

PLANNING BOARD
FOR THE CITY OF CAMBRIDGE
GENERAL HEARING

Tuesday, December 20, 2016

7:20 p.m.

in

Second Floor Meeting Room
344 Broadway
Cambridge, Massachusetts

H. Theodore Cohen, Chair
Hugh Russell, Member
Mary Flynn, Member
Tom Sieniewicz, Member
Steven Cohen, Member
Louis J. Bacci, Jr., Member
Thacher Tiffany, Associate Member

Community Development Staff:

Jeff Roberts
Swaathi Joseph

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8:00 p.m. PB#315, Kendall Center, at various street addresses including 145 Broadway, 250 Binney Street, and 255 Main Street for which the applicant, Boston Properties Limited Partnership, is seeking special permits pursuant to Section 14.32.2, approval of Infill Development Concept Plan in the Mixed Use Development (MXD) District: Kendall Center for a proposal to increase the Aggregate Gross Floor Area (GFA) in the district from 3,330,000 square feet to 4,273,000 square feet by constructing two new commercial buildings and two new residential buildings, demolishing two existing commercial buildings and converting the use of floor area in some existing buildings in a manner that affects whether or not is included in the calculation of GFA.	

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Associated site and public space improvements are included in the plan. This will be a new public hearing. 103

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PROCEEDINGS

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H. THEODORE COHEN: Okay, welcome to the December 20th meeting of the Planning Board. We'll start with an update from Community Development Department.

JEFF ROBERTS: I'll take that, Mr. Chair and try to do this quickly. Happy to be here. The last Planning Board meeting of 2016. We have a hearing on the Inclusionary Housing Zoning Petition and the Ordinance Committee will be having a hearing on this petition January 4th.

Also on the zoning docket, tomorrow the Ordinance Committee will be having a hearing on the Medical Marijuana Zoning Petition and the Planning Board will be having its hearing on January 3rd. Somehow it got swapped on the calendars.

The other business coming before the Planning Board, the MXD hearing which we'll hear about later today.

January 3rd, the first meeting of the year we will have a continuation of the case on 47 Bishop Allen Drive, that is a housing development near Central Square associated with the Mass. and Main development by Twining Properties. The Board's going to be looking at that case separately from the larger Mass. and Main development since the Board didn't get to that one at the last hearing.

And the other piece of business besides the Medical Marijuana Zoning Petition is the election of the Planning Board Chair which happens at the first Planning Board meeting of the year.

Looking forward, January 17th there's a

Planning Board meeting and we have scheduled that for a meeting -- joint meeting with the Cambridge Redevelopment Authority Board to continue the discussion of the MXD Infill concept development plan and associated design of the first phase of that plan which is a commercial building at 145 Broadway. January 17th the Board will also be concluding the review of the proposed Medical Marijuana Dispensary at 110 Fawcett Street.

And January 24th we have a public hearing scheduled. It will be a continuation of the 55 Regent Street case that's a conversion of a non-residential structure to residential use.

I -- we do have many more meetings in 2016, I expect we'll spend some amount of time looking at some of the continued cases including Mass. and Main, more design review for MIT's Kendall Square development at North Point and many more things

we look forward to 2016.

H. THEODORE COHEN: You mean '17.

JEFF ROBERTS: '17. Or we could redo
2016.

H. THEODORE COHEN: We can leave 2016
behind us.

JEFF ROBERTS: We can try a redo.

I'll mention also for those who think far
ahead, we do have our annual Town Gown
presentations. That will be the first meeting of
February, February 7, 2017.

JOHN HAWKINSON: You want to mention
Volpe?

JEFF ROBERTS: I don't. But we do have,
I will, I guess, we have meetings of the Volpe
working group that are continuing. I think we
discussed this before. They will continue the
first Thursdays of every month. So the next

meeting of that group will be January 5th. And that will be at the police station. And if anyone wants more information, you can contact me about it.

H. THEODORE COHEN: Okay. Thank you.

Are there any transcripts to be adopted?

No. Okay.

Then we will have a public hearing on the City Council Zoning Petition to amend provisions of the Zoning Ordinance related to Inclusionary Zoning including the insertion of new definitions into Article 2 and the substitution of a revised zoning text for the current text in Section 11.2000 through 11.206.

And who is starting us out?

JEFF ROBERTS: I was going to introduce Chris Cotter, the housing director of CDD who will give a brief presentation of the background

of the petition and then we're happy to answer any questions or go to public comment.

H. THEODORE COHEN: Thank you.

CHRIS COTTER: Thank you, Jeff, members of the board, thank you for your time this evening. Happy to talk to you about the inclusionary housing petition before you. I understand you got some materials that were sent out which include the petition on THE annotated version. I'll run you through some of the highlights of THE petition, talk a little bit about the inclusionary housing program as it exists now under the current ordinance, and update you -- I think I was last here in July talking about the study that we completed earlier in the year so we can kind of go from there.

We also brought for you, we have extra copies of a letter of support for the proposed

changes from the Cambridge Affordable Housing trust. We've been talking with the trust throughout the process and wanted to bring their letter as they are very supportive of the proposed petition.

So just to give you a quick update as to where we are since we -- jumping way ahead here. Where we are with the current inclusionary housing. So we're just over 960 affordable units. That's up somewhat from when we were here a few months ago, and are mostly rental with about 200 home ownership units. Just over 800 that are now completed with hundred what, 40 or so that are now under construction.

And then just to -- jumping ahead again. To recap where we have been this year. We've been talking about proposed changes to the inclusionary provisions of the Zoning Ordinance

now for several months. We did a study earlier this year which was transmitted to the City Council in April that recommended a series of changes that we'll talk about tonight, most of them are -- I think they're all included in the petition. And then began a series of public discussions as I said, we were here a few months ago to talk with you all about the study and its recommendations. We had a series of discussions with the City Council Housing Committee through the spring and summer culminating in the housing committee's recommendation that we take the study's recommendations and put them into a zoning petition which you now have before you. We also talked with the Affordable Housing Trust and heard from a number of community groups and the business community, including developers and the Cambridge Chamber of Commerce.

So as we said, we're here tonight talking about this and then there will be another hearing at the Ordinance Committee on January 4th.

So looking at the -- I think you all know this. This is the current details on the Inclusionary Ordinance that was adopted in 1998. It's not been changed since that time. It applies to projects of 10 or more units, 10,000 square feet. It is now stated 15 percent of units in projects that are subject to the provisions, but there is a density bonus that allows for increases in floor area and unit density which results in the net amount of affordable housing being somewhere between 11 and 13 percent depending on the project. So with the density bonus the nominal end of that report does decline somewhat.

Affordability for both rental and home

ownership under the current provisions is targeted at household at 65 percent of median with an eligibility cap of 80 percent of median income. So that's something we'll talk about a little bit. We're proposing a slight differential there between rental and home ownership. And units are permanently affordable and required to be produced on-site.

So we are in the proposed petition before you maintaining a number of the provisions including the threshold of 10 units or 10,000 square feet which we think have worked well to capture the projects that are having -- adding significant numbers of units to the stock. We're maintaining the density bonus of 30 percent, that increase in both floor area and unit count. We are continuing to require that units be located in buildings to focus on the housing. This has

really been an incredible producer of housing over the last 18 years. We want to try to continue that, and particularly creating the affordable units in the market buildings we're creating truly mixed income communities.

We, CDD, serve as a source -- single point of access to affordable units produced through inclusionary. We want to maintain that. Where tenants can come to our office and fill out an application to be considered in I think 35 or maybe 40 different locations for rental housing, and we do a similar single point of entry for folks that are interested in affordable home ownership. We also, we want to preserve the mirroring provisions of the ordinance which have worked well so the affordable units are indistinguishable from the market units. They mix in. We look at the same finishes, the same

layouts, the same sizes, we have a slight wrinkle we want to talk about with some of the provisions that we're proposing that would encourage production of more three-bedroom units, but those -- that feature notwithstanding, we want to preserve that component of the Ordinance.

So the big change that we're looking at is in the required set aside ratio. This is the 15 percent that's not only 11 to 13 percent under the current provision, based upon the study recommendation, the discussions that we've had over the last several months and the recommendation of the Housing Committee, we are through the petition proposing that that set-aside ratio be increased to 15 percent now currently and that it be a net 15 percent as at the time of the adoption, and that that net 15 percent then rise up to a net 20 percent as of

June 30, 2017. That is consistent with the study recommendation that recommended that the affordable housing set-aside ratio be 20 percent. We did hear through the discussion of concerns of phasing up to 20 percent not going from what's roughly 11 to 12 percent today directly to 20 percent, but having a period in which there was a stepped increase; that was something that the Housing Committee spent a fair amount of time talking about and clearly recommended that we should start at 15 percent but we should set a date no later than June 30, 2017, to arrive at the recommended 20 percent for the affordable set aside.

We are maintaining the eligibility for rental housing in the way that we operate the program where households would be eligible if their incomes are between 50 percent of median

and 80 percent of median. Lower income households would also be eligible if they had a housing voucher from a Housing Authority or other subsidizing agency. And that's consistent with the current program that we operate.

And then for home ownership, we're looking to expand eligibility and serve a more middle income tier in home ownership by increasing the eligibility limit to 100 percent median for home ownership units.

Another key change is the focus on producing units that are sized appropriate for families. So we are taking a recommendation that I think initially came from the Chamber of Commerce to look at requiring ratio of floor area to be built in three-bedroom units in large residential properties. So in this case we are looking at projects that are 50,000 square feet

or greater, and asking that they would set aside 20 percent of the affordable floor area in three-bedroom units as a way to ensure that we are getting a good number of three-bedroom units in the larger buildings, and with the change that we're talking about and how we look at the compliance trying to create a situation where developers can create more three-bedroom units under the requirements. Another major change is looking at compliance by building floor area rather than unit count. So rather than looking at 20 units in a 100-unit building, we would be looking at 20,000 square feet in 100,000 square feet building or whatever the ratio would be. And then working with developer to look at how those units are designed in the building and leaving some flexibility to look at larger units with more bedrooms for families even in smaller

projects. And then as I said, looking at having that 20 percent requirement for three-bedroom units and projects of 50,000 square feet or more.

We are introducing the idea of a financial contribution to the affordable housing trust for floor area that can't be accommodated in a building. So when we think about applying the 20 percent ratio to building in looking at how that would be carved up in two different units, we will invariably end up with some remainder that we can't accommodate in a unit so we'll have a fraction of floor area that is less than a full unit. We are looking at a calculating what that is and we're getting information from the Affordable Housing Trust as to what the cost, the subsidy needed would be to create that floor area in a project that was financed by the Affordable Housing Trust and then

asking a developer for contribution to the trust to offset that -- to match that amount, to create that amount of floor space in a project that's financed by the trust. So that's different than how we do it today where we are rounding up or down and it will, you know, we'll be able to more closely get to the stated 20 percent in each development under the new provisions.

We are looking at some changes in the rents and sales prices in the proposed provisions. The big change -- one of the big changes would be to look at housing prices for studio units somewhat differently. This was a recommendation from the study to look at pricing studio units more affordably, to make them a lot more affordable options for low income households. So consistent with the recommendation and discussion that we had, there

was a provision in here that would price studio units at 25 percent of the household's income rather than the standard 30 percent to make them slightly more affordable than one bedroom and that would apply to both rental units as well as home ownership units. We are proposing that rental units remain priced at the 30 percent household income consistent with today. That the household's income is recertified annually as is our program practice is. And then we would determine rent that would be affordable to each on an annual basis.

With home ownership we are looking at a different pricing model given that we are looking at serving a middle income tier and looking at raising the prices for affordable home ownership units into that middle income tier and pricing them to be affordable the household at 90 percent

median in the middle of the that range that we think would be well served by home ownership. We would expect we would continue to serve lower income households in home ownership. This is just a pricing mechanism that would be different than rental where prices are set to be affordable at the stated affordability target and then every household will have a different situation in terms of what interest rate they might get, what they're able to put down for a down payment. So the ultimate affordability may be somewhat different but this is the -- in a sense the affordability target for that.

The -- another piece of what we did with this petition was to include some key components of our current program into the petition to make them clearly visible in the ordinance, and that includes our minimum rent policy which applies to

tenants who are in affordable units whose income is reduced. If they lose a portion of their income, their income goes down, they lose an income earner in the household, we have a minimum rent standard that applies in those cases. We would propose that would continue to apply and that's based on 40 percent median. We are putting clear language that we will require income recertifications which always has been a component of the our program so we thought it was a good thing to put into the ordinance.

And then putting in the ordinance our practice to, again, to try to accommodate folks who are in rental units who tip over the 80 percent threshold for initial eligibility and become middle income households who don't continue to -- may have challenges moving into the market, to set a higher income limit for

households upon recertification, to allow for households earning up to 100 percent median to remain in rental units and be considered eligible.

Other provisions here just to briefly touch on, we are looking at putting in language to ensure that we look at this again, that we come back in five years and look at the impacts of this change to understand what's worked, what could work better and to look at it again to see if there are other changes to look at at that point. To give us the authority to develop policies and standards and guidelines, we have done that over the years. We wanted it to be clear in the ordinance that we have the ability to do that, and to set regulations where we think that that's appropriate. And then the other change from the current ordinance, and this is

something that you all I think have not seen but there is a provision in the current ordinance that allows for a voluntary project to come in less than ten units with a Special Permit approval. We're proposing that that Special Permit approval be removed so that there's incentive for smaller developments to come under the inclusionary and provide one affordable unit without creating situations where there's a disincentive to do that.

That's a quick run through of the key provisions as I mentioned earlier. There's a hearing at the Ordinance Committee on January 4th. I'm happy to answer any questions you have or talk about any of the provisions.

H. THEODORE COHEN: Do members have questions or comments now or take public comment first?

LOUIS J. BACCI, JR.: Public comment.

H. THEODORE COHEN: Okay. We'll go to public comment and get back to you.

Anyone who wishes to speak will have the opportunity whether you've signed up or not. When you come forward, please speak into the microphone and state your name and spell your name and your address and we ask that you speak for only three minutes and we'll see if we need our lights or not.

Lee Farris.

LEE FARRIS: I have copies of my testimony, should I give them --

H. THEODORE COHEN: You can just give them to us, yes.

LEE FARRIS: I'm Lee Farris, L-E-E F-A-R-R-I-S. I live at 269 Norfolk Street and I'm speaking tonight for the Cambridge Residence

Alliance. This afternoon I thought I was able to e-mail you our testimony but I'm not sure that all of you had a chance to look at it which is why I brought copies with me.

We greatly appreciate the increase in inclusionary housing that this ordinance brings and we wanted to, as strong advocates of affordable housing, we want to strengthen the ordinance and get even more affordable housing if possible. So probably the most -- the thing that people may not agree with that we want to put out is we're really concerned about saying that buildings that have not been built yet in PUDs are not subject to this increase. And I want to draw your attention to what is in the MXD memo from CDD which says: As sustainability standards evolve for the entire city, the revised plan submission further commits to following the

standards applicable in zoning at the time of design review.

And so we're asking that that same approach be taken with affordability. That whatever is the city standard at the time of design review of the building be applied with regard to inclusionary. So that's a big change from what CDD has proposed, but I'd like you guys to consider it. And the reasons are pretty obvious, there is still quite a bit of residential buildings to be built in PUDs that have already been permitted and we would get quite a bit more affordable housing where there's change to be made. I'm not able to calculate how much that would be, but that might be a good question to ask CDD.

If the Planning Board decides not to make this change, an alternative in smaller, much

smaller proposal would be at the time of the review that you ask that the building conform on the three-bedroom units, because that's very little cost to the developers. So I don't think that should be very objectionable, at least it would get one of the things that the City Council was very concerned about.

And let me go back on the PUDs and the inclusionary 20 percent rate. I think it would be fair for the applicant to come to the Planning Board and say we really can't do this, here's our documents as to why this is not financially possible. In other words, you folks could exempt them from it, but it should be -- the onus should be on them to show why they can't do it rather than just assuming in the ordinance that they can't do it.

I see that the light has turned red. I

do have a number of other points and I think very few people are speaking, so may I speak slightly more?

H. THEODORE COHEN: Surely. But we did receive your e-mail earlier today.

LEE FARRIS: Right.

H. THEODORE COHEN: If you could summarize them quickly.

LEE FARRIS: Yeah.

I think one of the other important things is the question of review. So the way it's worded right now it says that review will be in no less than five years. Well, 20 years is no less than five years, 50 years is no less than five years. There needs to be an upper limit on it. And this is the point that the City Councillors made when they talked about this before, but it didn't get changed.

I personally think it would be better to have it read as three to five years because I think we want to know sooner how this is going.

And regarding the income eligibility, the former language had income targets. For example, when it was 50 to 80 percent of AMI, it said it there was a target of 65 percent. So what that prevents is a clustering of all the units at, for example, 79 percent. If you don't have a target somewhere in the middle of your spread, you're not necessarily going to get a full range of people of different incomes accessing the housing. So I think some sort of income target language needs to be reintroduced.

And lastly, I guess the other most important thing is what I label as D, the family size units. We're proposing that rather than the threshold being 50,000 square feet, that for

smaller developments that are still not small of 20,000 to 50,000 feet that -- square feet that ten percent of their affordable floor area should be three bedrooms.

Thanks. There is more here, but those are some of the main points. Thanks.

H. THEODORE COHEN: Thank you.

Heather Hoffman.

HEATHER HOFFMAN: Hello. Heather Hoffman, 213 Hurley Street. And I do not have a critique that is as detailed as what the CRA has put together. I have more of a general overview that the thing that is most important to me about this is that in order for it to be worth doing, we should just get rid of the playing games that happens now. All of you on this Board and various other people in the room know that I think that we don't enforce the ordinance as it's

written, and that because we do that, we have foregone lots of affordable units that we all agree we really need. So if we're going to rewrite this, and this is an extensive rewrite, we should make sure that it's actually -- that it says what we mean and we mean what we say. So, for example, if we say that it really has to be a particular percentage, then that is the actual percentage. No playing. Because it's not fair. There are people out there who look at the rules and read them and say okay, this is pretty clear, it means X. And then you come to find out well, no, not really, it doesn't really mean that because there's an unwritten thing that it actually means less than X. So I think that that was one of the goals in rewriting this. And I would like to make sure that when we get done, that that goal is reached.

Thank you.

H. THEODORE COHEN: Thank you.

Is there anyone else who wishes to speak?

Yes.

JIM STOCKARD: Good evening. My name is Jim Stockard, S-T-O-C-K-A-R-D, I live at 141 Oxford Street. I'm a member of the Cambridge Affordable Housing Trust and I come here tonight to essentially put a face on the letter that you received from the trust earlier. As you know, once a month we spent a couple hours in the afternoon looking at various specific plans for affordable housing developments in the city. We struggle mightily with the accomplishment of those developments. Primarily we end up lending money to the low income housing developers in our city, our three great non-profits and our wonderful Housing Authority. But it is extremely

hard for them to find land and to find the right subsidy package and so on and so forth. So this ordinance, and it's the increase that is envisioned in the new petition, seems to us as a group unanimously to be essential to our continuing to keep pace with the needs for affordable housing in our city. It means that as our city copes with the intense pressures for development that we constantly have, that as those pressures produce various housing developments, part of that increase, that growth, that development, that change, will be made available to the people of modest means in our city. This is the city which values greatly diversity, and having mixed income housing developments where people of all kinds and sorts get to rub elbows for each other. Is exactly the right way for a city like this to increase its

commitment for the housing for those of modest means. So we're very enthusiastic about this change.

The 20 percent net, the previous speaker may have been referring to the statement of 15 percent that really yields about eleven-and-a-half percent and now the 20 percent, and that is very important to us. We highly value that increase.

We're particularly as well concerned about the three-bedroom units and we're very, very happy that there will be homes for people that at least in many cases will be families; we'll restock our school system and we'll bring the kinds of families to our community that we all greatly value.

So I'm happy to answer any questions you might have in terms of experience of Affordable

Housing Trust, but I want you to know how enthusiastic we are about this and how anxious we are and that it may be recommended favorably to City Council by your Planning Board.

H. THEODORE COHEN: Thank you.

Is there anyone else who wishes to speak?

(No Response.)

H. THEODORE COHEN: If not, then, board members, it's our turn.

HUGH RUSSELL: I wonder if it would be appropriate to ask Chris to comment on the Cambridge Residence Alliance proposals.

H. THEODORE COHEN: That's fine. I actually have a number of things for Chris to comment on.

HUGH RUSSELL: Okay.

H. THEODORE COHEN: Maybe I'll start and he can answer them. And a lot of my comments

really are where there were choices to be made, why certain choices were made. And I'm just going to go through actually my notes.

Starting with the definitions of affordable dwelling unit and also ineligible household definition, there is a standard and then in both cases or standards set forth in another applicable city, state, or federal housing program. How was one supposed to know what applies?

CHRIS COTTER: So when you look at the definitions, the definitions are relevant to the entire Section 11.200 which includes both the inclusionary provisions, the incentive zoning provisions, as well as information off the Affordable Housing Trust. And so another component of the eligible household definition is found in the Affordable Housing Trust section, so

we want to be clear that the trust is there to assist eligible households that are eligible under the programs that would be involved with funding that the trust would be involved with for a particular building. You look at the inclusionary section, we do have a more detailed description of what the eligibility for the inclusionary program would be, such as the income under the 80 percent median for rental, 100 percent median for home ownership. So it is a more general definition, but in the broader sense a little more specific in the component that's strictly focussed on inclusionary.

H. THEODORE COHEN: So, in these other definitions do they expand upon the definition of affordable dwelling unit and eligible household?

CHRIS COTTER: Which other definitions?

H. THEODORE COHEN: Well, you just said

there are other sections which have additional regulations or additional definitions.

CHRIS COTTER: Well, if you look at the inclusionary section, it's gotten more detailed information that would apply to inclusionary projects in terms of what the eligible components would be for a household in terms of what the requirements would be for an affordable dwelling unit such as being consistent with the market unit, the rental home ownership mirroring the project. So there are more detailed provisions that would apply in that particular section to inclusionary projects.

H. THEODORE COHEN: And I guess my question still is does it expand upon the number of people who would fall within the inclusionary zoning or is it reducing the number of people?

CHRIS COTTER: As far as eligible

households?

H. THEODORE COHEN: Yes.

CHRIS COTTER: Well, it expands it to the extent that we're raising the income limit for home ownership. So that is an expansion for households who currently aren't eligible. With rental the proposal would maintain the same eligibility that we have today at 80 percent and it would put into the ordinance the manner in which we run the program in terms of eligibility, having a minimum income at 50 percent median for households that don't have a rental voucher which is consistent with how the program has been run for many years.

H. THEODORE COHEN: All right. I don't want to beat this, but all I want to say is -- and I know this has been written in consultation with the Law Department and with the outside

consultant, I find those provisions unclear as to what they really mean and I'd suggest that somebody takes a look at them again and just clarifies what is going to apply. That if you've got a developer that comes in or you've got somebody who comes in and say, you know, I'm an eligible household or not, they would be able to know from the ordinance what it says.

CHRIS COTTER: We'll be able to do that. Appreciate the comment.

H. THEODORE COHEN: This is probably a somewhat bizarre hypothetical, but in your definition of inclusionary housing project if one were to build a single-family house over 10,000 square feet, would they be required to have an inclusionary unit?

CHRIS COTTER: And that is an odd hypothetical I'll say. Theoretically, yes, they

would be triggering the ordinance. I don't have an answer as to what the outcome would be, but it's a question certainly we can consider.

H. THEODORE COHEN: I mean, I can understand if you've got a development of single-family houses that, yes, you want to have affordable units, but if you've got a single person who's spending a bazillion dollars building this house -- which I thought at some point I read in one of the backup materials that if it was impossible to put the unit in the building itself, there was the possibility of a contribution to the housing fund.

CHRIS COTTER: Well, that could be the outcome. I guess I would want to give that some thought before saying that would be the recommended approach, but I think it's a question that certainly I have not considered, so --

H. THEODORE COHEN: I mean, I don't think that's what this says now, it just talks about if you can't put the additional --

CHRIS COTTER: Well, we're talking about if you can't fit a unit within the floor area, that would be the contribution to the Affordable Housing Trust. That could apply in that case I suppose, but I think we want to give that a little thought.

JEFF ROBERTS: And, Mr. Chair, just to be clear on that, that provision isn't to say -- and maybe it's a little confusing the way it's worded. It's not to say that it's impossible to put affordable units in the building, it means it's that fractional unit. If you are contributing affordable units, and then you hit a point where you can't, you know, you're left with 50 square feet of affordable area, then you can't

sell a 50 percent unit, but you provide that in the payment.

H. THEODORE COHEN: I understand that's how it's written now. I thought in one of the backup materials it -- as I read it, it indicated that it might be a larger, not exemption but a larger alternative.

CHRIS COTTER: Well, there is the provision in the current ordinance that talks about a hardship where physical hardship would prevent the units from being included in the building. That's in the current ordinance. I think that might have been in your material. And that is something that would require an approval from the Planning Board. I don't think we've ever seen such a case.

H. THEODORE COHEN: Right, the indication is that it's never been used.

CHRIS COTTER: It's never been an issue.

H. THEODORE COHEN: Right.

All right, so this takes us to the question of -- I guess two-fold question with regard to PUDs. As this is written now, it indicates that the PUD would be subject to what was in effect at the time they got the initial Special Permit, initial approval, so long as there is no increase in gross floor area except. If there were to be an increase in gross floor area, does that mean that they then are subject to the new ordinance in its entirety?

JEFF ROBERTS: Yeah, that would be the case. I think that the rationale for that provision is that some phased projects play out over a very long period of time and it's typical for those projects to seek amendments from the Planning Board for changes that don't necessarily

have to do with the amount of development or the mix of uses that are -- that's proposed. It might have to do with changing the alignment of streets or changing the open space, the relative open space to building footprint. And those kinds of changes -- we didn't want to -- I think the theory is that if every one of those changes required adopting new inclusionary housing requirements, that it would be, it would be -- discourage people coming in from seeking amendments that might be otherwise beneficial to the city. So that was why that was included and it was discussed at some of the housing committee hearings.

H. THEODORE COHEN: Okay. And that goes to I think the question Hugh had also about the response to the speaker.

I think it could be a little clearer in

the applicability section that if you do increase the floor area, that you then are subject to everything.

And in Section 11.203.3 there is the provision that, as I guess it is now, that units are disbursed throughout the project rather than concentrated on particular sections of floors or buildings. I know when we discussed this several months ago, there had been some suggestion that there might be situations where say units on the upper floor were so valuable that if they were agreement to put into not require upper floor units that were affordable, you could get more units. Has there been any discussion about that in putting that into the zoning?

CHRIS COTTER: Yes, we talked about that with representatives of the business community and developers to see, you know, what would the

benefit be there if we were to talk about something like that. And we got a very clear response that there was not enough benefit as to warrant additional units in that there was not a lot of benefit really even to get a larger unit. So that was something that we in the early part of the discussion put out to the development community to give us that type of feedback to see what could we consider in a way to try to maximize the number of affordable units that we could consider with the recommendations. But in that regard we did not get feedback that would suggest that it would be a workable thing to include.

H. THEODORE COHEN: Okay.

I have been advocating for three-bedroom family-size units as long as I've been on the Board, and I think writing this in is great. I

just have a question when I was reading it, that the ratio has to be greater than or equal to the ratio of non-affordable family-sized dwelling units. Is there any feeling that because it's based upon a ratio to the other family-size dwelling units that this would actually be a disincentive to building family-sized units and that somebody, some developer would say well, I'll just build studios, one and two-family units because then I don't have to worry about putting in any three-bedroom units?

CHRIS COTTER: It's a good question. I think the honest answer is we don't know. We'll have to see what happens. But I think we are now seeing projects that come with family units just below the level where they would be required to provide an affordable unit so we want to try to avoid that outcome as well. It gets to the other

point I think about requiring the three-bedroom units and larger developments and try to encourage them in the smaller developments with looking at the compliance by floor area. I think that the prospect of having the same amount of floor area in fewer units may be something that is somewhat attractive to some developers. So in that case there may be incentive to do affordable units with four bedrooms. There is something in here we think is advisable to do, but we can't say certainly with any certainty what the outcomes are so we'll see and I think that's a, you know, a reason why we need to be clear and come back and look at this and see what the outcomes are, and to be talking about it in realtime to be seeing it as it unfolds and seeing how the development market reacts to this.

H. THEODORE COHEN: Okay.

And then a corollary to that, was there a discussion about the possibility of requiring family-sized units in projects under 50,000 square feet?

CHRIS COTTER: We talked about that and it's something that, you know, may be something, we want to talk about here or through the process. I think the concern we had is that including the larger units in smaller projects could be more of a disincentive or be more problematic. Whereas some larger buildings easier to accommodate some of the larger units in there. The other thing to think about is when we think about the ratios, if we're talking about a 20 percent requirement in a building of 50,000 square feet, if I do my math here right, I think we're talking about what's approximately a unit or two in that building, where you look at

projects that are smaller. If we're looking at a 20 percent requirement or a 10 percent requirement that was suggested in public comment, we're probably looking at fractional floor area that's not large enough to be a family unit. We need to consider that as well, and I think in the smaller buildings there is a concern about mixing families in with, say, a development of 15 studio units or one-bedroom units. Whereas in a larger building, it may be easier to accommodate from a community standpoint. But it's certainly a valid question. I know we spent a lot of time talking about how to encourage family units, how to try to ensure that they're in certain buildings, and certainly all the input that we've had from the Affordable Housing Trust has been to suggest that we do everything we can to try to maximize the number of three-bedroom units. From our

perspective that's the list that doesn't move. That's the list that we want. Those are the folks that we're not able to serve as effectively as we would like, we want to do everything we can to get those larger units.

HUGH RUSSELL: Ted, I wonder if I could jump in and talk about this topic?

H. THEODORE COHEN: Please.

HUGH RUSSELL: So, and I just -- Chris may or may not know, I've done about eight or nine thousand housing units in my career and so I've done a number of three-bedroom units but proportionately not probably enough. And three-bedroom units tend to -- you can maybe squeeze them into 1200 square feet. 1300 square feet is better. 1400 square feet is better. But so if you run the math on 1200 square feet and you divide that by 20 percent, that would give

you -- and then divide it by 20 percent again, that gives you the building size that generates a single three-bedroom unit and that number's about 30,000 square feet. So 30,000 square feet, 20 percent of the project is affordable, so that's 6,000 feet. And 20 percent of that is to be a large unit which is 1200 square feet. That's how the numbers go.

So in some sense it would be logical to set the threshold at 30,000 feet. We're talking about you can get one unit. 50,000 feet is about 1.7 units.

So now what the City will probably try to do with a developer is say well, you know, give us two units. We prefer to have two units. You're permitted to have more than that. You know, we'll take a little more than 20 percent allocation to bump it up to two units. But

because -- another way to look at it is what's 30,000? How many units are in a 30,000 foot building? And the answer is about 30. Some projects now are less than a thousand feet a unit. You know, some -- we've done a lot of projects 11, 1200 square feet of units.

LOUIS J. BACCI, JR.: Right.

HUGH RUSSELL: So, if you think about you can get one family unit for every 30 units in the building, you can get two for 60, three for 90, it's a very gross jumping scale.

And so you have to, that's why Lee's comment about 10 percent doesn't work out. As you said, it doesn't work out to any units at all because of the way the numbers work out. That's my comment.

H. THEODORE COHEN: So are you suggesting that maybe 30,000 is the figure to use or if the

50,000 makes sense given the realities of construction and the size of the units?

HUGH RUSSELL: Well, I think 30,000 -- 30,000 is the point where you can get more.

LOUIS J. BACCI, JR.: The way to capture that unit, yeah.

HUGH RUSSELL: Yes.

And it doesn't change the overall ratio, but you can.... You're not going to get a lot of units no matter what because it's a portion -- fraction over fraction.

H. THEODORE COHEN: Right.

HUGH RUSSELL: And we've been more successful in just beating up on people and getting them to provide three-bedroom units.

H. THEODORE COHEN: Right. That's what we've been doing is saying you need three-bedroom units and then --

TOM SIENIEWICZ: If you want a Special Permit.

H. THEODORE COHEN: Right. And then under this you're required to have a ratio equivalence.

LOUIS J. BACCI, JR.: And it always seems to be the large projects. It's the only place there is to go.

HUGH RUSSELL: Right.

H. THEODORE COHEN: Continuing on, I know, you know, in prior discussions on this Board we had talked about a real 20 percent and maybe 15 percent was low and five percent was moderate to middle. And I realize you've accommodate that somewhat in the home ownership end. But was there -- I presume there was a decision not to pursue the more moderate middle income levels in the rental range?

CHRIS COTTER: Yes. I think that there was. We had a lot of discussion about that and certainly we've been trying to do what we can to expand how we're able to serve middle income households, both in projects that you've seen and approved as well as developments that are assisted by the Affordable Housing Trust. But the truth is that we don't see the demand for the rental household in that range. We had the building in Kendall Square that we were -- it took us I think nine to ten months to identify 15 middle income households to fill the units there. We had about 45 applications, many of them were I think under the 80 percent limit. And we compared that to the demand that we have in our program, where we don't have more than 2,000 applicants in line for the low and moderate income units that are under 80 percent. So we

heard strongly from the trust the desire to keep focusing on the low moderate income rental. The belief that we could better serve, best serve middle income households by expanding home ownership.

We also heard strongly about the process with the housing committee for housing applicants who are focused on the demand and need of the lower income levels. We thought it was important to preserve that ability to serve those households in the rental side. I'll say that a lot of the demand that we're seeing from the rental households is from very low income households who are in line for units with housing vouchers looking to place them in the city. So we want to do what we can to encourage people to come to the process and place those vouchers in the inclusionary units where if they're very low

income, under 50 percent, and also the moderate income households up to 80 percent. So it is, it's something that we talked about but really when we look at the relative demand in the range, it was hard to look at raising the income threshold there for rental.

H. THEODORE COHEN: If --

HUGH RUSSELL: Wasn't it also a case that you had difficulty in the for sale units getting people to qualify? That was another reason to put the -- to sort of provide that option working better for the --

CHRIS COTTER: It is. I mean, we did the couple of tests to try to figure out where is the demand? How best to serve of the middle income households. And we didn't have a lot of great experience through the recession with demand for middle income households for home ownership. It

was certainly, again, less than what we would see for under 80 units. We have seen that change somewhat. And we do have a pretty healthy group of buyers in our retail pool. In addition to being at the point of entry for the inclusionary rental program for renters, we also administer the citywide stock of affordable home ownership units that are being resold by current owners, and we have a pretty good pool of buyers, including a lot better in the 80 to 100 range, we don't have a lot of options because we don't have a lot of the units coming from that sale. If we raise that clinical, will it create more options and then continue to serve people as they recycle and turn over in years to come.

H. THEODORE COHEN: If this were a perfect world and we could house everybody in inclusionary zoning who wanted it, how many units

would we need in the city?

CHRIS COTTER: I don't know. I've been told not to comment on hypotheticals.

H. THEODORE COHEN: I already gave you one about the 10,000 square foot house.

CHRIS COTTER: I'm a little leery.

HUGH RUSSELL: 2,000 people on the waiting list.

CHRIS COTTER: Those are people that are on lists all over the city, so, you know, there are about 6700 or so affordable units in the city. There's a lot of demand. The housing authority recently opened its list. There's, you know, already a long, long line of folks looking for housing vouchers.

It's an interesting question. It's a level of policy question and we talk about what we want to talk about with the Envision process

and what do we want the community to look like 15, 20 years out. What's the mix of income. I think it's probably better to think about it that way and trying to think about what policies we want to put in place and try to achieve that over time rather than looking at what the demand might be and who we want to be as a community and something we're advocating through the Envision process.

H. THEODORE COHEN: Okay.

STEVEN COHEN: Could I follow up on one question? Perhaps I missed something when you were talking about the moderate income. I heard you talk about the demand for ownership units, but for rental units, did you conclude -- how did you conclude that there was not significant demands at 100 percent or 80 to 120 percent of median for rental units as distinguished from

ownership interests?

CHRIS COTTER: Well, with the owner experience we had it was a challenging to get applicants in through the process to rent those units. We had -- I'm not saying that there's not a need. I make the distinction between need and demand. There's more of a need than there ever has been in the market for households -- units that are affordable to households in that range that is not translated to demand for folks who want to come in and apply for the units that at least for the programs that we have.

STEVEN COHEN: What was the outreach? I mean what was, how would one become aware that these units were -- might be available to them?

CHRIS COTTER: We did direct outreach through agencies in the city. We had it on the city website. We reached out through city

boards, the City Council. We had flyers that went out with the schools. We had coverage in the local media including The Globe and I think The Herald. There was a national, couple publications we were expecting to get applicants from that. And we had the application up for several months and continue to talk about it. We did the road show, trying to go out to reach out to people. Because, again, this is different. If we were to talk about this ten years ago, we would say there's not the demand, but there's also not a need. If you're at 100 percent median, there are options in the market now. There are a lot fewer.

STEVEN COHEN: If any.

CHRIS COTTER: But what we heard from a lot of folks, to be honest, was that the 30 percent standard was pretty high and in that

folks in that income range were not accustomed to paying that much for housing, and they could in the market find something that was more affordable. And that's different than what our experience is with the under 80. Where if you're under 80 percent, your only way to be in Cambridge is connected with an affordable unit somehow with a voucher or the hard stock somewhere. And the payment ratio is 30 percent wherever you go, that is a standard in housing programs. So I should distinguish that there is not the demand and that's kind of the folks coming in the door. It doesn't speak completely to need because the market certainly is changing and there is more of a need -- there will be more of a need going forward. I think that that's something we would have to look at again when we come back and do the study again.

STEVEN COHEN: You know, I certainly can't question the methodology, but I would repeat a concern that we have voiced here in the past, I'm sure some others in the city have expressed, and that we end up in a city where only the wealthy can afford market housing. And we have a great inclusionary housing program that, you know, you can provide for those low income and it's that classic donut situation where there isn't a place for middle income folks and middle income families and, you know, it would be great, it would have been great if the city could come up with a strategy to address the needs of those middle income family. I mean, one of the things we're trying to do is maintain a diversity of income and demographic in the city. And if we're missing that big middle segment, I mean that's, that's a loss to the community and

it feels like a failure on our part.

CHRIS COTTER: I would say that I think with the proposed change to include middle income households in the home ownership, that is a significant change, and that will I think serve well households in that range and, you know, we're excited to think about offering those opportunities to households in that range. And we are looking to add to the stock and to see the stock grow of the units that are affordable of households in that range. And we'll be certainly monitoring realtime demand information. So that if we see that there's more of a need and we see there's more of a cue for those units, we will talk about here with the city and with the Affordable Housing Trust to respond to that. I think you make a valid point.

LOUIS J. BACCI, JR.: Can I, I'm having a

hard time wrapping my head around this one. So there's no demand for the middle or very light demand for the middle?

CHRIS COTTER: From what we've seen.

LOUIS J. BACCI, JR.: Is it because it's still too expensive? Or, I know a lot of people that are looking for two-bedroom apartments in the city. I don't know why you haven't found them. And I'm -- not you, just --

CHRIS COTTER: Yeah.

LOUIS J. BACCI, JR.: -- and we're raising eligibility which seems to pull it further away from them. So I don't know if you have an answer for it. It's just a funny situation here.

CHRIS COTTER: It depends on the income for those households that are looking for two bedrooms. I certainly I would encourage them to

contact us to understand what options they might have. What programs in existence they might be eligible for. There are really two components, here: What is the income? What are they eligible for? And what are they comfortable paying? What are they looking to pay? And that's the big thing that we've seen in the middle, is that there is a desire to have a lower housing payment ratio of the 30 percent that's predicated by these programs.

LOUIS J. BACCI, JR.: And you see maybe possibly a better income in the partnership units? I have to wrap my head around that one. So the ownership units would be more affordable than the middle --

CHRIS COTTER: Well, they're more affordable. And the payments, you know, may be in the same range so the home ownerships are not

having your income recertified every year. And your payment's not changing. You have a mortgage payment and that is your mortgage payment. And it will go up if you refinance and take equity out and most likely it goes down.

LOUIS J. BACCI, JR.: They are deed restricted?

CHRIS COTTER: They are deed restricted, but we do see people building equity in these units. And we think that's, you know, again, something that we have seen in our experience relative to rental versus home ownership. More an interest in home ownership for the middle income.

HUGH RUSSELL: So I just did a little calculation on the chart that was given to us earlier. Three-person family, 100 percent median income, \$88,700.

Thirty percent of that worked out to \$2200 a month. So two parents and a kid say. So that's -- I mean, we know that a lot of the new housing is renting for more than that. But a lot of the existing housing isn't.

LOUIS J. BACCI, JR.: But the existing is right there, though.

CHRIS COTTER: And I think that's consistent with what we see. The older housing stock is a resource for households in that range. It's not as if they're looking to be in the new buildings that are at the top of the market. There is seemingly lower cost market that seems to be the option.

H. THEODORE COHEN: I have more.

I don't know if this is for you or Jeff or both of you. So I guess it's been in the inclusionary zoning that additional GFA or

dwelling units are not counted towards the determination of any applicable threshold triggering requirement of a Special Permit. I guess I don't understand why if the thresholds are there because of the size of the building or the number of units and its impact upon the neighborhood, why with one hand do we grant this additional GFA or units and then with the other hand say we're not going to hold you to the same review that somebody else with the building this size would be subject to?

JEFF ROBERTS: That's a good philosophical question. I'll try to explain what my understanding -- so that when this was first -- my understanding of this provision was first created and how, and I think how we still think of it now is that it's, it's a requirement that's balanced by a bonus. So we're telling you

you have to provide these affordable units but we're also telling you that you are entitled to this increase in density and it's, and it's as -- and it's a, it's a balance that applies to any project by right. It doesn't -- the Special Permit piece doesn't factor into it. So the idea theoretically is that if you have a project that's, you know, if the zoning allows you to do 10,000 or -- yeah, the zoning allows you to do 10,000 square feet, then this says you can do 13,000 square feet and it doesn't, you don't get penalized for that additional 3,000 square feet. Now, if you're in a situation where that additional bonus triggers a Special Permit, it makes the project, it moves the project from being by-right to being subject to discretionary permits, then that's not consistent with the notion that this bonus is being provided as an

as-of-right provision. So I think that's why it was included. It was included in the original zoning. We did add project review Special Permit. In practice it had been applied the same way for project review Special Permits. But that is the idea. It could be looked at the way that you described, but I think that's the reason why it's, it's regarded the way that it's written in the ordinance.

H. THEODORE COHEN: It just strikes me as odd that if somebody came in with a 13,000 square foot project, they would be subject to the Special Permit. But somebody else because they're getting the bonus and because they're getting, you know, doing the inclusionary zoning, they're not subject to it, but it seems like it's a different aspect of the project when we say that, you know, this -- the size and the shape,

you know, and its impact on the neighborhood I think is something that still ought to be looked at. That's everything I have.

So anyone else?

TOM SIENIEWICZ: Well, I have a few red marks on the petition here. I'm a little bit behind Hugh because I've only built about 350 units and I've given up on that part of my business and now turn my attention to hospitals and labs and schools and things like that. I don't do housing anymore. It broke my heart.

So, but looking at this, it was so beautifully done and so complete. And in the process we've spoken with you in July as you alluded to, I was wondering, not a philosophical question, but a question to myself what's the Cambridge Planning Board's role here? And how can we help? Is there something that you

disagreed on that we should adjudicate? Is there something that you'd like us to put emphasis on for the City Council as something that's particularly important and near and dear to your heart in the petition, or is it as nearly perfect as it can be as it stands? So that's sort of one question. I had four. You answered the question of how many units is enough for affordable housing and inclusionary housing. I really loved the way that you answered that which was let's work backwards from what kind of a community, what we want. And as the Planning Board's member on the Envision Cambridge Steering Committee, a posed that question there and they're going to hopefully wrestle with it properly at the comprehensive plan.

So, I guess I -- my second question actually goes to this wonderful thing about

alternative compliance and then a footnote that says nobody's ever been able to avail themselves of that opportunity to prove hardship and have alternative compliance. And I wonder in this Planning Board's member behind whether if there was a vehicle by which there could be alternative compliance, could we use that as another lever to get more housing? And an example of my understanding of being inherently competitive is that the city across the river in Boston allows for a compliance of inclusionary zoning off site. And what that does is that it means that you can build luxury towers, a lot of them, you still get the inclusionary incentive, but more -- I believe more housing is being produced there as a result of that. But we, we -- and this is a hard question, we insist philosophically that it be mirror units and they be included in the site.

But I'm just wondering whether we shouldn't go back to that first principle's question and say well, you know, the goal is to produce more affordable housing, maybe we got to examine that. And maybe given the experience of our neighbors across the river, that there might be alternative routes to gain an even more inclusionary housing in our community and maybe that's something that's too complicated to bring into this thing.

And my last, third question just related to 40(b), the Commonwealth measures the amount of affordable housing in every community and that's thresholds, is that done by unit count or is that done by square footage? If we're moving to a square footage metric, will that eventually catch up with us and be a problem?

Those are my questions, thank you.

CHRIS COTTER: Thank you. I'll answer

your last question first, which is the Commonwealth measures the unit count for 40(b) by units. There are some other provisions which apply to communities that don't -- that have land area, and can also be a measure. That's not something we looked at here. I don't think with the proposed petition here we would be losing ground. If anything, we're losing ground now because we're at a net 11 or 12 percent.

TOM SIENIEWICZ: Right.

CHRIS COTTER: And they have historically been roughly 15 percent. And so this will correct that and help us kind of build that number up and try to grow that ratio over time.

As to your question about offsite compliance, it's something that we've talked about, and I think are certainly aware of how it's done in other communities. And there are

really good policy reasons to do it that way.

There are communities that really do encourage buying out of inclusionary because communities want the resources because of a dollar coming in you can then leverage three or four dollars and stretch it further.

The policy focus of our inclusionary ordinance has been since its adoption, really on the specific units and wanting to create mixed income community and that mirror the community as a whole. And I think that that's been -- it's been successful. Not without issues. There are challenges that come up. But it has been successful, and we're not creating large new buildings where it's all market units and then we're looking to have the affordable somewhere else. I think that the point you raise is a good one. We should be thinking about what we can do

to try to create more affordable housing if this is important to us as a community, and I think that it is. And we are doing that. And the offsite compliance, I think presents some challenges in Cambridge given how small of a city it is. And we look at the relative costs. Is it less expensive to produce an offsite unit here than to have the unit in the building? It may be in some cases, but what we may inadvertently do is encourage more competition for the sites that are of the size where the non-profit and affordable housing developers are now competitive, and so I don't think we want to end up with a situation where we're sort of making it more difficult for them to do the all affordable development. That we're able to do different things. We're able to reach lower. We're able to do larger units. We're able to serve a

special needs population. Those are some of the considerations. And it's, I think different in a bigger city. You know, you can look at taking a dollar from a building that may be proposed or being built in the seaport, you're able to do more with it in Hyde Park or build in the seaport. I don't know that we have the same dynamic here. We're looking at that.

I think those are two of your questions. And the other one was what do we want you focus on?

TOM SIENIEWICZ: No. Should we communicate its emphasis to City Council or is there something you disagreed on that you wanted us to adjudicate?

CHRIS COTTER: We actually had a very good discussion, very good process with the Council with the input from the Affordable

Housing Trust. We had a number of housing communities work this through pretty well. I think the point of emphasis that I would say just from a staff perspective is on the three-bedroom units and what we see the need versus our ability to serve that need, and it is the larger families, particularly those that need three-bedroom units that were constantly saying we might serve two or three households a year. And I think just for context we served I think 200 households in the rental program last year and maybe three or four of them were three-bedroom families. So I think that gives you a little bit of emphasis on how important the three-bedroom component is for us and how we really do hope this helps produce three-bedroom units that we're able to provide to residents.

H. THEODORE COHEN: Mary.

MARY FLYNN: I just I have one question that falls in the administrative category and that has to do from the change to the City Manager to the Assistant City Manager in terms of who can promulgate regulations. Could you just explain the discussion that went on regarding that and what the, what the reasoning is?

CHRIS COTTER: Sure. Well, there's not -- I don't think there's a clear statement, Jeff can correct me if I'm wrong in the internal regs. We added that in the end. I think we chose that the Assistant City Manager would be the person to promulgate regs because it is typical for the department head to be setting regs, you know, the director of Traffic and Parking can set regs. That was the model. Certainly something I -- that I don't know that there are strong feelings about. I think we wanted it to be somewhere in

the administration, certainly having the City Manager do that is not an issue from our perspective. I think it's a report to the City Manager. So it's a bit of a question as to what is the form and how do we follow that and a bit of legal question at some point as well.

MARY FLYNN: Thank you.

H. THEODORE COHEN: Thacher?

THACHER TIFFANY: I think we've hit a lot of the questions I had through this conversation, so thank you. And I'm very supportive of this.

H. THEODORE COHEN: Steve or Lou, anything else?

STEVEN COHEN: No more.

LOUIS J. BACCI, JR.: No.

H. THEODORE COHEN: Well, then are we ready to make a recommendation? I mean, despite my many questions, you know, I think it's, you

know, a wonderful job and I know, you know, I think this Board's been actively looking to go up to the 20 percent and actively looking to increase the three-bedroom units. So I think those two factors are great. You know, you've done a great job answering the questions and what the discussions were and why you've ended up there. I guess my only feeling is that I would ask people to rethink or to look again at whether projects that get the development bonus are automatically exempted from thresholds for Special Permits, but other than that I think it's great.

Anything else people have comments about?

TOM SIENIEWICZ: We're definitely emphasizing three bedroom.

H. THEODORE COHEN: We're definitely emphasizing three bedroom.

TOM SIENIEWICZ: 100 percent.

STEVEN COHEN: One comment. More of a question. The exemption for PUDs, at what point does the PUD win that exemption? Is it from the -- is it when it's been approved? I mean, are there projects out there that have been approved but have not yet been built at all that are --

H. THEODORE COHEN: North Point.

STEVEN COHEN: Well, North Point. And so North Point is still at -- in effect 11 percent rather than 20 percent?

JEFF ROBERTS: Well, the way PUD developments work, unlike other development that's subject to a Special Permit, it has to be built, the construction has to begin within two years. And then for PUD Special Permits they're phased. So the Special Permit spells out what

the phases are of the projects and what the time frame is for completion. So Special Permits will view -- the Special Permits will say it will begin at this point but then it will end, you know, ten years from now or eight years from now or twelve, whatever based on the phasing that's been proposed. So it -- if that time elapses, if it stalls or there's more of these, then it would come back, you know, it would need to come back to the Planning Board for amending the provisions or for a new permit.

STEVEN COHEN: And, you know, there may be Constitutional issues or fairness issues there, but I must say, you know, for those projects and North Point would certainly be an excellent example, where there are hundreds and hundreds, I don't know, maybe thousands of units that remain unbuilt at this stage, you know, the

thought that they're, you know, only have to achieve the eleven percent, you know, benchmark at the time that the rest of the city is going to 20 is a little bit disconcerting. Is it a legal Constitutional issue or is that a political decision that we're making here?

CHRIS COTTER: I'd say, I'm not gonna weight into whether it's a Constitutional issue. It's practical issue I think from the perspective of projects that might want to consider an amendment that we might think is a good amendment but might not choose not to for not wanting to come into the current inclusionary provision. And so we try to practice in a way that would allow for those amendments to come forward without impacting the affordable ratio, but to be clear, that if there was an amendment that came that had an impact on the overall housing

produced net PUD or granted additional development capacity, that that brought them forward, would bring them forward to the current inclusionary provisions.

STEVEN COHEN: Well, you know on the one hand I'm suggesting whether they want an amendment or not for buildings that haven't been approved and built yet why bring them up. On the other hand, the notion of saying that you only have to provide eleven percent, but if you come back for amendment of any sort, then you have to go to twenty percent, I mean that seems irrational, also.

CHRIS COTTER: Well, and that would be the default, and then I think the choice would be to not amend those permits and have them proceed as they were originally approved.

STEVEN COHEN: Right, but they may want

to make -- I mean to lock them in and not permit any amendment at all because the consequences would be so dire. I mean, that strikes me as irrational. But on the other hand, I would simply say for those portions of the project that have not yet been approved and built, I would raise the bar and bring them up to the same standard that the rest of the city is meeting.

JEFF ROBERTS: We did omit the legal appointed, which I think was -- because maybe I just assumed that too much, but the legal provision is that the -- if a project has received a Special Permit and then proceeds in accordance with that Special Permit, it's protected from future zoning changes. So the discussion, I guess we kind of skipped over that part of the discussion which is the projects that have Special Permits even, even after changing

the zoning, presuming that those project proceed to be developed in accordance with the Special Permit approval, that they, a zoning change wouldn't apply to that project anyway. So it really just is the -- for those long range projects, it is just the amendments where we have some, what we need to be clearer about, what applies.

STEVEN COHEN: I hear you and I understand that. And, you know, I guess to my mind it makes sense if you have a specific building and you've got your permit and it's going to be built within a couple of years and you're grandfathered in, well that makes sense. But when you have a mega project and it's going to be built over many years, hundreds or thousands of units, it just, I don't know, sticks in the craw a little bit. But I understand the

point.

HUGH RUSSELL: I mean it's a significant number of units and North Point might be additional 150 units changing in ratio.

MARY FLYNN: Right.

STEVEN COHEN: But I mean is it something that you think that we should be addressing or do we let it go?

H. THEODORE COHEN: Well, perhaps we could recommend as part of our recommendation that the City Council review the issue with the Law Department as to whether this is something that could be done and then, you know, so one possibility the Law Department is saying we can't do it. Or the Law Department saying you could do it, and then I would suggest that, you know, the City Council could then think about whether they want to, you know, take the political action to

make the change, then I would be comfortable with that.

STEVEN COHEN: Yeah, I think that's exactly the right way to approach it.

TOM SIENIEWICZ: Yeah, I think that's the way to do it.

HUGH RUSSELL: And even if you might be to say that, you know, you're grandfathered for a certain period of time, but two years out or five years out you've got --

STEVEN COHEN: Right, use it or lose it.

H. THEODORE COHEN: Right. I mean with North Point certainly property has been sold numerous times and they've come in with, you know, some fairly significant changes on a lot of things. And it does seem that on a big project like that that stretches out over so long a period of time, that if the city changes

something, makes a policy changes of significance, that maybe they should be held to it, too.

LOUIS J. BACCI, JR.: Well I have one more.

H. THEODORE COHEN: Lou.

LOUIS J. BACCI, JR.: Seeing that the three bedrooms are so valuable, is there any way to protect them to make a percentage of them inclusionary, mandatory in the inclusionary square footage? Part of the concern out there is that three bedrooms get built and then occupied by three students. Is there any -- does that help at all as putting them into subsidized side of this where there's a little more oversight on who occupies the three bedrooms?

CHRIS COTTER: Well, certainly the three bedrooms that come through the affordable program

are made through families the way we select applicants. You know, we have no control over the market as you know. Whether to require them in smaller buildings I think is a difficult question, and there is a kind of a line at some point where it becomes more problematic both practically.

LOUIS J. BACCI, JR.: Well, not even so much in the smaller developments, in the larger developments where you have seven three bedrooms and six of them go to students. I mean, where the inclusionary kind of makes a little tougher for students and so forth to occupy these, they would go to families. So that's -- I'm told a way to protect them. I don't know if that's true.

CHRIS COTTER: Well, certainly the affordable ones would be protected. We would

ensure that they be occupied by families.

Whether we can regulate the non-affordable
-units.

LOUIS J. BACCI, JR.: Correct. But I
hear you, I get you. How many affordables do you
get as three bedrooms? You know, where is the --
see, this is where I'm talking about. If you get
one, you get protect one. But if there are 20 in
the project, and you can only save one.

CHRIS COTTER: That's right. And I think
that's why we tried to look at this by floor area
rather than by unit count so that someone could
suggest that the entire 20 percent affordable
component would be three bedrooms, we would have
fewer units but more of what our primary would
be.

LOUIS J. BACCI, JR.: Who would that
someone be? That's where I'm trying to get to.

CHRIS COTTER: It comes down to the question of who the developer would be that would want to do that. We'll see.

LOUIS J. BACCI, JR.: Don't you think that would be on our side of the table? That's, you know.

CHRIS COTTER: Certainly you have had good discussions with developers and you have good outcomes from an affordable housing standpoint so we certainly appreciate that.

H. THEODORE COHEN: So, are we ready to make a recommendation to strongly support the inclusionary zoning proposal subject to discussion recommendation that there be a discussion with the Law Department as to the ability to change, let's say, the grandfather provision relating to PUDs? And I would also say that there would be some consideration of whether

to change the exemption from Special Permit thresholds for buildings that get the benefit of the inclusionary zoning bonus.

HUGH RUSSELL: And could we suggest that they might want to alter the 50,000?

H. THEODORE COHEN: 50,000 for three-bedrooms down to 30,000?

HUGH RUSSELL: Yes.

H. THEODORE COHEN: Consider that? Yes.

STEVEN COHEN: If I could just suggest the matter of the department if they could report back to the Planning Board on their finding? Would that be appropriate?

HUGH RUSSELL: Yes, I think you sort of have to ask them.

STEVEN COHEN: I'm asking.

H. THEODORE COHEN: Yes, I think we can ask staff to follow up with the Board and let us

know whatever the Law Department -- assuming City Council does ask the Law Department what the Law Department --

STEVEN COHEN: I see.

H. THEODORE COHEN: -- does opine on.

Is there a motion?

STEVEN COHEN: Second -- so moved.

H. THEODORE COHEN: And second?

MARY FLYNN: (Raising Hand.)

H. THEODORE COHEN: All those in favor?

(Show of hands.)

Thank you so much, all of you.

CHRIS COTTER: Thank you, thank you very much.

H. THEODORE COHEN: It looks great.

And we will take a five minute break.

(A short recess was taken.)

H. THEODORE COHEN: Okay, welcome back.

We will now have the first of two hearings with regard to Planning Board No. 315 in Kendall Square. Various addresses including 145 Broadway, 250 Binney Street, 255 Main Street for which Boston Properties Limited Partnership is seeking Special Permits pursuant to Section 14.32.2. An approval of an in-fill development concept plan in the mixed use development MXD District for a proposal to increase the aggregate gross floor area in the district from 3,330,000 square feet to 4,273,000 square feet, constructing two new commercial buildings and two new residential buildings. Demolishing some existing buildings and converting the floor area of some existing buildings. And so this is the first, as I said, of two hearings. One, the in-fill development concept plan and there will also be simultaneously a review of the proposal

for the building at 145 Broadway. This is just a meeting of the Planning Board. On January 17th if I have the date correct, is when we will have a joint meeting with the Community Development Authority.

And, Jeff, do you want to give us a little background on where we are before we proceed?

JEFF ROBERTS: I'll just make a quick point. This is the public hearing on this case so this is -- it's a development proposal, has been described as something like a PUD. It's a little different in various ways, and I'm sure the applicant is going to explain it a little bit more. The point that I wanted to make is that the Board did hear this proposal on September 20th and what we're doing now is we are opening a new hearing on that same case. And the reason is

that when the original hearing was opened, there were five Planning Board members present. Since the -- those same five Planning Board members would be required to take final action on that case, it became just due to scheduling and other for reasons of not necessarily being able to get those same five members consistently, that it was -- we received a request to start a new public hearing. So while many of the Board members here have heard this before, some of the Board members who are here now did not hear this before, and so the purpose is to restart the case although there will -- what's been submitted to the Board includes both the original materials but also some revisions that have been made in the meantime based on the feedback that the applicant has received. So that's where we are now. It only requires one public hearing. But

as we noted, we have suggested that the January 17th date be held as a continuation of this hearing in order to meet jointly with the CRA Board.

H. THEODORE COHEN: Okay.

Mr. Rafferty.

ATTORNEY JAMES RAFFERTY: Thank you, good evening, Mr. Chair, and members of the Board.

For the record, my name is James Rafferty and I'm an attorney with offices at 675 Massachusetts Avenue in Cambridge. I'm appearing this evening on behalf of the applicant Boston Properties.

From Boston Properties is Michael Cantalupa, Senior Vice President and Mike Tilford, the senior project manager. Mr. Cantalupa has been coming to Planning Board meetings in the MXD District he tells me for 29 years. So if he looks less nervous than the rest of us, you'll

understand why that's the case.

We are this evening as noted by Mr. Roberts in some ways for some of you we're going back an episode or two in this saga, for others it will be new information. But not really because in one shape or another the Planning Board has had exposure to what's before you for quite sometime. This project, as you know, located in the MXD District shares jurisdiction with the Cambridge Redevelopment Authority. And this proposal came about as a result of a Zoning Amendment that allowed for the creation of additional million square feet of gross floor area. That Zoning Amendment spent a considerable amount of time before the Planning Board in public hearings and deliberations as far back as the fall of last year. In December of '16 the zoning was adopted and we've been

proceeding and Mike Cantalupa will tell you we were even here in the summertime prior to the filing to kind of give the Board a preview of what's up.

So what's before you tonight is a project that represents this hybrid form of approval process. So the zoning that was adopted here does create a recognition around the shared jurisdiction of the Redevelopment Authority and the Planning Board and also has some planning concepts that I would suggest come from or flow from the PUD development process which is approving master plan in the first step, and then in a second step get to a final plan and proceed with design review.

So as you've learned from the materials, this is a four building proposal. What we want to be able to achieve tonight is to go through

all of the elements of the in-fill development concept plan and having concluded that allow you to then make some conclusions around the concept development plan, because that's the first piece of this Special Permit project. So I've highlighted here what the elements are for the Board or for the applicant to provide the Board in order to allow the Board to make findings on the in-fill development concept plan. The first four items involve dimensional information, and all of you would have received what are filings consistent in the heft with the size of this model. There's a lot of information here for good reason, particularly well done by a number of very skilled professionals who will be presenting to you this evening. But the dimensional requirements associated with the plan and all the elements needed for the Board to

approve the plan are set forth in this material. As is often the case, we haven't organized this presentation around providing you with all of that information in oral form, but it is set forth here.

What is before you tonight and what we'll be able to talk about consistent with the requirements is the transportation plan, and we have our transportation engineer here. And the transportation plan requirements here are consistent with the TIS in Article 19. So you'll recognize that.

There's also a memo from the Traffic Department that comments upon the TIS and more significantly the proposed mitigation measures that are contained here. So that aspect of it will feel quite familiar to you in the context of what you typically see in a project review

Special Permit.

There's then some narrative requirements around the housing program, the open space, and they're set forth both in model form and in plan which we'll be showing you. There is a significant amount of public infrastructure contained here, and as you might imagine with a project of this scale and size, the project engineers from BHP have been meeting regularly with DPW, and there are memos from DPW that layout what the proposed infrastructure improvements are around this location. But that work continues with DPW and there is engagement with the CRA on that as well. So that aspect of the concept development plan will be part of tonight's presentation.

The requirements around building scale, height, and massing is really embodied in the

model and detailed by Mr. Tilford in laying out the master plan.

There's also a requirement that we update you on MEPA. That information is contained in the submitted material as is the sustainability plan in the retail plan.

And then what the ordinance says is once you've been presented with all of the information, you ultimately need to -- you're guided by two areas of the ordinance, the ordinance that currently exists in making your deliberations for the Special Permit. The first area of the ordinance directs you is 12.35.3. And you all recognize it as the PUD criteria, a term that you hear a lot in public hearings around PUD information or hearings is due to the benefits here outweigh the adverse effects of the process.

As you know, the PUD process there are five areas that the Board is instructed to look at. So those part of the findings, this part of the application doesn't just feel like a PUD, you're actually doing the task assigned you under the PUD section of the ordinance. And we'll be asking you to be able to reach a conclusion that supports -- are satisfying each of those.

Similarly the second area that you're directed to relying upon making decisions on our Special Permit application is the project review criteria contained in Article 19. And you all know Article 19 has two essential components, one is traffic impact, the ability to make a finding by the Board that the project as proposed will not have any adverse impact upon city traffic. That finding is supported by the information data contained in the TIS as well as the mitigation

measures contained in the memorandum by the Traffic Department which has been agreed to by the applicant.

And then finally the application of the urban design guidelines. Is the typical urban design guidelines that apply citywide, and in this in-fill development concept plan we're also creating design guidelines for the buildings. And those are the design guidelines that will be applied when the 145 design review takes place. 145 is the first building proposed here. It's an office building. It will be the new home of Akamai Technologies, a Cambridge company, and they're excited. Representatives from Akamai are here in the front row. They're excited about the opportunity. It was announced a few weeks ago that they have settled on this location and this building as their home. They are a homegrown

Cambridge company and are enthusiastic about being the first new building in this new phase of Kendall Square.

So for all of those reasons we have organized tonight's presentation in a way that allows Mr. Tilford to give you the complete concept development plan, much of which you've heard, but some of which is informed by the commentary that we heard in September.

Notwithstanding the fact that this is really a new hearing. It's not necessary to ignore and would be a waste of people's time to ignore what we heard in the September hearing. You recall that was a joint hearing between the Planning Board and the CRA. I think it was Mr. Russell who commented that it was notable, the loveless synergy and consistency between the Planning Board members' comments and the CRA members'

comments, and we were able to -- be able to develop some responses based upon those comments. So tonight's presentation, while it contains all of the concept development plan information you heard in September, it also in addition to that, advances the project by identifying and responding to issues that were raised in the first hearing. We'll lay that out for you in a way that hopefully will allow members that weren't presented for the first hearing, will quickly be able to understand what the changes are.

So Mr. Tilford now I think is going to -- oh, I apologize, Mr. Cantalupa is going to share with you a little bit of background and introduce to you the design team.

MICHAEL CANTALUPA: Thanks, Jim. Age before beauty at Boston Properties. So, Mike

Cantalupa, Boston Properties. Offices at 90 Broadway in Cambridge. I'm here merely to just give you a little bit of context, some of which Jim has alluded to in terms of the project, notwithstanding I have a been at Boston Properties for 29 years. The project as I'm sure many of you are aware of is Cambridge Residence has been around since the first building that we broke ground in 1978. And over time the development has evolved and grown in terms of density starting originally at about 2.8 million square feet. With the zoning entitlements that you all participated in 2015, the project is now at about 4.3 million square feet of space. And all but the million square feet that has -- was entitled in 2015 has been built. So we're proposing to build the square footage going forward.

Just in terms of a little bit of context, the plan that you're going to view tonight is directly a product of K2 which is what you also participated in and viewed. I think it's pretty much the embodiment of not only the final K2 plan from 2013, but also reflects some of the elements of the East Cambridge Planning Team study that was incorporated and done independently as well.

We were entitled in December of 2015 that was largely if not exclusively under the effort that was spearheaded by the Redevelopment Authority to change the zoning. The Cambridge Redevelopment Authority, this is just a brief summary of some of the meetings, most of which were public meetings, but some of which involved CDD staff that had taken place since October. The first chunk before the break in the graphic up there led up to the entitlements. And then

since then we've been not only to the CRA Board several times which are public meetings but also to the East Cambridge Planning Team and back on various issues whether they be just the basic massing of the program, specific sessions on open space, and all of the relative matters that we think are important in terms of expressing the plan leading to where we are tonight.

Also by way of the Planning Board review, it's been alluded to a little bit in terms of convening of the meeting in September. You were gracious enough to allow us to come in and make a presentation during the summer on an informal basis, so perhaps the five members, not all of which are here tonight, formally saw the plan presented in September. Maybe some or all of you have actually had a chance to look at it when you combine that meeting and the informal meeting.

Just by way of basic organization, we have actually about 1.2 million square feet that is being proposed, and the reason that that is it reflects all of the FAR that was entitled in December. It also reflects that we are proposing to go take two buildings down; one at the corner of Broadway and what is referred to as Galileo Way, which is the building we're proposing for Akamai. And then also a building on Binney Street, which is now a two-story building that's occupied by Biogen. So the square footage not only reflects what was entitled. It also reflects the rebuilding of the existing square footage that is coming down, and also the fact under the zoning that you all approved in December, there was an obligation for us to deliver ten percent of the commercial space as innovation space and the right for us to build

ten percent of the commercial space as innovation space as well. And so we are proposing to build all of that innovation space.

The strategy there as it relates to the innovation space, and I'll touch on it a little bit later before I turn it over to Michael, is that we are going to take space that is in service as office space at 255 Main Street out of service and use that in the newly built buildings. We had alternative to build all the alternative space as new. We're going to use the 255 building which is the first building you see at Kendall Center as you come over the Longfellow Bridge we think it has a fantastic way of being innovation space.

By way of organization of the project, the team that you'll hear from in various pieces tonight is representative of four architects. We

used the Sasaki team to help us as we went through the master planning and the zoning with you all in 2015 when that was accepted. They continue to represent us on a master planning basis and they will also -- the designers of the innovation space as we move forward with that.

We have three architectural firms that will be designing three different pieces of the project. Pickard Chilton is from the Connecticut area, first project that they're doing in the Boston area, and they will be designing what is referred to as commercial building A, the A standing for Akamai.

The other commercial building which is fronting on Binney Street is being designed by Perkins and Will, that is commercial building B. I won't tell you who that is for. That building actually is being designed not only as an office

building but also as a laboratory building. So the building for Akamai is purely an office building.

In the center is a building -- two buildings actually that are being designed on top of our north garage that will be designed by SEB, Solomon Cordwell Buenz out of Chicago and we'll give you an opportunity for them to hear a little bit about their design as well.

This just sets forth the context of what's happening in Kendall Square right now. So you see at the top of the diagram our proposed master plan and how it fits into what we refer to as the north parcel. You also see south of Main Street, the MIT proposal which you've opined on. And then outlined in red is the building we have under construction on East Street for about 200 -- for apartment rate housing that we'll deliver

in 2018. It was a condition of us going forward with any element of the master plan that we actually deliver housing -- a first phase of housing at Kendall Center and so we're fulfilling that obligation with a building on Ames Street and then proposing to go forward with the first phase of the building on the north parcel which is the building that we'll show you for Akamai.

I will just note two elements of the plan that we are -- think is worth noting. One, the housing I know you all reviewed the proposed housing zoning change or affordable housing regulation change prior to this meeting. In the context of the entitlements, we've committed to the largest affordable housing percentage in the city at 20 percent plus five for middle income. And then as I mentioned, we are also maximizing the utilization of the innovation space that will

be at One Cambridge center. And so we can touch on that in some level of detail as well to the extent that you want to talk about that.

With that, let me turn it over to my colleague Mr. Tilford who will walk you through the balance of the master plan issues.

MICHAEL TILFORD: Good evening. Mike Tilford with Boston Properties. I'm sensitive to the hour and the fact that you wrestled with a big topic earlier, so I'm going to attempt to be efficient and allow as much time as possible for questions because we have a host of design professionals who can dive into this in much greater detail.

This roughly corresponds to the order you found on the MXD, IDCP submission booklet. And we're going to start out with the some open space.

As far as the public realm, we are focussed on not just the Broadway and Binney Street park located to the north and south of the parcel but also the very important Sixth Street connector and other pathway improvements that provide a greater sense of context throughout the neighborhood.

Pedestrian movements has been a major focus of ours and it's guided by a philosophy of movement of purpose and destination. The lines as shown here emphasize where we would like to create the most inviting infrastructure as possible for two purposes: One, to help bolster the orientation of our retail and active use space, so it is enjoying the most amount of foot traffic possible, but also to direct pedestrians who are travelling along Broadway or to different destinations to likely points of connection, for

instance the intersection of Broadway and Galileo. But this gives you a sense of how we're taking a sort of a block and making it more porous from a pedestrian scale.

Our open space vision we note in the CDD staff memo desire for a bit more of definition of what our open spaces are intended to be and we can absolutely fulfill that. We understand it's a request. But we present this as a sense of, you know, how the open space we're proposing compliment or tie into the broader framework of Kendall Square. You know, just generally speaking Broadway Park is intended to be, you know, in its current form as pastoral and closed and passive. It has that brick wall around it. We want it to be open, a connected plaza, a place for gathering, a very active place at that.

Binney Park is intended to be a bit more

passive and a bit of a quieter space as a complementary balanced Broadway Park.

And then I think what cannot be stated enough is the value of the trail network from the Sixth Street Connector and the bicycle path as being worked out from CRA and CDD staff with the help of all the planning provided for just a larger connected framework to the entire area.

This the green dash line shown in this plan gives you a sense of just how this property is being planned to connect to other existing cycle tracks and ways, and again, piece by piece through I think good planning policy Kendall will eventually have plenty of ways for pedestrians and bicyclists to make their way throughout the area. This also gives you the highlight of the different phases of development. I'm happy to answer any questions on that, but we've done our

best to sequencing the phasing of our parks that meets the demands of our public programming as well as construction logistics.

The Sixth Street Connector has been talked about greatly. A lot of people feel passionately about it even if its existing form. Right now its biggest form is it's too popular. You have pedestrians and bicyclists connecting and neither are particularly happy with that. The concept we've met with early on that has met with a fair amount of positive work is bifurcating the path, creating a separate bicycle only path that aligns the Ames Street corridor. So it allows pedestrians freedom of movement at a bit more relaxed pace. It allows bicyclists to get from point A to point B uninhibited. And that will border the Volpe site as well as connect neighborhoods all the way to Kendall

Square.

This is an image of the existing Sixth Street Connector path. As noted, again, it's sort of a narrower area. Seems sufficiently generous now, but when it's underuse, there are particularly peak time and hours. Our proposal would give it this sort of an atmosphere with the exception of the very, very almost luminescent green of the bike path. It's not intended to glow at people, but it will be a bifurcated area where, again, where you see pedestrians enjoying a bit more, you know, casual experience, a bit more relaxed, and bicyclists continuing to access other parts of Cambridge.

Broadway Park. Again, this is our active piece. And you don't have an image of it now, but I'm sure many of you are familiar with it. It's bordered by a brick wall. Its uses are

primarily plantings, it's nice space. Nothing wrong with it. It's not particularly inviting. We want to remove the walls, create a place along Broadway where people can come to gather. Among the many features including this large community table which is, you know, found in some different public parks, but all with the spirit, intent of creating a place for people to stop and gather. This will be flanked on all sides by residential uses, active uses, lobbies, and some retail. So there will be a lot of people travelling through this park, but if designed properly with our intent, a lot of people will view it as a place to gather and linger.

And finally Binney Park, again, intended as a bit of a quieter place, smaller in nature. Some of this programming is informed with conversations from the nearby charter school and

their space limitations. We're looking at this as a potential area for potentially kids to come and enjoy lunch in those hours. It's been one of the issues missing from the existing charter school programming, as well as office workers and the public in general. A smaller, quieter space with a less programatic focus.

So, again, we have plenty of information both in the original submission and our follow up about the open spaces. We recognize our importance, welcome your comments and questions, but I'm now gonna move to retail and, again, in the interest to ensure enough time for your questions and further details.

Our retail analysis boundaries around Kendall Square, we were asked to think very carefully about the specific needs that have been articulated about what Kendall retail needs to

be. And our response acknowledges that. The philosophy of the strategy is one, to close no doors. We don't know the -- retail environment changes quickly both in what's being offered right now in the area, what's new and interesting to consumers, and what people are going to want. And retailers generally speaking, forward thinking office tenants don't tend to lease in advance. So our strategy is whatever we do, ensure that we can accommodate anybody. So all of our spaces are built with flexible demising. They're built to ensure locations of doors and entries, and they're built with adequate infrastructure to allow restaurant use or allow something of a less impactful nature. So, again, our -- as we watched Kendall unfold, we are very aware of the desires of the precedent articulated in retail programming without knowing those like

we accommodated our plan to make sure that when the time comes a user of sufficient interest, we can accommodate them, hence the broader approach.

This just gives often in the MXD requests as we've met many times with CDD staff and CRA, there's been this desire to not just, you know, see our proposal in a vacuum but how does this tie in the broader fabric of the area? This is the slide of that area. Blue is proposed and future in red, including MIT stuff, gives you a sense of what the potential retail frontage would be. We understand that Main Street is where -- there's a lot of concentration, but we're hopeful for an addition of multiple uses through the north parcel as well as sort of the maturation of the market that there will be viable retail opportunities specifically in the MXD District.

So to zoom in a little bit now into that

vacuum at 145 Broadway which is building here, commercial A, we have a large space at the corner of Galileo and Broadway. Again, it doesn't have to be big. It can be devised to accommodate retail demand of the future. And smaller space fronting the park which could lend itself to any number of uses to attribute to any activation of that space.

250 Binney is generally acknowledged at this present time a harder retail environment, but with Volpe immediately adjacent to it, the improvements of making a Sixth Street Connector, and sort of broader recognition and the opportunity of retail, we believe in the future, that this space could have lots of potential uses which would be complementary to this very site.

So accordingly, fronting the Sixth Street Connector and Binney Street we provided most of

the retail space.

And finally a small contribution on the Phase IV of the last residential into the north here, for a potential cafe or small food use.

Again, consistent with that idea of Binney Park being a bit more contemplative and passive.

And finally a zoom in to 145 Broadway. If for no other reason to highlight, again, that -- the larger opportunity here, and you can see how its potential to be divided into spaces or left into one large space. There's plenty of possibility there. And the dashed line is being shown right around the elevator banks. A recent change we made from the August 9th submission to now putting the elevator shuttles further into the building to allow more of a glass line on to the park, so that space enjoys a greater desire line and visibility with its potential users.

So at this point I wanted to introduce Sean Manning of VHB to go over the important points about traffic mitigation and then we'll resume on the rest of the component pieces.

SEAN MANNING: For the record, Sean Manning, VHB with offices at 99 High Street in Boston representing the applicant. And I guess what I wanted to do is just walk you through a couple of slides to give you a flavor of some of the traffic work that we've been involved in in the past two years. And I thought it was important to generate a slide that sort of spoke to the MEPA effort which kind of predated the TIS effort and really supported the MEPA process which was required in connection with the rezoning effort that happened last year. And one of the first things that we really wanted to spend a lot of time on was to try to come up with

a scope of work that was gonna satisfy Mass. DOT and MEPA, but also try to sync up nicely with TP&T in the Cambridge process. And I think we came up with a good plan, although it required a lot of upfront meetings and coordination. So ultimately we got that scoping letter. We got a lot of input from Joe and his team. We submitted multiple traffic studies and updates just relative to the MEPA process. Got comment letters from the city and ultimately got through that process which was great. I think one of the outcomes was the case which I'm going to speak to a little bit more when we get to the mitigation slide.

So with the MEPA process complete and the rezoning done, sort of our next process was to go through the TIS. And you'll see that, you know, that went relatively quickly. We got a scoping

letter in May and we submitted the TIS in June, and got it certified in July. And the reason why that really happened so quickly was because of the state process and really a lot of the input that had happened before and trying to -- sort of the base foundation of how those two studies were generated were sort of based on that same information which was really helpful. And sort of since that time in July we've been focussed on PTDM and we've been working with Stephanie to come up with a plan that obviously will satisfy her and the City as well as mitigation to support KSURP.

And we can flip again, Ben.

So in terms of exceedances, and this is just a real quick overview, you can see the exceedances are actually quite low for a project so big. And part of the reason for that is that

it's a highly transit focussed project.

Obviously we're proposing the parking, the amount of parking that's relative to what is out there is low, and the fact that there's a lot of residential and we think the residential will, you know, provide some sort of intertrip making benefits that is going to help.

Click again.

So in terms of mitigation, sort of multiple things are being looked at. One is the KSTEP, which is the Kendall Square Transportation Enhancement Program. It's really an effort to try to understand and fund transit improvements in the area knowing that the Red Line and sort of bus connectivity and other transit hubs in the area is critical to the success of the project. And what's being discussed is \$6 million that would sort of be parsed into both immediate

improvements, a percentage going with just sort of median improvements, interject that into the infrastructure support both the project and others that are trying to get into Kendall Square now with another portion being reserved for kind of longer, larger -- longer, larger efforts that could be pooled with, you know, conceivably with other funds whether it's through the state or through other funding mechanisms like this which the state I know is interested in using a model for other projects in the future. So that's sort of one key piece.

And then others that we're still talking to TP&T about, one being roads. So, you know, Mike had alluded to the Sixth Street Connector and the desire to really improve that pedestrian and bike corridor along the east side of the spine of our project area. And basically what

we're adding to that is looking at the roads that surround the site itself. So sort of starting at the Sixth Street Connector at Binney and then going around to Galileo -- the intersection of Galileo and Broadway and then Broadway back to Sixth Street. We're committed to rebuilding all of those records in connection with the project. And I know sort of separately the CRA is in the process of looking at conceptually how they want those streets to be redesigned and that's sort of a separate effort that's going on and that's going to drive how those streets will ultimately be rebuilt. And I know the flavor and focus of that is really about sustainability and stronger pedestrian connections and stronger bike connections and having a more complete street. I think it's really great. I think it's a real win for the city and I think it's going to be a real

win for the project itself.

In terms of PTDM, again, we're close to being at a point that we're finalized with that. We're not quite there yet. I can tell you that it really is modeled around sort of the more progressive solutions that have come across whether it's on Ames Street or recent efforts at MIT. And this is sort of, you know, in the flavor of kind of hitting those progressive milestones that I know the City is looking to relatively to PTDM and relative parking use.

That's all I have for now, thank you.

MICHAEL TILFORD: Thank you, Sean.

To bring the rest of the component pieces, we're now into chapter 7 environmental impacts. The wind study. It's a very chicken and egg problem. When we wanted to engage with this, the wind tunnel is a standard that we'll

aspire to. With the wind tunnel study you have to have a mass, and to get a mass, you have to have an approved IDCP. So we've done a couple of different things. We started out with a desktop study of our proposal as the basis for our initial massings, and this was included in the submissions and, you know, the summary graphics are included when there's a full study if you choose to read that in our appendices. So with that we crafted the beginning of our massing.

We then said okay, our approach to this is let's put the existing conditions in the wind tunnel and every building that comes forward, you know, add that to the wind tunnel as well to compare against the existing conditions. So this is built in Canada. They build scale models and run this through wind tunnels and it's a fascinating process.

And these are the results. The existing conditions both see here on the left is summer and on the right is winter. And give you a sense of the different wind conditions categorized from sitting to standing to walking uncomfortable. And so it's a nice baseline to operate from generally speaking due to the relatively low buildings.

We then added just 145. And this is the study that has been included in our IDCP response to comments from 145 specifically, and the results of adding just that one building are as follows: You have the special wind conditions in the summer months there and then you have it in the summer months again. And this is without mitigation and this is with mitigation. The with mitigation slide is new. So we were asked significantly by staff don't show us the wind

study without, you know, with trees and canopies and that. Let's see the baseline and move from there for mitigation which makes perfect sense. And so, again, without mitigations on the left in the summer months and the with mitigations on the right. We did not produce the mitigation study to staff in sufficient time for them to review and comment in their memo. It's in their possession now and we decided to include it in this presentation.

The winter months look different. On the left-hand side, again, we have without mitigation. This is typical if you don't include any sort of canopies or screening elements or landscaping to help deal with wind conditions, and the (inaudible) and we're pleased with the right-hand results that shows with mitigations, positions of substantial to plantings north of

the building and in the C area as well as Broadway Park. Generally speaking, again, we've tried to guide design of the master plan with the desktop information and then want to provide base information with wind tunnels and then petitions without mitigation and then with. (Inaudible).

And sustainability highlights, this was sort of a big area of focus in our past meetings as well as staff comments. I think we've reached a very good understanding of how CDD staff are committed to identical standards for the MIT PUD. So LEED Version 4 Gold, and a series of studies from greenhouse gas submissions to geothermal to steam feasibility, among many others that are articulated in our response or revisions. The higher overarching story is LEED 4 Gold for all the buildings. It should be 145 Broadway which shows reports from the first LEED score cards now

has gone chilled beam mechanicals which are vastly more environmentally system sensitive.

And last but not least phasing. We provided the phasing plan in the August 9th submission but it was done as polymeric, so it was a little bit tough for some people to follow. So we provided the same phasing plan but also a plan view. Our Phase I shows commercial building A at 145 Broadway. Included in that is the area immediately surrounding it, the east/west connector to the north of the building. Right here. Which is intended for a pedestrian process and planning. And more importantly the Sixth Street Connector path we built in conjunction. SD level sets drawings were included in our response and submissions of November 22nd.

Phase II is both the buildings. There's a portion of zoning where you can't build the

rest of the commercial until the residential is started. And so we're looking to that as just an entirety at Phase II, showing the bulk of the residential as well as the second commercial building, including for public improvements Broadway Park and the east/west connectors go from the Sixth Street Connector into the development itself.

And last but absolutely not least is the final residential piece as well as the Binney Street park, and then both of the residences have rooftop open space connected to them as well as a central PBRA aligning them, and that's the plan of the explanations.

So with that, we'd like to open it up to your considerations, questions, and comments. We are joined again by PHB, Sasaki, Pickard Chilton, Perkins and Will, and SB Residential as well as

the green engineer. So we appreciate your time this evening, appreciate the hour, and welcome your thoughts.

H. THEODORE COHEN: Do board members have any questions right now?

STEVEN COHEN: Is there public comment?

H. THEODORE COHEN: Yes, there will be public comment.

I know Joe wanted to make a brief presentation.

JOHN HAWKINSON: Mr. Chair, is your mic on?

H. THEODORE COHEN: Sorry.

I know Joe Barr wanted to make a brief presentation and so why don't we have that now and then we can go to public comment after that since Joe's presentation may have some information that the public might want to hear.

JOSEPH BARR: Mr. Chair. Joseph Barr, Director of Parking and Transportation. I'll be brief because they actually covered some of the things we wanted to cover. So I will quickly go through and get a couple of items. And this -- normally we don't sort of proactively do a presentation like this, but I think for a project of this size, it's worthwhile to give you a brief overview of where we're at, particularly with the mitigation. And from our perspective there's a lot of sort of details to be worked out and we're working constructively with the applicant on that, but we are, you know, I think we have broad contours of what we want to do in terms of mitigation worked out. So I just wanted to go over that. The dates, again, similar to what Sean presented in terms of the submission of the various studies and, again, we've been working

very productively with the applicant since the last hearing to kind of get some of these details worked out.

As you want to talk about parking for a minute. So the existing parking throughout the MXD District is 2,708. The TIF proposed 809 net new spaces. And we've actually brought that down slight to 785 through various discussions and sort of visions to the plan overall, including the number of residential units. So obviously we're generally of the opinion less parking is a good thing, and this district has a lot of parking already so I don't think we're, you know, anything we can do to bring it down more, but I think we're in a generally good place. It's worth pointing out that, you know, it's still substantially less parking than was originally proposed as part of the original urban

redevelopment plan for the area, but the previous amendments, and so I think we're continuing to widdle away at the fact that particularly the earlier versions of Kendall Square had way too much parking and we've never used all that parking. And we've also never achieved the -- in a good way was never achieved the traffic volumes that we had originally expected. So we're continuing to review the parking plan, but like I said, I think we're in a good place with that and I think that generally the applicant is proposing an appropriate level of parking given the development that's -- additional development being proposed.

You know, loading and delivery is always a concern for particular projects. The good news with this project because they have existing off-street, for us at least, the connector roads

between Binney and Broadway that provides an opportunity for, you know, loading environment that's off the city streets, access off of the city streets. We'll be working with them to develop loading and traffic management plans for each of the buildings as they get into the detail design, but again, you know, we feel pretty comfortable with the off-street facilities that are available, that that's not going to be a significant issue for this project.

Sean mentioned the Broadway and the Galileo and Binney Street reconstructions. So the Redevelopment Authority is currently working closely with the city on coming up with a concept plan, 25 percent design for the entirety of that sort of Binney drop and Galileo section from the existing changes that Alexandria has made up from Third Street and then all the way down to Main

Street and then it also includes a section of Broadway between Galileo and Ames which is not shown on this map. But we're obviously still working out with the developer, with the applicant, what sections of that reconstruction we could consider them to be responsible for. We've also got parts of it that are, minor portions that are the responsibility of MIT through their Special Permit as well as, you know, we expect I guess also MIT for the portion of the Volpe -- in front of the Volpe site. So I think we're, you know, confident that in the end we'll have the entire section of Binney Street and Galileo in its entirety from Land Boulevard all the way to Main Street kind of in the configuration we want with better siting facilities and there carriage way and, you know, better sidewalks, better urban design. And so

this is an important middle section of that, but we also have to figure out how it fits into the entirety of the overall plan and that's really what the CRA study is intended to do. So that rather than having a piecemeal approach without any master plan for the street, we sort of have a master plan for the street just like this project has a master plan for its site. So, again, I think we're confident we can get the pieces that we need done associated with the site as part of the mitigation for this project.

Sean mentioned KSTEP so I don't really need to go into any further detail. And I'll just mention that we hope in the future other projects that maybe additional funds will come from this fund or additional monies will come from this fund, but that's sort of to be determined. But certainly a \$6 million

contribution is a significant one. And I'll just mention in passing for those who may or may not have seen the news last week that the MBTA has decided -- the MBTA Board has decided to replace the entirety of the Red Line fleet. It will take a while, 2025 is the target date for that. So that will allow them to significantly increase the capacity and the reliability of the Red Line. I know that's been a source of concern for the Board for sometime, and with all this development proposed and I think that's a really very significant step in terms of providing the transit capacity that we need. So I think we're very cheered by that decision. We're very supportive of it, and I think it really does allow projects like this to move forward presuming that it does move forward with greater certainty that there will be transit capacity

available to serve the users coming to the site.

We do want to look at some minor functional improvements to the north head house at the MBTA -- at the Red Line station, excuse me. You know, MBTA is doing the southern head house in its entirety. At the time we didn't think it was absolutely necessary, so we certainly supported it as an urban design feature, but sort of transportation mitigation trying to get those core functional improvements and still working on that, but I think we'll get some good enhancements to that head house which are necessary in the short term.

And we talked about this the Sixth Street Connector. There's also additional Hubway docks and stations that will be provided as part of this project as part of the engagement for this project or part of the mitigation for this

project that both serve the project itself but also the larger Kendall Square area going forward.

And then in terms of transportation and management as was mentioned, you know, both through the PTDM plan and through the -- more the residential TDM, that's part of the Special Permit process, we expect to see, you know, kind of the state-of-the-art in terms of current TDM, you know, subsidized T passes, Hubway memberships, memberships in the Charles River CMA and EZ Ride shuttle. So, again, this is very similar to what we've done for other similarly sized projects as well as will 88 Ames Street residential project. You know, given the history that we've been fairly consistent at least in my experience with this, I don't expect there to be too much of a discussion about this piece. I

think it's pretty straightforward in this formula and we have a good a plan, and a program that the applicant is aware of the requirements and I think we're in a good position with that as was mentioned in the PTDM plan, although it's not finalized, is very close on the commercial side of things.

And I want to talk finally about monitoring. This was an issue that we spent a fair amount of time talking about with the Kendall -- sorry, with the MIT Kendall Square project. And we just want to have I think a similar approach to that where there would be a fairly significant monitoring effort that would have an annual or a biannual basis to understand the impacts and make sure that we're kind of meeting the trip generation both transit and vehicular trip generation targets that are

established in the TIS and that we, you know, the Board would sort of be agreeing to if you were to approve the Special Permit for this project. So as we did with MIT, we would hope to set thresholds as we've done for several other projects and, you know, again, addressing the issue that we can't just focus on vehicular trip generation, but also in transit trip generation. As I mentioned, we have made the recent decision to increase -- or to replace the entire Red Line fleet does provide some greater sense that, you know, we can, as the slide alludes to, kind of put a lot of trips on the Red Line without as much concern about capacity, but it's still, you know, not an unlimited thing for trips and so we do need to be looking at both transit and vehicular trip generation and making sure that we are tracking both and that we're not overloading

either of those networks. And, again, as we have done, we've done with MIT, our hope would be to have a similar monitoring and feedback mechanism where we would, if we're starting to exceed those thresholds and we're not seeing significant increases in the capacity of the transit network, that we would then look at more frequent monitoring, and if we're still seeing problems, but then we would look at additional mitigation.

Again, if you start to look at the types of capacity improvements that the T is claiming can occur with the replacement of the Red Line fleet, that may at some point make this whole discussion mute because there will be a very significant increase. But, you know, again, we want to preserve that if something happens, if that doesn't go the way they expect, if their models are sort of improving capacity and then

again turn out to be wrong or misinformed or what have you, we still have some backstop that we're not overloading a network at least as it stands today is already, you know, at or above capacity and at times somewhat fragile in its operation. This is pretty much consistent with what we have in the MIT Special Permit decision and we're continuing to work with the applicant to kind of understand how this is working. In their case I'm not saying this is the exact model for how we would do it, but I think this is where we feel like this was a good approach for MIT and we hope to mirror it in some form for this project as well.

So that's all I had to present. Happy to answer any questions or wait until a little bit later after public comment.

H. THEODORE COHEN: Do any Board members

have any questions right now?

(No Response.)

H. THEODORE COHEN: Thank you very much.

JEFF ROBERTS: Mr. Chair.

H. THEODORE COHEN: Yes.

JEFF ROBERTS: Would you like me to go over any of the CDD materials?

H. THEODORE COHEN: Surely.

JEFF ROBERTS: And this is something I thought might be important to put before public comment because we did submit a little bit of new materials. Much of the material that we submitted was covering many of the same issues that we covered the first time. So we talked about the different elements of the development plan. I think that as it's been seen by the Board several times, the plan itself in concept has been I think has been vetted through and when

we've been focusing on that next step, as I think Joe has of what -- how is this development going to unfold over time? And what are the types of commitments that will need to be looked at as far as a Special Permit approval to ensure that through the ongoing development process those public benefits remain, the public benefit remains in place to balance the development itself? So the piece that I specifically wanted to focus on is the design review element. I think we pointed out that there -- just on one note, there -- we felt that there may be some opportunity to do a little bit more work on the design guidelines as was done with North Point and MIT. Those are items that sometimes take a little bit more time beyond the Special Permit itself to get them to a state where we think they're going to be most usable over a long

period of time. But also in this case where we have the unique situation where there's the overlapping Cambridge Redevelopment Authority and Planning Board review, and we've met with the CRA staff since the September meeting as we were directed to do by both Boards, and to think about how that ongoing design review could be done in a coordinated way. So we provided a brief summary which we hope it attempts to combine some of the elements that have served both of those groups well over time. On the one hand the CRA has had a design review committee process that they've implemented for a number of years where their Board delegates some members along with staff to work in a more hands-on kind of proactive way with designers as designs are formed and to provide feedback in sort of an advisory capacity and, you know, before those designs come forward

for approval at the schematic design stage. So our recommendation there would be that the Planning Board designate some -- a couple of members to participate in that group as it continues over time to look at developments for -- or designs for this project in particular. And then on the, on the other side where the Planning Board is more used to reviewing designs that come forward sort of fully formed and come before the board for their final review and approval prior to going into design development and construction drawings and ultimately getting a building permit, our recommendation there is that that process would include both the Planning Board and the CRA Board through a, through a joint meeting process as was done back in September and as we expect to be done in January. So I just wanted to put that out there. It's in

many ways similar to what the Planning Board typically does with PUD projects, but it has the extra wrinkle of the joint jurisdiction and I think that we have come up with a recommendation that will be able to make sure that process goes smoothly for this project as it goes forward over a period of many years.

H. THEODORE COHEN: Jeff, I have a question. So, to approve the in-fill development plan, is the CRA required to be involved in that portion, too, and that we have joint meeting with them on that aspect?

JEFF ROBERTS: It is the case, Mr. Chair, in the zoning that a joint meeting -- the zoning specifies that a joint meeting must be held between the Planning Board and the CRA before approval of the infill development concept plan. Both the Planning Board and the CRA Board have

somewhat separate jurisdictions. They both need to approve the same thing but under slightly different criteria. So the zoning -- the Planning Board is applying the criteria of the zoning which the applicant had noted. The CRA Board has a different set of criteria under the Kendall Square Urban Renewal Plan. So the actions don't necessarily need to be jointly made, but I think it's -- I think it will be found that it's important that given that both Boards are approving the same plan, it's important to make sure that there's communication when that approval occurs so that it doesn't end up kind of -- we don't end up having uncertainty of the project going back and forth between the two boards.

H. THEODORE COHEN: And that joint meeting is presumably going to be January 17th?

JEFF ROBERTS: Yeah. So January 17th will be the opportunity for the CRA Board and the Planning Board to sit together again in a joint meeting so that it will be a meeting of both the CRA Board and the Planning Board at the same time. And at that point the decisions can be considered as to, again, under separate jurisdictions and under separate sets of criteria but still approving the same plan.

H. THEODORE COHEN: Mr. Rafferty, are you planning on making a presentation about the 145 Broadway building this evening or that's going to be at the joint meeting or some later time?

ATTORNEY JAMES RAFFERTY: I think we were hoping to share some of the design features of the building tonight if the Board felt they had time to do it.

H. THEODORE COHEN: Well, I would think a

brief presentation this evening would make some sense. I guess the question is whether we should take public comment just on the concept plan first or have comment on both matters?

Board members have any feelings?

HUGH RUSSELL: My experience is that members of the public find it difficult to not respond to the -- to everything.

H. THEODORE COHEN: So hold the and proceed with 145 now. Fine.

MICHAEL CANTALUPA: As I mentioned at the beginning of the presentation, the 145 building is being developed for one of our longstanding companies in Cambridge Akamai. It's being designed by Pickard Chilton. And it's about a 475,000 square foot building and it's located on the corner of Broadway and Galileo Way. Tony Markese is the principal in charge from Pickard

Chilton and I would like to introduce him to introduce the project to you.

TONY MARKESE: So first it's terrific to see the board members that had a chance to look at this at the last time you've presented it and I'll try to do the best job possible showing the new board members some of the basic concepts and then I'd also like to just talk a little bit about some of the interaction that we've had both with your staff, the CRA staff, and the CRA Board.

H. THEODORE COHEN: I know it's difficult, but if you could stand close to the microphone.

TONY MARKESE: Happy to do that.

This is a general contextual model of the site that you've all been looking at several times, and just to be crystal clear, this is 145

Broadway. It's been mentioned a couple of times today and this evening that Akamai will be the main tenant. And I think to start with that is really important. Unlike the other buildings within the master plan, we're in this great situation where we have a tenant that's actively interested and will occupy the building, has been working with us along with their interior architects to make the building as special as possible, not only from the kind of urban design massing but also making sure that the forms that we show you work for the interior of the building. And I can say with some confidence that they've been quite happy with the building massing, the way that the site works, the way that the ground plain works, and that the initial massings that we showed you prior to any testing have kind of played themselves through and

created a building that's quite functional.

The basics of the building for the newer board members really are this idea, and I'll pick this up for a second, of a fairly large vertical element that holds the anchor of the corner of Binney and Broadway. The building sits within the height limit that's required, and it's a building that's been conceived at its base directly from the plan in our view. It's a building that in our view expresses the sense of an active technology-based company. It's a building that relies on the massing and the sort of connected woven form that you see here to give the building its expression. It's a building that follows the conceptual framework of the plan but also introduces a building that we think is quite fresh, quite modern, and certainly fitting with the approach of this area in terms of

wanting to communicate a sense of innovation. In the past you all have been generous enough to comment on the building and comment on its kind of interesting beautiful massing. I will say that as we've met with the staff, there really had been two, I'd call them fine grain issues that have come up relative to the massing of the building:

The first one was the relationship of this corner to the park and a concern about how that massing would relate to the park. And as I mentioned, the building sort of steps down towards the park in a kind of an elegant way. And as a result of that discussion, we actually took the portion of the building that faced the park and we cut it back a bit. And I'll try to make sure that hopefully you can see that in the model. So that is a model that's very similar to

this, but just a slightly larger scale so you can see the massing of that end. And so the resultant collaboration with the staff and certain members of the Board were to pull this plane back a bit so that it didn't extend so far into the park and also to play with those end cantilevered pieces. So that form now is a continuation of that parallelogram form which allow this to pull back from the edge of the park but also make this end a bit more interesting, a bit more dynamic, reach out towards the park, create a sheltering edge at the end where we might create an entrance. And parenthetically as we tested this form with the interior architectural team led by Victor, they felt that that form worked better from an interior planning standpoint. And I bring that up because if you recall when we met with the joint board, one of

the questions was we want to make sure -- we all wanted to make sure that those modifications that occurred would also create a functional building from the inside. I think in the models and renderings we had shown were very active spaces with the potential for a double height, and some of the board members and staff members wanted to make sure that the massing changes would accommodate that sort of interesting dynamic use, and I will tell you that is definitely something that the Akamai team is studying.

The other question or refinement that came up as a result of our work and collaboration with the staff was there was a concern about the location of the parking shuttles directly on the park. And so I think the plan that Mike showed you earlier, we took the location, which was right against the park there, and slid it inward.

And so now those parking shuttles are directly against the core embedded within the building.

And I would be less than frank to tell you that that did involve some back and forth between our team, between the staff, and the boards. There were some boards members that felt that maybe keeping it along the park to have some activity there might be better. There are other board members that felt and staff members that felt strongly about let's slide it in so it's adjacent to the core. And I think what won out in the end was that this plan created a much more viable active use there. It gave you just a little bit more street frontage on the park to make sure that this piece was not only large enough but it had a nice connection to the park. So that's, that's one of the other modifications that we've made.

I will also tell you that just by way of tipping my hand a bit in terms of what you'll see on the 17th, this has been a little stone in our shoe having a fire control room blocking that frontage, and so we're developing a plan to try to move that in more and we'll try to show you that on the 17th as well.

And we are also working pretty diligently on making sure that we don't want to just meet the letter of the law in terms of the active use frontage on Broadway with the seating, but we and Akamai really want to make that lobby space something special, something beyond what one would normally think of as an office lobby. Think more in terms of like a hotel lobby for lack of a better way to describe it. A space that's perhaps open to the public, very collaborative, a way to bring those interior

functions to the exterior. Akamai is interested in making that space as small as possible, as active as possible. We're showing some outdoor seating along that frontage. And then, again, looking at some really interesting plans for the lobby.

Also looking at interesting modifications maybe to bring the entrance of the building under those big cantilevered shapes to create a little bit more of a sheltered, covered feeling as you come through the drive towards the north and drop off. So some of those more detailed things we'll share with you on the 17th.

Actually maybe just a picture. One of the things that I think came up when the staff reviewed -- your staff reviewed the building was a design to understand the enclosure a little bit more, and so this drawing shows you a kind of a

color coded guide to the articulation of the curtain wall. And one of the reasons that there are so many colors there is that we're interested in creating a building that has a very dynamic, very rich facade to it. And so on the western portion -- the western portion which is the light blue portion that faces towards, you know, that part of the city, this idea of creating a gateway. This idea of having a small element project out to give a kind of button piece an articulate piece within that form, but also accentuating the verticality of that piece with a very vertical curtain wall. And so next.

And so in this facade you can see there's a series of horizontal bands that knit the building together, but in addition to that we're adding some projecting elements that give that facade a sense of depth, a sense of structure, a

sense of relief, that you see it there in the action on metric view.

We're also hoping by adding some of that layering and depth to that facade it will help with some of the wind issues that you saw relative to this corner by adding some texture, some rippling. It will sort of break that surface up a bit. Balancing that on the other side of the building is a facade articulation that's a bit more horizontal. So that's the pieces you see there in the green. And that has a series of horizontal bands on the spandrel component that add some texture. The verticals are dropped back a bit and we're adding a lot more texture on the horizontal component. We're looking to create a building that has a fair amount of glass in it very purposely. Akamai is interested in a building that brings natural

light in. Lots of studies about benefits of natural light and views within the, within the workplace so we're trying to, you know, within the confines of our energy demands create a building that's very open, transparent, as glassy as possible. We're looking at the state-of-the-art glass in terms of solar heat as well on the building.

And then finally at the very top we're looking to add some very special glass, perhaps some special lighting to create a kind of a crown or top at the very uppermost portion of the building. So lots of moving parts, facade, planning, site planning, all coming together to what we think will be a kind of a beautiful composition. I think, I'm not sure is there one more slide that shows the articulation of the building?

MICHAEL TILFORD: No.

TONY MARKESE: Okay.

So the base of the building, the material pallet's going to shift a little bit. We're gonna add at the kind of first and second level shift from a glass and aluminum texture to something that will have a little bit terra-cotta. So here are some just sort of perspective views of the base. So that lower middle portion will be terra-cotta, adding some canopies and awnings at the midlevel, and then I think a piece that's gonna make that base much more dramatic will be having those kind of cantilevered pieces at the park reach out, create these what we think will be wonderful soffits within the building. We're looking at lighting that building -- or lighting those soffits in a dramatic way. And we're also looking at

strategies to take the first soffit within the composition at the entry, put a little bit more of a special material on that, maybe a wood or a wood laminate product that will then carry that wood texture into the lobby and again try to connect the interior and exterior of the building to the park.

And so a lot of thoughts and a lot of development happening. I know I've thrown a fair amount for you to consider. I just, I have to finish by saying we continue to be really excited about this building. As Mike mentioned -- as Mike Cantalupa mentioned, it's the first building that we're doing in the Boston area and we couldn't be more excited and happy to be working with this team, with your staff, who have been really collaborative and wonderful in terms of exchanging ideas. I know you as a group are

still working through how you're gonna work as joint boards, but to a person the comments that we've been getting to date have been really positive, very supportive in terms of the look and feel of the building, in terms of fitting within the plan. And most of what I've shared here has really just made the building better in terms of that collaborative effort and again the kind of getting the fine grain details right with the building.

So with that, if you have any questions beyond that, I'd be happy to take a stab at answering them. Thank you so much.

H. THEODORE COHEN: Thank you.

The only question I have, do I take it from the drawings that all your penthouse mechanicals will be hidden behind your crown?

TONY MARKESE: Yeah. So that element

hides a portion of the mechanical and that element hides the other portion. So from the street you will not see any mechanical elements. It's all enclosed within the facade. And the idea isn't to really create an A and a B typology in terms of that level of finish. The quality of the curtain wall will continue up and create that top as well.

H. THEODORE COHEN: All right, thank you.

Do board members have any questions, comments right now?

(No Response.)

H. THEODORE COHEN: Then why don't we go to the public. Chris Matthews.

CHRIS MATTHEWS: Chris Matthews, 26 Sixth Street. I'm speaking here tonight as a board member of the East Cambridge Planning Team. My plan was to summarize the letter that the

planning team sent to you I believe this morning. But there's so much interesting material to look at that I just take a few seconds to speak as an individual about what I see as a landscape architect in this plan. I was heavily involved with the planning team's independent study of this site probably four or five years ago which helped inform the K2 process, and we were supportive of the very large increase in density here, not only to make Boston Properties a great deal of money, but to transform this part of Kendall Square from an inward looking enclave which is what it was designed to be, to a seamless part of the urban fabric. And what I'm seeing here, and I absolutely love the building, it's fabulous, very exciting addition to the neighborhood. But what I'm seeing here in terms of transforming the public realm is not

commensurate to the size of the project. And I think of the great things that MIT did on the east campus, the what we now call the Biomed campus with the skating rink park and a canoe rental and all of that. Two acres of new park on Rogers Street and new blocks of streetscapes interesting and really interesting landscape with Alexandria, and 11 acres at North Point. Now I know this is a different place, but I'm seeing an entirely different level of effort in the improvements of the public realm here. There's a couple of things that I'd like to comment on.

One is the -- if Boston Properties was my client, I would advise them that the project really would be better actually even without the Binney Street park. It's on the north side of a big building. I doubt if it would ever get any direct sunlight. It's an existing open space but

a lot of effort's been put in to de-suburbanize Binney Street and I think this little pocket of open space doesn't add much.

But the really big problem is the parking garage. And I think that the existence of the parking garage at the heart of the site needs a lot more major surgery both at the ground floor, adding active uses at the ground floor. I don't know what they would be. Maybe people could live there, maybe part of it is retail. But also on the top. And I think the top of the garage, particularly with the two residential buildings on either side could be a terrific public amenity. We've canvassed our members with a sort of more or less rigorous survey and a recreational facility, recreational center is the number one desire now for East Cambridge residents. Somewhere that we could use,

somewhere the workers and the residents of the MXD district can use, another one of those special places in Kendall Square where the two communities come together. It's particularly important for East Cambridge. We have the highest levels of childhood obesity in the city. We have needy populations that are priced out of the numerous health clubs in the neighborhood, and the war memorial you might say is down the street, but it's quite far for people to go to and it's very busy facility. So we would love everybody to look at a full on recreational center on the top of the garage there, and I personally would like to see a lot more active uses on the ground floor. So I've used up all my time, please read the letter at your own leisure.

H. THEODORE COHEN: And, you know, since you're speaking both on behalf of yourself

personally and on behalf of the team, if you had a couple of other comments you wish to make, that would be fine.

CHRIS MATTHEWS: Okay. So so far that was all personal. The planning team letter here is in black and white. I was interested by the inclusionary housing discussion, but I was fascinated by this. I wasn't expecting to say any of that. But, you know, in fact I think I've covered most of the points in the letter although just to be a little bit more specific, we do think that with this talented design team there's enough space on that rooftop, and particularly if the northern residential building was shifted away and that kind of decidual appendix of open space was given up. This space for a gym. Indoor multiuse space, basketball, volleyball, a dance studio, gymnastics, (inaudible). Maybe

even an indoor swimming pool. I was reminded that the Kennedy School reconstruction will come with a new swimming pool. Outdoor multiuse space. Maybe a small track. A turf field. Maybe a tennis court. Gardens and a green roof. A cafe and sustainable technology. That sounds like a long shopping list, but the 1.2 million square feet of extra space in this project far exceeds the out zoning of the Alexandria petition and what they did for the neighborhood in my view is far greater than what this project is thinking about. And I have to say that they're stuck for space but with all the great creative minds, I'm sure they can find a way.

One very last thing. The Sixth Street Corrector has some of the best pin oaks in East Cambridge. They are, they're not huge but they're very vigorous and approaching young

middle age, lucky things, and I really do worry that putting a new swath, ten foot wide swath of concrete in the root zone there is going to really disturb them. And so I would just caveat that. There's not a lot of space in that corridor. And almost doubling the amount of concrete or asphalt in there is gonna have a severe impact on those trees.

Thank you.

H. THEODORE COHEN: Thank you.

Is there anyone else who wishes to speak?

Heather, are you getting up to speak?

HEATHER HOFFMAN: Yes. Hello, heather Hoffman, 213 Hurley Street and I'm going to start out with just reading a very short letter to you from the Cambridge Residence Alliance because Lee Farris needed to leave.

(Reading) Dear Planning Board Members,

the Cambridge Residence Alliance agrees with ECPT that it would be good to explore the possibility of locating a recreation center with public access on the large open space on the roof of the north garage between Binney Street and Broadway. We agree that this could be done through zoning language that would exempt a public access facility like this from the FAR calculations of the project similar to the provisions related to innovation space and allow it to be applied to the open space requirements of the MXD.

Okay, that -- now I'm going to speak as me. And I'm going to say that I generally agree with everything Chris said, and he is a very talented and skilled landscape architect, and I tend to agree with his feelings about open space with maybe one or two major exceptions that we need not go into here. But what he's designed in

my neighborhood has been a huge improvement to the neighborhood. But I'm gonna talk about the trees he didn't talk about, and that's the trees down the center of Binney Street. Those are some of the most marvelous flowering crabapples anywhere. They -- come springtime when you really need a boost, that's when they decide to bloom. And they make the world a significantly better place and it's pretty stark around there. And you can -- it really makes a huge difference. And I understand all of the reasons for wanting to narrow Binney Street and everything else, but I would not like to lose those fantastic trees.

The other thing that I'd like to talk about is the park down on Broadway. I've said this every chance I've gotten. Currently except for the walls, that's a fantastic park. It is another example of how Boston Properties can do a

really, really good park. I don't think that what we're seeing is as good as what's there. I keep being told they're putting the flowers in there and every drawing I see doesn't have any flowers in it. So I'm skeptical because right now that park looks as though you took a really, really good home gardener and said here's some money, how many guys do you need, and just go to town. It doesn't look corporate. It's great. I don't want to lose that. And I did notice flowers in the pocket park that Chris is willing to jettison, so I'd a soon listen to him and take those flowers and move them south.

And the one last thing I'll say is that I used the Sixth Street Connector a fair amount. I'm not a regular commuter down it, and I've never had a conflict with a bike on there. I think you get kind of two different stories.

There are people who claim that there are conflicts all the time, and then there are lots of people like me who say that there's never a problem. And I wish someone would just go down there and count the bikes because I would really love some data.

Thank you.

H. THEODORE COHEN: Thank you.

Is there anyone else who wishes to speak?

(No Response.)

H. THEODORE COHEN: If not, then the Board comments, questions, things we want to see on January 17th.

Hugh, you want to start?

HUGH RUSSELL: There was a comment on the tree plan that I read as I was reading through the materials that a lot of trees along the service roads were proposed to be cut and the

comments seem to imply the city arborist was not going to like that. So I'd like that to be addressed more explicitly. This is not the time to cut trees in the city.

In terms of the design refinements on the buildings, I'm very much supportive of those refinements. One button or two button thing was not addressed in the presentation, but I'm quite happy with the one button seam facing west.

H. THEODORE COHEN: Anything else?

Anyone else? Tom.

TOM SIENIEWICZ: Just a few things.

The question of bikes comes up in those materials as I've reviewed them. There was going to be a general discussion of approach rather than specific solutions at this point. I walked down Main Street on Monday when it was seven degrees and the bike counter that's there

indicated that there was 377 bikes even on a day like that. And so bikes are a huge, huge thing. Relative to the last comment that Heather made whether there's a conflict on the Sixth Street Connector, the Sixth Street Connector and how it's going to be used is going to dramatically change when the Volpe site gets developed in my opinion. The real desire lines probably not at Third but at Fifth or somewhere in the middle, because that aligns with the MBTA head houses and so the way in which we imagine that connector being used probably won't be as intense as your plan suggests. So by way of giving some relief on the level of traffic you think needs to go down there, or maybe the staff is asking you to do that, but I really think we should look a little further ahead on that.

And I agree, I don't want to hurt the

trees. The marvelous tree canopy that is there, I can't opine on how great those trees are except I'm not an expert but they look great.

Permeability of the site. So I had a couple of notes on sustainability. There's a strong voice on that last string. I didn't hear anything about the well standards being sited tonight, and I know the interior designer is here tonight. That was something that was referenced last time. Those standards do generally infer the interior environment to buildings and that's a way in which Boston Properties can take the lead on sustainability.

The -- I wonder about the ability of the site because on the scale of it to help with the issues of permeability. I know the stone water is going to be perked in there somewhere, and I'd like to get some details on that. And maybe get

a little bit on retail and sustainability. And last point, I don't know whether it was Sean Manning that suggested that some of that \$6 million was going to the head -- maybe head house improvements of the Red Line. I know MIT's promised to do that in the hearing long ago. So I'd like to understand how that, how that might, how might that interact with what MIT's got planned.

Those are generally my comments.

H. THEODORE COHEN: Steve? Lou?

STEVEN COHEN: Yeah, I only have a few comments. First of all, in general, I think the master plan is fabulous and I think this building for Akamai in particular is fabulous. We liked it the first time around, and I think the changes you've made have taken a great design and made it better. So I have only a few comments.

First of all, you know, when I hear from Chris on these landscape matters, we've heard from Chris on many other projects, and I've certainly come to respect his input on these matters. Last time round I -- we did raise the question about what could be done at the top of the parking garage? And my vague recollection is that it was an open issue at that point. Be that as it may, I think Chris certainly raises a good point and suggestion and I would like to hear next time around, I would like the applicant to consider the possibilities of creating some sort of public landscape space on the top of the parking garage.

And I guess one other detail that Chris raised, which is the pin oaks which he's concerned about, their viability in light of the paving. And, again, if that could be just

addressed, give us some feedback next time around. Perhaps it's permeable paving, perhaps some other adjustments, we would like to see if there are any small changes that could be made to enhance the viability of the pin oaks.

But, again, small comments there as far as the architecture and the overall master plan, great job. Very pleased.

H. THEODORE COHEN: Lou, any comments?

LOUIS J. BACCI, JR.: Well, I guess Steve stole my permeable pavement. But yeah, good job. Would like to see some more elevations of the ends of the access roads. See what this looks like from the street.

Oh, one other thing. Did I hear about a lighted roof, or mechanical enclosure?

STEVEN COHEN: You love those.

MICHAEL TILFORD: Possibly it was

discussed.

LOUIS J. BACCI, JR.: Illuminated?

MICHAEL TILFORD: In context of the --

JOHN HAWKINSON: Can you use the
microphone, please.

MICHAEL TILFORD: Yes.

Possibly it was discussed in context to
the lighting ordinance that has been circulated.
So not absent that input. In compliance with.

H. THEODORE COHEN: Mary?

MARY FLYNN: My only question was on the
wind study, I believe that what was shown was
that in the revision with the tree plantings,
everything, it showed, I think there was only one
red dot left on it which was right on the corner,
and I know that, you know, obviously it's going
to be a tough thing to mitigate, but I think of
all of the poor people who cross that street in

the rain and the snow and everything else. So, well, there's a few more red dots, but that one in particular, you know, given its location, just seems to me to be one where pedestrian comfort needs to be improved a bit. So I would just like you to look at that further, please, and you know, you may not be able to get it to blue, but I would certainly like to see it come up to green or yellow.

H. THEODORE COHEN: Yellow?

MARY FLYNN: Yeah, at least.

MICHAEL CANTALUPA: So just to be clear, that one red dot is in the mitigated condition in the winter only.

MARY FLYNN: Oh, that one right, yes.

MICHAEL CANTALUPA: So the left is unmitigated, the right is mitigated.

MARY FLYNN: So this one here. Yes, so

what we're saying is right. Okay, those were all there in the unmitigated, right. So it's that single one that I'm worried about.

H. THEODORE COHEN: Thacher.

THACHER TIFFANY: I really disagree with my colleagues. I'll attempt to at this late hour reiterate what I agree with.

I think the Broadway building is great and exciting and getting better. I think the bike path, you know, the trees are really special, also not professional, but I also noticed that those trees are special on the Sixth Street Connector. And although a bike path makes sense, I think we have to do it in a way that doesn't damage the root system on those trees.

And I tend to agree with the public comment that the northern park on Binney Street is probably not going to be that great of a park.

Maybe it's helpful sort of space for arrival, but if there was a way to pick up that space somewhere else, this Planning Board member would be interested in that.

That final red dot on the corner would be great to not have that dot there. That's a spot where I stop often. I don't know how you do that, but I think I would challenge you to figure that one out.

And I think that's about it.

H. THEODORE COHEN: Hugh, you had another comment?

HUGH RUSSELL: Well, none of us have commented on the planning team's suggestion that greater public benefit might be appropriate and a suggestion of a, like, a year round recreation center. I'm, I'm intrigued by that suggestion and I'm -- I think that the idea that you put a

solar collector field on the north side of a 30-story tower is a bizarre idea and one that doesn't get you -- causes very interesting control problems on the panels so that they don't, the shadows don't short out the panels and minute by minute. And anyway, so I'm curious about what other people think about this, the challenge that's been thrown to us by the planning team.

H. THEODORE COHEN: Oh, that was going to be my -- I agree with everything else. I think, you know, the 145 Broadway is beautiful building.

MARY FLYNN: Yeah.

H. THEODORE COHEN: And I think the plan makes a lot of sense, but the garage just sits there. And I think, you know, the planning team's suggestions are really excellent, that something should be done there. I mean, even if

I think of the inflated balloon basketball courts at Longfellow Park. They're being used all the time. I'm not suggesting that's the solution here, but something seems to me could be done with the space. And, you know, something recreational. Another roof garden as a minimum, you know, just seems that it's a big area that you're surrounding -- going to be surrounding with beautiful buildings. And even the people in the buildings I think aren't going to just want to look down onto a concrete baseline or a solar array. And so I think it's a big challenge for you to think about and I think it would make something that's great even better and would be a great benefit to the city.

I would agree with Lou that I would like to see more elevations. I mean, you've done in your materials, there was some great long

distance shots, but I think it would be nice to really have up close elevations of, you know, obviously the other buildings are going to come for design review at some future time, but certainly for 145 Broadway I'd like to see what's going on around it.

And obviously continue working with staff and responding to staff's memo and to Traffic and Parking and I think, you know, you know what you have to do with DPW. And I don't know, I don't have any other comments.

TOM SIENIEWICZ: Just one last thing. I don't want, I too appreciate the building, the Akamai building. I don't want to compliment it too much because it's getting better and better. And so if there's -- keep it moving.

H. THEODORE COHEN: Keep it moving.

TOM SIENIEWICZ: Yeah, so I'll save my

accolades for the next hearing and even the one after that. But, and that's why I'm geeking out on the sustainability issues.

You know, one last thing I did notice, and this is really in the weeds, the plug load did not change from the -- in the revised energy table that somebody spent a lot of time trying to figuring out how to eek out every single piece of energy use in the building, and that just, if you guys can come back to at least know how to control people's behavior, there's a huge opportunity there to get you very close to approaching that zero, if you could plug in. And so that's it.

H. THEODORE COHEN: I guess my last comment is if Binney Park disappears, what happens there? Only because it's just, you know, the garage goes to a certain point and ends and

then there's -- I can't recall what's there now.

LOUIS J. BACCI, JR.: You have some retail there, right? You want to put retail there?

ATTORNEY JAMES RAFFERTY: Yes, there's one aspect of open space in the MXD District. It's already coveted open space approved by the City Council. It's kind of a complex framework in place, but we'll certainly provide a response to that effect. But that, that would unearth a whole different process to undo dedicated open space that has deeded covenance and required to satisfy the existing build out at MXD. So we're not all that eager to start to tinker with that formula. It is -- it would have a domino effect throughout the district and require City Council approval and the undoing of covenants and it's quite complex. But we'll -- we heard the

thoughts and --

H. THEODORE COHEN: I'm not opposed to the park there and the open space.

MARY FLYNN: Right.

H. THEODORE COHEN: You mean, you know it's just interesting Mr. Matthews' suggestion would be to get rid of it and --

HUGH RUSSELL: Maybe it should be a winter garden.

ATTORNEY JAMES RAFFERTY: I'm having déjà vu.

H. THEODORE COHEN: An opera house perhaps?

HUGH RUSSELL: You know, the planning team's suggestion that it be a public open space.

H. THEODORE COHEN: Public space.

LOUIS J. BACCI, JR.: Right.

HUGH RUSSELL: But if it's an enclosed

public space can that somehow be easier to finesse around the legal constraints? I don't know.

H. THEODORE COHEN: I think we'll wait until the 17th and hear what Mr. Rafferty and others have to say.

STEVEN COHEN: Yes, thrill us.

H. THEODORE COHEN: So, that's it for this evening.

Thank you all for coming and for making the presentation. We are excited that -- we'll temper our excitement that things continue to progress.

And I guess this is our last meeting for the year, so happy holidays to everyone and we'll see you in 2017.

(Whereupon, at 10:55 p.m., the
Planning Board Adjourned.)

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BRISTOL, SS.**

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 31st day of January, 2017.

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