a
17 determination based on the planning and the
18 intentions that are clear, and I think we're
19 all in basic support of --

1 LOUIS J. BACCI, JR.: Absolutely.

2 HUGH RUSSELL: -- with the
3 discussions that we obviously are trying to
4 face on. And maybe we would ask when they
5 come back for the final approval that they
6 give some thought to -- I mean, with the
7 staff as to what's getting approved in terms
8 of all that other detail. What is it that we
9 really are not saying is final and give us
10 some suggestions as to how to address that in
11 that -- in the final approval which
12 presumably is going to come fairly quickly
13 because they've made so much progress and
14 they know so much about the project.

15 So anyway, that's my comment.

16 H. THEODORE COHEN: Right. Well, I
17 think is -- well, I think one thing that we
18 haven't said which is, you know, somewhat
19 unfortunate, is that we like the project.

1 That, you know --

2 CATHERINE PRESTON CONNOLLY: I said
3 that.

4 H. THEODORE COHEN: You said that.
5 Well, you know, I didn't say it clearly.

6 You know, I think we liked it a couple
7 of months ago.

8 We like what it's doing to First
9 Street.

10 We like the massing in general.

11 We like, you know, the project. And,
12 yes, because you have provided us with lots
13 of information, we've had the opportunity to
14 give you lots of comments about that
15 information, but bottom line, I think, is
16 that we do like it.

17 We gave the preliminary determination
18 before, and so I think, you know, if we're
19 ready, we could make a preliminary

1 determination now. What was necessary is for
2 us to make findings that the development
3 proposal conforms with general PUD
4 development controls and district development
5 controls.

6 It conforms with adopted policy plans
7 or development guidelines for that portion of
8 the city.

9 It provides benefit for the city which
10 outweighs adverse affects considering quality
11 of the said design, traffic safety, adequacy
12 of utilities and other public works, impact
13 on existing public facilities, and potential
14 fiscal impacts.

15 We found favorably on all of those
16 issues before --

17 LOUIS J. BACCI, JR.: I just have
18 one question.

19 H. THEODORE COHEN: -- before --

1 yes.

2 LOUIS J. BACCI, JR.: Does this lock
3 in the parking that's it shows now?

4 STEVEN COHEN: Nothing --

5 H. THEODORE COHEN: No. Nothing is
6 going to lock us in.

7 LOUIS J. BACCI, JR.: I just wanted
8 to make sure.

9 H. THEODORE COHEN: No. And so we
10 made findings in the previous determination,
11 and I suggest that rather than going through
12 that in detail again we could just adopt what
13 was done previously.

14 Also adopting the comments we had made
15 previously to the extent that they are still
16 relevant, which is primarily with regard to
17 looking at issues about the design of the
18 buildings:

19 That we want more detail.

1 That issues with regard to the amount
2 of parking and whether it can somehow be
3 reduced.

4 The requirements of whether the retail
5 requirements require that much parking or
6 whether there is something that can be done
7 about it, and I think that's evolved into a
8 larger question of whether there is something
9 that we can take a second look at the parking
10 at some point down the road if the buildings
11 had been built or whether there is some way
12 we can talk about decommissioning parking at
13 some time in the future.

14 And then incorporating the other
15 comments of CDD and Traffic and Parking and
16 of Public Works.

17 So do we feel that we can do that at
18 this point?

19 (All members agree).

1 STEVEN COHEN: So moved.

2 Basically move that we make the
3 required preliminary determination based upon
4 the findings that you have recited and
5 reiterating and affirming the findings that
6 we made in this project last came before us.

7 H. THEODORE COHEN: Okay.

8 Before I ask for a second on that,
9 Jeff, do you feel that you have everything
10 that you need?

11 JEFF ROBERTS: Yes, I think we have
12 a pretty good record of comments, and it will
13 all get carried through and addressed in the
14 final plan.

15 H. THEODORE COHEN: Okay, great.

16 Do we have a second for that motion?

17 MARY FLYNN: Second.

18 H. THEODORE COHEN: All those in
19 favor?

1 (Show of hands).

2 H. THEODORE COHEN: It's unanimous.

3 Thank you very much.

4 LIZA PADEN: One more. We have
5 deadline right now for filing decision on
6 October 13th. We'd like to ask for an
7 extension.

8 ATTORNEY JAMES RAFFERTY: Well, in
9 light of the unanimous vote we're happy to.

10 LIZA PADEN: What do you want to put
11 it down as?

12 ATTORNEY JAMES RAFFERTY: I'm not
13 being flippant, whatever you want to us do.

14 JEFF ROBERTS: We could start --

15 ATTORNEY JAMES RAFFERTY: Whatever
16 makes everyone comfortable.

17 JEFF ROBERTS: I think there may be
18 still one more procedural point about
19 withdrawing the previous application so I

1 think we could make -- just state on the
2 record and make sure that everyone has agreed
3 that the 90 days could start from today.

4 LIZA PADEN: Today? Okay.

5 JEFF ROBERTS: If that's amenable.
6 I mean, if that -- this is a new application
7 so we would generally start the 90 days from
8 this point.

9 LIZA PADEN: Right.

10 ATTORNEY JAMES RAFFERTY: If that's
11 what's needed.

12 H. THEODORE COHEN: Right. And also
13 I would request that there be a formal
14 withdrawal of I guess it was No. 297?

15 LIZA PADEN: Right.

16 H. THEODORE COHEN: So that we don't
17 have two preliminary determinations that are
18 pending with different time lines.

19 ATTORNEY JAMES RAFFERTY: Right. So

1 when we submit -- we should only submit one
2 final development plan, and at that time we
3 should withdraw the other development plan.

4 H. THEODORE COHEN: Yes.

5 Liza, do you have any time problems
6 with waiting?

7 LIZA PADEN: With 297 --

8 H. THEODORE COHEN: Yes.

9 LIZA PADEN: -- the 90 days for
10 final decision is October 13TH.

11 ATTORNEY JAMES RAFFERTY: We'll
12 happily grant an extension.

13 LIZA PADEN: Okay. That's....

14 H. THEODORE COHEN: So you'll grant
15 an extension for that and the timing on the
16 final determination on this you'll work out
17 with Liza --

18 ATTORNEY JAMES RAFFERTY: Yes.

19 H. THEODORE COHEN: -- which is 90

1 days from now. When we get that paper,
2 we'll -- there will be a vote to withdraw one
3 and then there will be action presumably on
4 the final determination.

5 ATTORNEY JAMES RAFFERTY: Right,
6 right.

7 H. THEODORE COHEN: Okay.

8 ATTORNEY JAMES RAFFERTY: I would --
9 I mean, just a -- I think of one more --
10 well, I suppose you're right. We're better
11 off with the withdrawal.

12 H. THEODORE COHEN: You'd rather not
13 leave it hanging out there?

14 ATTORNEY JAMES RAFFERTY: Agreed.

15 H. THEODORE COHEN: Is there
16 anything else to come before us this evening?

17 (No Response.)

18 ATTORNEY JAMES RAFFERTY: Thank you.

19 H. THEODORE COHEN: No?

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Thank you all very much. We are
adjourned.

(Whereupon, at 10:50 p.m., the
Planning Board Adjourned.)

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ERRATA SHEET AND SIGNATURE INSTRUCTIONS

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INSTRUCTIONS

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

C E R T I F I C A T E

**COMMONWEALTH OF MASSACHUSETTS
BRISTOL, SS.**

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

That the hearing herein before set
forth is a true and accurate record of the
proceedings.

IN WITNESS WHEREOF, I have hereunto set
my hand this 20th day of October, 2015.

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

My Commission Expires:
April 29, 2022

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