PLANNING BOARD FOR THE CITY OF CAMBRIDGE

TOWN GOWN REPORTS

Tuesday, February 4, 2014

7:00 p.m.
in
Central Square Senior Center
806 Massachusetts Avenue
Cambridge, Massachusetts

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H. Theodore Cohen, Vice Chair
Pamela Winters, Member
Steven Winter, Member
Tom Sieniewicz, Member
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P R O C E E D I N G S

HUGH RUSSELL: Good evening. This is a meeting of the Cambridge Planning Board. The first item on our agenda is the Board of Zoning Appeal cases.

LIZA PADEN: The Board of Zoning Appeal cases are going to be heard on February 13th and I didn't get any questions from anybody. Was that correct?

Okay.

HUGH RUSSELL: I'm just curious to know what's going on on Appian Way.

LIZA PADEN: So at 13 Appian Way, we actually have somebody here from Harvard University that can explain it to you. Mark? There you are.

MARK VERKENNIS: I'm not sure if everybody is going to be able to see the images here, but I'll have you come out and

you can take a look at them.

This is -- the Harvard Graduate School of Education is undertaking a renovation at Longfellow Hall. A lot of you probably know where Longfellow is. It's on Appian Way. The GSE's campus is centered along Appian Way in six buildings. And Radcliffe -- excuse me, the Longfellow Hall is at the southern end of Radcliffe Yard.

The renovation project includes major upgrades of the building's mechanical and life safety systems. It also involves a significant improvement to access for persons with disabilities.

In addition to the renovation component of the project, it also includes some reprogramming of existing space, and there is one addition plan for the building as well, which is an upper level penthouse, which is

to be built at the roof of the existing structure. These two images, this is a view from Appian Way. This is what the building presently looks like. This is what is being proposed with the penthouse and new dormers.

This will allow the GSE to create some additional space to house its existing programs.

The project has been reviewed by both the Cambridge Historical Commission and by the Massachusetts Historical Commission, who have both approved the project in its current design form.

We're going before the BZA for two Variances: One for the front yard setback on Appian Way. And the other is to enlarge a non-conforming structure.

When Longfellow Hall was built in 1929, it actually met the setback requirement the

City of Cambridge had at that time. In 1943 the City changed the setback requirement to basically -- it was then calculated by a combination of both the building height and the building length. And this is a very long building. It's not particularly tall, but it is a very long building. So when -- in 1943, that basically made the building legally non-conforming.

So right --

HUGH RUSSELL: Okay.

MARK VERKENNIS: Excuse me, yeah.

HUGH RUSSELL: I guess -- I guess actually, you told me all I need to know.

MARK VERKENNIS: Oh, okay.

HUGH RUSSELL: Which for me is that it's something that's been reviewed by the Historical Commission.

MARK VERKENNIS: Very good.

HUGH RUSSELL: And I don't --

STEVEN WINTER: Yes, I concur.

HUGH RUSSELL: I don't think there's any need to go further.

MARK VERKENNIS: Thank you very much.

THE STENOGRAPHER: Could you state and spell your name, please?

MARK VERKENNIS: Yes. Mark Verkennis, V-e-r-k-e-n-n-i-s. And I'm with Harvard Planning Project Management.

Thank you very much.

HUGH RUSSELL: Next on our agenda, are there any meeting transcripts?

LIZA PADEN: No.

HUGH RUSSELL: Then an update from Brian.

BRIAN MURPHY: Well, the first update I guess I have is to let people know

that the City Council approved an appropriation for updating the audio/visual equipment in several rooms, including this one. I don't know why they decided to do something so --

LIZA PADEN: Frivolous, Brian.

BRIAN MURPHY: Exactly. Well, there you have it.

February 11th hearing, the first hearing is at 7:20 for 10 Essex Street. That's a continuation of a hearing before us. Followed by a hearing for the 75 New Street at 8:15.

In addition, under General Business, 130 CambridgePark Drive, design changes.

February 18th there's a public hearing for Planning Board No. 288, the courthouse, as well as General Business basement height and PUD procedure amendment proposals.

Planning Board 254 BZA sign variance request, and 252 Norris Street cooling tower design change.

We also have meetings March 4th, 18th, and April 1st. We're nailing down some of the details of what exactly will go when. As of now it looks like for March 4th we'll have 57 JFK addition for Harvard Overlay District.

March 18th, 15 Richdale Avenue.

And April 1st, the Lutz Petition that's been re-filed as well as the Linear Park Zoning Petition that's been re-filed.

The other thing that the Board may be interested in as well is that there was one medical marijuana dispensary approved by DPH for Cambridge. There are some issues with the application, though, that we're still reviewing and we'll get back in touch with the Board. It looks like the site they chose

is not in either of the overlay districts. And there are also a few other issues that were somewhat troubling. For example, there were claims made that they had the support of Rich Rossi, Claude Jacob, and me among others, when in fact what we said is that we were being completely neutral with all applications. We weren't favoring someone else over someone else. So I want to make sure that we go through the application carefully to understand where we stand. But that is likely to be making its way to you at some point this spring.

HUGH RUSSELL: Thank you very much.

I think we can then proceed on to the main business of tonight which is the Town Gown reports. And so the order of the universities are presenting is something that rotates from year to year. This year it's

Harvard first, MIT second, Lesley third. Following the presentations by the universities we'll have an opportunity for comment. And then the Board generally does not make comments at a meeting like tonight, although we might ask questions if the spirit moves us. We will then put this on our agenda to come up with an integrated report at a later date.

So, please proceed.

ALEXANDRA OFFIONG: Should we turn the lights off here?

HUGH RUSSELL: It may make it easier to see the screen.

That may do it.

ALEXANDRA OFFIONG: Can you hear me?

HUGH RUSSELL: No.

ALEXANDRA OFFIONG: Good evening. It's a pleasure to be here tonight on behalf

of Harvard University. My name is Alexandra Offiong. I'm here tonight from Harvard Planning and Project Management, and joined by several colleagues from Harvard Public Affairs and Communication and the Office for Sustainability. I know we have a long night ahead. I'm going to briefly touch on some of the drivers of planning and development on the Harvard campus, and then we'll briefly describe some of our projects.

So one of the fundamental drivers for an educational institution is of course to support the teaching and research activities. So, sometimes we talk to you about new academic facilities, but more commonly it translates to adapting existing spaces and upgrading building infrastructure. This is an example at Widener Library. We recently created a video capture studio and that's to

support the Harvard online courses.

Harvard's campus is a residential campus. It's where students live and learn. And one of our campaign priorities is to upgrade the residential portfolio for the undergraduate dormitories which we'll talk about tonight. We also continue to invest in our affiliated housing for graduate students, faculty, and staff as we did here at the Cronkhite Graduate Center recently.

We always strive to enhance the campus experience through improvements to the landscape, common spaces, athletics, arts. This is an example of some -- we recently improved the music department's primary performance phase at the Paine Music Building.

Harvard continues to be a leader in making our campus and operations more

sustainable, and so that's one of our basics. Meeting our sustainability goals is a main driver. And this is an example of the Sherman Fairchild Lab which was recently rated LEED platinum.

Finally, Harvard continues to upgrade its campus infrastructure systems as they're very critical to our operations. We invest both in heavy infrastructure, such as our steam plan, and also light infrastructure, such as our telecommunications systems. This is an example that we have recently begun the implementation of a distributed antenna system. And this system that you can -- you can kind of see it right here. This is on the science center. This system will not only result in improved on-campus cellular coverage, it also enables multiple wireless service providers to use the same network

eliminating the need for additional antennas for every vendor. So we thought you'd be interested in that.

So tonight I'm going to share with you a number of our current projects on the Cambridge campus. Some of them they're in different phases. Some have recently been completed. Some are in construction. Some are in planning.

I'd like to start down by the Charles River and head northward. And to begin, we'll talk about our house renewal projects.

So just to provide a little bit of background, Harvard has 12 undergraduate houses. There are nine river houses and three houses at the Radcliffe Quadrangle and they accommodate 98 percent of our sophomores, juniors, and seniors. This is a system started in 1930 to improve the social

and intellectual cohesion on the campus. And there are communities of students where they dine, they live, they study, they participate in all kinds of activities.

So these -- this represents a lot of buildings; more than 37 buildings, more than two million square feet of space. Many of the buildings are 80 to 110 years old and have never been fully renovated. So there's a significant amount of deferred maintenance and Harvard has initiated the house renewal program to address these issues. And it's -- each of these projects are more extensive than you can ever take on in the summer which we've tried to do over the past years.

So the first of these projects is Stone Hall, formerly called Old Quincy. This is the first test project. It is a five-story brick dormitory on Plympton Street and it's

part of the larger Quincy House. This is, as you can see, this is the finished product. It's -- we finished this project last summer and you can see that we took a lot of care to respect the historic exterior while also upgrading the interior. For example, we have new room layouts that are connected to new horizontal corridors which never previously existed in the vertical entryway system. In those corridors, we have mind space. In order to stay within the footprint, we've really looked for opportunities to put study niches below the roof lines just to create student space but also respect the historic building.

On the lower level we took what was underutilized space and transformed it into a lot of social and academic spaces such as music practice rooms, smart seminar rooms,

and there are other social spaces. So this has been a test project. We've learned a lot. This project, as well as all of the house renewal projects I'll discuss tonight, are all targeting LEED gold and we've implemented strategies such as better insulated walls, better insulated windows, water retention systems, etcetera. And students moved in last fall and they've given it high marks. So we've been able to learn from that project.

And moving on to our second test project, which is at McKinlock Hall facing the river. So this is a project that we started construction last summer. It's similar to Stone Hall in that we have a lot of this same issues with no horizontal circulation, which we'll be addressing. New student room layouts. But this is also an

opportunity for us to test design strategies for a Master's residence and for a dining hall which were spaces that didn't exist in Stone Hall. So this project is anticipated to be completed this summer.

We are also looking at the first full house test project which is at Dunster House, also along the river. You might recognize this building with the domed clock tower. Again, comprehensive renovation, respecting the historic interior, but really bringing the building up to today's needs. This is a project that will -- we started it last summer with some envelope work, but the full renewal will actually begin this summer.

The -- we are looking ahead to the renewal of Winthrop House, which are these buildings also along the Charles River. We are in the earliest stages of planning for

that project, and that is going to be targeting to begin in 2016.

So to support the house renewal projects, we came to you last June for the project at 1201 Mass. Ave. which is the former Inn at Harvard. This is where the hub of the full swing house will take place. And while students are displaced from their home houses, this will be where they come for their dining hall, their meeting rooms, house offices, as well as student living quarters. So construction on this project will end this summer and the Dunster House students will then move in.

So moving over to the Harvard Kennedy School. The Harvard Kennedy School has recently begun planning for the addition of new academic space, and this is a project that will be focussed fully within the

existing core of the Kennedy School campus. The intent is to create a more physically cohesive campus, to improve the central courtyard, to enhance campus circulation both internally as well as connections to Harvard Square. Recently we hired Robert A.M. Stern Architects. We're early in the process, and as the project advances, we will be back to the Planning Board with more information.

In Harvard Square, this is 102 Mount Auburn Street. You might recognize Peete's Coffee over to the left. We are planning the renovation of this space to provide a home for the new Hutchins Center for African and African-American research. And this will house several leading research institutes and programs including the Ethelbert Cooper Gallery of African and African-American art. So we're excited because this is a new

dynamic cultural institution right in the heart of Harvard Square. We expect there will be exhibitions, workshops, artist talks, lectures. And this gallery is expected to open this coming fall.

Moving to the center of Harvard Square, Harvard has just begun the preliminary planning for the creation of a new campus center called the Richard A. and Susan F. Smith Campus Center which is located in the former Holyoke Center. We've recently hired Hopkins Architects and we're working with local design partners Bruner/Cott and Michael van Valkenburgh Associates. This campus center is intended to serve as an important gathering space and common space for the entire Harvard community. And also in the project, given the age of the building and the wear and tear, there's deferred

maintenance particularly on the facade that we will seek to address in the context of that project as well. So we're still in the early stages.

Moving on to Longfellow Hall. My colleague Mark just explained to you that project. We have recently begun construction on a partial renovation in addition to this building which is on Radcliffe Yard. And in addition to upgrading the building systems and accessibility pending where -- we're hoping for the Board of Zoning Appeal approval to add a new penthouse addition.

Moving over to 32 Quincy Street. I'm very pleased to report that the construction is finally complete at 32 Quincy Street, which is the expanded and renovated home of the Harvard art museums. So we are targeting a grand opening this coming fall. The rest

of this year the art museums will need time to condition the building, to move the collections in and to install the galleries. So the public realm, all of those improvements are now in place. I hope you've enjoyed the wider sidewalks, the new street trees, bike racks. The building itself, I hope you will experience it, it's far more open. There's now opportunities to actually see in the building. You can see and get a sense of what's going on. There is a new entrance on Prescott Street in addition to the old entrance on Quincy Street. And there's also an entrance on Broadway which will be available for evening events in the lower lobby and lecture halls. And we are excited because you'll actually be able to walk through the building entering let's say on Prescott Street, walk through, visit the

courtyard, visit the cafe, visit the museum, and would not have to pay an admission fee. So that will be sort of a public passage.

You can see inside courtyard, the new glass rooftop addition. We have a lot of natural light illuminating the courtyard and the conservation lab and the art study centers above.

So we hope that you will be able to join us for a special opening event for the Cambridge community in the fall. There will be more details to come. And as always, when the building does reopen, Cambridge residents will be able to enter for free with a Cambridge public library card.

The Cambridge Street overpass, this is a project that in coordination with the city's repair of the Cambridge Street tunnel we have completed the improvements to the

surface and have transformed it into a vibrant meeting and activity space both for the community and the university. You can see there's a hard paved surface which allows us a lot of flexibility in how we use the space, but it also creates an impervious surface so there's not water infiltration degrading the tunnel.

So we have new trees, new furniture, new lighting. Since the, since this space opened, we have hosted many community and university gatherings, including weekly -- the farmer's market, the Cambridge public schools events, such as the grade 8 science exhibition. We've had arts performances. The Cambridge open market. I hope you've been able to enjoy the space as we have.

Moving up closer to the Cambridge Common, Harvard Law School, we -- the Harvard

Law School has recently completed a renovation of Gannett House which is an 1830 Greek revival building, and this is home for the Harvard Law Review. The project really dealt with improving accessibility, improving building systems.

Also at the law school we have finally completed the phase work at the law school, which you can see here there's now a landscaped open space that is the crossroads area within the heart of the law school campus. It's adjacent to Pound Hall that you can see in the background, and that required the removal of the east wing of that building. And this you will remember was conceived when we came to you many years ago for the design of the Wasserstein Caspersen Building.

Moving over to Divinity Hall -- moving

over to Divinity Avenue, the faculty of arts and sciences is nearing completion on a renovation of the Tozzer Library. And this is a project that's enabling the consolidation of the anthropology department which is in multiple locations on the campus today. The project included not only a full renovations but a one-and-a-half-story addition on the top which is -- which has its distinctive copper roof with brick on the lower levels. Inside the building there is a new central atrium space that is intended to facilitate collaboration within the department.

Further south on Divinity Ave. we're at the Semitic Museum. We are in construction for a rear elevator addition. This is a building that was built in 1903 and it houses the department of Near Eastern languages and

civilizations as well as the center for Jewish studies, and it does have public exhibits, collections, and academic space. So we wanted to make it more accessible. So we have added this rear addition that houses an elevator. And it's -- the project has made the building far more accessible.

Moving on to other planning priorities, Harvard has reached a major milestone in planning its Allston campus this fall when the Boston Redevelopment Authority approved Harvard's institutional master plan. The IMP for Allston as well as its associated zoning. Within the IMP's 10-year development time frame are several projects, including two Harvard athletic projects, including a renovation in addition to Harvard stadium. The business school has three projects. And in the longer term, the university envisions

a new mixed use development on the Charles use site and a hotel conference center on Allston Landing North. There are a few related projects that are outside of the IMP scope, including a new science building on Western Avenue which will support the school of engineering and applied sciences, as well as the various corner residential and retail commons which we are undertaking in partnership with Samuels Associates.

So transportation demand management, Harvard continues to support a comprehensive commuter choice program. And this is in Cambridge to encourage alternative modes of commuting. We're pleased again to report a low SOV rate, a low single occupancy vehicle rate of 12.8 percent for our campus. And in order to support that, we have made or are continuing to introduce new bike racks. We

started the Hubway program. We sell on average 7,000 MBTA passes every month. We now have 11,000 Zipcar members. We have -- we're continuing to expand the number of Zipcar spaces on our campus. We have 32 now. And we even have 23 electric vehicle charging stations. So there are many, many other programs that we do.

At this time I'm going to hand it over to my colleague Heather Hendrickson to touch on sustainability.

HEATHER HENDRICKSON: Good evening. So I'll start first and just get to the context of sustainability at Harvard and how we view it and go into some of the new updates and research and teaching as it relates and then into some of the progress for the year and we'll be happy to take questions of course.

So firstly, you know, as President Faust says universities have a special role and a special responsibility to make sure we're addressing global challenges and we're also translating that into research and teaching into action and that's of course what we do on sustainability.

So that's grounded, thanks to President Faust, our Executive Vice President and Deans and others. We have a very clear vision, which is grounded in our sustainability principles that were passed over a decade ago to develop and maintain an environment that enhances human health and works towards creating a sustainable community. And the two grounding goals that we have university-wide that are pretty stringent, are greenhouse gas reduction goals due to the 30 percent reduction in ten years' time from

2006 and it's inclusive of growth. And same while doing research against peers and others, this is -- we have the most inclusive, you know, view of what our missions entail. It's all 700 buildings. It's 26 million square feet. And as I said, it's inclusive of growth. And where we are to date on that is we've reduced 16 percent inclusive of growth. Without growth we're at 24 percent. So it shows that the delight of research and teaching and what that brings, but also the impact on emissions.

And then secondly, our university-wide green building standards which require LEED Gold energy modelling, lifecycle costing. But I think even more importantly, goal setting with the entire team, including researchers and occupants and the operators of the buildings to get the best results

possible.

Just a quick note, obviously our first focus is on research and teaching. So just a couple of highlights. We have now almost 200 courses related to sustainability and a new major for the undergraduates focussed on sustainability and environmental policy. And we also have many interdisciplinary research centers. Harvard Center for the Health and Global Environment, Harvard Center for the Environment. A couple of new ones, this has actually been announced but hasn't even fully launched, it's at the Graduate School of Design. There's a new center for green buildings and cities and we're very much, we already talked to the executive director and we look forward to working with them.

And then also at Harvard Law School there's a new food law library -- food law

lab to continue research and scholarship under regulation of food. And we -- there are some very interesting things coming out of that group that relate to sustainability as well.

So moving back to the campus, I think the key areas of focus and what our strategy has been and where we had success is in really creating and pulling together these 12 school units into one Harvard. And again these goals have helped to shape that and also the engagement of the community so that really the experts in HR or IT or the labs are the ones driving solutions for how we can be more sustainable. We have many working groups and governance committees that our office oversees that pull everyone together to ensure the best practices and help us to continuously improve them. And we've done

things like integrate, greenhouse gas, emissions, calculations in our five-year capital planning process which is certainly also, you know, kept the focus for every project in having that review.

Last year we launched a new sustainability impact report. The purpose of this was really trying to be transparent with ourselves and our community and others and talk about where we were doing well but also where some of the challenges were in hopes of bringing others into the fold and also working with us on this. And I'll tell you a little bit about some of the ways we've been doing that in a minute.

The report really does four things cheaply. It shows metrics and where we are graphically and with numbers.

Two, it shows our vision from President

Faust model.

Three, sort of our journey of where have we gotten to where we are and where are we headed.

And then lastly, a sort of section from our faculty and students living at, which is we hope inspiring, it inspires us. And we will be revising this report in about the next two months so look for that to come out.

On the greenhouse gas and green buildings, I would highlight just some other things. I told you where we are in our goals. We also are up to 88 LEED certified projects, and 25 of those are actually registered -- 88 sorry, are certified. So over 100. In Cambridge alone there are 64 that are already certified and 18 that are registered and in the pipeline.

Another couple of points, we've been

very, as you know, focused on energy efficiency, and particularly in the labs. Our labs are 22 percent of square footage and half the energy. This is one example with our lease building where it continues commissioning, which we've been doing more and more on campus and particularly in labs with high energy intensive buildings. We're able to save just in one building over $3 million. So we will be continuing to apply that kind of learning.

Our green revolving fund of $12 million that's funded over 200 projects so far, had an annual savings of about $4 million. And several thousand greenhouse gas emissions reductions continues to go well. We've had some updates and changes to it to align it more with the fact that we've gone from low hanging projects and now have longer term

paybacks in longer term projects. So, it's gone from five-year paybacks to eleven. And it's gone from $500,000 a project to a million. And that's gone well in supporting the schools.

At the very bottom there, you see that photo, that's the Massachusetts Green High Performance Computing Center, that's a project that we did with MIT, Northeastern, BU, and UMass Boston. And that is a platinum certification that that received. And that is important because the other huge driver in research universities besides labs is high performance computing. And this has allowed us to efficiently effectively in a consortium grow in order to meet those needs but in a very energy-efficient way.

On house renewal, Alexandra talked about that. Just a couple of other key

points. So this insulated walls and roofs she talked about have reduced the energy from heating that 30 percent, which is great in an older building. There's also LED lights throughout the entire project. There's been rainwater collection reuse and some other innovations. There's been very stringent indoor air quality testing and implementation. We recently had a researcher, Jack Spangler (phonetic), from school public health to create post-studies on this project looking at inter air quality, temperature, noise, and many other things that not only will be held beneficial to this project but will help in future projects as we were talking about.

They also did a ton to preserving existing materials including marble panels and wood flooring and reuse those.

Just a couple other highlights, not as much on green buildings or sustainability. Harvard University police department now we're proud to say all of their fleet vehicles are hybrids. They are the only university that we know of that has this. They are so successful that they also went out and bought some all-electric little cruiser vehicles that they're there demonstrating. And they've actually come back to us to use our green revolving fund to see if they could also buy some of their larger vehicles that they need that are hybrids.

Other things that we recognized for having a bike-friendly university. Our president continues to speak about what makes sustainability a priority at the university from a research and teaching perspective but

also an action on campus. And we were very delighted to have the EPA administrator, Regina McCarthy give her inaugural address at the Harvard Law School this year.

Back to the city and talking about, again, how we're trying to enhance our partnerships that exist, in particular with the city and peers. The Cambridge Compact for sustainable future that was signed last year by the City Manager and the Mayor as well as the both the Presidents of Harvard and MIT kicked off, and that has been terrific. There are nine areas of focus, including energy efficiency, renewable energy, planned preparedness, and many others. And Harvard and MIT have been co-chairing the steering committee. We look forward to the formal board kicking off later this spring. And really the exciting thing

about this, I think, is the Harvard -- Harvard, MIT, and the city are going to continue to work together, but it was to bring in also the private sector and non-profit sectors who we have a lot to learn from and have a lot of great expertise. And because we're all trying to address the same challenges with climate and climate preparedness and environment, getting all these smart people in a room together just all the same challenges and share best practices and set some goals is, I think, very exciting and a real feather in the cap for the city of Cambridge showing leadership in the country.

We already have about 20 folks who signed up to join us, including Draper Labs, Novartis, Genzyme, Google, Twining, and Alexandria Properties and many others. So

I'm sure you'll hear a lot more about that to come.

Two other quick points before I leave. One on climate preparedness. So, you know, this is obviously an area where we need to collaborate together and can't do it alone, both the city, state, and region. So Harvard had a climate preparedness summit in September, and we invited all of the higher ed institutions in the region and also emergency first responders from the city and also folks from FEMA and other federal and state agencies to come. And there was a two-part seminar.

The first part was education from faculty on what we can expect and from city. John Boldack (phonetic) spoke. The Chief of Energy and Environment from the city of Boston spoke. The executive director from

Boston Harvard Association who done some of the most recent research on what would happen to this particular area spoke. And it was very informative, I think, for the community.

The second piece was a drill. If hurricane Sandy had hit us five and a half hours early which would have been our high tide, and we would have, in many places, mostly Boston, would have had high water and had flood waters of at least a few feet. This was the preparedness. And as you can see here -- I can't see that far, but I think that's fire department from Cambridge and other first responders were there, and we got great feedback that the drill was really helpful from state, city, and federal agencies coming together.

What Harvard's doing is we've created an internal climate preparedness working

group that has, you know, folks from our critical infrastructure, in the insurance division, risk management, and schools, and we're looking at four key areas:

Our vulnerability; preparedness, best practices that are out there, learning from others; severe weather emergency preparedness; and then finally, defining the connection points with local, state, and federal agencies. So that is not going to be a quick project. It will be an ongoing project but we have started to pull folks together on that.

And then lastly just a note, I think, for the community, Harvard and MIT are joining forces again and collaborating and we are hosting an international conference, sustainability conference. It's about 50 institutions, universities from all over the

world. And it's called the International Sustainable Conference or Campus Network rather. And it was developed actually in 2009 by a charter from the Global University Leader's Forum, which is a forum of presidents that meets annually at the world economic forum. What it is is it's trying to get, you know, some of the leading institutions across the globe together to talk about sustainability issues and to learn from our faculty and put things into action and share best practices. And a feature -- a key, actually a highlight and keynote panel this year, will actually feature the Cambridge Compact, because we think this is a replicable model for other cities. And we're involved, of course, knowing Harvard and MIT and the city and private sector and others who are on that compact for a sustainable

future. So we're looking forward to that and sharing what we learn, too, from researchers in that gathering.

HUGH RUSSELL: Okay, thank you.

Are there any questions by members of the Board?

STEVEN WINTER: Mr. Chair, if I can, I just a quick question.

Heather, what are the implications of the infrastructure you mentioned at the university that will provide connections for cellphones, devices. What are the implications for the installers and the equipment that we see around the city? Does this mean around where that infrastructure is there would be a need, less of a need for T-Mobile to install and all of the providers to install infrastructure.

MARK VERKENNIS: Yeah, what we're

doing right now is basically rolling out what's called an outdoor distributed antenna system. And I know the Planning Board has had some frustration with just the proliferation of cellular antennas throughout the city. And Harvard has suffered from that as well. What we're doing is basically installing antennas which will serve groups of buildings. They will be placed in a key location that can serve, let's say, half a dozen buildings in the immediate proximity. Within each of those sort of central antennas, there is the provision to house the equipment for other service providers. So, yes, the intention is that if another service provider, for example, the project that's being undertaken by AT&T with Harvard, but if Verizon comes in and needs to upgrade its equipment, there's an expectation that they

will be using that same system. So that the system is built to accommodate multiple cellular providers.

HUGH RUSSELL: Thank you.

Ted.

H. THEODORE COHEN: I have a couple of questions. First, I'd like to know what are the plans, if any, for the group of stores on the corner of Everett Street and Mass. Ave.

TOM LUCY: Hi. For the record, Tom Lucy with Harvard Public Affairs and Communication.

As we reported before, when we started the law school project, we found dry cleaning solvents in the ground. It's been several years of investigation and now we've been involved in several years of remediation. It's an iterative project. The plume in that

area is being treated. That particular site is what we're using to treat that area. The future of the building is in doubt. The building itself has some contamination in it that gives us serious concern that it has a future. What we would consider there is we made the commitment with Agassiz and neighborhood 9 that retail will exist there for as long as Harvard owns it, and we would expect if we redevelop it, that that will be the case. But for now it remains remediation site and we continue to work on that.

H. THEODORE COHEN: Okay. I was just wondering, the remediation has been going on for a number of years now. It's just sort of a block on the corner.

TOM LUCY: Yes.

H. THEODORE COHEN: Is there any way of putting in some sort of demonstration

materials or --

TOM LUCY: Well, if you noticed that -- we agree, it's an eyesore. It doesn't work for us. I know the law school doesn't like it next to its brand new building as well. We've experimented with a couple different things. We've worked with Lesley and the Art Institute of Boston as well. We've had some art fixtures in there. If you noticed over the last couple weeks we've had film designs to the windows to color and bring some presentations in there to try to brighten it up. We agree, we continue to experiment with it. The remediation, it's hard to say, it's an iterative process where we have to treat/test, treat/test, and it has to reach a certain point from which DEP will allow us to move on from there.

H. THEODORE COHEN: Okay.

Well, I'm glad there are ongoing concerns and plans with it because it really is just an unfortunate --

TOM LUCY: Yeah, it's not optimal for anybody.

H. THEODORE COHEN: The other question I had was with regard to sustainability. When you were talking about the renovations of the river houses and the, I guess about the Kennedy School in your sustainability work, are you talking about the possibility of climate change and the possibility of the Charles River rising and there being flooding of these buildings right along the river?

HEATHER HENDRICKSON: Yes. The project teams are looking at vulnerability in those projects in the Kennedy School Pavilion project and the future.

H. THEODORE COHEN: Great.

PAMELA WINTERS: Thank you. Is it on?

HUGH RUSSELL: Yes.

PAMELA WINTERS: Okay.

I have a question about the Fogg Museum. So it's going to be done in about another year did you say? Did I get that right?

ALEXANDRA OFFIONG: The project is actually completely -- it's completed and so right now there's no construction going on, but what's happening is they are doing final conditioning of the building, getting the air quality correct. They're moving the art back, and they're installing the galleries. So that construction is done, but they're fitting out the inside of the space to make it ready as a public facility.

PAMELA WINTERS: Okay.

Well my hope is -- I know that the residents of the city have really gone out of their way, you know, with the traffic and alternative routing and so forth over the last couple of years, so I'm -- my hope is that the opening will be advertised and it will be something for the city residents to enjoy as well.

ALEXANDRA OFFIONG: I will pass that on.

PAMELA WINTERS: Thank you.

TOM SIENIEWICZ: At the risk of extending our jurisdiction, I wanted to ask actually about a project that's underway which you did not mention but perhaps because that's on state property, which is the Weeks footbridge. I noticed there was construction, staging happening just this

weekend and I'm wondering what the plans are there or if you know anything about it.

ALEXANDRA OFFIONG: That is actually not a Harvard University project. That's a state project. I don't, I don't know a lot of information about it. But I know they are improving accessibility through that renovation.

TOM SIENIEWICZ: Great, thank you.

HUGH RUSSELL: Thank you very much. And we'll now go on to Massachusetts Institute of Technology.

ISRAEL RUIZ: Thank you. Good night everybody. It's great to be back here before the Planning Board --

(Microphone difficulties.)

ISRAEL RUIZ: And my name for the record is Israel Ruiz and I'm the Executive Vice President and treasurer at MIT and it's

great to be back before the Planning Board after a few months but also as a third year presenting our Town Gown report. With all that's happening and really all that is exciting that we have ahead of us. I'm joined here by members of my senior staff and MIT senior staff: Steve Marsh, who you all know, in the back of the room. Pam Delphenich from campus planning. Julie Newman from the office of sustainability. The counselor from technical facilities, Sarah Gallop and Paul Parravano from government and community relations.

So this is a "It Takes a Village" to do what we do in our institutions. And, in fact, I would be remiss if I didn't mention 2013 as a remarkable in somewhat bad ways for our communities, from Boston to Cambridge, Somerville, Watertown, and in particular our

community at MIT, how that impacted us during last year. It's remarkable that our community came together, our communities came together in the manner that we did, and we move forward with many great things that we're eager to present to you, and that will impact the planning moving forward.

As part of those, there are two initiatives that share common roots, and those common roots are the DNA of MIT to provide innovation. First of all, it's about innovation and education, and this context is innovation and education around disciplined learning. How our President right at the inaugural address charged the MIT community and later the task force on the future of MIT education, of whom I'm one of the three co-chairs, to evaluate the possibilities for MIT to take advantage of discipline learning

in three major domains on campus, beyond the campus, and on the research of our learning. That's a very exciting future.

I've been part of a 65-member task force. We issued our preliminary report in November. And we identified many trends in higher education that are going to be shaping the future. And the reason I'm bringing this up here, not only to highlight our commitment towards moving this forward together also in our partnership with Harvard University and Ed-X, and also in a way that this may shape our future planning and physical campus for MIT.

In our report we just hinted at the possibility, but the issues of how many classrooms in 10, 20 years. What kind of classrooms? What kinds of spaces will facilitate learning in this digital age

domain? Will residential change? And do we want that experience to change?

So these are question marks that we think will empower the MIT community to rethink spaces, and we are on the verge of investing in our renewal of the main campus. And we want to make sure that we get it right. It's very expensive to do it. It's very costly to do it, and it's very critical for the future and the mission of MIT to get it right.

The two examples that we put forward related to planning are the comparable academic villages that basically unite and go to the heart of MIT as collaborative spirit with faculty and students and staff learns together with cafe areas and classrooms and collaborative spaces and faculty offices all mingling together and sparking the kinds of

seeds of innovations that characterize MIT.

The second one, and perhaps more relevant to some of the points I'm going to make later tonight are what we call "maker spaces." And, again, those are at the root of MIT's motto, mends and manners, minds and hand in which it's not just about the learning, it's not just about the intellectual learning, but also about the doing and how do we encourage our students and our community to do more and to imply that those innovations will be moved from the ideas to the market more quickly. We believe that maker spaces will become a central part of our reshaping of the residential campus.

In connection with that is the second level there that the innovation initiative that got launched in the fall by the President, the innovation initiative is if

you another way to capture a cross-disciplinary DNA that runs at MIT across all the schools and department, we have the advantage of running with the MIT energy initiative, a very successful one, and we're leveraging that one with the innovation initiative and it's very much anchored in the same three prongs that the energy initiative had:

Research at the heart and what MIT is driven by.

Education, based on that research.

Action, experimental learning by doing.

And then in this one, we've added is innovation spaces. And how this innovation spaces, this is just a scheme of how that could look like, but basically how these maker space that's recommended by the other task force which could be shops, machine

shops, that is, laboratories. It could be a computer room. Get mixed and interspersed with the activities that drives and what we know drives innovation process within the MIT community. We have the meeting rooms, the classrooms, this idea of living and studying together.

We believe innovation is at the core of what MIT has been and will be, and this innovation that's led by two associate deans, Professor Vladimir Bulvoic and Gianna Murray from Sloan School of Management and School of Engineering are leading now forward is reported about to come out. And that will also shape some of the directions for future planning at MIT.

In connection with this initiative I wanted to talk a little bit about some of what this image at the bottom is and has to

do. It's nano-signs and nanotechnology. And this is one of the areas in which if my colleague who you know very well who is just today -- or actually yesterday, was named Provost Marty Schmidt. You know him as Associate Provost, now he's been promoted to be a Provost of MIT. He's an expert and he will do a much better job than myself of explaining to you of this impact of these two technologies in science. But what I really wanted to convey with this was the importance of, and the linkage between the thematic intellectual drive of MIT's future and how the physical domain will have to follow suit to an enable that future. And not just the future for MIT, and as I will say in the moment, the future for the region and for Kendall Square and beyond Kendall Square.

And so here you see the highlight of

how nano-science and nanotechnology and of course I'm going back to my early days as an engineer, this is a very small world, and I'm not going to try to lecture you on what small means, but it's as small as things that you cannot vividly really look at it, but it impacts the fundamental dynamics and laws of what drives health, energy, computing materials at the heart of what MIT is most departmental research is going on. In fact, the current facility that we have that does this kinds of things, serves more than 700 of our faculty, and it has a very big impact. So that's just to remind you that 70 percent of our faculty is involved in research. It has to do with these two particular things. So we want to make sure that innovation goes at the heart of what technology-driven innovation means, and that's what MIT is kind

of known for.

However, and as a challenge for all of us, our President wrote late in the year about the innovation deficit and what that meant for the future of economic prosperity in the country, and making the argument that we all at MIT believe deeply that in order to really think about closing this budgetary deficit, it's important to keep investing in innovative research and basic science that will drive the new age discoveries.

This was an Op-Ed at the Boston Globe. I'm not going to quote it. It's much longer, it's much better. Some of it had some affect and we've had some relief from it, but it's still very important. And just to give you a point of historical evolution, in the 1960s, kind of 10, 15 years after World War II and in a sense the quintessential kind of

research university at MIT, at that time 90 percent of MIT's research was funded through the Federal Government. Today we're below the 67 percent mark. In fact, trending to be below 60 percent in the next three years.

So that's -- it's good and bad. What we want is to make sure that the government keeps committed to funding what we believe will fund the future. But also it opens up a realm of possibilities for other entrance in the world of innovation. And this is a chart we've used. Its an updated chart. So it's a chart of the region around MIT and what we've coined the term of the power of proximity. You can see in here how these companies have located and stepped up to be close to MIT, to really fill the gap and to draw from this 90 -- high 90 percent federally funded innovation all the way up to now 65. The

substitution, you can see it plotted here. If you go to the 1960s, you didn't have many of those. If you go to today, this is an area in which we want to promote, and it's importantly it's a change in how MIT executes its mission and its vision.

So of course this power of proximity is alive and well mostly around Kendall Square or the larger area. And it is not only serving MIT, not only the city of Cambridge but the region and the world. And that is speaking to the mission of MIT.

So I wanted to give you this as an overview of the trends, if you will, the micro trends that are driving MIT's today and MIT's probably the next 10, 20 years. To inform what I've talked to you about in the past two years, this framework we came up in 2008/2009 we named 2030. And we talked about

this framework as a living framework that was able to encompass and react and adapt to all these technological trends and innovation in shaping the future of MIT.

This framework had a few objectives. These objectives had to align this campus with newer priorities. And I'll talk a little bit more in detail about this with the current and future academic needs and the opportunities.

We wanted to integrate this campus planning, and as I said, Pam Delphenich is here representing campus planning with me. With the real estate activity and the development that Steve Marsh's group has now leading -- and has been leading for -- and very successful for a while, and has enabled this region that I just plotted for you.

And then the third one is the physical

stewardship of the institute. And I'll make a somewhat of a sad comment related to one of our undergraduate dormitories in the next few lights why the failure to store the assets of MIT for many, many years has led to a real significant problem that we hope not to repeat.

So this framework is in action. This framework informs our planning and our decision making. This framework informed Kendall Square and will continue to inform the studies associated with Kendall Square all the way from housing to the grand junction to the gateway and east campus.

Just as a review, this of course our maps included in the submission. There's been a fair amount of activity around MIT mostly to renew existing buildings. MIT, if you look to the historical growth of space at

MIT, and new space, you can see three bursts in the 1960 era and the 1960s and the 2000s and we're now somewhat in the absorption phase in making sure we invest proportionally to renew the campus in a major way.

What you see here is construction projects in all phases from planning all way to construction and completion, spanning from the west at 640 Memorial Drive, right there, all the way to the east to with the most recent E52 renovations to complete the buildings at the Sloan School of Management. You can see from west to east. You can see from the river north. You can see activity along the Mass. Ave. corridor. And I'll spend some hitting on some of these projects.

Most importantly the capital renewal framework, I spent sometime -- actually, quite a bit of time last year explaining the

real challenge of the capital renewal for MIT. We've quantified this capital renewal in terms of investments. That's another metric that I'm responsible for at MIT. And it's a big number. It's $2 billion north of that. What we developed is a series of programs that will start addressing the needs of the campus.

As I said last year, we believed in the power of collaboration by densifying the core and making sure that the collaborations at MIT continue to be pure. And you'll see that one of the decisions that we've made related to the innovation initiative and the nanotechnology signs I described will be about locating a building at the core and at the heart of MIT right behind the dome in building 12. But importantly about this is we've spent time to think about how to

smartly allocate capital to this problem. And in a very MIT fashion, if you will, we've developed a chart that ran every single one of these buildings, who have roughly 160 buildings, and we spend the time to quantify and ran those buildings along two axes.

On the horizontal axis you can see something labelled "physical environment," that it goes all the way from the physical state to the safety conditions of that building, with one being the best, five being the worst.

And on the y axis, on the vertical axis, you see something called "mission enabling," which is somewhat of a weird term that I wanted to spend a minute telling you about. And it's not so much the amount of investment, but it is the amount of relative investment that would make a building more

usable for the mission of MIT. So to give you a concrete example, again, MIT loves numbers and loves to call and refer buildings by numbers. So building 76, right here, you would conclude that because it's close to one in the physical environments and it's close to one here, so everything is in pretty good shape. And in fact, it is. That is the newest co-constituent for cancer research.

So what does 1 in this scale mean? So what it means is if we were to put say $10 million of investment in that new building, the amount of incremental mission enabled activity in that building would be fairly minimal. You can understand a new building and you spend 10 more million doing something, it will not move the needle very much.

As you move up, if you were to spend

$10 million on say building 1, that's the home of civil engineering, civil and environmental engineering, you would get a marked investment and also a marked improvement in the ability for MIT to conduct its mission.

So the way we ran this is that we spent most of the people who are in this room helping me with this presentation, ran this physical environment and our academic colleagues led by Marty Schmidt ran this one. We put it all together, we plot it, and then we said okay, this in dollar terms, which is the number I understand mostly, it's $2 billion. We want to concentrate our investment in this upper quadrant. And why? Because that upper quadrant is the ones that are in worst shape, but it's also in the ones that will make the biggest pay off for that

investment.

So this is the framework. And it took me actually some personal capital to sell this to my governing board. But the truth is it's a smart, thoughtful way that fits once you explain it and you survive. And the reality is, it makes you understand it will take sometime. Sometime like 15 years to get to entire matrix and do a good job on it.

So I wanted to spend sometime to explain this framework so that you understand how we're going to be looking at the next developments over time and how we look about evolving MIT. I'll refer to this chart in a couple of occasions and I'll point and I'll highlight certain building numbers that I'll locate for you on the map.

So we've also reused the way we think about the campus in fairly simplistic ways in

these four areas, and we're going to refer to each one of those and go into detail in some of the examples of what we have built and some of the plans that we have going forward.

First of all, starting on the west side, we highlight here three projects. Three projects that are -- actually all of them, actually four projects, three images, that reflect many of the activities on cross-pollination around the campus. So you can see right here along Vassar Street we opened the Koch child care center that allowed to solve an admin need of child care on campus. This enabled MIT to double the capacity for child care spots. It's completely full already. And this is one of the biggest limitations. I joked at the inauguration of this facility that in fact the admissions rate for child care at MIT is

a lot lower than admissions in the ivy plus including MIT. In fact, my children were not able to be admitted.

On this two other properties, 17 Tudor and 130 Brookline, these are examples of repositioning some of the properties that Steve's group manages. And they present story not just about the renovation and the renewal where they are located, but also they become the home of this innovation ecosystem around MIT. So 130 Brookline Street is, 75 percent of the building has been leased to a company called 24-M Technologies that is a battery-driven technology, a startup from MIT, and it becomes part of these kind of feedback loop around innovation.

87 Brookline Street, MIT converted this 5,000 square foot parcel on the corner to kind of like a pocket park and later was

donated to the city. And we have -- and we have committed to donate an additional parcel of land at the corner to for city use and park use, community garden, and enjoyment.

In that block, which is not represented in the city, and that's kind of -- it should be in all honesty a very big dot on this light. A very big dot should cover the entire area of what we refer at MIT as the northwest. And let me flip from that area to the chart that I just presented here. So that area along Albany and Vassar Street, so west of Mass. Ave. along Albany and Vassar, it has a high concentration of this upper quadrant buildings which are in need of renewal money. But also deemed by the academic mission and the academic colleagues at MIT to be important in -- to invest to provide a better use, better mission for MIT.

So what we hope to accomplish here is that we, instead of going one building at a time, one of the virtues of using something like this and allowing this to be a 10 to 15 year program, is to think about it as a sector. And we're going to think about the northwest somewhat of a sector and think about what investments make sense among what cadence would make sense to enable those opportunities.

Moving to the north, the north is also a very busy intersection. So Mass. Ave., Vassar Street, all the way to the north you can see, again, the three images here of 300 Massachusetts Avenue, the joint venture of MIT with Forest City, which Takeda Pharmaceuticals, the lease -- the lessee of the property at 177 Mass. Ave. Right here, and Novartis Research Headquarters --

Worldwide Tech Headquarters, and 610 Main Street developed by MIT and leased in its entirety to Pfizer Pharmaceuticals.

You can also see here at the bottom another dot, this is another one of the projects we have ongoing to develop better and more reliable and resilient utility infrastructure for MIT. That's where the center for utility is located. And we're looking together with the final section of my presentation and the arrival of Julie Newman and the director of sustainability to think about what investments we can do to improve the sustainability of the campus.

From north to Main you can see here our focus on the restoration on the renewal. And let me spend a couple of minutes here to define the project on the east wing of MIT, at the tip, together with the river, that's

building 2. Building 2 is the home of the math department, the chemistry department, both of whom will get new homes very, very soon. And together and working with the city and Charlie Sullivan's Historical Commission, we've been really been able to rethink -- not just about the renewal of these, but also the addition, it's hard to see, but at the top of this building 2, alongside on the river there is a glass box that's topping that space. So it's not only renewing this building, but also along the lines of densifying and making use of the space around that main group, that corner which we deem at MIT very crucial for collaboration.

The Memorial Lobby, this is the lobby right underneath the dome on the ground floor of the dome. That's been named after I think significant years of having depicted the MIT

alum, alumni that died while being on service, it's been an honor to the military Armed Forces and we just restored the lobby maybe a year and a half to two years ago, and we named it Memorial Lobby just a few months back.

And then the third example is the upcoming MIT nano. This is situated in what we've deemed building 12. This is an existing structure, a low two level, two-story structure that we hope to be able to replace with this facility. You can see the river would be here. This is Killian Court with the dome right behind maintaining the sight lines, but really articulating and putting at the top the state of the art, the most advanced research facility in nanotechnology in the world. That's what we're planning right now. And we have an

incredible team of experts of faculty and staff making sure that that becomes what we all envision should become.

On the east, again, E-52, the renovation right now is active. It's the third building completing the Sloan School of Management complex. Two of these buildings, the first one being E62 and E60, renovation just within the last year, a couple years ago, and now E52 which is now under construction. In fact, the street is now closed and right now you also can see here the opportunity to put a glass box on top which will be and will become the new faculty center at MIT. This is the conference center facility that used to be on the top floor of are E52. This will become a magnificent space for getting this collaboration in action right at the top of that building.

Of course on the left, that's Kendall Square. You are very familiar with that. And you've got all the briefings from us in the last couple of years or so. And where we are today under the plan that we laid out in November was that the provost at the time Chris Kaiser agreed to conduct a study of a conceptual gateway in the east campus in conjunction with filing for the approval. The approval was granted in April of '13. In July we had a group of school of architecture and planning faculty members that develop alternative approaches by playing and removing some of the constraints that the original ideas had. And in September of '13 we really fully commissioned the east campus planning study. This planning study, this commission through the engagement of our design team, Max Cogan, Merrill Allen from

Atlanta, Michael Van Valkenburgh and Ken Greenberg to develop what we think is going to be a series of auctions that will allow us to answer several aspects that we've commented with you and the City Council. We've held so far two community forums. That we have another one scheduled for next week. This is the third one we have planned with a timeline that we hope will end up giving us the results of the report by the end of March.

This has -- it's been a highly participatory process as the provost charged us with doing, and one of the two co-chairs of the steering committee, the other one being Chris, and now being Marty of the provost, who had been handling and making sure that we incorporate the ideas that have been surfacing onto our thinking.

Housing and transportation -- and I know some of you have been attending some of these community forums, so I'll take questions if you have any, but basically you're up to speed on where we are.

Housing and transportation, this is an area in which I also want to bring back the same chart. There are significant challenges in renewing the housing stock at MIT for both undergraduates and graduate students. The undergraduate population is the one that in last June had to suffer some of the difficulties in one of the issues I mentioned before with Bexley Hall being closed and for basically for safety reasons, the damaged infrastructure of Bexley Hall was way too much to be able to deem that appropriate for a dormitory use. We've studied that. We've worked with the students. We've worked with

the staff. We believe that there's really not a cost-effective solution of that site to be able to maintain it. We're going to be moving forward on that with that process. Using that as just as an illustration of a problem that's really depicted in here, all of the bolded letters correspond to either graduate or undergraduate dormitories or residences at MIT. Those are on the high priority list for MIT to renew, and we are committed to doing so. As the housing program for the undergraduates, we house a vast majority of them, 98 percent, together with the housing residences and the fraternities or independent fraternity living groups. And we plan to continue to do so with a program that will start renewing in cascade some of these residences.

Just today the now provost Marty

Schmidt released a report on the graduate housing study. It's been released in draft form. The study, if you recall, there were two things that the MIT community asked us to do in conjunction with filing for Kendall Square; one was the east campus planning study, which I just update you on. The second one was this housing study which was chaired by Professor Philip Clay, former chancellor, and had a significantly active working group including the Dean of Graduate Students, several professors, several students, and including staff from the city.

The report is out in draft form for comment. We hope that comment period will get about two months or so, but just as a highlight there are -- it's a great report. It's a very thoughtful analysis of the situation. The report recommends additional

graduate housing at the range of 500 to 600 beds. With the additional recommendation to add 400 beds to enable and unlock the renewal of the graduate residences here.

There is a further recommendation that proposes that in 10, 15 years whenever we're done with those 400 additional beds, revert back to the graduate population. And there are several more that basically state MIT's leadership in providing affordable housing for graduate students and its percentage today within the 39 percent or so.

So in releasing this report, I encourage comments. There's a comment period. There's a way to comment on the report. Phil Clay will initial the final report later in the spring term, and at that time Marty, the newly appointed chancellor, Professor Cindy Barnhart and myself will be

in charge of responding from MIT's perspective.

But, again, as an update this is what's trying to address this underlying issue of the renewal of the housing.

In terms of transportation and grand junction study, as you know, this is also part of the -- it was part of our discussion around Kendall Square.

This is a study that's being developed around the corner around the railroad tracks. The request for proposals for planning engineering services is under review. We have formed an advisory committee that includes city of Cambridge officials and we hope to launch that very, very shortly. As some elements that are included here, like the Hubway stations, we're very proud to note the increase in a year, basically from

October of '12 to October of '13, we moved from 628 MIT members to 3,000 MIT members using the Hubway system. The 77 Mass. Ave. Hubway system is the busiest in the system, and we're very committed to enabling this mode of transportation.

And then finally, and Julie Newman is the person that has enabled and personalized these, where personally I was committed to this -- I spoke to this last year, to launch what we call a next generation office of sustainability. If it is not in that generation, Julie tells me she will quit and I don't want her to quit. So what this really is that she's launched two office of sustainabilities, the last one at Yale, but what we want to make sure is that we move and connect the same aspect of MIT is education, learning, research, into these idea of

initiating the sustainability effort. We want the sustainability effort to be pervasive and an integral part of MIT. And the sustainability would become part of a wide range initiative to be launched and presented to you maybe next year. We want the office to have an impact on design, capital, public design standards. They are very, very actively working with the MIT facilities to make an impact on these MIT nano-facilities. You may imagine this is a highly, highly and kind of demand for energy facility and we want to make sure that works. We are committed to investing in the capital renewal process and we want to invest those dollars in the most sustainable and smart way. And we want to be able to chart the course for MIT in the most appropriate way, that being charting or putting some

objectives out there or by putting some directions that are aligned with the research and kind of world class faculty leaders that we have.

Also to kind of underscore what Heather was presenting before, Harvard, we're also very happy and proud to partner with Harvard and the city in promoting the area of sustainability around the region. We're very involved. Of course, in the compact by signing it, but also in the eco district around Kendall Square, the larger Kendall Square and East Cambridgeport, the Net Zero Task Force to which Julie is a member, and the building energy use is closely working in the changes and the assessment and climate adaptation and vulnerability.

So let me stop here. I'm happy to take questions from you.

CATHERINE PRESTON CONNOLLY: So, you spoke briefly about Bexley Hall. I'm wondering what interactions there have been with the Historical Commission, if it had any feedback yet? I know that the report came back from your engineers that it's not feasible to save the building, but obviously, it's -- well for those who don't know, it's a hundred-plus year old building right across from 77 Mass. Ave. that's been housing for MIT students almost since the beginning. So, has the Historical Commission given any feedback on that at this point?

ATTORNEY JAMES RAFFERTY: Well, we've certainly been engaged with Charlie and my colleagues here Pam and Dick and Theo who could not be here, and as I said I'm not showing that one as a proud moment for MIT. In fact, I think it is reflective of the

chart. What we want to make sure is that there are no other examples. We went through very rigorous studies to make the determination as a safety officer for MIT who worked in the Sean Collier, emergency -- I can tell you this one was close to being an emergency as that one. We would have not made that call if it wasn't necessary. The Historical Commission has been involved. The Historical Commission will have the opportunity to have a public forum. We, the recommendation was made from facilities to the governing bodies and capital project of MIT which we will be accepting, we will be putting forward that process. That process to my knowledge has not started. But there will be a formal process, but way before that formal process we've been clearly discussing that with Charlie and the commission.

PAMELA WINTERS: I just wanted to say that I'm --

JOHN HAWKINSON: It's not on, Pam.

HUGH RUSSELL: It says it's on.

PAMELA WINTERS: Thank you.

I just wanted to say I'm very pleased that you have on your agenda increasingly graduate housing and providing for more affordable housing for your graduate students. That's something that we have talked about and tried to push MIT to do, I think, as long as I've been on the Board so I'm glad that's on your agenda.

HUGH RUSSELL: I'd just like to follow up and it would be appropriate to distribute the draft to the members of the board so that we can be more informed.

ISRAEL RUIZ: Sure.

As I said the chart, is somewhat

coincides with Marty's appointment as provost and introducing it as provost. I will make sure that you all have that report submitted as draft form. So what we have is I think a thoughtful recommendation from the group on how to try to think about graduate housing at MIT and we'll try to make our best effort to respond to that recommendation and see how in the process that I described of the planning frame how to accommodate the needs of the graduate housing population.

Thank you.

HUGH RUSSELL: Any other comments from board members?

(No Response.)

HUGH RUSSELL: Okay, well, thank you very much. We'll switch over to Lesley and probably take a five-minute break while we're doing that.

(A short recess was taken.)

HUGH RUSSELL: We'd like to resume. If you could take your seats, we're going to start now with the presentation from Lesley University. People please resume their seats.

MARYLOU BATT: Good evening. I'm Marylou Batt and I'm the Vice President for administration at Lesley University, and I'm very pleased to be here this evening. And I want to introduce first some of my colleagues. George Smith, director of operations. John Sullivan, director of communications. Matt Brownell, who is the campus planner, and Michael Orr, who is the head of sustainability for the university. My goal here is to be brief and to walk through the issues, and obviously then if you have questions, to be happy to answer those

but to leave more of the time to get to the kinds of questions that you're most interested in hearing about.

To give you a sense, I'm just going to give you an overview of the campus and then talk a little bit about some of the questions that you raised and asked about particularly in our report.

As you know, Lesley has three Cambridge campuses; the Porter Campus, the Brattle Campus, the Doble Campus, and then currently we have one campus in Boston which we are looking forward to moving to the Porter Campus in less than a year at this point. Although it may be a little bit nervous when I was listening to Harvard talk about how long they were going to take to open up the new art gallery there, because we of course think we're going to do all the FF and E and

then open the school in two months. So, so, I'm sure it will work out, but it's a little daunting at this point.

So anyhow, the -- and just so everyone knows, everyone knows it used to be the Art Institute of Boston. That name is a little -- doesn't make any sense since we moved to Cambridge, so the school has been renamed The College of Art and Design. So that's what I'm talking about when I talk about The College of Art and Design.

Again, to give you a sense of the profiles, obviously we have more graduate students than we have undergraduates. And to give you a sense here, Lesley as, you know, still has a distributed model across the country where we provide education, particularly in the graduate schools. So our numbers are about 1200 higher because of all

of the programs that we run in other states.

Lesley does have and has had for several years now a variety of strategic plans, but we think about it in a very short planning horizon. We sort of look three years out in terms of both our academic planning and then obviously our facilities planning to support the academic programs and the scholarship and the creativity that we're really looking forward to.

Next year we have our NEASC accreditation study or I should say this year since all the work gets done in this year, which will then inform the next strategic plan.

Again, as we just discussed, we have Porter, Doble, and Brattle. And I'll just walk through the various pieces. So obviously at the Porter Campus the biggest

project that we have underway is the new Lunder Center, arts center, which is the old church which obviously has been moved. But we have been doing some renovations in University Hall. We have 20 percent of the art school already in the lower level and have also completed some dance studios and other projects. And then as part of the project, we'll be adding, improving the streetscape along Roseland.

This is the -- obviously a photo of the new dance studio that opens on Monday. And the Lunder Center, this is some of the spaces that we have and some of the programs that we have been running, but we're very excited about bringing the arts school over here and what that will mean to the community in terms of a variety of different exhibits, special programs, and speakers.

We think that the art school as it's been designed, was obviously very consistent with all of the efforts that went in with the community, with the Historic Commission, and obviously with this Board as well as a number of others. And, you know, the adult education portion of this will be open for other people to attend -- for other people to attend continuing education as well. So we're very excited about the art school.

We expect to get our occupancy certificate in November and we plan to open in January. And hopefully that schedule will maintain because it would be a problem if it doesn't.

I think everybody has seen the pictures of the church in its current status as it has moved to the south, and we are very excited about how this is now really taking shape and

obviously the design from Bruner/Cott who of course is a local Cambridge architect of a national reputation has really been quite spectacular.

And, again, as we talked about in terms of improving the street edge here along Roseland Street, we're looking at doing, greening that space up.

As it relates to the Doble campus, I think you'll recall last year we talked about the improvements for the first phase for the Threshold Program which I think people remember is a special program for young adults with learning and other special needs. This coming year we're hoping to do the second phase which will include 68 Oxford as well as 82. We completed 80 and 78 last summer, and then are looking to do these two this coming summer. In addition to that, we

are planning a major renovation of Stebbins to make it ADA compliant. At this point it has not been.

And we have also finished up a number of relampings of the entire campus up here and done some additional work to create this admission and information and visitor center here.

So, the Threshold Program, just to remind people, this is what the building looked like originally. And this is it in its completed form. So we're very pleased about the improvement to the community as well as how important the space is in terms of the living and learning for these students. And this gives you a sense of the layout of the -- of what we're calling basically the Threshold Quad, although there's not a whole lot of it.

And then this will be 68 Oxford which will be the next renovation that we are looking at. Stebbins, as I said to you, we're planning to put an elevator shaft here and put an elevator to provide access to the upper floors and have an accessible entrance here. And as a part of that, we'll put in sprinklers and hopefully a new HVAC system.

And at Brattle we have -- are continuing on some projects in Lawrence to upgrade that dormitory space and have created in Sherrill new offices as well as some additional group study space and have done a lot of relamping as well as some other energy efficiency work to try to contain and reduce our footprint. And then I think one of the pieces that we're very pleased about is the community garden which we undertook this year and really created from what was an oasis out

of something that was really sort of a desolate space.

So this is, to give you a sense of what the space looked like originally, and this is what it now looks like completed and really provides an important improvement both to the campus, but also just in terms of people having a place to go and sit. And this was something that was done in collaboration with the Episcopal Divinity School, and they wanted to make sure that there was a place for reflection for the students.

I think you asked questions about the shuttle. We clearly run a shuttle service. We have two busses -- whoops, sorry, I didn't mean to do that -- that run through the Cambridge loop here and then another one that runs over to Boston getting the students back and forth. And this route, as you might

imagine, is quite challenging with all the bridge work being done and trying to get the students to and from their classes on time.

So we're really, really looking forward to moving from Boston to Porter and just having the single loop. And as you can see that will just reduce the amount of time and the amount of shuttle trips that we'll be taking.

You asked questions about the signage. We are, for the art school, we are looking at some signage which will be laid into the terra-cotta here and on the glass. And then we're -- this is intended to be a piece of art or designed art which we're still working on what does that really mean. But it's definitely to be a vertical art element. And then obviously these would be for what kinds of exhibits or whatever might be happening on

a regular basis.

This gives a little bit of a close up of it and then obviously the Lunder Art Center.

Again, we're looking here, we're meeting with the art school this week actually to talk about how we can really create some kind of artwork for -- to put into this banner bracket here as a way of increasing the visual appearance of the building as well.

Sustainability, we have done a lot of work on sustainability over the last six or seven years. We have really from 19 -- I'm sorry, from 19 -- from 2009 to now we have dramatically increased the amount of composting that we do and the amount of recycling that we have been able to achieve. And in addition to that, as we empty out some

of these buildings, most of the furniture and equipment is recycled to other non-profits that can use either the equipment or furniture.

And, again, we have set a goal of the 35 percent reduction to achieve by 2030 and in spite of increasing our footprint by 33 percent, we have already achieved that goal. And I have to say some of it is because we've obviously changed our mode of education here and have reduced the amount of air travel. So because we've had to do more on-line or sort of hybrid programs, there's less airline travelling. But in addition to that, we've had tremendous savings in terms of our HVAC retrofitting and lighting retrofitting as well as our reductions in the single occupancy vehicles transportation and we're very pleased about these improvements.

Again, as it relates to bicycles, we as a part of the Lunder Center, we will be putting in a Hubway station on the front of Mass. Ave. there, and we are very pleased to say that we're increasing the number of parking spaces that we have and have spent a lot of investment now in terms of creating repair stations, and we continue to have a program where we provide free bikes for the students to use.

And this fall Michael Orr and his colleagues have initiated a new program getting people to have their offices certified, and there are sort of different standards; obviously there's green, silver, and gold. But it's really to encourage some competition and to really promote energy conservation and less paper and more recycling. So we're very pleased with that

initiative although it's still in its beginning stages, but it's being very well received.

And that is my presentation and I'm happy to answer any questions anyone has about our development plans.

HUGH RUSSELL: Thank you.

Are there questions?

Steve.

STEVEN WINTER: I simply wanted to clarify a point that you made, when you indicated that Lesley, the university will look for some artwork for the banner bracket and in fact I simply wanted to say for the record, that the reason that you're doing that is because another part of the city municipal machinery informed you that you could not put a name banner there. And so while in fact I thought it was perfectly

legitimate, so I'm glad you're retracing your steps to fix that. But I just wanted to make sure that everyone knew that that was the background of that issue.

MARYLOU BATT: Right. No question about that.

HUGH RUSSELL: Any other questions?

(No Response.)

HUGH RUSSELL: Okay, well, thank you very much.

Next we'll go to public testimony and Liza is going to see who signed up on the sign-up sheet.

When I call people's names, I would like you to come forward to the podium so that we can use the mic.

And we have a single name on the sign-up sheet which is James Williamson. I will also ask other people who wish to speak.

Maybe hold up just a second until the technical....

JAMES WILLIAMSON: Can I go to the bathroom first? Am I first one to speak?

HUGH RUSSELL: You're first and I think it's going to be about one minute.

JAMES WILLIAMSON: I'll be right back. One second.

HUGH RUSSELL: Next year, Liza, there will be a competition between the institutions, if you could bring a stopwatch, we'll see who can set up their computers in the least amount of time.

CATHERINE PRESTON-CONNOLLY: And take down.

HUGH RUSSELL: And take down. But I think there might be some surprises in that.

Okay, and I see James. Perfect timing.

JAMES WILLIAMSON: Thank you. James

Williamson, 1000 Jackson Place. Thank you.

I guess I want to start with an overview comment which is we heard a lot about sustainability through the both presentations from MIT and Harvard. And the sustainability that I'm most concerned about is the sustainability of communities in Cambridge that can't afford to live here anymore. The rents are out of sight. Everybody knows about this crisis of affordability in housing, and I don't think we've heard enough about that in these presentations and I hope this will be a focus for the Planning Board going forward.

I must say that I am thrilled that we have a David Koch building here in Cambridge. The Kochs get all their money from burning fossil fuels and coal in particular. I'm not sure how -- quite how we get to marry that to

all the goals having to do with sustainability. It's kind of a bit of a challenge I think.

On the Harvard presentation I wonder if anybody agrees with me that when the Inn at Harvard was proposed, it was sold as a hotel and then it was taken away some years later. I don't remember whether we as a community were warned that that might be the result when it was seemed to be useful to have it for swing housing. You know, maybe I'm mistaken in how I remember it, but it was very disappointing that I think a good use, an urbanistic use in Harvard Square is now gonna be taken back in the way that it is.

The Cambridge Street overpass is a concern of mine. This is a public space. The city have easements. And it's not really clear to me who is controlling what happens

there, who is deciding what happens there, and who should decide and control what happens there? Some of the things that have happened that have been done by Harvard.

HUGH RUSSELL: Could you hold the mic a little further away?

JAMES WILLIAMSON: Some of the things that have been done by Harvard there are pretty good. Some of them I think aren't so good. The benches are sort of reminiscent sent of Egyptian sarcophagus aren't the greatest. Sometimes it seems like over too much clutter there, but the real question for me is this shared space or isn't it? And if it is shared space, then where are the public in jointly planning what happens there? I think the campus center, I worry about that. I hope you'll focus on -- this has always been a public space. It's been a walkway

through to the river. There's a plaque inside that atrium that commemorates that if I'm not mistaken. The public plaza was designed to be a public space by CERT and proudly so. And so I'm concerned that we're losing the public character of these spaces or maybe we're not, but I think that deserves attention.

And finally, the housing of graduate students in particular by Harvard is a concern. I tried to figure out the numbers. They're broken out differently from how MIT do it. I think one thing that would be helpful would be that if the numbers for, that Harvard could do percentages of the way MIT do because that helps kind of, helps us all get a better handle on the situation.

As for the MIT proposal -- report, I think that some of you may know about the

poverty report that was delivered to the City Council recently by the City Manager. It talks about -- Area 4 is -- has gone from being the poorest neighborhood to being the sixth in ranking. So money is pouring in, rents are rising, prices are going up, people are moving in. Meanwhile Area 4 also still has the highest concentration along with North Cambridge of poverty, of people living in poverty in Cambridge. So Area 4 is really a place that's under siege I believe. And does what MIT are proposing to do really address the needs and the pressures of people who are facing displacement? So I would ask that there be more focus on what MIT could do on the housing side. 500 is a step in the right direction. The need, according to some people, could be at great as 5,000. MIT could do a better job on the stipend side.

This is controlled by the dean of graduate studies who controls the level of the stipends. The Federal Government gives them money and the dean says here's what the stipend is that you can give to students. If housing were more desirable, more people might like to live in housing at MIT if it were more affordable. And these are the questions that are inadequately addressed as I understand it in this draft report and we'll have a couple of months to dig into that.

And I think that's -- oh, and the other obvious thing, and I'm sorry that some people who have been pressing this issue for years have chosen to leave and not say anything publicly, but the question that -- and it is related to this question of housing, graduate student housing, and not just to accommodate

the needs of graduate students, but also the need that we in Cambridge have for relief from the pressure of students that aren't housed at MIT coming out into the marketplace and driving up the rents for people here in Cambridge. And so we're competing with graduate students from MIT and we shouldn't have that burden. And MIT has the deep pockets. They benefitted enormously from Kendall Square, the up zoning there, and that money should be plowed back into relieving some of this pressure and housing way more of the graduate students in good housing and attractive housing and affordable, truly affordable housing, which according to a graduate student I just spoke with, really isn't on the table in the current draft of the report. So let's, let's think about East Campus in the light of this. East Campus

would be the place where some of this housing could be built. East Campus has -- this is the argument that I was alluding to just a second ago, people like Bob Simm and others have made this argument. It's controversial, the interpretations, but the idea that south of Main Street could be reserved for the future academic growth of MIT would be a very positive thing. If that could include the housing that's so desperately needed, not just by MIT students, but by the rest of us who live in Cambridge. So that's what I would ask you to give some attention to.

Thank you.

HUGH RUSSELL: Thank you, James.

Does anyone else wish to speak?

(No Response.)

HUGH RUSSELL: I see no one. So that will be the end of our Town Gown

discussion.

We have one other item on our agenda which is election of the Chair and it should not be very interesting. If you want to take a couple minutes, people want to leave and we'll resume our agenda.

(A short recess was taken.)

HUGH RUSSELL: Okay, let's now conclude our business.

So the floor is open for anyone who might wish to place a name in nomination for Chair.

Steve.

STEVEN WINTER: Mr. Chair, I'd like to nominate the current Chair.

HUGH RUSSELL: And is there a second?

STEVEN COHEN: Second.

HUGH RUSSELL: Okay, other

nominations?

(No Response.)

HUGH RUSSELL: Okay, I hear no other nominations.

So on the motion to elect me as Chair, all those in favor?

(Show of hands).

HUGH RUSSELL: Thank you. All voting.

Okay, now the floor is open for nominations for Vice Chair.

PAMELA WINTERS: I would like to nominate Ted to continue as Vice Chair.

HUGH RUSSELL: Are you willing?

H. THEODORE COHEN: I'm willing to serve, yes.

HUGH RUSSELL: Is there a second?

CATHERINE PRESTON CONNOLLY: Second.

HUGH RUSSELL: By a hair.

Are there any other nominations?

(No Response.)

HUGH RUSSELL: No other nominations.

On the motion to elect Ted Vice Chair, all those in favor?

(Show of hands).

HUGH RUSSELL: And that's a vote as they say.

PAMELA WINTERS: Thank you for serving.

HUGH RUSSELL: Is there anyone any other business before us? If not, we're adjourned.

(Whereupon, at 9:15 p.m., the Planning Board Adjourned.)

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