

CPP Minutes
Sept. 11, 2019

attendees: Joan Krizack, Nancy Phillips, Chantal Eide, Nancy Jordalen, Cynthia Smith, Erik Thorkildsen, Maggie Booz, David Lefcourt, Ellen Coppinger, Florrie Wescoat, Seanna Berry

Ken Williams of MITIMCO presented a project at 730 Main Street that will follow the existing footprint of the building but also include new 4 story underground parking. Two large oak trees, with a combined DBH of 59" at the corner of Osborne and State Street will be cut down. They are public street trees whose roots and branches will be disrupted by both the proposed slurry wall and other construction.

The project will include replacement of missing trees along Main Street, plantings along Osborne Street, and plantings within the property. The landscape design is by Jacobs Engineering.

The CPP felt that more trees and shade were needed for the large project, and more soil volume and better planting conditions for the trees. We made a number of recommendations for the project including creating continuous tree planting beds along Osborne and State Streets; enlarging tree wells on Main Street; planting trees more closely together thus increasing the number; reconfiguring the placement of new trees near the slurry wall; increasing the quantity and stature of trees on the site; working with the DPW to create sidewalk bump-outs for additional tree plantings on State Street; and milling and finding a use for the wood of the oak trees rather than chipping it. We also asked that detail drawings of tree planting specifications be provided to our committee.

Mr. Williams agreed to address our committee's concerns. We followed up with a letter (see attached) to him on Sept. 20, with details of the discussion and recommendations.

Todd Robinson presented MIT's plans to replant the 42 dead or dying Ginkgo trees along Vassar Street with a mix of approximately 7 species. MIT will plant 2 - 2.5" trees, each with 2 stakes and guy-wires to prevent people from walking across the tree wells. Root balls will be scarified. Soil will be replaced in the tree wells, and trees will be irrigated.

Ellen Coppinger attended the meeting and reviewed projects she has finished this year, and new projects that are planned for 2020. She also calculated the total area that she has depaved and then planted since 2009 to be 1 acre.

Maggie gave a brief update on the Memorial Drive Alliance. The Alliance is composed of more than 13 groups from Boston and Cambridge, and 2 Cambridge City Councilors. The goal is to work with the DCR to achieve protected bike lanes, separate pedestrian paths and fewer traffic lanes along Memorial Drive. Another goal is to avoid disturbance of the historic plane trees, infill where trees are missing in the alec, and to plant trees broadly along the river to enhance the tree canopy and create a beautiful park.

Kenneth Williams
Associate Director
Real Estate
MIT Investment Management Company

Dear Mr. Williams,

Thank you for your presentation regarding the 730 Main Street project to the Cambridge Committee for Public Planting on September 11.

You propose taking down two city trees of 30" and 27" DBH to accommodate your 100' slurry wall for underground parking. These are healthy trees, thriving, whose root systems have extended under the existing parking lot. It was determined that cutting the roots and branches for construction would destabilize the trees.

The Committee for Public Planting recommends the following:

- • On Osborn and State Streets, create a continuous tree planting bed to increase the health of the trees.
- • Create the largest possible tree wells for new street trees on Main Street by cutting the concrete and expanding existing wells.
- • Plant additional street trees closer than 30' apart, optimally on 15' centers, for maximum shade.
- • Work with the DPW to determine best placement for additional street trees. We prefer to see the street trees backed up into the 3' zone between the outside of the slurry wall and the property line so that the tree wells can be wider (3') and still maintain the sidewalk width. These wells, too, should be the largest possible size.
- • Plant additional trees on the site, choosing species as large as reasonably possible near the building.
- • Work with DPW and CDD to determine placement for sidewalk bump outs for additional tree planting on State Street.
- • Provide detail drawings of planting specifications to our Committee.
- • Use the wood of the 2 large oak trees that are slated to be removed, rather than

chipping it. For instance, benches could be made for the community. For prototypes, the Arnold Arboretum is building very attractive and simple benches with trees they take down.

- • You very kindly emphasized that you would stand by your word.

Our Committee looks forward to continuing the discussion with you and your landscape architect as things move forward with this project.

Thank you. Sincerely,

Maggie Booz and Florrie Wescoat
Co-Chairs
City of Cambridge Committee on Public Planting

