

PLANNING BOARD
for the
CITY OF CAMBRIDGE

GENERAL HEARING

Tuesday, December 1, 2015 at 7:00 p.m.

-held at-

Second Floor Meeting Room
34 Broadway
Cambridge, Massachusetts 02139

PLANNING BOARD MEMBERSHIP:

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Catherine Preston Connolly, Vice Chair
Louis J. Bacci, Jr.
Steven A. Cohen
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Ahmed Nur
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COMMUNITY DEVELOPMENT STAFF:

Suzannah Bigolin
Stuart Dash
Liza Paden

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P R O C E E D I N G S

CHAIR H. THEODORE COHEN: Good evening everyone. Welcome to the December 1st meeting of the Planning Board.

Let's start out with our update from the Community Development Department.

STUART DASH: Stuart Dash, Director of Community Planning. We're running a switch squad this evening. And we have our other squad over at the City Council Ordinance Committee meeting talking about the Volpe zoning. And they very much appreciate getting the Planning Board recommendation that you worked so hard to make possible for them.

And over there are Iram, Jeff, Suzannah and a whole host of other advisers over there this evening.

I will walk you through what is coming up

for an update. On the 8th, public hearings for the Vandroff (phonetic) and Kroon petitions as well as general business, importantly our Planning Board rules and regulations which there's, I think, the important piece of that is the notion of early discussions with the community as part of our work that we did with the community back about a year ago this month, and focus groups. So we continue to do that work of upgrading and updating the Planning Board website and a number of other improvements.

And the City Council will be running a heavy schedule of ordinance committee meetings parallel to your hearings on the zoning petitions of Vandroff, Kroon, Milford, Bissnells (phonetic) and Stern over the next week and a half. So that will be happening at the City Council.

Next Planning Board public hearing on the

15th after the 8th is at Donnell Street and the First Street Assemblage which you've heard a few times now. Their 90 days is on the 28th of December.

In January, we expect to have MIT coming back for their final development plan review.

Also, the election of the Chair on the 10th -- on January 5th -- I'm sorry -- and on the 12th, the Milford Medicinal public hearing, and January 19th, the Stern petition public hearing.

And with that, we continue with our citywide work preparation. We expect a kickoff in earnest at the beginning of the year, and many of you might have noticed that we put out our Name The Plan. So, please, if you have good ideas, send them in. We appreciate them.

We're working actively with the consultants having them get up to speed on all

range of work, research and programs and policies that are in place over in the city, so we'll be starting up to speed. And I think that's it.

CHAIR H. THEODORE COHEN: Thank you.

Are there any transcripts to be approved?

LIZA PADEN: No, not this evening.

CHAIR H. THEODORE COHEN: Okay. The fast food?

LIZA PADEN: Yes. I just wanted to point out a couple things about it.

So there is a proposal for a barbecue trailer to be installed at Cambridge Research Park between where the Commonwealth Restaurant is and their outdoor seating and the Broad Canal Way.

And this needs a determination by the Planning Board that it fits the criteria for a fast order food establishment and that it is

appropriate under the statute, that it's compatible with the Lechmere Canal and Square District in East Cambridge and the riverfront plan, and that it meets the guidelines and is compatible with the activation of the public spaces.

I will say that Ranjit Singanayagam at the Building Department has determined that it is gross floor area, and that there will have to be a determination that there's available gross floor area in the retail component of the Cambridge Research Park Special Permit.

We do have the applicants here, and they can explain a little more about their proposal.

CHAIR H. THEODORE COHEN: That would be great.

NOOKIE POSTAL: My name is Nookie, N-O-O-K-I-E, Postal, P-O-S-T-A-L, and I own the

Commonwealth Restaurant in Kendall. So this is kind of a little scary for me.

I live in Cambridge. My children go to public school in Cambridge. I own a restaurant in Cambridge. And there's this space in front of my restaurant that just sits there. No one walks on it. No one puts a blanket on it. No one has picnics on it. No one looks at it. It's just kind've dead space.

I thought it would be a great opportunity to do this second concept, which is this Jewish barbecue concept. It takes my true loves, Jewish deli and southern barbecue, smashes them together. And I think it would be awesome in Kendall. I spend all my days in Kendall. I know it will be awesome for the lunch crush. We all have a line at our door for lunch. It will be great for all the people working there. And then

also on the weekends with all the boaters that are just lined up all down Broad Canal.

So, I'm not really like -- I'm not a lawyer or anything like that, but I think it would be awesome for the area.

And I brought my architect here who can talk to the FAR things, but I hope that you guys like it and will let me do it.

CHAIR H. THEODORE COHEN: Okay.

Questions for Mr. Postal?

HUGH RUSSELL: There's a garage vent that's right next to that.

NOOKIE POSTAL: Gorgeous garage vent.

HUGH RUSSELL: Yeah, exactly my point.

Who do we get to make that be a more attractive garage vent?

NOOKIE POSTAL: That's Biomed's and Biomed has agreed to let me incorporate that into

the design and paint it and make it a little bit more palatable to the eyes, because it's quite an eyesore for everybody, if everyone allows it, but they're open to it.

HUGH RUSSELL: So I had a professor in -- an acoustics professor in college who used to study noisy machinery on top of roofs in Manhattan that the neighbors weren't happy about, and his formula was always to tell them to plant ivy all over the equipment, put a screen up of ivy, because people didn't complain about noisy ivy. Much to do about the noise. This concept is stuck with me. And it's like, wouldn't it be nice if there was a trellis around it with some vigorous ivy growing on it, or something like that, so that it was a...

NOOKIE POSTAL: We actually tried to do that for our outdoor patio. The goal was to wrap

the whole thing.

I don't know if you have ever been to our restaurant, but one of the themes is pallets. So we wanted to wrap the whole thing with pallets and have a living wall running up the side of it, so it would look like exactly what you're describing, but for whatever reason, we were unable to do that. But that would be awesome if we could do that. I would be all for that.

LIZA PADEN: We can look into that.

CHAIR H. THEODORE COHEN: I think the design of this facility actually fits in with the vent very nicely.

HUGH RUSSELL: Which is, I think, deliberate and is fine.

NOOKIE POSTAL: This is Kevin, our architect.

CHAIR H. THEODORE COHEN: But my question

is: Is it intended be permanent?

HUGH RUSSELL: Yeah, that's what I'm wondering about.

LOUIS BACCI: It looks it.

STEVEN COHEN: You're calling it a truck.

NOOKIE POSTAL: It's not a truck. It's kind've -- can it be moved? It can be moved. Can I pick it up and move it? I could. I don't want to because it has to get plumbing from underneath the garage and it has to get power. It can be moved. I prefer not to move it.

CHAIR H. THEODORE COHEN: It's not a truck that's going to drive away?

NOOKIE POSTAL: It has no wheels. It's craned in place.

CHAIR H. THEODORE COHEN: Okay. Maybe if your architect could explain things to us briefly?

KEVIN DEABLER. Kevin Deabler of Rode
Architects. Deabler, D-E-A-B-L-E-R. Rode
Architects, R-O-D-E.

So you have the handout that we have
there. I think, in essence, I mean, you picked
up on a couple key facts. And it was earlier
mentioned, activation and sort've retail life and
vitality.

We have actually been working in Kendall
Square on this even since the first Watermark
tower was built, one of the first residential
buildings in Kendall Square. It has been a
process of trying to bring this sort've life and
vitality to that area.

So, we care deeply about just sort've how
this will fit in. And the idea is that the Broad
Canal and the sort've flow of circulation that
comes down from Third Street, really, as you

kind've look down the perspective of the sidewalk, the wide sidewalks, you know, this is aligned in a way that a view corridor would not be blocked by the structure itself.

And then we're also like sort've seeing these restaurants and everything kind've unfold, the interiors of them, and especially, in Nokie's restaurant, wants to sort've like to start making its way out into the public realm.

There's two dual goals here of like trying to actually do something with the garage vents because we have been -- we've made hundreds of proposals, and they're just for various reasons really hard to pull off. You know, I'd say liability is one thing, performance of the vent itself.

So, it's one of these kind've unfortunate things that has popped up because there's 2000

cars below that space, but that's necessary.

So we really just try to sort've embrace a little bit sort've somewhat of a more rustic and sort've industrial aesthetic here.

And then, as far as activating, Nookie really wanted it to be known like when this barbecue restaurant establishment is actually like doing its job of like preparing the meat and all that, that the doors would open, that the inside of it would be sort've advertised with just simple colors. And also, there would be, you know, the cooking aspect of it sort've smoke is produced in a way that's sort've exhausted safely, et cetera.

So those are the things that kinda went into this proposal. And we're sort've excited to be here tonight to answer any questions.

CHAIR H. THEODORE COHEN: So there are a

number of other restaurants there that have outdoor seating; this, I take it, will not interfere with any of that?

NOOKIE POSTAL: Correct. Yeah. This will be all to go. And there's tons and tons of seating in the -- what is that called, the North Corridor?

LIZA PADEN: South Plaza.

NOOKIE POSTAL: South Plaza. Right there.

CHAIR H. THEODORE COHEN: Any other questions or comments?

STEVEN COHEN: I would just say that I felt that Cambridge needed a southern Jewish barbecue truck.

NOOKIE POSTAL: Not a truck.

STEVEN COHEN: Not a truck. I just wanted to add that.

CHAIR H. THEODORE COHEN: So what we need to do is to determine under Section 13.42.5, whether this is a use that can be allowed by this Planning Board or by written determination that the use is consistent with the objectives of the PUD 3 district and necessary to support the predominate uses in the district.

And I'll start by saying I have been to your restaurant many times.

I think that you and the other restaurants on Broad Canal Way ought to be applauded for having really proved that we can bring restaurants and people and energize this area of Kendall Square. And I think it's an exciting area right now where a lot is going on, and I think bringing more to it is a good thing and really is consistent with the objectives of the district, and with the prominent uses of a

mix of office and residential and retail.

Does anyone else have any other comments?

(No response.)

Would somebody like to make a motion that this use is consistent and in accordance with the requirements of Section 13.42.5?

TOM SIENIEWICZ: So moved.

LOUIS BACCI: Second.

CHAIR H. THEODORE COHEN: Any further discussion?

(No response.)

All those in favor?

(Unanimous.)

NOOKIE POSTAL: Sweet.

CHAIR H. THEODORE COHEN: Well, congratulations.

NOOKIE POSTAL: Thank you all very much.

CHAIR H. THEODORE COHEN: I hope you work

things out with the building inspector, and I will similarly look forward to my southern Jewish barbecue.

NOOKIE POSTAL: Thank you all very much.

CHAIR H. THEODORE COHEN: We'll turn to our next matter.

LIZA PADEN: So we have a request from MIT to grant -- or requesting an extension of the Planning Board's Special Permit hearing date.

Right now the 90 days following the decision is December 7th, and they would like to extend that to February 28, and we have scheduled them for the final development plan public hearing on January 5th and that's for both the north of Main Street and south of Main Street.

CHAIR H. THEODORE COHEN: So the hearing date and the date for the decision is acceptable to you and staff?

LIZA PADEN: It's a start. We can schedule them for January 5, and they have given us time afterwards so we'll move from there.

CHAIR H. THEODORE COHEN: Okay. Any discussion?

(No response.)

All those in favor of granting an extension?

It's unanimous.

LIZA PADEN: Thank you.

CHAIR H. THEODORE COHEN: Thank you.

Now, we will have a public hearing on Planning Board No. 305, 240 Green Street. It says Special Permit application by the Cambridge Housing Authority to revitalize the existing residential building.

The requested Special Permit is to approve a maximum FAR exceeding 2.0, but not

exceeding 3.0 in the Residence C-3 zoning district and the Central Square Overlay District pursuant to Section 20.304.3.2. The application seeks to increase the FAR from 2.79 to 2.88 throughout the building. The applicant also requests a waiver of the Planning Board application fee.

Why don't you proceed.

KYLE SULLIVAN: Good evening, Board Members. My name is Kyle Sullivan. I'm with the Cambridge Housing Authority.

I'm here this evening with Ben Wilson, our project architect, Margaret Moran also from the Housing Authority, and Merrill Hassinger, the president of the Manning Apartment Tenant Council, other Planning Development Department staff members and CHA staff members, such as Gregory Roth, our Executive Director. And also

representatives of the Alliance of Cambridge Tenants. So I want to thank you so much for hearing us this evening.

Manning Apartments is an existing 19-story, elderly disabled high-rise located specifically at 237 Franklin Street, but on a city parcel, 240 Green Street. That is the application.

We're seeking specifically, as you said, an increase in FAR from 2.79 to 2.88. So that's part of the large project review originally built in 1976.

Manning Apartments is a really undercapitalized building in much need of repair. It's an all-electric building.

Our key improvements will include renovating kitchens and baths, the building exterior, waste water piping, new HVAC, a new

mechanical penthouse at the roof, exterior cladding and a high performance window system, a new curtain wall, reorganization and enlargement of the community spaces, like the first and second floor.

And we project now a 35 percent site energy reduction and 50 percent water reduction in use.

Next one.

Briefly about our process that we've had so far, since early 2014, we have had -- and last night we've had our most recent one -- about 28 meetings with our residents discussing design, getting their input, incorporating their input into the design, communicating logistics, construction updates, and most especially, resident relocation.

The building will remain occupied

partially during construction, and relocation has begun.

In addition, we have conducted, starting in October, public leafletting, mailings to abutters and abutters to abutters, other neighborhood outreach to the Cambridgeport Neighborhood Association, met with the Central Square Advisory Committee, the Central Square Business Association. So, in short, we all culminate into this evening.

So real quick, as much as this is about the exterior and the FAR, we're gutting the interior, creating better, healthier more livable interiors for our seniors and elders. This includes new windows. We're bumping them out with the new curtain wall system. Open kitchen layouts.

We even created a model unit to get

feedback and buy-in on changing that little layout, but, in general, we're not changing the layout of the unit. New shower units, new flooring finishes, new HVAC. Central air will be added to the site.

Key changes to the first and second floor include relocation of the management office to the first floor, a new management suite.

Right now the building has one community room, and we plan on adding numerous new communicate activity spaces, programatic spaces, a new commercial kitchen, a new Tenant Council office, a new roof deck at the second floor, which I will show you. A new mail space and we're glazing in the existing balconies and creating additional laundry rooms, lounges and a 19th floor for a music room which was one of the requests of the tenants.

So specifically with the FAR in red, you will see the areas that we're adding onto the building. And this is where we're going from 2.79 to 2.88. Specifically, at the second floor facing what is the arcade between the building and the Green Street garage, we're building out just at the second floor a few 18 inches, two feet to accommodate the creation of six new units.

So apart from the rehabilitation of the 199, we want to create six new apartment units at the site in a space that right now is occupied by the Cambridge Health Alliance who will be vacating the site in the coming weeks actually.

In addition, on the backside of the building, we want to add a new commercial kitchen to accommodate the meal program, similar to what we have at JFK, and a similar space that we have

right now at the LBJ apartments.

In addition, there is -- with the addition of a new roof canopy covering on the proposed driveway, the pull-off driveway, we would have a new program space on the second floor that would be added FAR and the space under that canopy which would be a new waiting area for our residents to sit and wait for a ride would be part of the new FAR.

So this proposed construction project includes renovating the entire site, both our Green Street side and our Franklin Street side. It's new pavings, markings, new lighting, new plantings, landscaping, a total of 18 new trees, renovation of both sides, and it includes a proposed driveway, a pull-off driveway to mimic what we've done on Essex Street at the JFK apartments to relieve congestion and create a

safer place for seniors, elders and our disabled residents to load and unload cars maybe with family or the Ride or cabs and such because right now that activity takes place in the street. The intent is to get that off of the street.

This plan is something we have been working on with our residents. We presented it to our abutters and neighbors, and there's been a lot of discussion with CDD, DPW, the library, the Police Department and Traffic and Parking regarding this.

In addition, I just want to point out we're adding more green to the site, and that includes a green wall on the Green Street side to kind've green that area. It's very harsh. It's gray concrete. So we're trying to green that area, and as well on the corner near the building also at the garage, so two different places.

And here is a bird's-eye view. You will see the roof deck and below that is the waiting area for our residents who can sit and wait for a ride. There's a new ramp, an accessible ramp, and a new trellis and a new garden roof deck. That will be for our residents who will come off the new program space, the Tenant Council space on the second floor.

So this is existing right now. Right now we do have it mobilized because we have been permitted to do some early enabling work preparing for the construction project.

And what we're proposing is a half circle, semicircle driveway to load and unload.

You can see the new waiting area. There's a new ramp. We would furnish and renovate the plaza at CHA's expense and we would start to maintain it as well.

Up on the top would be where the new resident deck would be, trellis.

Existing right now on Green Street, this is what you see. It's very harsh. Elder service plan, that's really like an emergency egress for them, and so we're proposing to green it, to create a new ramp, new landscaping, make it a plaza. We would eliminate the curbcut at that location.

We're also trying to create a more pedestrian friendly way and more lighting as well.

Now I'm going to hand it over to the project architect.

BEN WILSON: Good evening. My name is Ben Wilson. I'm with Bargmann Hendrie + Archetype and we have been working with the Cambridge Housing Authority and the residents at

the buildings for the past five or six years.

And it's been a very involved and interesting process getting in-depth with that group.

As you've heard, the project has a very involved and total type of remake. The idea is to really give the building a new position in the housing market.

What we're looking at here, and I'll talk a bit about the exterior below, so you can understand the external part of the project.

These are two existing condition pictures. The building is a concrete precast and cast in place concrete that was put in place in 1976. And the concrete is failing and falling off the walls.

We have had issues of safety and had to do some repairs for that. It leaks like a sieve. The joints along the concrete windows and panels are horrible. And the concrete structure acts like a

radiator, it just puts heat out of the building.

So those are sort of the three aspects of our renovation.

In terms of the envelope, we'll be proposing a metal clad, metal skin envelope with an insulation weather barrier up against the building, insulation panels and then the metal skin, rain screen and that then marries in with the new curtain wall system with operable ventilation windows.

The view on the left here gives you a good sense of where this is on Franklin Street. It's a very tight environment there. The building comes right to the sidewalk and there's two pockets on either side, the Franklin Street -- the Martin Luther King Plaza that we'll be talking about, and on the other side, there's a service driveway that we'll be dressing up and

creating another seating and bicycle storage area.

The envelope itself, the idea here that we're trying to bring a building that has been very much -- it's very stayed in the 1970s -- and try and bring it and give it more of a vertical -- sort of expression of modern and contemporary vertical sense of a tower.

So in the process of pulling the windows out to the face of the building, it becomes a little more of a skin rather than a surface of undulating structure and window.

And what we're achieving here with the vertical panels and alternating tones of metal that are very subtly different and shifting like would reflect one being metallic, one being a flat metal would give you a -- at certain lights, a similar color, a different light, a contrasting

color.

And then in the volume of the building, which is -- it's an interesting building. It has bump-outs in the corners in various portions of the buildings -- and take some of those bump-outs and give it contrasting volumes, and so, getting an offset of solids in the background.

Then the lower half of the building, the bottom two floors in a staggered varying way would be a terra-cotta panel. We have material samples here. You can look at them afterwards.

The terra-cotta has a softer feel, more smaller scale unit, and has a better touch and feel to the touch. And that system then would wrap around the ground level of the building.

And on the Franklin Street, these are two views of the Franklin Street elevation that really are -- it's a walk surface right on the

face of the sidewalk, and in the upper view of the daytime, there's a little bit of the pattern in this rendering, but the idea is that the multiple colors of the terra-cotta will draw down at a different scale, but the same idea bring down that vertical element to a granite base at the bottom.

And along the Franklin Street side and another location on the other side of the building have a light channel that at nighttime brings a -- tying into the panel itself and sort of a sense of scale to the lighting.

And this nighttime view, you can also get a sense of the two sides of the building. So there's these pockets on either side of the vertical wall.

From a distance the building is unusual. When I first went to interview for the job, I

didn't realize there existed a 20-story building in Central Square, and here it is.

So, before and after, you can see the ideas to sort've lighten it up, lighten the building, give it a little more response to the daylight reflectivity.

And the horizontal lines that are underneath the windows, we added a color accent to reinforce the horizontal layer of the floor levels and bring some color and tone into it.

Again, the solid volume on that upper, we selected a few particular units or volumes on the building to emphasize with the bronze tone and to give some balance and some interest from the distance.

And this view is from the corner of Auburn and Magazine Street looking more at the west facade of the building.

And this view is from Norfolk and Mass Ave. As you can see, the vertical stack of windows in the middle of the building, they're on the east side, those are balconies. Currently there are two-story balcony spaces that are underused, so we're close capturing that space using them for laundry and lounges and a music room and that type of use for the residents.

And you can also see the bronzed contrast volume that accents that corner.

So we have taken this design through -- this is where we are now. The process of the design has gone through a number of iterations and strategies, and we have been through a number of different wall panel systems, and this is the solution we feel is going to give the building the longest life span, and we expect to push that 50-year sort've life of the buildings. The

building is in dire need of changes and improvement.

And this view, again, I wanted to point out some ivy up here to control the noise level, and it represents the new front door to Manning. And right now, I wish I had the existing image to go back to. You can't tell that there's a front door to the building.

I will be happy to take any questions.

CHAIR H. THEODORE COHEN: Anyone have any questions right now?

Could we see the panels?

BEN WILSON: Yes.

CHAIR H. THEODORE COHEN: The materials?

BEN WILSON: One of my panels is not here properly. The levels -- these panels here represent the body of the building.

CHAIR H. THEODORE COHEN: Could you

possibly do it at the other end of the table so the public could see it, too?

BEN WILSON: So this group of panels represents the materials.

Let me go back a few slides here.

It represents the materials on the -- by the mass of the building. And the intent is it's a metallic and a solid tone, and then we're at the point here where we're at the selection of manufacturers and getting bidding on the materials itself.

So we're at the point where we're having to do the color selections which is, in particular, it depends -- it has a strong effect on the terra-cotta because there's not a lot of customizing we can do with that. The metal panels, the selections we have here, represent some of the standard options, and we're working

with what we can do as a custom color versus a standard.

But the idea is that the metallic and if we had some more outdoor light, you can really see the difference were from some angles, these two colors look identical in terms of the brightness or white lights. And in other lights, you get a very distinct contrast.

The darker volume, we're working with two different schemes. These are two darker bronze tones using the same idea where you have one metallic and one nonmetallic and working those two together. And another alternative might be that we'd go with just one color and one would have a higher sheen and a lower sheen.

So it's relatively simple. We're trying to keep the staggered -- random staggered pattern secondary, and primarily, there's a couple other

layers of design. We have -- you can just start to see there's a one-floor, three-floor rhythm on the existing building, so that the joint banding that defines those floors wraps around the building so it references it on the backside where you don't see that, and it carries around.

The bump-outs you see here, there's a bump-out on the end of the building. Those bump-outs that are not accented as the solid bronze volumes are edged with the return where the bump-out happened would be the darker bronze tone.

So it creates a shadow when the light doesn't create the shadow for you.

I'm just trying to help give the sense of the richness of the building without making it overly obvious. And, again, you can see then the red panel that we -- we went through a number of

designs where these infills, that spandrel panel, is more part of a coloration of the building itself, the background panels. And it really helped to pull out a color accent that won't emphasize that horizontal layer of each floor as well as -- it just gave it some color depth.

That represents the terra-cotta that you have probably seen, and the idea of mixing the colors and it allows us -- the colors in the terra-cotta allows us to use a lighter terra-cotta to get back into the arcade where it's tighter confined and not as much light. And we can mix the richer colors out on the street level.

CHAIR H. THEODORE COHEN: Thank you.

Another question. There's a larger penthouse than currently existing. Is there going to be other paraphernalia up on the roof

that's going to be visible, or is that all that is going to be seen?

BEN WILSON: That is the extent of it. You see over here, this image, this is the existing elevator penthouse on the west side of the building. It will be wrapping around at a lower level for a mechanical penthouse. So all of the mechanical equipment is up on the roof now, it's Trojan and boilers and chillers.

There's a little bit of equipment on the outside of the penthouse, and you can see this screen that wraps around there. It looks transparent from the model here, but that would be an opaque screen that --

CHAIR H. THEODORE COHEN: There's a screen there.

BEN WILSON: -- contains any visible equipment up top.

CHAIR H. THEODORE COHEN: I don't know if you are the person to answer this, but I'm just curious: Are there any cell towers on the roof of this building?

KYLE SULLIVAN: No, sir, there are none.

CHAIR H. THEODORE COHEN: Has there ever been a suggestion that they go up there?

MARGARET MORAN: There's never been any interest to anybody having it there or whether they feel like they have other locations in Central Square.

CHAIR H. THEODORE COHEN: Okay. And the last question I have is: As I understand it, there are no three-bedroom units?

MARGARET MORAN: That's correct.

CHAIR H. THEODORE COHEN: Does your population ever request three-bedroom units or solicit them?

MARGARET MORAN: It's primarily designed to serve elders and disabled, and mostly those are single or couples. So the primary demand is for one bedroom. Two bedrooms are designed into the program in the instances where elders and disabled families need the larger sizes.

KYLE SULLIVAN: In the six new units, two of them will be two bedrooms, and those two bedrooms will be wheelchair accessible which we find actually at a senior site.

CHAIR H. THEODORE COHEN: Does anyone have any other questions right now?

Steve.

STEVEN COHEN: Just one quick question. You mentioned it was originally an all electric building? Are you changing that?

BEN WILSON: We're changing it to gas, high efficiency gas boilers and cold water, cold

chillers. It's a four-pipe system we're putting into the building, and it will have very adaptable use for the residents.

STEVEN COHEN: Fan units?

BEN WILSON: Yes. Fan coils.

MARGARET MORAN: And projected operating cost savings is about 50 percent from all electric to even adding air conditioning projecting that level of savings, and that's consistent to what we have seen at LBJ apartments in Cambridgeport.

STEVEN COHEN: Okay.

THACHER TIFFANY: That relates to a -- if I may. That relates to a question I had about LBJ apartments. I would be very interested to hear how this does or does not differ from that design that I think by all accounts I've heard are really a successful rehabilitation, and it

would be interesting to hear if it's remarkably different or very similar.

MARGARET MORAN: The projects are very similar.

I think we tried to take some of the lessons that we learned from LBJ and apply it here to Manning. So, for instance, LBJ had a two-pipe system, so we have to shut the air conditioning off during the heating season, and for the B side or the sunny side of the building, it can make it harder in the colder months.

So one of the lessons we learned was if we're going to do a central air conditioning system again, we really need to bite the bullet and do a four-pipe system.

We're not able to achieve any kind of solar panels on Manning in the way that we were able to do at LBJ, and that's -- primarily it's a

smaller roof line, but mostly because there is the infrastructure in Central Square in terms of the electric grid does not accommodate any kind of solar system in terms of allowing return of electricity into the electric grid.

We have Cogen similar to LBJ, the Cogen units at LBJ have been phenomenal, really have produced at least 15 percent of the on-site electrical needs of the building, and we will see something similar here at Manning.

One of the things that was very successful at LBJ was the reorientation and restructuring of the community spaces with, you know, really distinct spaces for sitting, lounging, TV watching, waiting. And we really tried to open up kind've a main street on the first floor and second floor for the Manning Apartments.

One of the nice things that happened at LBJ was you could not get to the beautiful backyard without going through a program space that if anyone was using it, you were pretty much blocked out from going into the backyard. And that's been similar to what's been happening at Manning on the second floor deck. And by reorienting the program room that's up there so that it no longer blocks entry to the new roof deck, it will be unfettered access and folks really will be able to go and use the deck without any kind of impairment. And our hope is that it will provide kind of similar outdoor enjoyment that the folks at LBJ have expanded.

In terms of the apartment interiors and building infrastructure, it's very similar. We're really replacing antiquated wiring and piping and plumbing and bringing up the finishes.

So, you know, we feel like we're building on our success at LBJ, and looking to achieve that much more here at Manning.

CHAIR H. THEODORE COHEN: How long is it anticipated this will take?

MARGARET MORAN: As Kyle said, we started some of the enabling work right now. Full on construction is projected to start in February of 2016, and we hope to be out of the building by the fall of 2018.

CHAIR H. THEODORE COHEN: Where are the residents going to go while you're working?

MARGARET MORAN: The residents were given the option to move to one of the other Housing Authority properties, use a Section 8 voucher to look for private rental units in Cambridge or outside of Cambridge or stay at Manning Apartments. And we work with each individual

household to accommodate whatever their needs are.

We project occupancy in the building will be somewhere around 70 percent, and that will be just a little bit lower than what we had LBJ.

I think at LBJ we were about 80 percent occupancy through construction.

It's not easy, not tough, we haven't sugarcoated it. We actually had the residents from LBJ come and talk to the Manning residents to let them know how difficult it was. And we also used -- you know, took a tour, a bus tour with the Manning residents to LBJ as well so they could kinda see the aftereffect, but it's not easy or comfortable. We work really hard to mitigate whatever discomfort there is and to really make sure the building stays up and safe and operational.

Most folks who want to stay in the building really want to stay in the building and really want to stay in Central Square. And we work really hard to accommodate that.

CHAIR H. THEODORE COHEN: People who leave, will they have the right to come back?

MARGARET MORAN: Anyone who leaves the building has the absolute right to return. We give a written guaranty of that, and they take that with them. And the Housing Authority pays for all of the moving costs and kinda ancillary expenses as well related to it.

CHAIR H. THEODORE COHEN: Thank you.

AHMED NUR: Mr. Chair? May I -- just to a related question to the water.

I believe Steven Slosch (phonetic) from the Water Department was saying you guys have a 6-inch domestic for the entire building and an

8-inch fire suppression. I believe they're going to have two shutoffs to the 20-inch main from Green Street?

BEN WILSON: Yep. And that is being included into the scope of work.

AHMED NUR: Right. And also you should be aware of that. Now they'll have access to shutoffs if the city wants to come in and use the water, there will be two shutoffs?

BEN WILSON: Right.

CHAIR H. THEODORE COHEN: Why don't we go to public comment.

If you wish to speak when you're called, please come forward and state your name and address, and spell your name for the stenographer.

And we would ask that you speak for approximately three minutes.

Jean Hannon, do you know whether you wish to speak?

JEAN HANNON: Good evening. My name is Jean Hannon, H-A-N-N-O-N.

I'm a CHA tenant, and I'm also the Public Housing Co-Chair of the Alliance of Cambridge Tenants, and we have been very active in the relocation plan, which they just spoke about, to make sure that the residents had all their needs pretty well addressed by them.

But I do want to speak as a Cambridge resident. You've heard many things about the building itself. But one of the things I've always found intimidating about Central Square was trying to get from Green Street to Franklin Street because you had to walk between this giant building and this garage. And I always wanted to get into the library and I never really knew how.

I'm really excited about taking the building and bringing the building into a public space. So while the focus is on improving the housing, which is usually what I speak about, in this particular case, I want to -- I'm trained and professionally was a horticulturist for many years. I'm retired now and I'm a professional volunteer, but at first when I heard about the plan, I was very sad. The trees would be cut. You know, the whole emotional response. Then I started thinking about it, about how it's only comfortable to me because I know this little space, and I have known it for years, but it's not inviting to people to come into. It's not opening. People sort've look at it and they don't know where that part goes, or does it go through to Green Street. It's like -- I don't know if people remember the cut-through from the

Purity Supreme grocery store. It was wonderful. Those little cut-throughs, you know, are what makes the city. And to actually revive a cut-through like that, I think, for the neighborhood -- I do live in Cambridgeport, so I think for the neighborhood it's really important and a lot of design and a lot of time has been spent by CDD and the Cambridge Housing Authority to really work with how to do this and how to relandscape it, how to rethink it.

And I have come a long way, and I'm very happy to support what originally I was very suspect of. But I do support the whole exterior plan so much and that's as a resident who uses that space. So I did just want to speak to that. Thank you.

CHAIR H. THEODORE COHEN: Thank you.

James Williamson.

JAMES WILLIAMSON: My name is James Williamson, 1000 Jackson Place, which is the Cambridge Housing Authority, now public, but soon to be private development.

I attend meetings as a member -- I attended many meetings as a member of the Board of the Alliance of Cambridge Tenants in the Manning. There's a second floor conference room where meetings are often held.

I frequent the library, and I enjoy the little pocket park or courtyard that was just alluded to. And I have to, I guess, disagree with the previous speaker in certain respects. I, frankly, find it shocking, but not surprising that there hasn't been more explicit existing condition shown of the existing public park that exists there between the library and the Manning. This is not about what people are happy with

about the renovation of the Manning at all. This is about a public park that, in fact, a good friend of mine who is a resident of Manning has done a lot of work in fixing up and attending to. He's put a birdbath in there. He's done plantings. He has been out there regularly taking care of it and nurturing it and making it, in fact, more appealing and better, I think, and more attractive to the public. And I took pictures this afternoon, although it's sort've overshadowed by the construction that's, for some reason, mysterious to me already underway. And I will just pass these around for you to please have a look at and hopefully think of maybe asking some pertinent questions about them.

So, the question is: How many trees are going to be cut down? Do we really need a driveway there? There is -- there was -- one of

the presenters talked about a service driveway. There is an existing service driveway on the Magazine Street side of the building, and I know from talking to residents in the building that this was something that some people felt should be, or could be considered as an alternative to taking apart a lovely pocket park courtyard and turning it into a major driveway given that there is a service driveway to the back. There was mention made of discussions. Discussions, discussions, discussions that don't lead to changes that may reflect what people in the community may actually prefer if they were brought into the process.

I first spoke to Terry Dumas, who is sitting here, who is head of Planning and Development when this first appeared, and expressed my interest in this question about the

park, and was told "Don't worry. There's a long time to go," and now here we are, and I'm afraid this seems to be how the Housing Authority works all too often, which is sort've under the radar until the last minute, and then, somebody -- you know, we could have had a public process and we could still have a public process, not just notice to abutters, not just notice to the Cambridgeport Neighborhood Association, but a real public process to look at this park and see what the best solution might be for this. Is it, in fact, a driveway? A drive-in?

And mention was made that there's going to be green as opposed to concrete. Well, we're having concrete in place of green.

So, is this the best solution? I'm not convinced that it is. And I hope you will take a look at some of these pictures and think about

it, and think about whether there may be a better alternative with sufficient broader public engagement, including people from the community. I mean, I was just there this afternoon and saw people standing right there who didn't know anything about these plans. So, thank you.

CHAIR H. THEODORE COHEN: Thank you.

Is there anyone else who wishes to speak?

Come forward.

MERRILL HASSINGER: Thank you for this privilege. This is the first time I've ever attended a meeting like this, so I do not -- I'm not aware of all the protocol.

CHAIR H. THEODORE COHEN: Well, the first thing you need to do is to state your name and address.

MERRILL HASSINGER: I'm Merrill Hassinger. M-E-R-R-I-L-L, Hassinger,

H-A-S-S-I-N-G-E-R. And I'm a tenant at 237 Franklin Street, Manning Towers. I also am the current president of the Tenant Council.

So good evening to you as members of the Planning Board and to the others who are present this evening. I would just like to speak as a tenant of Manning Towers.

I want to begin to publicly voice, not only my gratitude, but that of many of the tenants, for Mr. Sullivan and the others from the CHA staff, to Mr. Wilson, the architect, and his staff for the way and manner in which they have sought from us as tenants, our thoughts regarding our wants and our needs in this revitalization process.

Their positive receptive manner over the 27 meetings, which occurred, have not gone unrecognized and are greatly appreciated. We

thank you.

I would like to share, therefore, just briefly, although I could speak at great length, from a tenant perspective and flavor.

At a gathering a little over two weeks ago for the tenants at Manning Towers, it was presented to them the possibility of a letter of support for this permit application this evening.

Having read that letter, having discussed it, no person present had any objection to that letter which was submitted to you as members of the Planning Board, and I think you have it at hand.

In reality, not all the tenants agrees with every aspect of the designed proposal. There are many who have very personalized needs and wants. However, through the process of all of these meetings and through the process of

compromise, we have come to agree with the proposed architectural design for revitalizing Manning Towers. And this was arrived at because we tried to arrive at a conclusion for not only what is best for us as current tenants, but also for our neighbors, such as the Branch Library and the other local residents in the area as well as recognizing that what is going to be done now isn't only for us, but also the next generation.

And so, we tried to come to ask ourselves what is best for all involved. Therefore, it is believed that it is crucial, essential and advisable for the proposed revitalization for, Manning Towers.

CATHERINE PRESTON CONNOLLY: Sir, you are over time. Can you wrap up, please?

MERRILL HASSINGER: Okay. In conclusion, I strongly urge you as a Planning Board endorse

this application for our permit. Thank you.

CHAIR H. THEODORE COHEN: Thank you.

Is there anyone else who wishes to speak?

None appearing.

Do the Board members have any questions or comments?

Stuart, I have a question for you. You and other staff members have been working with the architect and the Housing Authority, and you have been working with Traffic and Parking about this driveway and the entrance and exits.

Perhaps you could speak a little bit about that.

STUART DASH: So we have been working with the Housing Authority probably over the last, say, year plus, and a number of issues from the traffic to the plaza to the building design. And we first started looking very carefully at the proposal for a turnaround in the plaza

because we consider also ourselves very careful guardians of the public realm, and looked at the options that Mr. Williamson discussed as alternatives for -- turnaround alternatives for traffic movement whether they could use the garage, whether they could use the other side.

And I came to the same conclusion that this is the option that was most workable. We also worked out very actively with Traffic and Parking, including Sue Clippinger when she was still here at this time, and Joe Barr at subsequent meetings, and came to understand that the traffic patterns on Green and Franklin Street presented a long many years of difficulties and challenges in terms of off-letting passengers from vans and cars, but mainly from vans from our point of view.

So, we worked with them very actively

over the last many months to do our best to not only to minimize the impact on the plaza, but also to make improvements to the plaza that we felt were consistent not only with the joining of the library plaza and the Manning apartments, which is what this plaza has always been, but also with the need for the turnaround, and made a number of suggestions, both from an urban design point of view, from a landscape design point of view and from overall planning point of view. And we have had some very good success with that and we can expect to continue those discussions as they continue to refine their plan.

CHAIR H. THEODORE COHEN: Does anyone else have questions for Stuart?

AHMED NUR: Yes, I do actually. What I hear is a 40-year-old building leaking like a sieve, sharing the temperatures for the outside

whether it's cooling or heating, and I see some stuff being done, but mostly architectural, I don't really see the structural -- I don't normally ask the neighbors -- we don't ask the neighbors from a structural, but have you been in touch with -- is there any issue structurally?

STUART DASH: Not that I know, but --

BEN WILSON: No. The building has been evaluated thoroughly by a structural engineer and there's a structural engineer involved in the process of the addition of the penthouse.

AHMED NUR: You have one involved in this whole thing going on?

BEN WILSON: Yes.

STUART DASH: But more specifically to the energy changes in this building, it's very similar, and we were very familiar with the changes. The LBJ buildings have made

improvements as significant as any building in the city has made in terms of saving energy with these changes.

AHMED NUR: Sure.

TOM SIENIEWICZ: Maybe one question. I was just sort've refamiliarizing myself with the notice of the public hearing tonight, which narrowly defines what it is that we're to evaluate which is the increase in the FAR from 2.79 to 2.88, and I want some reassurance that, in fact, what we should be focusing on here rather than the detailed design view that we might normally go through under other Special Permit applications.

CHAIR H. THEODORE COHEN: That is the limited question before us, that and the waiver of the fee. But I think everything is open for us to discuss. Although, ultimately the only

vote we'll be taking will be about the increase of the FAR.

LIZA PADEN: To that point, Tom, I would say that they're asking for the Special Permit as part of a Central Square Overlay District, and in the overlay district there are criteria for the goals and objectives of the Central Square overlay district which do include how development is done, how it's designed and how it's managed.

So I think that the importance of how the design is improving on the site is part of the Planning Board view standards. So I think you can discuss it thoroughly.

CHAIR H. THEODORE COHEN: Thank you.

Hugh?

HUGH RUSSELL: I'm really impressed.

This is an incredibly thoughtful process that's involved lots of people, and the results of the

way in which the lives of people that are in the building are going to be greatly improved it seems obvious to me. Also, it seems to me that every piece that you are adding is directly related to those admission, and so, I think it's easy for us to say this is very valuable for our area to add to this building.

But I'm going to tell you a little bit about the history of this building. I only know a little bit about it.

The staff report says the building was designed by Robert Charles Associates. That's not correct. The building was designed by Ted Monticelli (phonetic), who was an architect and the designer who was hired to prevent Robert Charles Associates to do something really horrible on the site because that's what they did.

I actually had reskinned a Robert Charles tower in New Bedford about a dozen years ago because it was completely incompetently done and ugly to boot.

And so, I am familiar -- it was built about the same time.

The Housing Authority, at this period of time, was going through a transition into professional management, a tradition that continues to the present day, and is really an example to all kinds of public housing authorities to really do it well, this is how to do it.

At that time things were very different. And so this building became a symbol of that change. Not just hiring a hack architect, but hiring someone to help him. I think they already hired him and maybe already shown designs. He

said Ted was hired to do the garage, the library and to assist Robert Charles Associates in the design of the building, which meant he redesigned the building, and what you see today is what Ted Monticelli did. It's a brutalist building and it's a brutalist architectural style and it's a very good brutalist building, and it shares in its envelope the many problems with brutalist buildings. And it's essential, I think, to redo the envelope.

I think the idea of putting exterior insulation is really the only responsible way to deal with this building, replacing the windows. You'll see from these two photos that the actual pattern of windows stayed, and I assume that's because the concrete panels all stay. So you are working with the existing openings maybe making some changes on the second floor where you are

converting from one use to the other.

So Ted Monticelli's design will actually be with us for another 50 years. But I'm troubled with some of the color choices that you're making.

And I think it's that. And my colleague can perhaps bring his own insight to this question. Tom is the other architect on the Board. So it's going to look like it's a reskinned building from the '70s. I don't think there's much -- that's the way it's gonna look, because that's what it is, and it was a very powerful building, and it forces you to -- you are not going to cut corners, you are not going to blow out glass or the panels.

And I'm not sure that some of the color choices that you made are really consistent. I think it has actually gotten too bright. I don't

like the white.

I can see that in your present building, although these photos at this time show the building to be very flat, when you get closer to the building, there's a different texture to the other panels, windows are -- there's more relief in it than you will have in the new building.

And if you were to just make all of the panels monochrome, I think that would be a disservice. But I'm wondering if you might consider only changing the texture and not changing the colors maybe toning down the color just a little bit so it's not quite so white.

There's a building on Third Street that has terra-cotta skin done by -- what is his name, Erickson. He's a Los Angeles architect. It has four textures in terra-cotta on the building, which gives it a lot of life. There's also a

funny conceit in that the pattern of the panels is actually -- it relates to the four different kinds of things in DNA. It's a pattern of somebody's DNA, and it's actually the architect's DNA or a little fragment of it that is of him. No one will probably remember that very long. So dealing with metal panels trying to get some life and some texture, I think, is good. But I think it's interesting that you use multiple story panels in doing that.

But I think it's a little too jumpy. I think it needs to be more subtle. And then I would say the bronze pieces that you are adding which are, in most cases, are taking things that have very shallow relief and trying to give them a little more -- maybe they shouldn't be quite so dark. Maybe it should be a little more infusion.

So I think in a way what I would like to

see when you took this same photo that you would hardly be able to tell that it had changed.

Maybe just subtle changes. Because I think it's actually a fine building.

I really applaud what you're doing at the ground level because it's not very fine at the ground level. The need for the, I think, the structural walls on the ends to be massive walls that to deal with all the things means at the background level those end walls are pretty unfriendly, and you've taken -- using your panel system, you can make them a little more interesting. But I think the colors aren't quite right yet. Even though the rest of it seems to be really wonderful. That's a personal point of view.

CHAIR H. THEODORE COHEN: Tom, do you want to support or pose?

TOM SIENIEWICZ: On the commentary we just heard, I did not know the architect of this building. So the question that always hangs in my mind is what is the interest that we're reviewing as the Planning Board, and for me that's the central issue that needs to underpin any comment or any observation that we make about what is before us on any given night.

So I would say I agree with Hugh entirely. The building does have a quite a lot of architectural integrity, and I would also agree that Mr. Wilson and his team are very sensitive to that. And have done really a remarkable job understanding it and working with it to make this -- a lot of leap more efficient of the structure.

That said, relative to the colors issue, rather than making it a personal observation, and

that's maybe where the thought stems from, I began to think, well, what's the public interest in terms of the color.

And you are right to point out in the rendering that the after shot is brighter, and so I wonder what the effect on the environment is for my fellow citizens here in Cambridge of having a brighter building on those narrow residential streets. Has there been some consideration to what the reflective life off metal panel would be relative to reflective light on concrete, which reflects it, I'm sure, on this environment in and around this building.

So I would have a question which really stems from your good observations about whether it's too bright or whether that will have an effect on the environment.

I think it's a wonderful suggestion to

say, well, maybe that it happens through the texture of that metal panel rather than the color that gives me some assurance that the reflectivity would be permanent, right, because paint colors will -- despite the high performance paints that are applied to metal panels these days will be affected by ultraviolet light and will fade overtime. However, these are texture panels that will give a permanent effect. It will be like within the facade of the building. I think this is a really good suggestion stemming from a question about whether it's too bright.

The bronze colors that run up the corners of the building, my understanding of the way in which they fit with the initial program on that facade, I'm not entirely convinced of. So I wonder about the darkness of those colors and whether they're actually supporting the

architecture, what is the public interest there. That's harder for me to grasp, but it's something that is worthwhile looking at.

Now, that notwithstanding Mr. Wilson pointed out very aptly in his presentation that at the moment they need to be purchasing these panels and they need to select these colors. And I'm painfully aware of the fact that a project with amazing public good will be held up. I want to make sure our deliberations doesn't cost the project money or time. So those are my comments relative to the colors.

I would say my other question relative to, okay, this is serving 199 units plus six times two of somewhere of our most vulnerable citizens and residents here, it's amazing in terms of how that reflects on our community that we're looking after people like that.

The public space next to the park which is worn out, might be argued in its concurrent configuration, or if it was renovated, might serve more than those residents. And the current proposal as a dropoff, which is sorely needed, I imagine, for the elderly and disabled people will serve that population more specifically, and less so the general public. And so, there's a balance there, okay. Do we trade that public space as an answer for this to put the vulnerable at the exclusion maybe of the general public, or is there a way in which we can have our cake and eat it and have both, if that makes sense, where the general public might be still invited to that even though it appears to be a private driveway for its residents, is that compatible? Can we have the public there enjoying that very limited open space in Central Square at the same time we

take a sizeable percentage and give it to the driveway?

So that's more of a question in my mind is that balance of the public good general population versus the extremely vulnerable population and how can we detail it to make both constituents happy? That's my view.

CHAIR H. THEODORE COHEN: Well, I think those are the two concerns that were voiced by some staff in their memo to us.

As you noted what is before us, while it's taking into account guidelines under the Central Square Overlay District is basically a question about agreeing to increased FAR.

So is this something either or both of you or the rest of the Board wants to have come back to us again, or is this something that the issues we can leave to staff, and perhaps if

there's a mock-up of the panels that the people who are interested could go take a look at the mockups?

TOM SIENIEWICZ: Yes.

STEVEN COHEN: The only thing I think that answers your question -- again, my personal take on it, it's not just my aesthetic take, but it's also my take on our role here, on the Planning Board when it comes to aesthetics like this, and it does get to what's in the public interest, as Tom put it. Unless I think something is really a significant mistake, really bad, I would tend to defer to the architect on aesthetic matters.

I'm okay with it, fellas, I kinda like them. Now, I don't perhaps pretend to have the creative imagination that you guys have. Maybe if I see another sample of colors side by side

maybe I would prefer the other. But basically what I see before me, I certainly don't think of it as a mistake. And so, I think it's great for us to express our reactions and preferences on the aesthetics, but then, in a case like this, I would be reluctant to make it a condition one way or the other. I think we should just express our views and then leave it to the designers to decide how they wish to respond to those expressions.

That's my view on it.

CHAIR H. THEODORE COHEN: Does anyone else have any comments?

AHMED NUR: I just have one quick comment. Thank you, Mr. Chair.

That is, the trajectory of this presentation you mentioned that you met up with Central Square Advisory Committee. I happen to

be part of that committee. I don't think -- we're not meeting anymore often in Central Square with recommendations. Perhaps you met with the Central Square Business or former Advisory Committee?

STEVEN COHEN: We met with the Central Square --

KYLE SULLIVAN: I will defer to Liza.

LIZA PADEN: Okay. So the Central Square Advisory Committee has been reconstituted and there are some members who were on the Advisory Committee who worked on the zoning, and there were some members who were on the original Central Square Advisory Committee that reviewed Board of Zoning Appeal cases and things like that.

So this is the reconstituted Advisory Committee who met and reviewed and made comments

on the proposal.

AHMED NUR: Okay. I remain corrected. I just wanted to say it out loud that, you know, I feel obligated to say I haven't met you yet. Great. Thank you.

HUGH RUSSELL: I would like to respond to Steve's comment. I do think it's a mistake.

STEVEN COHEN: You do.

HUGH RUSSELL: I agree with your general notion that we have the responsibility to say what we think. I don't think it would be responsible for to us delay this project, but I would like to see that staff was involved in these color decisions and -- because I think if you were to -- if it looked as stripy as it does in some of the rendering, in ten or 15 years, people will say "that's really weird. If you are doing this, it has to be done subtly or it has to

be done extremely boldly. This is a building that should be done very subtly.

TOM SIENIEWICZ: Maybe the standard is mistake because I think we do have a public -- there's a public interest in demanding designing. And so, yes, there's issues of aesthetics that should be concerning at some limits. As I said in my statement, in my opinion and with Hugh, we've got an architect here with considerable sensitivity and talent that looked at this building very, very carefully and very closely. I'm not uncomfortable letting staff do it.

CATHERINE PRESTON CONNOLLY: I'm going to comment on something other than the color, and talk about my favorite subject which is parking and transportation. And just talk briefly about why I feel comfortable giving up some green space for cars, which is generally not something I feel

comfortable doing. And as the other people in my condo will tell you, I fight pretty hard to keep every inch of green space and not turn it into driveway. Here I feel like it's a central part of the mission of the building. And as a public building serving, as Tom said, vulnerable population, I feel it has at least as a high a purpose in the public interest as a public park.

We start on, in my opinion, an equal ground. Looking at the character of the space that it is replacing, I have to -- CDD is an emergency situation. At one point we had other offices in the Central Square branch for several months, which was a whole other issue, but allowed me to really get familiar with this space. And I mean, as Karen said, it's not inviting. In fact, frankly, it's a little scary a lot of the time. And what I see there is far

more inviting both to residents of the building but also to the public creating a place that could feel safe to walk through. It's not going to feel like a lush green park, and I don't know that it ever could. It certainly doesn't feel that way now despite the fact that there are obviously trees there.

I think the tradeoff in making that building function better for residents and having dedicated van dropoff and pickup space, having a waiting area for residents and, frankly, having the cars and vans not block that side of the street while they were doing pickup and dropoff, those are all very sensible Traffic and Parking concerns that are well addressed through this, and giving up what is subpar at best, public park or part of it to create a really inviting space, both for the residents and the rest of the

public, I think, is a tradeoff that despite my reluctance to give space to cars, I am very comfortable with it and it makes sense in this case.

HUGH RUSSELL: This month's *Magnolia* magazine answers a question about why is a place that we put cars called parking? Isn't that strange? And, briefly, it's because when Long Pond did the plan in Washington, he created very wide streets. And the question came up, what do you do with all that street? So, in about 1850, people who were in Washington said, "We're going to create mini parks along each side of the street." Like linear parks that would be green spaces with trees, they would be ten or 15 feet wide and moving lanes would be in the middle. It was a deliberate decision and they considered also putting the moving lanes on the outside and

trees and these spaces were called parking.

And it became a convenient place to tie up your horse because you could stand in the shade of the tree. And there's a great part, there's a photo in the article around 1910 that shows a horse and a car in between the streets. So this is how we sort've calling how to store cars on a street, parking. It was a fascinating article.

So it struck me here as they're turning a park into car space, it's still parking.

CHAIR H. THEODORE COHEN: No other comments or questions, I just wanted to run through, so of the two things we're asking one is to grant a waiver of the fee, and my understanding was you can confirm or not that the Planning Board generally waives the fees for city agencies and city departments. And so unless

anyone has any problem with that, do we have a motion to waive the fees?

HUGH RUSSELL: So moved.

MARY FLYNN: Second.

CHAIR H. THEODORE COHEN: All those in favor?

Unanimous.

And then the second point is to grant a Special Permit under Section 20.304.3.2 to allow an increase in FAR up to 2.88. We have the power under the ordinance to go up to 3. And in order to do that, we would have to find that the improvements are in conformance with the objectives contained in the Central Square Development Guidelines and the Central Square Action Plan, both of which are set forth in the memo from staff, that there's no national register or contributing building is demolished

or altered as to terminate or preclude its destination; the building and site designs adequately screen the parking, whether it's for people or cars, I guess, provided and are sensitive to the contributing buildings in the vicinity and it conforms to the general criteria for issuance of the Special Permit which we're all familiar with.

Personally, I have no problem with making any of these findings. And I think the issue before us is to grant that and whether we impose any conditions and I suspect that the conditions that we might wish to impose or that there be continuing review by -- in addition to all the general conditions of the issuance of the Special Permit, that there be continuing review with CDD staff, particularly with regard to the colors and types of panels that are being used, and that if

there's a mockup, the Board members be advised when and where the mockup might be viewed. And that staff could also be continuing to discuss and presumably with the addition of Traffic and Parking, the final design of the semicircular driveway in front of the building.

Is there anything else that people want add to this? Then if someone would make a motion that we grant the permit per the additional FAR to 2.88 in accordance with Section 20.304.3.2 with the conditions that we just discussed?

CATHERINE PRESTON CONNOLLY: So moved.

CHAIR H. THEODORE COHEN: Seconded.

STEVEN COHEN: Seconded.

CHAIR H. THEODORE COHEN: All those in favor?

Anyone opposed?

It was unanimous.

Thank you very much.

(Short recess taken.)

CHAIR H. THEODORE COHEN: Thank you.

We're back in session. This is now a public hearing on Planning Board No. 306 relating to 136-138 Cushing Street where there's a Special Permit application by Duncan MacArthur to construct two single family homes on a corner lot in Residence B district pursuant to Section 5.53, Paragraph 2. The Special Permit would allow for more than one structure on a principal residence farther than 75 feet from the street line. The applicant is also requesting dimensional relief from the Zoning Board of Appeals regarding gross floor area. That's not within this Board's purview, but it is possible we may comment about it. Although, actually I think we've already have been to the ZBA awaiting decision.

Hello.

ROBERT LINN: My name is Robert Linn.

I'm an architect and my firm is Moskow Linn Architects. And we want to just quickly kind of go through the proposal.

As the chairman said, what we're asking for is relief from 5.31 which says that if you put two separate single family structures on a lot, which is allowed in this Residence B, no part of either of those two can be more than 75 feet from a street front, but the intent, at least my understanding is, with the intent of the ordinance was that they wanted all of the streets to have street frontage, and because this is a corner lot, we have both of the streets fronting on Cushing Street, and our problem emerges where one of the structures is more than 75 feet away from Vineyard Street which is around the corner

and I'll elaborate on that a little bit further, but that's really what is at issue here.

So this property is a very interesting lot. It has lot of significance to the neighborhood and to Cambridge at large because it was the former site of the Santa Luccia Club.

And what is on the site right now is a relatively large one and a half story gable structure that is positioned relatively oddly on the site. It's kind've an anomaly. It's set back almost 40 feet from Vineyard Street, about 35 feet from Cushing Street and it's pushed right against the back of the lot line. And from a kind of urban point of view, it makes some sense for the Santa Luccia Club because they held festivals there and half of it was a chapel. So it had kind of a public feel to it. There's a trellis where they would have all of the stations during the festivals for

the serving of food, and there was a storage shed in the back, and it had a very public kind of function and a public reading, I think, from the street. And you can see that it's not very much in keeping with the rest of the streetscape and the fabric of the neighborhood where primarily there are single family, multifamily, two family structures, many of them are in the 22, 2300 gross square foot living space, most are two and a half stories with dormers, really that kind of a texture of the neighborhood.

So what's there currently feels like an anomaly. But it's an anomaly that has been happily situated in the neighborhood while it was occupied by the Santa Luccia Club.

They no longer deal with their festivals. They didn't feel like they were having the money or the attendance, and so, they sold the property

to Duncan MacArthur who we are working together on developing this project.

That's the footprint of the Santa Luccia Club. There's a -- below the base, there's the meeting house, and one side of it is a chapel, the other side is currently a residence. And that bar along the base here is their -- where they had their carts for their festival and the storage shed in the back.

There's no parking, there's no driveway and currently almost all of the open space is to the front of the lot at the street.

These are the photos moving around the house or the structure. They're a bit dark. But from Cushing Street moving towards Haggerty and then there's the two views from Vineyard are at the bottom.

And this is the aerial view. You can see

that the other important piece on this lot is the tree, which is actually taking up almost half of the lot size. So there's definitely some importance placed on the tree, but because it is such a huge structure that putting anything on that site would require destroying the root ball of that tree. So our feeling is that while we understand that it's important to the neighborhood and important to the history of that site, it's something that as we're moving forward developing the project, we just felt that there was no way to do anything on that property without disturbing the tree. And because it's so mature, we actually felt that if we were to design around it, that in a decade, maybe two decades it actually may not exist and we would be left with the same kind of footprint that we have now, which feels like it's not as contextual with

the rest of the fabric of the neighborhood.

You can see in the upper left corner on Lot No. 1 are the two footprints of the structures that we're proposing. And you can see that it's actually the footprints are smaller than all of the structures around them.

The overall square footage is roughly 2100 square feet that we're proposing for each of the two structures.

We're having them both be two and a half stories tall. Actually, one is only two stories with a cathedralized ceiling, but the other is two and a half stories with dormer. We took a lot of cues from the neighborhood most of the other structures around it, the immediate abutters are also two and a half stories. We were thinking a lot about some of the punched openings and using a lot of what is contextual to

the neighborhood, but we also wanted these to feel like they were contemporary, they're of today. So there's a few gestures where we have larger quarter windows that are wrapping some pieces. We have some overhang. We're going to maybe be using different materials, but using shapes and forms and texture that would feel like it's part of the New England vernacular and part of this neighborhood.

So this is the proposal, and you can see that the issue is Building B which is more than 75 feet from Vineyard Street. In fact, it's about 90 feet from Vineyard Street, but both Building A and Building B are really fronting Cushing Street which, I believe, is the intent of the ordinance in that section.

And what we have done by separating the two buildings is we've created as much open space

as we could on the lot. In fact, we maintained or increased the open space from what was already there and we decreased the FAR from the gross square footage that was currently on the site.

So our thought was that by splitting the two structures and pushing them to the far edges of the property, that we actually would be creating more light, more views and a more sense of openness for the abutters who are directly behind, and actually maintaining more of a sense of the fabric of the neighborhood.

These are more sort've elaborate zoning diagrams, but you can see on the middle one at the top the open space that's allowed by the area that you are allowed to call open space by zoning standards. It's all at the front of the property. And you can see in the middle on the back, that all of our open space has been shifted

to the back which creates a real buffer between the immediate abutters behind, and actually creates private outdoor space. And I think it's in keeping with the Cambridge design, urban design kind of guidelines and objectives.

You can just see again that we're showing that the property that was there before is 35 feet from Cushing and 3.5 feet from the rear lot line currently.

And the layout of our property -- of our proposed properties would be open living at the ground floor. Parking, shared parking in the middle. Decks to the outside, so that you would have access to the rear -- private rear yards.

Second floor, modest bedrooms, three bedrooms on Building B with a shared bathroom. And two bedrooms on Building A and then we put a third bedroom on the -- in the half story above

Building A. We wanted the two buildings to feel like they were of the same language, but not twins, so they were more fitted to the site.

Building A has a little bit more of an L shape so it can puzzle in to that piece of it, and Building B is more linear and takes advantage of the kind of dogleg piece of the site to the back.

These are the elevations that speak to what I was talking about, the modern take on a New England vernacular with its contemporary materials. And the shapes and the sizes of the windows somehow feel -- I hope -- feel like they're of the neighborhood, but with a few moments where we have some larger punctures of some panes of glass poking out or wrapping the corner because we don't want to -- we feel like we're replicating the past and not something of

the moment.

And that's the view from Cushing Street of our proposal.

CHAIR H. THEODORE COHEN: Do any of the Board members have any questions or comments right now?

HUGH RUSSELL: I have one question. Did you consider using the existing structure to create two volume units?

ROBERT LINN: We did look at using the existing structure. It's a relatively square footprint, and the feeling was that no matter what we did if we were working with that back piece, then it would always feel strangely positioned to the back of the property, and that all of the private open space would be on the street. So it felt really non-contextual. And we had a hard time thinking how we would make

that feel like it would really fit into the neighborhood.

HUGH RUSSELL: What is the age of the building?

ROBERT LINN: The existing building was 1860s.

DUNCAN MacARTHUR: Mid-1880s.

ROBERT LINN: 1880s. And we did present this to the Historic Commission. They found our proposal to be preferable -- they found this to be significant just because of its age, but they found our proposal to be preferable than to try to maintain the structure.

HUGH RUSSELL: Okay.

AHMED NUR: Your lot seems to be wrapped around this other existing house, property at 56 -- 86, the one behind it.

ROBERT LINN: Yes.

AHMED NUR: Who lives there now, is the abutter there?

ROBERT LINN: There's an abutter there who we have talked with multiple times. And one of our earlier schemes we actually were imagining having our parking coming in off of Vineyard Street on the enclosed detached parking structure, and she expressed a real -- I don't know if she's here tonight -- but she expressed a strong desire not have a -- put a garage right up next to her house, but she would much prefer that open space buffer, which led us to bring the parking around to Cushing Street, which, in the end, we felt actually it was more the vehicular -- more of the traffic spot. We wouldn't be taking up on-street parking on Vineyard Street, and we felt we could hide the cars and tuck them between the two a little bit

better. We wouldn't necessarily need to build a parking structure.

I have to say that a parking structure is still on the table because of the Zoning Board of Appeal it's still -- there's a continuance.

We're asking for a 400 square foot variance and really is minor, but because we paired these two down to really what we feel is the bare minimum square footage that we can use. But if we, for whatever reason, meet with resistance and we're not able to get the zoning relief, it's likely that we end up making up for that by using the parking which is not counted as part of the gross floor area, which we could do by right, and using a parking structure to make the two work because it's a difficult calculus to deal with just getting it just right.

AHMED NUR: Thank you for answering that.

The fact of the matter, she's not here that tells me that you're working with her, so that encourages you to work with her since her property is completely surrounded by yours, back and front.

CHAIR H. THEODORE COHEN: If you didn't get the variance, where would the parking structure go?

ROBERT LINN: Our thought was that we might put the parking structure where the open parking is currently and join the two structures together, which would actually make the -- what we're asking for from you also a moot point because then it wouldn't be the two detached.

So, we feel that the -- we feel the two detached is -- it's more a contextual neighborhood approach. But this is of -- this is an of right option that really can happen. So

it's not that we have come with a to all or nothing kind of situation.

DUNCAN MacARTHUR: This actually evolved because of what would we do.

CHAIR H. THEODORE COHEN: Could you leave that up for a moment?

MARY FLYNN: You said you can do that one as of right?

DUNCAN MacARTHUR: That's correct. Because we're attached, we're not a separate dwelling from 75B. We shrunk the building a little bit and took the 400 square feet we were asking for. Part of the idea was that we were going to sort've trade off the garages for massing, you know, put it into the homes to increase the bedroom sizes in the homes which are a little tight. We were specifically trying to go for three bedroom homes. That's our

objective.

CHAIR H. THEODORE COHEN: As an alternative if you didn't get relief from either us or the ZBA, you could put up a two family home there?

DUNCAN MacARTHUR: Well, we could do this by right without any permission from the ZBA, yeah. That meets FAR and it meets all the setback requirements. It's in a two family neighborhood. They're two single families, but it is --

CHAIR H. THEODORE COHEN: Connected.

ROBERT LINN: -- connected.

CHAIR H. THEODORE COHEN: Okay.

AHMED NUR: Are both trees -- there are two trees on the property at the moment. Are you getting rid of both of them?

ROBERT LINN: Well, one of the trees is

not on the property. The other bigger tree is on an adjacent property.

DUNCAN MacARTHUR: That huge one back there is actually on the adjacent property. The tree is -- you know, I can understand the attachment to the tree, it's a beautiful tree. It is a Norway maple which is considered invasive species in Massachusetts. From what I understand, it has a very shallow root base and it has a very broad root base. As you can see, if you follow the canopy down, it would really limit as to what you could do on the lot because if you encroach on that and you start to encroach maybe injure the root base and then undermine the tree, which they're not very strong to begin with, so it leads to issues.

CATHERINE PRESTON CONNOLLY: It doesn't look like there's a curbcut existing, right?

Have you begun the process getting of a curbcut permit?

DUNCAN MacARTHUR: We haven't because my understanding is that we have to get the permit before we get the curbcut part of it. So we have all the material for it, but we have not applied for until we're actually permitted and then, I think we have to go for the curbcut.

CHAIR H. THEODORE COHEN: Any other questions? Then why don't we go to the public.

LIZA PADEN: Nobody signed up.

CHAIR H. THEODORE COHEN: No one signed up.

Is there anyone who would like to speak?

Please come forward and state your name and address and speak up to three minutes.

CLIFFORD ANDERSON: Hello. Thank you for taking my comments. My name is Clifford Anderson

of 139 Cushing Street.

THE REPORTER: Spell your first and last name for the record.

CLIFFORD ANDERSON: C-L-I-F-F-O-R-D,
A-N-D-E-R-S-O-N.

139 Cushing Street, directly across the street from this lot.

And I'm here to advocate and to -- for the tree, basically. And I would strongly petition the developers to revisit the question of keeping the tree on this lot which is significant.

I understand that it falls under the purview of the Planning Board actually to consider the tree under Section 19.30, I believe, if granting the Special Permit requested, and that gets into the specific requirements of the city-wide urban design objectives, which

specifically mention environmental impact and tree protection which would require approval of the city arborist, if I understand correctly.

I don't know if that has occurred and I would like to raise the question for the Board here to consider because I refute the claim that it wouldn't be possible to do two structures or somehow a two unit on this footprint without disturbing the tree. I think it's a valuable asset which should be kept.

I would also refute the comment that it is a problematic tree in some way. The comments about the Norway maple being an invasive species, I think it's just off the mark and not really relevant. It's a fine tree. It's a healthy specimen and they're known to live over 200 years. So also I think it's a bit facetious to remark that oh, maybe the tree would be gone in

five or ten years.

And I say this not as an arborist myself, but my family has been growing trees for six generations. My grandfather was a co-founder and long-time president of the Pennsylvania Nurserymen's Association, and each tree of such a size that we have in the neighborhood is of significance in its local environmental impact of the ecosystem.

There are a limited number of them and each one of them matter especially as also connecting the Fresh Pond area down to Mt. Auburn Cemetery and towards the river for migrating birds. So this is what we have, and I would say that I think it wouldn't require a lot of imagination to come up with a plan that could retain the tree. I would ask if the Special Permit be granted, it provide protection for the

tree.

Also, I would like the Board to know that I'm not sure if there was some impropriety maybe regarding the public notice for this meeting tonight. On the property, the signs were down with the date and time for this meeting. I noticed at both gates on the property on Cushing Street and Vineyard Street, the sign was torn off the gate and was just, you know, folded and not visible with its information on the ground.

On the Vineyard Street side, it was back behind the gate so one couldn't even walk over to it and look at it and inspect what it had to say.

I don't know whose responsibility that is, I would like the Board to know that's the situation. And perhaps others would be here to speak as well if they had known that the meeting was occurring.

CHAIR H. THEODORE COHEN: Thank you.

CLIFFORD ANDERSON: Thank you.

CHAIR H. THEODORE COHEN: Is there anyone else who wishes to speak?

LISA DOBBERTEEN: My name is Lisa Dobberteen, L-I-S-A, D-O-B-B-E-R-T-E-E-N.

I'm also an abutter. I live at 139 Cushing Street as well. And I would like to second the comments of my neighbor, Cliff. But just to comment specifically on the place of the tree in the neighborhood. The tree has a lot of significance for school children at the Haggerty School. That tree was there with the old Haggerty School which just celebrated the 100th anniversary of the Haggerty School as everybody is aware. So that tree is not an insignificant piece of stuff to just cut down. It has enormous value in the neighborhood, has enormous

historical significance.

The fact that the building was deemed not to be historically significant, and the Historical Commission has given its approval, as I understand, it's a source of concern to all of us as well is because we had some information that the building wasn't even visited or looked at. And that speaks as well to how much consideration was given to doing a renovation of the existing structure.

But, clearly, something could be worked out where there's a two-family house on that lot and the tree is protected.

Now I don't think it's an accident that we're also asking -- that you're coming to the Planning Board for this -- I'm probably not going to use the right terminology -- for the Special Permit as well as going to the Zoning Board for

the variance. I lived in Cambridge for a long time and I know that these zoning regulations and the planning regulations exist for certain -- for many valid reasons to maintain our urban -- we live in an urban area. We're going to have dense development, but we want to have appropriate dense development that doesn't overdevelop the area but still preserve some space and green area, and in this case, the tree.

Those are the points that I would like to make.

Thank you.

CHAIR H. THEODORE COHEN: Thank you.

Is there anyone else who wishes to speak?

None appearing.

Sorry. Please come forward.

PAT ZOFFREO: My name is Pat Zoffero, so it's P-A-T, Z-O-F-F-R-E-O. And I live at 143

Cushing Street. So I'm looking at the tree and looking at the building.

There's an issue also of traffic, and cars being parked on the side of the street where the developer proposes the parking, the entrance to the parking space.

All day long, often during school hours, there are cars parked there. There are people coming to the school for meetings in an area that's already congested. On Locust Street often I have to back up all the way to Haggerty to Cushing Street if there's a car coming from the opposite side, because there's cars parked on both sides of Locust Street, and the same is true of Cushing Street. And there are children who are not crossing Cushing Street to sort've walk down Cushing Street on the 143, 139 side of that street. They're walking down the street where

you propose to provide the entry to the parking space. I see that as being an issue. I see snow removal during winter to be a very, very big issue. The tree is magnificent. It's what people like about the area and that open space. So it's inconceivable to me -- I don't understand how you would not consider keeping the tree, perhaps doing a structure, maintaining a structure, maybe expanding it in some manner, and have a single structure with two townhouses or two condos and leave that open space and that magnificent tree, things that we love so much about this neighborhood.

I don't see why that's not an option and why they couldn't pursue a design that we could look at. That's it.

CHAIR H. THEODORE COHEN: Okay. Thank you.

Is there anyone else? Please.

FRANCINE SPARKS: My name is Francine Sparks. That's F-R-A-N-C-I-N-E, S-P-A-R-K-S. And I live at 139 Cushing Street as well directly across from the church club. And I just want to say that I agree. You know, I'm up here primarily to agree with my neighbors.

I can also tell you that informally I've talked to people around the neighborhood, and I can guarantee you that there would be widespread disapproval of taking that tree down and people feeling very upset about it. If there are subsequent meetings and we have a chance, you know, notices are posted correctly, I can guarantee you that you'd have a pretty big contingent of people coming out to object to that.

I leave the house in the morning when the

kids are -- the school buses are dropping off kids, and maybe, you know, I don't know, ten, 20 cars are trying to get to that street to drop their kids off. They routinely block our driveway, which is, of course, as I'm saying directly across the street, because there are no places to park. The kids are walking on the other side, the same side of the street that the Haggerty School is on. They're walking down that sidewalk.

And so, I think before anything is granted at least somebody should look into the issue of safety and school children and the use of the sidewalk every day twice a day by children and the elimination of a parking area by having a driveway directly across the street, you know, from our driveway.

The other thing I wanted to comment about

is this whole notion of the fabric of the neighborhood. It strikes me that this neighborhood wasn't planned to be anything exquisitely beautiful. Houses were there before there were planning boards and thoughts about, you know, the development of neighborhoods, and houses went up here and there. And some are the size that is being spoken of and some of them are right up on the sidewalk.

But it's my observation that, number one, the newer structures that have been built, have been condos that are setback that are, you know, tastefully done townhouses that the scale of which doesn't intrude on a neighborhood that's already very congested with willy-nilly houses.

So I think that the scale that's being proposed, I take issue with the fabric of the neighborhood. The new fabric of the neighborhood

is much smaller, much, you know -- and not intrusive on people's visual enjoyment of the neighborhood.

Because Cushing Street is a one-way street, everybody coming home, whether they're turning on Vineyard Street, or whether they live further down on Cushing Street, they get the pleasure of seeing that tree. And I can tell you it's visible for quite a ways around because it's such a big tree.

So that's just some other aspects of the importance, I think, of keeping that tree because it adds to the quality of life in our neighborhood.

CHAIR H. THEODORE COHEN: Thank you.

Anyone else wish to speak?

AMY SALOMON: Hi. I'm Amy Salomon.

That's A-M-Y, S-A-L-O-M-O-N. And I am one of the

abutters. There's another picture actually. I don't know what the lot number is there, but I'm next to Emily.

CHAIR H. THEODORE COHEN: What is your address, please?

AMY SALOMON: 16 Vineyard Street. And I want to just echo some of these issues that we have been carrying along for the last month about the tree and about the Santa Luccia property.

One of the challenges when I moved to that street is that Vineyard Street doesn't have a lot of trees on it. Trees have been removed over the years and the sidewalks are quite narrow. And my understanding from the arborist because I looked into trying to get some more trees on the street, is that we can't do that. We can put trees on our own property, but there's not enough room to actually allow for trees,

additional trees on Vineyard Street.

That tree is sort of it in terms of a big mature tree, except for the one that's behind my house which is also an amazing tree and provides shade and a sense of being in sort of a different place than a strictly urban working class neighborhood. It feels more countrified just because of those couple of huge trees add to just an atmosphere in that neighborhood that is unique. And I've lived in other parts of Cambridge that don't have that, that are darker and don't have this mature tree.

So I would like to speak to preserving that tree. I understand it's a huge challenge for the developers, but I wish we could at least have an opportunity to talk about some way to think about preserving that particular tree.

Thank you.

CHAIR H. THEODORE COHEN: Thank you.

CLIFFORD ANDERSON: Could I bring up one additional issue?

CHAIR H. THEODORE COHEN: No, that's it.

Is there anyone else who wishes to speak?

I guess not.

Then does the Board have any questions or comments?

STEVEN COHEN: Can I just start with a question? One of the neighbors made reference to some sort of regulation applicable to trees.

CHAIR H. THEODORE COHEN: I think what the gentleman was referring to was -- under the urban design guidelines references to trees.

HUGH RUSSELL: And that is triggered by one of the findings to grant a Special Permit.

CATHERINE PRESTON CONNOLLY: For Article 19 Special Permit.

HUGH RUSSELL: No. Actually it's under any Special Permit.

CATHERINE PRESTON CONNOLLY: But the section he referenced was Article 19.3.

HUGH RUSSELL: Right. 10.43. I'm looking it up. I was surprised at that comment. 10.43 has a requirement that we consider 19.30 in any Special Permit.

CATHERINE PRESTON CONNOLLY: Gotcha.

STEVEN COHEN: What exactly does it say about the trees?

HUGH RUSSELL: I'll go back.

CHAIR H. THEODORE COHEN: What section is it?

CATHERINE PRESTON CONNOLLY: 19.3.

HUGH RUSSELL: 19.3 is a long section. But if the person who brought it up can tell us exactly which part of 19.3 --

CLIFFORD ANDERSON: I could, yeah. It's included in the materials that were on the website for this case tonight. It's 19.30. And the objective reads: "The building and site design should mitigate adverse environmental impacts of a development upon its neighbors: And listed among the indicators --

CHAIR H. THEODORE COHEN: That's 19.33.

"The creation of a Tree Protection Plan that identifies important trees on the site, encourages their protection, or provides for adequate replacement of trees lost to development on the site."

But I think what we need to keep in mind, or the public needs to keep in mind is that if they do a project as of right and don't get a Special Permit and don't get a variance, nobody in the city has any say over the tree.

TOM SIENIEWICZ: There's a tree ordinance.

CHAIR H. THEODORE COHEN: My understanding --

LIZA PADEN: Not on private property.

CHAIR H. THEODORE COHEN: It does not apply to private property. It's city property.

AHMED NUR: On the sidewalk.

CHAIR H. THEODORE COHEN: So there's nothing if it's done as of right which gives anyone in the city the right to protect the tree or otherwise remain...

And also, I want to be clear that while we certainly may be talking about safety and traffic and parking, that it's not this Board that would grant a curbcut for that parking area. That would be from DPW.

TOM SIENIEWICZ: But the site design,

this curbcut proposes a double driveway.

CHAIR H. THEODORE COHEN: Right. We can certainly talk about that in Traffic and Parking, but what we do is not going to grant them a curbcut. Some other board will have to deal with that.

So our findings, I will pull them up, but paraphrasing it briefly is that we could grant a Special Permit to allow a building to be more than 75 feet away from the street line because we believe that it provides a better design than what would be allowed as of right, or would be done without granting this relief.

STEVEN COHEN: I would also add that as applied to this corner lot, that regulation, if the interpretation here is correct, that regulation seems to be nonsensical and an aberration.

HUGH RUSSELL: I have been looking at that, too, because I remember when this regulation was enacted, and indeed, it was people who lived on Cushing Street who were concerned about -- there's quite a wide space between these two streets and there were a lot of backyards and people were starting to build houses.

STEVEN COHEN: In the backyards.

HUGH RUSSELL: In the backyards. And then other people in other places of the city that joined the conversation.

So it's -- and it was the -- the concern was to try to keep those open spaces contiguous green open spaces. Although this Board has almost always, when faced with this question, ended up allowing -- recommending that people build the buildings and usually the abutters come in support of these things. They would rather

see the houses spaced out with space in between rather than looking out of their house onto a long structure, none of which really fits the particulars of this. So I was curious to see if there were any streets because -- and I -- it's very particular language. Why did it say any street? I don't remember if we talked about corner lots, but this was 25 or 30 years ago and my memories are not very sharp.

I think we have to say, well, that's the language, and it's odd in this particular situation that it's triggered. I find this very intriguing because you got a clear statement from the people who live near by on Vineyard Street and on Cushing Street that the trees are important. And we could, I think, hang our hats on that, and the result would be that they would be free to build a worse project. And I believe

connecting the two buildings with a garage creates a worse project than what they have done. What they have done, if they weren't for the nice tree there, I would say this is great. And I'm assuming that this Norway maple was not pruned when was planted. It was probably a volunteer. Norway maples on streets have a tremendous problem. The city planted a lot of them about a hundred years ago, and the roots were pruned before they were planted. And Norway maple roots grow out at right angles from the place they're pruned and so the street tree -- the Norway street trees are girdling themselves and killing themselves. This was figured out about 25 or 30 years ago when there was something called sudden maple decline and some arborist actually started excavating the trees and discovered the root and then said, "Oh, yes, that's what happens with

Norway maples. The street trees were planted as the street trees, and the street trees are pruned and the Norway maples that haven't been pruned have a much longer life than those that have been pruned.

STEVEN COHEN: It's also true that they have shallow roots. That's difficult for anyone who wants to grow in the vicinity in the grass, and I think they're somewhat more susceptible to falling over as they age.

HUGH RUSSELL: Also that their representation that if they were to try to build under the tree, it would cause it a lot of damage, and it would probably not survive very long. That sort of precludes some options.

TOM SIENIEWICZ: My colleague has called it the tree worm which does absolutely reference the tree studies on private lots. It does apply

to private lots.

Liza?

LIZA PADEN: I could clarify Section 8.66 which is in the municipal code of the zoning ordinance. It calls for a tree study for any Planning Board Special Permit for a multifamily, for a townhouse, for a project review Special Permit or any building that's constructed that's greater than 25,000 square feet.

So not to say whether or not this is a good idea or not, but a tree study is not required for this type of Special Permit from the Planning Board.

AHMED NUR: Thank you.

STUART DASH: That was put in place in 2004.

CHAIR H. THEODORE COHEN: Was that Section 8 point --

LISA PADEN: It's 8 --

MARY FLYNN: It's Section 8 in the
municipal code.

CHAIR H. THEODORE COHEN: You know, the
tree is magnificent. I mean, it's beautiful.
It's there today, and as of today, there were
signs on the property about the hearing. My
concern and I think Hugh and I may be the only
one who recollect, it wasn't that long ago, it
was for a few members on the Board, there was a
similar case in North Cambridge where there was a
lot of opposition by abutters as to what was
proposed and there was a pretty terrible as of
right alternative. A couple of us felt that as
of right was worse, but the Board, as a whole,
turned down the Special Permit and now that as of
right has been built, much to the abutters
dismay. So, in thinking about this, and looking

at this, does anybody like better the proposal that combines the two buildings with a garage, which that offs the tree, too?

I mean, that offs the tree and comes up with a project that I think is worse. It still has the same garage and curbcut that they're going to have to get. So that may ultimately be some way -- some relief may be granted from that proposal. But I assume that ultimately they can build something on this lot. And if it's done as of right, the tree probably goes. So, that's where we are. I don't know what the best solution is.

TOM SIENIEWICZ: I'm digging into all kinds of corners in the municipal codes and what part of the Zoning Ordinance, primarily the zoning code, but the curbcut. So unfortunately, for the proponent, all three of my children went

to Haggerty School, and I spent years up Cushing Street walking by this lot and I know it intimately. And I know that there's a significant grade change on the lot, there's a retaining wall there, and there's a driveway that's pictured in the plan here is sloped, and it's double wide, and there are literally hundreds of children twice a day walking up and down this sidewalk.

If I was in a position to opine about the safety of a curbcut in this location, I would have some real question about it, and so I think that -- I will get to the tree in the minute.

I think it's not insignificant that the two schemes that we're looking at depend on a double wide curbcut in an unfortunate position, and I'm not sure I want to bet on the proponent's chances of actually obtaining that that curbcut

more properly probably belongs on Vineyard Street.

So to some degree there's still some question in my mind about whether this could be achieved. I agree with my fellow Board members that I think that the two separate buildings is probably a better scheme for the lot in the neighborhood.

Yeah, I'm sorry to see the tree go. I am sorry that there seems to be a hole in the city ordinance to allow us to opine about a really significant environmental contributor to our community. But I also am aware there's an as of right solution and the property owner has rights that he enjoys and so the tree is probably going to go.

STEVEN COHEN: Can I say a couple things about the tree? First of all, we have a

landscape plan that shows a number of trees, but there's no specification of the size or species or anything like that. The appeal of one existing tree is a clear, but we make these decisions not based on conditions in a moment in time, but we try to make them for the long-term. I think Planting new trees here and not just the skinny toothpicks developers frequently try to get, but you specify some substantial trees of appropriate healthy caliber on here, which will be substantial on day one, but will grow even more substantial in the years to come is a very reasonable tradeoff for the one tree which exists today.

I think the fact that we have that option and that alternative, on the one hand, and on the other hand, we have the very compelling argument that an as of right project can proceed here

which would present the neighborhood and the city with the loss of the tree and an inferior design. I think if you put those two equations together, you'll come up with a fairly compelling answer to the quandary that we're presented with.

AHMED NUR: Mr. Chair, I will take an unpopular route. I am in support of the Board member's suggestion, but having to have this being the first hearing with the proponent and most likely the only objections they have unanimously -- this is the first time I have seen everyone in the neighborhood speaking of significance of this particular tree -- this Board member wouldn't mind having this to be continued, specifically because the complaint signs were not there, some abutters are not here. The tree has a beautiful landscape and then there's a curbcut issue. So this being the first

night, I would go along with the Board members, but I just wanted to put that out there.

Is there a statute of limitation with the city to at least go on to a second hearing?

CHAIR H. THEODORE COHEN: Liza, do you have any timing issues?

LIZA PADEN: No, I don't. I'm going to go get the calendar so I can see what your options are for scheduling a continuation.

CHAIR H. THEODORE COHEN: We certainly could continue it and ask the developer to rethink the entire project and to come back and perhaps show us something different or explain why it can't be changed or whatever other options they may choose.

HUGH RUSSELL: I think we have to pay a lot of attention to Tom's comment about the curbcut because the scheme depends on getting a

curbcut. I'm not familiar with this street at all.

CATHERINE PRESTON CONNOLLY: I guess then it -- at least I understand that the application for the curbcut can't go in till apparently there's a permit granted, but it might be wise to have someone from Traffic and Parking here to speak to what they think of the location, the proposed location of the curbcut.

STEVEN COHEN: You know, the curbcut could be narrowed up somewhat. It doesn't have to be the full width of the two spaces yay wide if it had the narrow approach.

But I got to say as you walk through the city, there are thousands, tens of thousands of curbcuts on every street of various widths, notwithstanding pedestrians and including children passing by. And I have seen too many

times the concern of pedestrians being hit by cars exiting from a curbcut raised as a means, a tactic to stop a project. And our dense city, I'm not persuaded.

CATHERINE PRESTON CONNOLLY: My point is where should the curbcut be. This Board member's opinion is property owners ought to be able to get a curbcut if there's space for it on their lot. But it's not clear to me that the location shown is necessarily the correct location for it on this corner lot.

CHAIR H. THEODORE COHEN: If you perhaps put it on Vineyard Street, even though there's opposition from one abutter, you know, maybe then move the houses closer together. I don't know whether that will allow you to save the tree. I suspect not because the tree is enormous and the root system must be enormous, but then you get

more open space on the corner which may be -- you know, while it doesn't compensate for the loss of the tree, maybe it does something more for the neighborhood in terms of a feeling of some more open space.

HUGH RUSSELL: I think the fact that there's a school one house away, and as an abutter to a school, I can testify to the density of pedestrian traffic and the perhaps insensitivity of some of the kids to the threats that might be posed. And did you say that the land slopes down from Cushing?

TOM SIENIEWICZ: There's a retaining wall on Cushing Street. In fact, it may be 24 inches high.

ROBERT LINN: No. There's no retaining wall. It's actually grades up. It's graded up. It is 24 inches high, but it's not a wall. Both

my kids went to Haggerty, too.

STEVEN COHEN: A little bit right here.

DUNCAN MacARTHUR: It's higher. It banks up with grass.

CHAIR H. THEODORE COHEN: Is there a bocci court?

DUNCAN MacARTHUR: It looks like a bocci court. But they actually used it for like stalls when they had the festivals, to sell ice cream and Italian ice out of.

CHAIR H. THEODORE COHEN: Liza, what would your schedule allow?

LIZA PADEN: Well, the December 15th meeting, the first public hearing, I had to readvertise it because I made a mistake. So we actually have a 7:00 slot on December 15th that we could put them into, between 7:00 and 8:00, and then we still have the 8:00 hearing which has

been scheduled for 8:00, so we can't start that any earlier.

CHAIR H. THEODORE COHEN: What is that hearing?

LIZA PADEN: The 8:00 hearing is the First Street Assemblage. If we don't do it that evening, then you're going into January.

CHAIR H. THEODORE COHEN: Are you going back to the ZBA for a continuation, or you're just waiting for a decision?

ROBERT LINN: Going back on January 7th.

CHAIR H. THEODORE COHEN: January 7th.

HUGH RUSSELL: If we were to back in two weeks, what would we want to happen in two weeks? One is to get advice from the Traffic and Parking Department.

AHMED NUR: Is it possible to get a city arborist in there since the majority -- everyone

is pretty much talking about the street?

CATHERINE PRESTON CONNOLLY: Well, if we don't have any jurisdiction over the tree, there's no point in having the arborist talk to us about it.

HUGH RUSSELL: We sort've had jurisdiction from the 18.33 language.

CATHERINE PRESTON CONNOLLY: Fair enough.

HUGH RUSSELL: Maybe not enough to call any arborist.

CHAIR H. THEODORE COHEN: We have jurisdiction to take it into account to grant this type of relief, but we don't -- but no one has jurisdiction to say they can't do an as of right project that would eliminate the tree.

CATHERINE PRESTON CONNOLLY: Thank you.

AHMED NUR: Okay.

CATHERINE PRESTON CONNOLLY: We should

take it into consideration.

CHAIR H. THEODORE COHEN: One possibility is to have them come back -- well, come back by the 15th. The other possibility is to come back after the 7th when we might have some further information as to what ZBA has said because I am assuming that similar comments were made to them whether they would have, within their purview, the tree or not.

HUGH RUSSELL: I guess I would be interested in seeing what would be the consequences of keeping the existing structure, keeping the tree, and starting with those two assumptions, what would happen.

And the reason I am interested in that is because I sense that the people who are proposing this is trying to do a very good job. They're -- I mean -- so that -- they may have felt like they

couldn't do a good job with those constraints, but maybe in thinking about it, they can either demonstrate that if you take those constraints, you can't accomplish something, or there are things that we don't understand that would come as a result. I don't know how the parking would be handled. And that to me is the biggest question.

So it might be informative, it might tell us that option would be an option that really is not feasible. Because it's the option that -- it's really the only option that preserves the tree.

CHAIR H. THEODORE COHEN: And if they were to keep the existing structure, do they need to come back to us for anything?

HUGH RUSSELL: Well, I think that they'll end up before the Zoning Board altering the

non-conforming structure because Ranjit was here when people were making changes to non-conforming structure, and it's clear this is non-conforming to the setback. It would not allow any change to the proportions of the portions of the building that are non-conforming.

CHAIR H. THEODORE COHEN: Could they -- well, obviously, the alternative we saw as of right, so if they were to demolish the existing building and build essentially along the same location, do they need any relief from us or the ZBA?

HUGH RUSSELL: I would think it would be very unlikely. They would have to go to the ZBA.

CHAIR H. THEODORE COHEN: But they don't --under the proposal they showed us, they presumably don't need to go to the ZBA.

HUGH RUSSELL: Because they created the

side yard with the conforming setback.

STEVEN COHEN: If they need a setback, they have to go to the ZBA.

CHAIR H. THEODORE COHEN: You know, I think it makes sense to ask them to consider the various other options and to come back to us to explain what works and what doesn't work from their point of view, and to get the city arborist -- I'm sorry, to get someone from Traffic and Parking to come and see this particular driveway arrangement.

Does this happen by December 15 or not until January sometime? And I guess could you people be ready about December 15th?

DUNCAN MacARTHUR: We have done a number of studies that have parking all over the place. We didn't come at this lightly. So we have it on Vineyard, you know, we have it -- you know, my

kids went both to Haggerty. They walked there. They crossed a number of -- you know, we're not the only curbcut that's in the area and people don't only come from Haggerty down the one-way street, they walk from the other side of which, you know, there's a curbcut from every house, and there's a ton of kids that come down Vineyard Street also and turn around the corner. There's a lot of kids that live behind Vineyard Street. A there's a lot of housing back there.

So, either way -- and I understand the concern, but children are going to be crossing a curbcut.

It would be interesting to see what Traffic and Parking had to say about it, but it's an evil necessity, and I don't know --

CHAIR H. THEODORE COHEN: Have you ever spoken to Traffic and Parking about it?

DUNCAN MacARTHUR: We have not spoken to Traffic and Parking about this. And we can. But, you know, from my own point of view, just like I said, I'm familiar with the neighborhood, too, and I know a lot of people live in the neighborhood, you know, people I know that have come travel down Vineyard Street. So it's -- I do understand the concern, but I don't know if it's really alleviated. I actually think you're going to be a little bit more cautious coming out onto Cushing Street than you are Vineyard Street which is a quieter street. Cushing Street is a busier street.

I just think if you're backing out of it, you're going to be paying attention a little bit more than you will be potentially on Vineyard Street, which one might perceive as being less busy.

There are curbcuts right across the street, but it's -- I don't know how you're going to avoid a curbcut there.

ROBERT LINN: A curbcut has to be 25 feet from a corner by the ordinance. So you would actually be coming in right where the tree is exactly on Vineyard Street. If you're trying to save the tree, put the curbcut on Vineyard Street and keep the existing house, it would not work.

DUNCAN MacARTHUR: And there is something to be said about the houses being up front. You can -- I mean, even with our design, where you have a design, whether it comes up and it's up against there and it can fit back there.

ROBERT LINN: Not with saving the tree.

DUNCAN MacARTHUR: Not with saving the tree. We looked at saving the tree and we actually tried to get some people to buy it as a

single family. You know, no one really wants to talk about the economics. They're talking about the existing house. It's a reality of what I paid for the lot, you know, to make it successful in that rate, we did approach people. I knew two people that were looking for single family who I brought down there and explored with him the option of doing that, and it just kinda priced itself out of that neighborhood.

But that was a consideration, an option we tried to pursue.

So to answer your question, we could because we have all of those studies already. We've been down there. We've been down that road. This is kind of where we ended up and feel as a developer and architect it's really the best plan that we could come up for that site. This wasn't our first shot. We could have brought

that stuff had we known --

CHAIR H. THEODORE COHEN: Maybe that's what we would like to see.

DUNCAN MacARTHUR: Time is an issue on my part, too. So there's a degree of...

CATHERINE PRESTON CONNOLLY: Consider yourself lucky that we have a space available in two weeks.

MARY FLYNN: So is that date certain?

CHAIR H. THEODORE COHEN: Are we in agreement we continue this matter until December 15th at 7:00?

LIZA PADEN: Yes. I will mail notices to the abutters list and I will mail them to anybody I could -- I got names and addresses so. If you didn't speak, make sure you talk to me and I'll make sure I write down and you get a notice, if you didn't get one in the first place.

CHAIR H. THEODORE COHEN: Okay. We're continued until December 15th.

Thank you very much.

There's two ZBA matters that we're going to continue.

LIZA PADEN: There's two Board of Zoning Appeal cases that the members asked to look at, one is 32 Mill Street and this is Harvard University's work on their dormitories. They're here to talk to you, if you want. There was a letter submitted by Charlie Sullivan from the Historical Commission. They reviewed it in great detail and they're supporting this proposal.

Staff at Community Development has looked at it a number of times and made various suggestions about materials and things like that. But they're here if you want to listen to them or if you have any specific questions.

HUGH RUSSELL: I guess I was one of the people that was interested. The reason I was interested is that the setback and relief that they require, the ordinance is completely wrong and totally out of date. And it's telling people to do the wrong things. Thank God Harvard is not doing the wrong things. And I think we ought to -- I think we can recognize that and say that to the Zoning Board.

CHAIR H. THEODORE COHEN: Since people are here, perhaps someone from Harvard could give a very brief overview of what they're doing.

ALEXANDRA OFFIONG: We'll be exceedingly brief. Alexandra Offiong, Harvard University.

THE REPORTER: Alexandra, you have to spell your first name and last name for the record.

ALEXANDRA OFFIONG: Alexandra,

A-L-E-X-A-N-D-R-A, Offiong, O-F-F-I-O-N-G.

So, in a nutshell, this is a project Harvard is in the middle of a systemwide renewal of the houses. So this is regarding Winthrop House and Gore Hall is one of the buildings. We are in the process beginning next summer of renewing that house. And Standish Hall is the other house which is the other building that makes up Winthrop House. That one will not actually have any additions to it.

Gore Hall is actually adjacent to it. There's a development site, a garage that -- a one-story garage that we have actually recently removed and that's going to be the site, an addition to Gore Hall, which is very much needed because those -- both of those buildings were actually originally built as freshman dormitories about a hundred years ago. They never quite had

all the components of a house. This is a great opportunity for us to actually bring all the students in overflow housing back to live in the house and also to meet all of the house common space needs, as well as improve the building systems and improve the buildings in many other ways.

We have taken historic preservation very seriously on this project. In fact, the house also consists of two other wood frame buildings that, as you may have read in the Historical Commission letter, they're the last vestiges of workers' housing in that area. And so, we are committed to preserving them and we're also incorporating them into the house, but to do that it actually very much limits our development site. So this is -- we'll quickly go through it.

Are you more interested in the project or

in the relief or just a little bit of everything?

CHAIR H. THEODORE COHEN: A little bit of both.

ALEXANDRA OFFIONG: So Aaron Lamport from Beyer Blinder Belle is the architect.

AARON LAMPORT: Yes. It's spelled A-A-R-O-N, Lamport, L-A-M-P-O-R-T. So what I have on this side here is the existing site, Standish Hall, Gore Hall, which is the building where we're making the addition, the one-story garage which was taken down and the two small wood frames as Alexandra mentioned.

And what's happening going forward is the two wood frame building will be restored on site. And there's an addition along Mill Street here coming up towards Plympton and then there's a smaller addition which really becomes a connector between Gore Hall and -- viewed as being 111

Riverview, but it's technically the Plympton Street address.

These are elevations on the top just looking along Mill Street. You have the existing wing of Gore here, and this is the new addition. And the intention is trying to work with the scale and material of the historic building and bringing that same sense of rhythm and scale degree of openness and enclosure and the glazing bringing that across on the site of Mill Street.

As you turn the corner onto Plympton, what you're seeing here is the end elevation of the addition, and then as you are moving towards the river, this is 111 Plympton, that's the smaller wood frame house. This is a little bit larger. Sorry. This is 101 and this is 111 Plympton and behind it is the connector and this elevation.

So this is the elevation if you were standing on Memorial Drive or walking along the river looking back. You have the 111 Plympton, and the connector addition over to Gore Hall. And then as you sort've ride coming behind it is the higher mass of the larger part of the addition which is scaled to be the same massing as Gore Hall itself.

This is stepping beyond these buildings to just look more directly at that south elevation. And that's the silhouette here of where the 101 Plympton building is located.

Here is a rendering on Mill Street, if you are standing at the northeast corner looking diagonally back, so that you are seeing Plympton here, Mill Street back here.

This portion here is the Gore Hall. This is the addition piece coming in here. And some

of the -- so it's not only the height and massing of it, but the rhythm, the sense of Gore, which has a bay and a recess back bay. Again, some of the rhythms we're trying to pick up within the massing of this addition.

This is a rendering from the river looking back if you are coming across the bridge. Again, then you have Gore, the addition in the background, the existing Plympton building and the connecting addition beside it, and then this is the 101 Plympton, the smaller wood frame.

ALEXANDRA OFFIONG: As we started this project, we did look at what would as of right development look like because of course we prefer to do that. But we know that given the fact that Gore Hall is a non-conforming building, it predates zoning and it's got a non-conforming setback here as well a non-conforming parking and

loading. Any time we add to that building, we're going to automatically be in not as of right situation. This is -- the as of right is much taller, much thinner and just totally out of proportion to this development site, which is right in the middle of the Harvard Housing National Register district. So we chose not to go in that direction, and so what that means is that we are seeking three zoning variances for this project. We are seeking relief for front yard setbacks. So one of them relates to Mill Street which is actually a Harvard owned street that bisects the lot. So the zoning, the formula would have us with about a 77 foot setback which would be all the way, about halfway back into the site. And if we were to maintain the two historic buildings, it leaves us with very little space to develop the building.

So we are proposing a 26 foot setback which allows us to maintain that alignment with Gore Hall.

When we look over on Plympton Street, we actually do meet the formula requirements for the single plane and multiplane setback requirement. But we are proposing for to be -- rather than meeting the five foot setback to the property line, we're proposing about a two and a half foot setback and that is in order to maintain the street wall. It's a very consistent street wall along Plympton Street, and most of those buildings are built out really either to the property line or very close. So we wanted to maintain that character and respect that predominant form.

The next -- in addition, we are seeking relief for our multiple buildings, the distance

between multiple buildings on the lot. So this is 101 Plympton Street. Whereas the building code requires us to have ten feet between the two and today the preexisting condition was about eight foot, we're proposing a little bit more, ten feet, but the zoning would require about 15 feet. So we -- in order to have a building footprint, in order to have a development site, we are requesting that slight relief in that area. And then for a non-conformity just because we are increasing the size of the building by more than 25 percent, we are seeking relief in Article 8 as well.

I think that summarizes the proposal.

HUGH RUSSELL: I think the question you ought to ask is: Well, why is it good for the city for them to add onto this dormitory? And the answer is, that housing Harvard students in

the university's facilities is very good for the city. So if 30 kids or 40 kids come out of Cleverly Hall (phonetic) and places on Mt. Auburn Street, those spaces are available for grad students. Now, we're not saying that has to be that way, but the fact is, once the house renovation is done and they can find a few other places to do this. And I have my eye on that site since 1961 and '2, when I lived actually across the street, the view you showed of looking across the corner was a dormitory window, so I have been thinking about this garage for a long time. I think there might be other spots that might be -- the parking lot behind Malcolm Athletic Center is on my hit list, for example, but this is an example of where we can -- this is a very -- this is not only good for the students and the house, but it's good for the city because

it increases the amounts of housing being provided and ultimately that's good for the city.

CHAIR H. THEODORE COHEN: I just have a quick question. What is going to be in the top story where you got --

AARON LAMPORT: In here?

CHAIR H. THEODORE COHEN: Yes.

AARON LAMPORT: That's going to be a meeting room. There's also a small terrace space adjacent to it. And we'll provide a necessary place with a setup for small conferences, but it's a fairly modest size. It's not big enough to being a public assembly space.

CHAIR H. THEODORE COHEN: Do we want to make a recommendation to the ZBA? Hugh, you have been summarizing already the reasons for it.

HUGH RUSSELL: Right. So I would recommend that we support this and tell the ZBA

that the reasons we're supporting it are, first, it's a good for Harvard to provide more housing because housing more of their students is a city goal, and secondly, it's good that they're not following a part of the ordinance which is really wrong and require them to do things that are not up to date. It's a 70-year-old section of the ordinance that ought to be changed and it ought to be on our hit list for the citywide rezoning to go to a form based zoning in at least high dense C residential districts.

CHAIR H. THEODORE COHEN: But the zoning is inappropriate and would lead to undesirable results.

TOM SIENIEWICZ: The Zoning Board, in its wisdom, would find hardship here. In particular, the lot is incumbered by the historic structures which have this extraordinarily beautiful story

in terms of memorializing Town Gown relationships. I'm sure they're not unaware of the irony that they're now going to preserve those. I think it's magnificent. And so to the extent that would mean at least the relocation or demolition of one of those structures if you build in conformance, I think that begins to rise to the level of hardship that those are heritage buildings. The stories are really remarkable.

AHMED NUR: As for multibuildings -- the multibuildings in one parcel, that's an improvement. They were at eight feet, now they're at ten feet.

CHAIR H. THEODORE COHEN: It only makes sense for the setbacks to match the existing buildings rather than to --

HUGH RUSSELL: If they were a single building, then they wouldn't need the relief.

But by preserving the historic building as a separate building, then the zoning kicks in. It's a class act. We want to make sure the Zoning Board sees it that way.

CHAIR H. THEODORE COHEN: Do we want to take a vote on that to make a recommendation to the ZBA?

AHMED NUR: So moved.

CHAIR H. THEODORE COHEN: All those in favor?

Unanimous.

LIZA PADEN: Next case on the Board of Zoning Appeal list is that the people wanted to look at was 345 Vassar Street. This is MIT working on a building that's on the section of Vassar Street down behind the Hyatt Hotel on Memorial Drive. The variance is to construct an interior space increasing the volume of the

building, and they're looking for a Special Permit as well to install windows in the facade not facing the street. So that means they're facing the railroad tracks.

Mr. Brown is here from MIT and he can explain the proposal more clearly, for people who are interested.

CHAIR H. THEODORE COHEN: Is that a Special Permit from the ZBA?

LIZA PADEN: Yes.

CHAIR H. THEODORE COHEN: If you can be as brief as Harvard, that would be wonderful or even briefer.

KELLEY BROWN: I'll be brief.

CHAIR H. THEODORE COHEN: We have to give MIT equal time.

KELLEY BROWN: My name is Kelly Brown, K-E-L-L-E-Y, B-R-O-W-N, planner at MIT.

This is about the relocation and really the consolidation of the theater arts department at MIT. They're up near Kendall and it's going to be moved by the Kendall Redevelopment.

This project potentially -- the zoning is pretty tough here. There's an 85 foot height and so they have -- I'm just imagining why the zoning was crafted this way, which happened in the '90s. There's pretty big setbacks required. But these are industrial buildings that go back more than a hundred years. They're right on the lot line. We're keeping the building. The building has been vacant. Had been a biotech facility for some time, but it has been vacant for awhile. And what is happening is to put in a black box theater which theater arts didn't have previously, the only way we could do it with the -- there's two stories on one side and one story

on the other. And we needed to pop up a little bit, it goes more or less up to the same level, a couple feet higher than the two adjacent buildings. You can see how it fits there. And it provides 150, to 180 seat theater there. And it has -- the facilities are going to be great. It has all the studio space, set shop space, all that stuff. We're very excited about it.

We're putting some new windows in to trying to kinda make it look, as you can see, a little more modern. On the backside, the windows that we need the Special Permit for, really just to align the windows with the program that's on the inside. But as Liza pointed out, these are facing the railroad tracks, and we do have -- we have some residential neighbors in the condos across Waverly Street. The Henry Sidney --

LISA PADEN: (Inaudible.)

KELLEY BROWN: Yes. Thank you. So, you know, but they're pretty far away, but we're paying attention to some of the important things like the sound or screening, the mechanicals that we're going to be putting on the roof there to try to deal with that.

LIZA PADEN: What about the residents at Westgate, they don't count?

KELLEY BROWN: They're a little far away.

LOUIS BACCI: What about the rail around the roof?

KELLEY BROWN: It's required. My understanding is that that's a requirement.

LOUIS BACCI: No use on the roof?

KELLEY BROWN: No. That's a safety feature.

STEVEN COHEN: Zoning says no windows. Under what circumstances, in the setback?

KELLEY BROWN: It's away from the -- on the side or away from the street. I don't understand why that is.

STEVEN COHEN: There's lot of existing non-conforming windows in the existing structure, but in the portion you are building, you would need a Special Permit.

HUGH RUSSELL: So the ordinance says if you alter windows in a wall, that's not conforming, you have to come get a Special Permit.

TOM SIENIEWICZ: I trust MIT to figure out the requirements for the windows. They're on the cutting edge of everything.

KELLEY BROWN: That goes into the green room and a few other places like that before you get there.

CHAIR H. THEODORE COHEN: I mean you're

laughing, but there was actually a review in the Times of a play or an opera in Manhattan where one side of the theater is a blank window, and they were talking about how the light coming through changes what's happening on the stage at all times.

KELLEY BROWN: I'll recommend that.

TOM SIENIEWICZ: The requested variance seems really modest given the location of this building would allow for reasonable use of this structure which is otherwise vacant.

I would be in support of what I consider to be really minor relief. It does relate to the existing building on its lot, so it's clearly a hardship, in my opinion.

HUGH RUSSELL: The theater acts have been training at better facilities for about 25 years.

CHAIR H. THEODORE COHEN: So do we want

to make a similar recommendation to the --

LOUIS BACCI: Yes.

CHAIR H. THEODORE COHEN: All those in
favor?

Unanimous.

Thank you very much.

KELLEY BROWN: Thank you.

CHAIR H. THEODORE COHEN: If there's
nothing else, then we're adjourned.

ERRATA SHEET

INSTRUCTIONS: After reading the transcript, note any change or correction and the reason therefor on this sheet. Sign and date this errata sheet.

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I have read the foregoing transcript, 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.

CERTIFICATION

Commonwealth of Massachusetts

Norfolk, ss.

I, Jill Kourafas, a Notary Public in and for the Commonwealth of Massachusetts, do hereby 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 17th day of December, 2015.

Jill Kourafas
Certified Shorthand Reporter
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