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PLANNING BOARD FOR THE CITY OF CAMBRIDGE

GENERAL HEARING

Tuesday, October 4, 2011

7:00 p.m.

in

Second Floor Meeting Room, 344 Broadway
City Hall Annex -- McCusker Building
Cambridge, Massachusetts

- Hugh Russell, Chair
- Thomas Anninger, Vice Chair
- William Tibbs, Member
- Pamela Winters, Member
- Steven Winter, Member
- H. Theodore Cohen, Member
- Charles Studen, Associate Member
- Ahmed Nur, Associate Member

Community Development Staff:

- Brian Murphy, Assistant City Manager
- Susan Glazer
- Liza Paden
- Roger Boothe
- Stuart Dash
- Jeff Roberts
- Taha Jennings

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Assistant City Manager
for Community Development | 12 |
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| 8 | 3. Adoption of the Meeting Transcript(s) | 14 |

PUBLIC HEARING

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10	Massachusetts Institute of Technology Investment Management Company Zoning Petition to amend the Zoning Ordinance by creating a new Section 13.80-Planned Unit Development 5 11 (PUD-5) District and to amend the Zoning Map 12 by rezoning an area of Kendall Square to 13 PUD-5.	15

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P R O C E E D I N G S

(Sitting Members: Hugh Russell, Thomas Anninger, Pamela Winters, Steven Winter, H. Theodore Cohen, Charles Studen.)

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

LIZA PADEN: So the cases to be heard on October 13th, some are familiar to you. The first case on the agenda for 115 Harvey Street, and this is the Westmark residential three units of residence that's going to be in the midst of the Special Permit that was granted at the last meeting.

THOMAS ANNINGER: Can you remind us what they needed?

LIZA PADEN: Well, this particular property at 115 Harvey Street. The structure is partially on the Cambridge Lumber lot. So what will happen is the piece of the building

1 that's on the other lot will be removed, and
2 then the building will be rebuilt at the
3 rear, and some additional square footage
4 added to make it more habitable. They're
5 going to rebuild the rear addition. So it's
6 all on their lot.

7 THOMAS ANNINGER: And it's
8 non-conforming, is that the problem?

9 LIZA PADEN: Oh, the house is, yes.
10 It's a three-family house now. And it's
11 already over the allowed -- let's see, the
12 lot area is -- it's about 3,200 square feet.
13 So it's not even a buildable lot. And
14 they've got three units on it in a Special
15 District 2.

16 HUGH RUSSELL: So looking at it one
17 way is to 21st, 22nd and 23rd unit of a
18 larger development, and four, it's a minor
19 change to a non-conforming house in a
20 residential neighborhood which is usually
21 before the Board of Zoning Appeal.

1 L I Z A P A D E N: R i g h t.

2 H U G H R U S S E L L: W e t e n d t o l o o k a t i t
3 t h e l a t t e r w a y.

4 S T E V E N W I N T E R: D o y o u r e c o m m e n d
5 t h a t w e p r o v i d e a n y i n f o r m a t i o n o n t h i s?
6 T h a t t h i s i n f a c t i s -- t h e p r o p o n e n t h e r e i s
7 r e s p o n d i n g t o a v e r y c o m p l e x d e v e l o p m e n t s o
8 t h a t i t w i l l h a v e a b e t t e r s t r e e t s c a p e,
9 e t c e t e r a, e t c e t e r a. I n o t h e r w o r d s, t h i s i s
10 a c o o p e r a t i n g p r o p o n e n t w i t h t h e p r o p o n e n t
11 f o r t h e w h o l e H a r v e y S t r e e t p i e c e. S h o u l d w e
12 j u s t l e t t h e B o a r d o f Z o n i n g A p p e a l s t a k e
13 t h i s o r d o w e w a n t t o s a y a n y t h i n g g i v e n t h a t
14 w e' v e l o o k e d a t t h i s e x t e n s i v e l y?

15 H U G H R U S S E L L: I c a n' t i m a g i n e t h a t
16 t h e B o a r d o f Z o n i n g A p p e a l w o n' t h e a r t h a t
17 i n f o r m a t i o n.

18 S T E V E N W I N T E R: O k a y.

19 H U G H R U S S E L L: Y o u k n o w, p r o b a b l y
20 f r o m t h e p r o p o n e n t.

21 S T E V E N W I N T E R: T h a t' s f i n e.

1 HUGH RUSSELL: And I think, you
2 know, in terms of planning, this doesn't rise
3 to the level of planning implications for
4 them fixing their house, this problem that's
5 not on their property and stuff like that.

6 STEVEN WINTER: Right.

7 LIZA PADEN: Any other cases that
8 people had questions about?

9 H. THEODORE COHEN: What is 61
10 Church Street? The Dunkin' Donuts.

11 HUGH RUSSELL: I think that's the
12 Atrium.

13 LIZA PADEN: Yes, I think you're
14 right.

15 H. THEODORE COHEN: And what is the
16 proposal?

17 LIZA PADEN: It's proposed to be a
18 Dunkin' Donuts.

19 H. THEODORE COHEN: Inside?

20 LIZA PADEN: Yes.

21 HUGH RUSSELL: In which part of the

1 bui l di ng?

2 LIZA PADEN: Well, we have the floor
3 plan. It doesn't show it inside the
4 bui l di ng. It just shows the inside floor
5 plan of the restaurant itself.

6 HUGH RUSSELL: Well, maybe I can
7 recogni ze i t.

8 LIZA PADEN: See if you can.

9 HUGH RUSSELL: They just put a new
10 entrance on i t l ast year.

11 PAMELA WINTERS: Li za, I just have
12 thi s one. Am I mi ssi ng one?

13 LIZA PADEN: That's the old one.

14 PAMELA WINTERS: I di dn' t get that
15 one. I brought my old stuff for Kendal l
16 Square.

17 LIZA PADEN: I can get you one.

18 PAMELA WINTERS: Okay.

19 HUGH RUSSELL: I'm not sure that I
20 do have the bui l di ng ri ght. I'm wonderi ng i f
21 i t' s --

1 BRIAN MURPHY: Bob Slade's.

2 LIZA PADEN: No, Bob Slade's is
3 becoming, I think, a clothing store.

4 PAMELA WINTERS: Really?

5 HUGH RUSSELL: But it's the right
6 shape for that building. It might be
7 different.

8 LIZA PADEN: Right. I think it's
9 interior. It doesn't seem like it has a
10 street entrance to it. It's from the
11 hallway.

12 BRIAN MURPHY: What if it's Lee's.
13 Lee's sandwich shop?

14 HUGH RUSSELL: It's the right size
15 for Lee's except for this little squiggle
16 line in front.

17 BRIAN MURPHY: It's 50 Church Street
18 is where Dato Tee's which is the Atrium. So
19 I think 61 is where (inaudible).

20 HUGH RUSSELL: The other side.

21 BRIAN MURPHY: Yes.

1 H. THEODORE COHEN: Next to the
2 arti san shop?

3 BRIAN MURPHY: Yes.

4 HUGH RUSSELL: Here it says there's
5 been a food use at this location for many
6 years.

7 LIZA PADEN: Oh, okay.

8 THOMAS ANNINGER: But it's not on
9 the street the way that --

10 HUGH RUSSELL: It is.

11 LIZA PADEN: Yes, it is. I have it
12 wrong which building it's in. It's across
13 the street from where I thought it was.

14 HUGH RUSSELL: It looks a lot like
15 -- I mean, it's a little different than Lee's
16 was, but in some ways it's not that big of a
17 concern. There were some seats up front, and
18 they made food on one side and now it's going
19 to be in the back. So it doesn't sound like
20 a big change to me. And it's clearly more
21 than just a Dunkin' Donuts operation because

1 it has sandwich bar and stuff like that.

2 THOMAS ANNINGER: Did they talk
3 about signage?

4 LIZA PADEN: No, they don't talk
5 about signage in the application, but when
6 they come in, we'll look at the signage. I
7 mean, if they were going to do something
8 that's non-conforming, that's a Variance from
9 the Board of Zoning Appeal unless they get it
10 approved by the Historical Commission.

11 HUGH RUSSELL: They have the right
12 to replace the text --

13 LIZA PADEN: The existing face.

14 HUGH RUSSELL: The existing sign.

15 LIZA PADEN: Right.

16 HUGH RUSSELL: Again, I don't see
17 this as having a place where you can buy food
18 on Church Street whether it's in a place for
19 a long time. I'm trying to remember. I
20 worked on Church Street first in 1969.

21 LIZA PADEN: Charles is racking his

1 brai n.

2 HUGH RUSSELL: Okay, I don' t sense a
3 strong need to comment on thi s one.

4 PAMELA WI NTERS: No.

5 HUGH RUSSELL: Now, 1105 Mass.
6 Avenue.

7 LI ZA PADEN: Yes.

8 HUGH RUSSELL: Is that in the upper
9 level or the lower level ?

10 BRI AN MURPHY: It' s the ground
11 level . It' s where Zoe' s is now. They' re
12 looking to expand.

13 LI ZA PADEN: Ri ght.

14 HUGH RUSSELL: So it' s a place
15 that' s long been a food use.

16 LI ZA PADEN: Ri ght.

17 THOMAS ANNINGER: An i ncrease to 114
18 requi red, a reducti on in parki ng. How does
19 that work?

20 HUGH RUSSELL: Well , it requi res us
21 to accept the reduced parki ng, the Zoni ng

1 Board to accept reduced parking.

2 LIZA PADEN: Right. They're looking
3 to waive the amount of parking that they're
4 required to have. It's not that they're
5 required to have fewer or less parking
6 spaces, but they're not going to have the
7 number that they should be having.

8 THOMAS ANNINGER: A reduction in the
9 required parking.

10 HUGH RUSSELL: Right. Which is a
11 title of the paragraph.

12 LIZA PADEN: Yes. 6.35.1, yes.

13 HUGH RUSSELL: I think we're done.

14 LIZA PADEN: Okay.

15 HUGH RUSSELL: Brian, would you like
16 to give us an update?

17 BRIAN MURPHY: Sure.

18 On the City Council side on the 13th
19 the Ordinance Committee is going to have
20 hearings on the Central Square Overlay
21 District front entrances as well as on the

1 Runkel Petition for Bellis Circle. On the
2 18th the Planning Board will have the Central
3 Square Overlay District front entrances as
4 well as the EF second public hearing, and
5 planning to discuss two zoning petitions
6 Bishop and deRahm. On October 25th, again,
7 the Ordinance Committee will be discussing
8 the Chestnut Hill Petition.

9 And on November 1st, Planning Board has
10 a hearing on 174 Hampshire Street, a second
11 hearing on Smith for renovation on Maple Leaf
12 and, again, under general business,
13 discussion of two zoning petitions Runkel and
14 Andrews.

15 On November 15th we've got design
16 review for 75-125 Binney Street, and that's
17 sort of the main things that are scheduled to
18 come before the Board as of now.

19 Just as an FYI, there will be an event
20 tomorrow that HYM is doing, featuring Magic
21 Johnson, if that gives us a sense of preview

1 of coming attractions at North Point that you
2 will see. But I will take that as a sign
3 there will be likely more activity interest
4 in the coming months as the development going
5 forward.

6 (William Tibbs Present.)

7 HUGH RUSSELL: Thank you.

8 Li za, are there any meeting
9 transcripts?

10 LIZA PADEN: I haven't picked up
11 from the last batch that I've got to go
12 through.

13 HUGH RUSSELL: So we'll wait for
14 your next vacation?

15 LIZA PADEN: Wait for the next, yes.

16 HUGH RUSSELL: Li za, came back from
17 her vacation having reviewed, was it six?

18 LIZA PADEN: Yes.

19 HUGH RUSSELL: Six meeting
20 transcripts.

21 We'll go to our public hearing.

1 This is a continued hearing on the MIT
2 Investment Management Company Zoning Petition
3 for the PUD-5 and Kendall Square.

4 STEVE MARSH: For the record, my
5 name is Steve Mash. I'm the managing
6 director of real estate for MIT and
7 investment management company. I'm joined
8 tonight by Marty Schmidt, our associate
9 provost and professor elect in engineering;
10 David Manfredi from Elkus, Manfredi
11 Architects; and Michael Owu also from MIT.

12 I would like to start off by expressing
13 my appreciation for the opportunity to appear
14 before you tonight to talk further about
15 Kendall Square and our plans to revitalize
16 this important area of the city. Our goals
17 for Kendall Square have remained consistent
18 throughout our process. We remain committed
19 to creating a viable plan that creates a
20 destination gathering place, establishes a
21 vibrant gateway, and a connection between the

1 institute, the central business district, and
2 the community. It provides space renovation
3 at the very heart of our innovation district.

4 As you know, our petition expires next
5 week. We recognize that the task at hand is
6 complex in nature, involves the interest of
7 many stakeholders, and has longstanding
8 consequences. So we want to be thoughtful
9 and comprehensive in our work. As a result,
10 in order to allow all of us more time, it's
11 our intention to let our existing petition
12 expire and to re-file again in the near
13 future. This will provide us with more time
14 to appreciate the many inputs we've received
15 along the way, to continue to work closely
16 with the city planning staff and the Goody
17 Clancy study efforts, the Historic
18 Commission, and to enable us to better
19 understand the possible trade-offs among many
20 legitimate perspectives.

21 It's important to emphasize that we

1 remain completely committed to the
2 redevelopment of Kendall Square and that
3 we're excited about revitalizing the hub of
4 our city's innovation engine. Kendall Square
5 needs a comprehensive revitalization and now
6 is the time, particularly given the global
7 and local competition for leadership and
8 innovation. It's important to note the
9 Historic Commission's interest in the
10 historic context of Kendall Square, and
11 housing are important topics for further
12 consideration. Additional studies and
13 discussion are required here and are
14 currently underway. Given that some aspects
15 of our petition may get reshaped as we
16 undertake these added planning efforts, we
17 felt that a further review of specific
18 details about our current proposal would be
19 unproductive tonight. Instead we thought it
20 was important to accomplish two significant
21 tasks this evening.

1 First, you had inquired about MIT's
2 academic planning and how it dovetails with
3 our Kendall Square plans. We've invited
4 Marty Schmidt our associate provost to come
5 and share the institute's thinking in this
6 regard.

7 Second, we thought it was important to
8 share with you the list of challenges that we
9 are facing as we attempt to reflect and
10 reconcile broad input received to date. And
11 reconcile our objectives of revitalizing
12 Kendall Square as reflected in its world
13 class reputation.

14 So in this regard it would be helpful
15 to us this evening to advise us if whether or
16 not we're missing any key elements or key
17 topics concerning the Planning Board
18 influence.

19 So I would like to introduce Martin
20 Schmidt, our associate provost and professor
21 of electrical engineering.

1 MARTIN SCHMIDT: The set-up seems to
2 offend one party or the other. If you don't
3 mind, I'm just going to stand back so I can
4 see everyone, it will look better. I don't
5 do podiums well anyway. So thanks.

6 As Steve mentioned, I'm the associate
7 provost at MIT. I thought I would start with
8 a little bit of introduction so you know the
9 background that I bring to this discussion
10 and then kind of wanted to get into a set of
11 slides that you have in front of you. So I'm
12 a faculty member. I've been a professor at
13 MIT in the electrical engineering computer
14 science department. I came to MIT in 1981 to
15 become a graduate student in that department,
16 and basically I've spent my entire adult life
17 at MIT. I do my research and teaching in the
18 area of micro and nano technology. Over the
19 course of that time I had the benefit of
20 supervising lots of grad students and
21 undergrads and teaching them as well in the

1 classroom. In addition to my academic
2 activities I've been very interested in
3 transitioning technologies out of our
4 research labs and into companies. And in
5 that regard had the benefit of starting five
6 companies and doing a lot of work with larger
7 companies to transition technology. So some
8 of what I'm going to talk about is how from
9 an academic perspective we see this Kendall
10 revitalization as connecting to how we
11 transition technologies out of the research
12 and teaching realm and into industry. So
13 I'll try and -- that's the background and the
14 important point when we're thinking about
15 that.

16 And lastly, I'm very interested in
17 manufacturing at large and have been sort of
18 less effect to be the technical lead for the
19 recently announced initiative on advanced
20 manufacturing. So I've been spending
21 considerable time with the White House on an

1 advanced manufacturing initiative that our
2 President Susan Hockfield is co-chairing.
3 And if you like to after words, I'll tell you
4 all about that.

5 Here we're here to talk about space.
6 And it's in the role of associate provost
7 that I'm coming to talk to you about that.
8 As associate provost at MIT my responsibility
9 is space. I worry about assigning space to
10 various units on campus, and I worry about
11 planning for the space we need to carry out
12 our academic mission. And I sort of
13 represent the role of a faculty member in
14 that position as really providing the
15 advocacy for the academic units and making
16 sure that the administration -- and I'm part
17 of the administration, but to make sure we're
18 thinking about academic needs when we do all
19 of this. So what I'm here to do today is
20 really talk to you about how we've organized
21 our thinking recently about our academic

1 space needs. And we call this MIT 2030. I
2 think -- yeah, that's what it says. And also
3 talk to you a little bit about how we see
4 Kendall fitting into this overall thing. And
5 I want to start by saying that we think that
6 the -- we and I'm using the editorial we in
7 terms of the academic perspective, we think
8 that revival of Kendall Square is incredibly
9 important. I think there are a lot of issues
10 that I understand and are followed as
11 emerging as this petition has sort of worked
12 its way through the system, and, you know, I
13 think that's good. We're learning a lot and
14 there needs to be a focus on addressing some
15 of the concerns. But I would say from the
16 academic perspective, it doesn't dampen our
17 enthusiasm to say wouldn't be this a
18 wonderful thing. And I'll come back to that
19 in the end.

20 So the context of 2030 is basically, we
21 academically need to think through what are

1 we doing? What are our needs? And very
2 importantly address what we refer to as our
3 aging infrastructure. So that the main group
4 of the campus is quite old, and we see the
5 importance in revitalizing that. You have to
6 do that in the context of recognizing the
7 dynamic nature of MIT and the dynamic nature
8 of us fulfilling our academic mission. About
9 a month ago we broke ground on a high
10 performance computing facility in Holyoke
11 that I've been actively involved with in
12 stewarding. And it's kind of interesting
13 because ten years ago we were building those
14 facilities in Cambridge. But with the
15 evolution of computing technology and the
16 evolution of high speed internet, we can put
17 those out in Holyoke. It's good for Holyoke.
18 It revitalizes some parts of the downtown of
19 Holyoke, and it liberates some space on
20 campus. And I think it's just an example of
21 how things change rapidly. And we would not

1 have possibly conceived that we should be
2 planning for a facility in Holyoke even three
3 years ago. In fact, when we first surfaced
4 the idea of going to Holyoke two and a half
5 years ago in a study group was quite
6 surprising.

7 Other examples would be the Koch
8 Institute. It's arguably the first time we
9 built a building specifically to co-locate
10 scientists and engineers to develop unique
11 solutions for cancer. And it's an
12 experiment. It's an exciting experiment.
13 But it's a brand new big building that I
14 don't think we conceived of creating ten
15 years ago.

16 And then the last example I like to
17 give is what I struggle with which is our
18 mechanical engineering department. Today the
19 largest problem we have in satisfying the
20 needs of our mechanical engineering
21 department is creating bio labs for them.

1 And I would challenge you that I bet you if
2 we pull the mechanical engineering department
3 head up 10 years -- 20 years ago, he wouldn't
4 have predicted that they would be putting bio
5 labs in mechanical engineers. But that's
6 just the way the world is moving within our
7 field. And so it's all to say, you know,
8 we're setting a context when thinking about
9 our space. We have to be nimble and
10 recognize that thing changes.

11 The other part of 2030 is what
12 dovetails I think really importantly here is
13 thinking about edges and adjacencies. So, in
14 my role as associate provost, a lot of folks
15 come to me expressing interest in getting
16 space, and some of those folks that come to
17 me aren't MIT people. And what we're finding
18 is an awful lot of people that want to be
19 near MIT. And you see it in some of the big
20 companies that have come in like Novartis,
21 and Sanofi, Google, Microsoft. Small

1 companies, the Cambridge Innovation Center.
2 The start-up companies that want to be near
3 MIT. I think it's tremendously exciting that
4 venture capitalists are setting up shop in
5 Kendall Square. We have two or three VC
6 firms that are publicly announced in there.
7 Frankly I think that's pretty cool because
8 I'm getting tired to drive to Waltham to
9 pitch these guys for some of the companies I
10 started. And I think that's going to benefit
11 us.

12 But it's not just companies. Bruce
13 Walker is an incredibly exciting scientist at
14 MGH who is working on AIDS vaccines. And he
15 founded the Regan Institute. Regan
16 Institute's is moving to Cambridge to be a
17 block away from us because they want to be
18 able to attract our undergraduates and
19 graduates to work there. It's a separate
20 entity. It sits in Charlestown today. They
21 want to be in Cambridge.

1 And the last examples is we recently
2 announced a medical electronic devices
3 research center. This is a collaboration.
4 There's some academic activity, but companies
5 like GE, Analog, Medtronic are moving
6 research and product development activities
7 to Cambridge to co-locate with some of these
8 other companies. And I think it would be
9 tremendously exciting if Boston, Cambridge,
10 New England, became a center of excellence
11 for medical electronic devices, particularly
12 some of the cost-effective healthcare
13 challenges we're facing.

14 So it's a long way of saying that
15 Kendall is a kind of an important gateway.
16 We have a lot of people who want to come next
17 to us and interact with us, and I think this
18 is part of the puzzle of making that happen.

19 I think the next slide is sort of out
20 of Susan's words, Susan Hockfield's words, of
21 sort of what the vision was for 2030. I'm

1 not going to read it to you, but I'll just
2 highlight a couple of things.

3 It needs to be comprehensive.

4 It needs to define the next chapter of
5 our existence.

6 It draws insights from the community at
7 MIT.

8 It's not a fixed plan, it's an ongoing
9 process.

10 So particularly germane to the dynamic
11 nature of our campus. Next slide, please.

12 So we have a set of guiding principles,
13 you know, obviously supporting the academic
14 mission.

15 Second bullet I think is incredibly
16 important. We're daunted by our deferred
17 maintenance issues on campus, and we need to
18 renew a lot of these buildings in the course
19 of creating these new spaces that are needed,
20 and then aligning our activities with those
21 of the investment management company. And we

1 do that through a lot of different ways. The
2 number of committees that I participate in
3 that think about the campus space involved
4 and have had membership that Steve sits on,
5 for example, our building committee. The
6 next slide.

7 So these are just some bubbles and
8 things. So we've gone through a process.
9 You know, you think about what are the
10 academic objectives? What's our financial
11 capacity? Worrying about stewarding the
12 campus. And that all sort of feeds into
13 2030.

14 I think the next slide says a little
15 bit more, which is, you know, we see this as
16 what we've undertaken as an iterative
17 process. And, you know, you can read the
18 words, but I can tell you what we did, which
19 is that we went out to all the academic
20 deans, deans of the five schools:
21 Chancellor, dean of student life, dean of

1 undergraduate education, dean of graduate
2 education. Asked them where are you headed?
3 What are your space needs? What are your
4 space efficiencies? And we've rolled that
5 all up into consolidation of needs, and it
6 also allowed us to think about, you know,
7 what are some of the new research spaces we
8 need and where are the campus-wide
9 renovations? And that allowed us to
10 basically come forward with some ideas of
11 what we needed to do.

12 I think the next slide just basically,
13 this is an icon to represent that one of the
14 things we did is we generated an awful lot of
15 maps. Maps of the state of our buildings.
16 Maps of where people sit within schools.
17 This is just a map which shows you some of
18 our distribution; academic, residential,
19 athletic, service, and parking garages. I
20 think most people are reasonably familiar
21 with the campus. The blue is sort of the

1 core of the academic and research mission.
2 And using all this information, we came up
3 with the next slide which is sort of our
4 sense of where we're headed. And this is
5 sort of color coded. And what you see on
6 this map is the yellow highlighted buildings
7 are buildings where we want to, in the near
8 term, make focussed investments and
9 renovations. I'll talk about some of the
10 things we're looking at there. The greener
11 areas where we see opportunities for new
12 construction and support, important research
13 needs that we can't serve by retrofitting.
14 The -- I don't know, I'm not too good with
15 colors, but I guess that's kind of
16 purple-ish, are capital renewals. So these
17 are areas where we want to make accelerated
18 investments and addressing the deferred
19 maintenance.

20 The light blue perhaps is the sort of
21 the properties that MITIMCo's is working on.

1 And then we see opportunities for developing
2 new spaces as the last color.

3 What we've done recently is we've
4 identified five major projects that we're
5 undertaking. Those projects are we want to
6 renovate a section of the main group for the
7 math department. That's what we refer to as
8 Building 2. This is as much of a -- thank
9 you -- this is as much of an exercise in
10 figuring out how do we go about taking this
11 100-year-old building and reinvigorating it
12 so it's going to be around for the next 100
13 years. And so we're going to focus on that
14 corner of the main group and then we hope
15 that we'll stage through the main group as we
16 go forward. That supports the map.

17 Sort of next to that is Walker
18 Memorial. We're evaluating whether or not
19 Walker Memorial can be a future home for our
20 music and theatre arts department so that's
21 under assessment.

1 The next one if you go further down the
2 river is E-52, this is a building which
3 houses our Nobel Prize winning economics
4 department and segments of our Sloan School.
5 And so, as part of coming to further
6 completion of the east end of campus around
7 Sloan, we want to renovate and reinvigorate
8 that building.

9 So those are the three renovations. So
10 focusing on fixing old, deferred buildings.
11 And then the two new areas, one that's near
12 and dear to my heart, is the need to create
13 facilities for nanotechnology. And we feel
14 those need to be new because they don't
15 retrofit well into existing spaces. And the
16 other is looking at a building to support our
17 expanding work in energy and the environment.
18 The MIT energy initiative has been
19 phenomenally successful and it's driving the
20 need for new spaces. So that's sort of where
21 we stand today.

1 Peppered throughout that is interest in
2 investing in various parts of the campus and
3 improving the deferred maintenance. And I
4 think the other thing that was really
5 important about this exercise is we looked at
6 the historic growth of the institute and
7 looked out to guests based on what the deans
8 were feeling about what our growth needs
9 would be, and we feel that this, plus the
10 academic development opportunities really
11 provide us with the capacity we can see us
12 needing in the next 10, 20 years and beyond.

13 So I think I wanted to close with the
14 last slide which is basically, if I'm right
15 that's the last slide, which is basically
16 what we have is we've embarked on a process
17 of continuously re-evaluating our needs. We
18 feel comfortable with where we're at today
19 with this constellation of projects. It's
20 importantly going to help us address our
21 deferred maintenance problems.

1 And then lastly and with respect to
2 this discussion, we see Kendall as being the
3 really important part of this. It's a
4 gateway. It's going to provide a vibrant
5 location for your community to go. And we
6 think it's consistent with our vision for
7 where the campus needs to head to support the
8 academic mission.

9 So, I'm happy to address any questions.

10 DAVID MANFREDI: Good evening. I'm
11 David Manfredi from Elkus, Manfredi
12 Architects and on the screen now is a list of
13 topics which we recorded from our last
14 Planning Board meeting several months ago.
15 What Marty has really addressed is the first
16 topic in some real detail. I'm going to
17 address the next nine much more briefly, and
18 I urge you as Steve did, to let us know if
19 there is any part of this list that is
20 incomplete so that when we see you again, we
21 can be as comprehensive as possible. This

1 may seem like a typical inventory for a
2 significant Zoning petition like this. What
3 I would suggest, and hopefully demonstrate,
4 is that these are very interrelated issues
5 which push and pull on each other and then
6 are in conflict and in some tension. And I'm
7 just going to go through each of these very
8 quickly. You've read all this so I'm not
9 going to repeat it. What you will see
10 repeated is that we are working closely with
11 CDD and Goody Clancy as well as Cambridge
12 Landmarks Commission and Traffic and Parking
13 on all of these issues. So there has been a
14 great deal of engagement.

15 We originally submitted a petition with
16 housing. We increased that housing back in
17 April. We know that even more is expected,
18 and we need to respond to that. And we will
19 do that. We do believe that what we call
20 Site 7, which you all know as One Broadway,
21 is probably the best site for residential

1 among the pieces in this petition. We have
2 the opportunity on that site not only to
3 address Broadway and activate that retail
4 edge, but also address the Broad Canal Way
5 and repair or reactivate the north edge with
6 housing, and really we think contribute to
7 what that Broad Canal area is all about. And
8 at the same time fulfill this obligation for
9 housing.

10 The historic context is a very
11 important issue, and it is one of those
12 issues in which there is some clear tension
13 between one of our first principles, which
14 was to create an important gathering space
15 for all of the collaboration that Marty
16 talked about. All of these intersecting
17 disciplines. And the tension, of course, is
18 with preserving three buildings that together
19 create important context.

20 Our original proposal -- and these are
21 the three buildings, by the way; the Kendall

1 building which is 238 Main Street which MIT
2 has recently re-pointed and repaired the
3 exterior roof the building; the Hammet
4 Building which has Rebecca's in its place;
5 and the Suffolk Building which houses the MIT
6 Press.

7 Our original proposal, and this is a
8 graphic that you've seen before of the
9 original proposal, suggested that we would
10 obviously keep 238 Main Street. That the
11 building with Rebecca's that we would
12 maintain, preserve that facade for a depth of
13 approximately 22 feet which is one structural
14 bay, as well as on the east elevation. And
15 we suggested the model in the MIT Press
16 building in order to create this space which
17 we saw as that gathering space.

18 We obviously have had a significant
19 amount of engagement with Cambridge Historic.
20 We made a presentation about a month ago to
21 Cambridge Historic. We have looked at a

1 series of alternatives that included keeping
2 both buildings in a preserved way,
3 reactivated and reused way, and still
4 maintain what we call the innovation
5 footprints. Those, those floor plates that
6 can accommodate the kind of science and
7 engineering, this kind of innovation that we
8 envision here. The impact is obviously that
9 space diminishes significantly. The one
10 really fixed object here is the T. And so
11 rather than a space that's about -- that was
12 in the previous slide about 25 square feet,
13 that's reduced significantly in dimension
14 because that is the existing -- those are the
15 existing footprints of those two historic
16 buildings.

17 And here's where you'll see several of
18 these different issues come together. The
19 historic buildings, the desire to create
20 place, and the requirement that we make
21 buildings that have footprints that can

1 accommodate the science. But this was a,
2 this was a scheme that we discussed with the
3 Historic Commission.

4 We also discussed a second scheme which
5 was we called courtyard option. It maintains
6 the building with Rebecca's in its entirety,
7 not simply the first 23 feet. Removes the
8 MIT Press building, reconfigures this
9 publicly accessible space. So instead of
10 being oriented this way, it's oriented this
11 way. It preserves that innovation footprint.
12 This is different. It is about the same
13 square footage. It gives us the opportunity
14 to program space, but it doesn't really make
15 that splice between the commercial corridor,
16 the sidewalk, and academic spine which we
17 have detailed. We have presented in great
18 detail to you in the past, and I won't go
19 through all that again.

20 But, the point here is that we know
21 there are alternatives. We are studying

1 these alternatives. You probably are well
2 aware that the Historic Commission has
3 decided to initiate a landmarking process.
4 But I think what's important out of that is
5 the message that we got that night was not to
6 cast these two buildings or these three
7 buildings as being unchangeable. Meaning
8 that there is a willingness to consider
9 different strategies that respect this
10 historic context. And at the same time --
11 and without preserving each of the three
12 buildings, absolutely intact, and at the same
13 time continue to pursue our goals of making
14 important public space, making connections
15 between the sidewalk, and creating this
16 welcoming gateway into the institute and
17 obviously accommodating the science which is
18 so important.

19 You are also aware of the ongoing or
20 the relationship of this petition with the
21 Kendall Land and MIT's ongoing conversations

1 with the owners there. A proposal was
2 presented to the Planning Board. It was -- a
3 petition was then submitted or a variance or
4 a petition for variance was submitted to the
5 Zoning Board of Appeals. You're probably
6 well aware that a continuance was granted to
7 next spring.

8 We obviously need, as I've said before,
9 to create building footprints for science.

10 At the same time we need to -- we want to
11 maintain the integrity of the existing hotel.

12 And so there's conflict there that needs to
13 be resolved, but there are opportunities to
14 resolve that. This connects back into a
15 number of those other issues, and that is,
16 too, an ongoing conversation and dialogue.

17 We've talked a lot about public space.

18 And, again, this has been the -- a great deal
19 of dialogue with CDD and Goody Clancy in the
20 Kendall Square study. MIT, as you know, has
21 hired Dan Biederman who is responsible for

1 Bryant Park in New York City. We will all
2 agree is one of the great spaces in the
3 country.

4 We continue to explore those
5 alternatives and different configurations and
6 relationship of that open space to the
7 sidewalk. What I will say is that, again, we
8 hold on to one of our first principles that
9 that gathering space is extremely important
10 to the mission that this is all about. But
11 what we've come to understand is that maybe
12 that gathering space is not all exterior
13 space. It could be interior and exterior
14 space. This is clearly connected to the
15 historic context, and those historic issues.
16 We very much want to provide a welcoming
17 gateway to MIT, and the configuration of that
18 public space, it's relationship between
19 sidewalk and academic spine is, again,
20 pre-eminent in all of this conversation.

21 We have talked a lot about retail. You

1 are aware that MIT has hired CB Richard Ellis,
2 specifically Jeremy Grossman and Howard
3 Grossman who head up their retail group.
4 There are issues here about amount of retail,
5 location of retail, size of footprints, and
6 what kind of uses those footprints would
7 accommodate. I think what's really positive
8 is that there has been some real new activity
9 in Kendall Square, new restaurants, and it's
10 really very exciting. We still believe that
11 what this -- what MIT's holdings at the
12 convergence of the T represent is not only
13 the ability to maintain that momentum, but
14 the ability to create a center for all of
15 that kind of activity. A center that is
16 connected, a transit. And so it's not just
17 about more, it's about critical mass, it's
18 about a center. It's about an identity to
19 Kendall Square. We have talked here with the
20 Planning Board about height and massing. I
21 will suggest, and I think we will continue to

1 suggest that the immediate access to transit,
2 to the Red Line, makes this a very
3 appropriate, if not the most appropriate site
4 in Cambridge for significant density. And we
5 will continue to show you all of the
6 environmental impacts of density.

7 We have talked only a little bit about
8 phasing. And all I'll say is that MIT's goal
9 is to create a vibrant place around the T as
10 quickly as possible. We don't want to create
11 a construction zone that goes on and on,
12 because that's not in the interest of
13 collaboration, gathering space, any of the
14 other goals, but we also acknowledge that
15 specific uses and specific timelines are very
16 much a function of the users who have to be
17 accommodated and the influences of the
18 marketplace as these represent relationships
19 with corporate alliances as well as
20 university initiatives.

21 We have already, with regard to traffic

1 and parking, we have already proposed low
2 ratios for parking that are consistent with
3 the Alexandria proposal on Binney Street as
4 well as the most recent Novartis proposal.
5 We continue to look at tightening those
6 ratios subject to meeting market feasibility.
7 We also look to more fully explore and
8 understand shared parking opportunities
9 because of the mix of uses that this petition
10 represents, and other forms of transportation
11 that can accommodate people coming and going
12 here.

13 And lastly, zoning and flexibility. As
14 Steve mentioned, we will refine and we will
15 re-submit this petition in the fall, this
16 fall. I think all I want to say about
17 flexibility and timelines is that innovation
18 is hard to predict. And so the timing of it
19 is hard to predict. And the planning does
20 require flexibility. We recognize that the
21 more certainty around specific proposals, the

1 more easily it is understood and accepted,
2 but it is critical for this proposal that we
3 respond to -- the institute responds to the
4 needs of users and technology.

5 So that was all very fast as a way of
6 update and cataloging inventory. And, again,
7 if we're -- if we're missing big topics here,
8 we urge you to let us know.

9 Mike.

10 MICHAEL OWU: So as Steve said in
11 the beginning of this presentation, we
12 recognize that this is a very complex
13 petition and complex process and one that
14 deserves a significant amount of time for
15 debate and discussion. And after over a year
16 and a half of sharing our ideas, we filed the
17 petition in April, and since then we've
18 continued to get input from all different
19 directions both externally with the
20 community, particularly as part of the Goody
21 Clancy Kendall Square process. We engaged in

1 that process and have been getting valuable
2 input on that.

3 And also internally one part of it is a
4 fair amount of internal input that's helping
5 to shape our thinking about petition. As
6 Steve mentioned, the petition expires next
7 week, and our intention will be to re-file a
8 petition that reflects -- that hopefully
9 reflects a lot of the lessons that we've
10 learned through this process, as well as the
11 input that we're getting from the city, Goody
12 Clancy process.

13 We think we have captured in the slides
14 that Dave presented, we think we have
15 captured the major challenges and points of
16 interest that we've heard both from the
17 Planning Board and sort of throughout the
18 public meetings that we've had. But one of
19 the things I want to make sure we do is that
20 before we re-file and put that package
21 together, we want to make sure that we

1 captured everything that the Planning Board
2 might be concerned about. So, one of our
3 goals today would be first to give you an
4 update of where we are and also to see if we
5 missed anything in either the last hearing
6 or, you know, any ideas that you might have
7 had since the last hearing that we should
8 reflect in our revised petition.

9 Thank you.

10 HUGH RUSSELL: I have a question for
11 the staff. You did a Planning Board comments
12 draft in July, which I have here, a draft for
13 review only. Has that been shared with
14 others in the process?

15 BRIAN MURPHY: It has been shared
16 with MIT, I believe, and, you know, the staff
17 is sort of used it with Goody Clancy as well.
18 For sort of many of the topics of discussion.
19 And I think you should also have a Planning
20 Board memo that the Jeff prepared dated
21 September 27th that also sort of goes through

1 what are the topics and future work that
2 we're looking at as we try to continue to
3 work through this petition.

4 HUGH RUSSELL: You can see the
5 reason I'm asking that I don't think we need
6 to go through and restate all of that.

7 Did you want to have Jeff present this
8 memo to us? I mean, I think what we're doing
9 tonight is a fact finding meeting rather than
10 a decision making meeting. I don't see us
11 making a recommendation on a petition that's
12 going to expire next week and needs a lot of
13 additional thought in which there are, you
14 know, consultant and staff and the proponent
15 with their consultants. While everybody is
16 thinking about this and working on it, I
17 don't think we've got the magic bullet that
18 says oh, this is the answer guys, just do
19 what we say. And we have to look at that
20 process of discovery and research and the
21 planning work itself out. And I think that's

1 what Jeff is really laid out in his memo is
2 the many pieces of that process.

3 BRIAN MURPHY: And I think the piece
4 we would add to that is we would want to make
5 sure that we're -- as MIT said, are we asking
6 the right questions? Are there any questions
7 we should be asking? What do you think we
8 should be asking that we're not asking, you
9 know, to make sure that we have this broad
10 and comprehensive analysis of this as
11 possible. This is obviously a very
12 significant proposal that will have an impact
13 on the city for generations, and we want to
14 make sure that we get as close to right as
15 possible.

16 JEFF ROBERTS: I actually don't have
17 much to add to that. The memo that we put
18 together is a compilation of issues that have
19 come up through various conversations, both
20 starting with the Planning Board and then
21 additional discussions among staff, and with

1 representatives from MIT. And as they
2 pointed out, as a representative from MIT
3 pointed out, much of this will be work that's
4 ongoing. There are issues at many different
5 levels, some ranging from the very higher
6 level work that's being addressed largely
7 being explored through the K2/C2 study and
8 down to some of the more detailed technical
9 issues that we're working on between staff
10 and MIT. So, those are laid out in this
11 memo, and in more or less that we tried to
12 put them in kind of that order from the
13 bigger to the more focussed, but I'm happy to
14 answer any questions if there is anything in
15 there, that as Brian was saying, if there's
16 anything that you think we should be paying
17 attention to that may not be on the list or
18 if there is anything that deserves further
19 explanation.

20 PAMELA WINTERS: I just have a quick
21 question. In terms of housing could you go

1 over that a little bit? I'm just curious as
2 to whether or not the housing is going to
3 include housing for students? Is it going to
4 be -- or what percentage of it will be
5 student housing or public housing?

6 BRIAN MURPHY: Sure. I'll jump in
7 on this a little bit and, Jeff, you can
8 amplify it.

9 Part of what we've been trying to do
10 with the Kendall Square study through Goody
11 Clancy is to really take a look at the
12 housing in the area, and try to get a sense
13 of what are the different reasons to try to
14 advance housing. Some of it, for example, is
15 the general policy that we have in the city
16 that says as we bring in additional
17 employment to the city, we want to ensure
18 that a certain percentage of those people
19 live in the city both I think we think that's
20 more of a sustainable, more environmentally
21 appropriate sort of an option. It also

1 recognizes the additional impact that takes
2 place under the housing market by having a
3 certain number of them are want to live
4 there. It eases transportation tensions by
5 having people have to come a greater
6 distances, that's one criteria or one goal
7 for trying to have housing.

8 Another motivation for housing would be
9 the desire to really have space animation.
10 And I think we've all seen what's happened
11 already within Kendall Square by the fact
12 that in the last few years buildings such as
13 Three or Three Third and Watermark have
14 really made a significant difference in terms
15 of, you know, eyes and ears in the street.
16 And you really are seeing more people walking
17 about Kendall Square than you would have a
18 few years ago. And not surprisingly as those
19 buildings develop over time, we're now seeing
20 everything from Za to the Red Bones Outpost
21 to Catalyst that there really is -- that

1 there's really a positive virtuous ripple
2 effect and cycle that comes from that.

3 So, with some of these different
4 motivations for housing, there are different
5 requirements that come with it. If you're
6 concerned about animation of space, obviously
7 it becomes more important to have that
8 housing really right in the heart of Kendall
9 Square. If it's more for ensuring that
10 people are able to, you know, continue to
11 live in the city, that's less important. You
12 know, one of the virtues of Cambridge is that
13 there are many places where it's the five,
14 the 10, the 15 minute walk or the easy, you
15 know, one or two Red Line stop piece, and
16 that also sort of looks into that as we look
17 at housing. So we're sort of at the stage
18 now where Goody Clancy's been looking at it
19 and talking to the Kendall Square Study
20 Committee about sort of not just me and my T
21 proposal, what do we need to do as we look at

1 housing and what are sort the short term
2 opportuni ties and what are the long term
3 opportuni ties. There's also a tension with
4 that whereas we look at sort of the economic
5 vital ity of the ci ty. There are certain
6 requi rements that li fe sci ences has with even
7 as the marketplace shi fts, offi ce bui ldi ngs
8 have. They are real ly looki ng in many
9 i nstances for your 25,000 square foot floor
10 plate. Maybe we can get it down a li ttle bi t
11 smaller, but real ly that's kind of what
12 you're looki ng at what we're competi ng
13 against, whether that's the South Boston or
14 other parts, that's real ly what compani es are
15 looki ng for. And those spaces are real ly few
16 and far between so that they become sort of
17 almost a bi as for that to go towards housi ng,
18 whereas, i f you're looki ng at a 10, a 14,000
19 square foot floor plate then it becomes much
20 more attracti ve for possi bi li ti es as a hazard
21 tower to look at there, that's the connecti on

1 more.

2 In terms of the grad student piece,
3 that sort of goes back to the motivational
4 piece of what we want to do. At some point
5 that's certainly a use that would have
6 beneficial impact of animation on the street.
7 It's something that I think both the Planning
8 Board and the Council have heard from grad
9 students at MIT that they would like to be
10 closer to work so that they can spend even
11 more times with their test tubes or whatever
12 modern day equivalent of it is. At the same
13 time we've heard through MIT that there's
14 some concern that they have is that they look
15 at the change in landscape as NIH funding may
16 be less certain. They expressed to us some
17 concerns about they don't want to get too far
18 ahead of their supply chain if you will, in
19 terms of what's there.

20 So these are sort of some of the
21 ongoing policy discussions that we're having

1 as we engage with MIT. For some points of
2 the housing grad student housing would be
3 beneficial if not required for what we're
4 doing and others would say perhaps less
5 important.

6 Is that helpful?

7 PAMELA WINTERS: Yes, thank you very
8 much. Thanks.

9 HUGH RUSSELL: I think one of the
10 curious things about Professor Schmidt's
11 presentation was there was no mention of
12 housing. Which strikes me that there must be
13 another assistant provost in charge of
14 housing. Would you like to comment?

15 MARTY SCHMIDT: Sure. You're right.
16 What I could say about housing is as you may
17 or may not know, we're committed to housing
18 100 percent of our undergraduates. And on
19 that map I noted the residential element.
20 We're focussed on a lot of investments in
21 fixing up the existing residences on campus.

1 With respect to graduate student housing, I
2 mean I got to -- you know, when I came in
3 1981, I was in the lottery to get into Titan
4 Hall. I lived there for three years.

5 We made a commitment to increase
6 graduate housing. And so in 1997 I think
7 we've added about 1100 beds. And if our
8 graduate population today was what it was in
9 1997, that would be housing 50 percent of our
10 graduate students. We're housing about 40
11 percent because our graduate population has
12 grown. And as was suggested earlier, I would
13 say that, you know, some of our graduate
14 student population has to do with growth in,
15 you know, the federal investments in research
16 at universities. We're certainly concerned
17 about where that's headed. And whether or
18 not with all the debates about the federal
19 budget, you know, where are we headed with
20 housing, so I think we've made that
21 investment with respect to graduate housing

1 and we feel that that's, you know, we're at
2 an equilibrium there. We definitely need to
3 focus on the other academic needs that are
4 really pressing. And that's where we stand
5 with respect to the graduate housing.

6 HUGH RUSSELL: Thank you.

7 Bill.

8 WILLIAM TIBBS: I have some
9 questions and comments, but I don't know if
10 you want to do the public part and then
11 comment on later. But I can say that I do
12 echo Ann's question, and I think it's because
13 I think I'm concerned about, you know, when
14 you look at all this stuff, what's the
15 collective order impact of all of this? What
16 makes it a Cambridge place? What makes it an
17 MIT place? And what is the kind of place
18 we're creating? It's very easy for us to
19 look at the kind of the real estate, kind of
20 research piece, and it's very easy to look at
21 the retail piece, but whether it's that

1 collection so that -- and I think students
2 are -- regardless of whether undergrad
3 students and grad students whatever, students
4 and housing students, I think it's an
5 interesting piece. But there's also faculty,
6 you know, faculty housing itself. And so I
7 think it's that integrated piece of stuff
8 that I just want to make sure that as you're
9 looking at this stuff, it doesn't get too
10 divided. That we really understand this
11 place in Cambridge that you're creating. And
12 anyway you look at it as Harvard Square and
13 almost any university that's in the city can
14 show, I look at Emerson downtown and the
15 affects that just converting all those
16 commercial buildings to residence halls has
17 made right around the gardens or the Common.
18 I think an institution as significant as MIT
19 makes a place like this, the MIT component is
20 pretty significant. So I just want to make
21 sure that we're not just focussed on the kind

1 of the -- even though we're looking at the
2 real estate parcels, which obviously might
3 be, you know, investment arm controls looking
4 at the whole thing. And I agree with you
5 that students are, students and student
6 housing is of interest. I'll just give you
7 an example, and I'm just going not
8 necessarily for any plan that you have, but
9 when you look at your, the first map that you
10 showed, didn't show the long line of the
11 undergraduate residences on the west side of
12 campus, and they get stretched out pretty
13 far. As a matter of fact, I was walking a
14 young potential MIT student around, who asked
15 me to show him around from my perspective,
16 and that student commented on just how far
17 those res halls are from west campus from the
18 main academic piece. But yet the east campus
19 is closer. And I'm not saying you should do
20 something about that, but it's those kinds of
21 connections between the academic and

1 residence piece that I think is very
2 important.

3 PAMELA WINTERS: And it was an issue
4 that came up at the Town Gown report, too. A
5 lot of the students commented about that,
6 too.

7 HUGH RUSSELL: Other comments or
8 questions by the Planning Board?

9 THOMAS ANNINGER: Are we going to
10 have a public session?

11 CHARLES STUDEN: Bill's question
12 about are we taking public comment?

13 HUGH RUSSELL: This is advertised as
14 a continuation of a public hearing. My
15 thought is that if the goal here of this
16 meeting is to try to find out what are the
17 other pieces that are being missed in the
18 thinking about this, that's going on, that's
19 the challenge I would present to people who
20 want to speak. To us to put on the table
21 things that aren't already on the table

1 because we've -- many things -- so I think,
2 and if we have our discussion first and then
3 people say well, you missed that or you
4 missed this, that would be very helpful.

5 Yes, Charles.

6 CHARLES STUDEN: Is this microphone
7 on? I can't tell. Is it on? Okay. I
8 actually have a couple of things. I don't
9 know -- in no particular order.

10 First, I think that the memo that Jeff
11 and the Community Development Department
12 staff prepared is extremely helpful. And in
13 fact, we used it on Saturday when members of
14 the staff and several Planning Board members
15 did a tour of Kendall Square. And I'd like
16 to suggest to MIT that they look at that and
17 add some of those points to their list as
18 they call them, their inputs. Because there
19 are a couple things that I think are terribly
20 important, not the least of which is the
21 issue of sustainability which you didn't

1 mention, but I think is terribly important.
2 But I'm assuming most, if not all, of the new
3 construction is certainly going to meet these
4 standards and so on. And, again, I think
5 just so that we have a checklist, that is
6 comprehensive and accurate that we should do
7 that.

8 One of the things that I came away with
9 on Saturday has to do with the three historic
10 buildings along Main Street. And I'd really
11 like to see MIT try to prepare a scheme. And
12 I can't remember if you said you had done
13 this, a scheme that keeps all these of those
14 building exactly as they are and puts the new
15 construction behind them. And the reason I'd
16 like to see if that's a possibility,
17 obviously you've got to meet your growth
18 needs, but there's been a long-term criticism
19 of Kendall Square as a place that's kind of
20 lifeless and suburban office park. And to me
21 the three historic buildings are the one

1 connection to the past, the scale of those
2 buildings, the materials are very beautiful
3 and I'd hate to see them lost. And I think
4 by putting the buildings, many of which
5 you're proposing are very high, behind those
6 buildings, would also help mitigate the
7 impact that those tall buildings would have
8 on Main Street, the subway stop, the plaza in
9 front of the Marriott Hotel in particular.

10 The other thing that's related to that
11 has to do with the open space issue. You
12 talk about creation of activation of open
13 space, but I'm -- what I'm struggling with is
14 I'd like to see the creation of new
15 significant open space or perhaps even
16 improved existing open space. And what I
17 wonder about, and this is related also to the
18 whole issue of vehicular circulation,
19 improvements to the street system, because
20 the way that Third Street meets Broadway and
21 Main Street right now where that plaza exists

1 with the fountain which is in very poor
2 condition, to me presents enormous
3 opportunity. There are T stops there. There
4 are four T stops in and outbound; two by the
5 Marriott Hotel and two down by that park. I
6 just see the ability to do something there to
7 improve the way cars move, the way
8 pedestrians move, etcetera. And I'd like to
9 see that be part of what you come back with
10 as part of this much larger proposal.
11 Because, again, I guess what I'm struggling
12 with is that what you're asking for is a
13 significant up zoning. And I understand the
14 reasons for it. You present a very
15 compelling reason or reasons, but I'm not
16 sure what the public benefit of this is.
17 What is the -- what are the residences of the
18 City of Cambridge going to be getting out of
19 this? And I think there are some
20 opportunities, whether it's related to the
21 open space issue that I just mentioned or

1 perhaps some changes to the vehi cul ar
2 ci rcul ati on system that makes everythi ng
3 functi on a l i t t l e bi t more smoothl y i s
4 somethi ng that I thi nk I ' d l i k e to see l ooked
5 at.

6 And then al so, the i ssue of
7 i nfrastructure. I know i t ' s e a s y to forget
8 about the nuts and bol ts, but thi s new
9 devel opment, whatev er i t wi nds up bei ng, the
10 quanti ty of i t i s goi ng to put a signi fi cant
11 -- have a signi fi cant i mpact on the ci ty ' s
12 i nfrastructure. Speci fi cal l y the water
13 system, the storm water system. I ' ve been
14 told that the ci ty i s l ooking at that, but
15 agai n, I ' d l i k e to see that on the l i st,
16 because i t ' s one of those thi ngs that can
17 easi l y sl i p to the way si de i f we don ' t pay
18 attenti on to i t. And i t has the potenti al to
19 create very signi fi cant costs to the ci ty as
20 wel l. I ' m goi ng on a bi t here. I thi nk that
21 hi ts pri mari l y the i ssues that I have at the

1 moment. But thank you very much.

2 HUGH RUSSELL: Steve.

3 STEVEN WINTER: Mr. Chair, I concur
4 with the housing issues that my colleagues
5 have raised. And I also concur with the
6 issue on the three buildings that we
7 mentioned that the Cambridge Historical
8 Commission has outlined. That pedestrian
9 experience standing with those buildings to
10 your left with the clock tower, that's not
11 what it's called -- it's the first brick
12 building as you come from Boston. Those
13 three buildings make a really important
14 statement about what Kendall Square is, what
15 it used to be, the industrial nature of what
16 it used to be. It's a very important
17 statement and I don't think we should lose
18 that. I can't say this strongly enough. I
19 know that MIT's committed to housing, and I
20 know that Cambridge is committed to housing.
21 The building must -- the development must

1 include housing opportunities. That is just
2 not a negotiable piece. They have to be
3 there. Employment housing, student housing,
4 housing, housing for people who want to live
5 in Cambridge. It's got to be there. All
6 kinds of housing. But it's not a win and
7 lose. We also have to be very aware, all of
8 the folks in this discussion have to be very
9 aware that we need to maintain the
10 competitive edge that Kendall Square is right
11 now. We need to understand that the space
12 does change rapidly, and the university does
13 need to be nimble about how it configures and
14 reconfigures the space. So, I don't want to
15 look at the housing separated from the need
16 for innovative space for entrepreneurs and
17 business development that could be effective
18 for the next 20 or 30 years. They're all
19 together. We have to see them all together.
20 One is not there without the other.

21 And I also think there's the small park

1 with the fountain in it that's towards the
2 end of Kendall Square, I think that, you
3 know, it's a lovely park, but I think that it
4 needs to be revisited by a designer to orient
5 it to what a new pedestrian flow and a new
6 perspective about what that space is would
7 be, because it's no longer, that space is no
8 longer a destination. It's a threshold now.
9 People are going across it to other parts of
10 Kendall Square. People are looking ahead to
11 Boston. So that we have a -- Longfellow
12 Bridge is just hopefully will come out with
13 some pedestrian and bicycle access. So that
14 park now needs to open up a little bit and
15 become a threshold.

16 HUGH RUSSELL: Ted.

17 H. THEODORE COHEN: Well, I concur
18 with everything that's been said. Charles
19 especially summarized really excellently all
20 of my comments.

21 The one piece that I do want to make

1 sure is not given short trip, however, is the
2 retail. And I know we talk about it all the
3 time, and I know it's a big issue. And I
4 know we're in the midst of a whole change in
5 how people buy and sell retail in society at
6 large, but there has to be a reason for the
7 public to go to Kendall Square. And it's
8 great that the restaurants are going in there
9 now, and that that does bring people, but I
10 think there's got to be something more than,
11 you know, when you're looking at your public
12 space, it's got to be a space that's going to
13 be attractive to the public at large. And I
14 think part of the -- one of the pieces is
15 that there's got to be retail. There's got
16 to be something that's drawing people to this
17 space. Even if we've had lots of housing,
18 which I think is necessary, we need to
19 activate the space not just during the
20 workday, but there's got to be something
21 going on in the evenings. There's got to be

1 something going on in the weekends or people
2 simply won't come there. And, you know, one
3 of the things that was mentioned on the visit
4 on Saturday was -- that didn't need to be one
5 large space, that something like the
6 Roundbluffs in Barcelona which widens and
7 narrows and comes and goes, but is a place
8 where people to promenade around and to walk
9 through if that's connecting to, you know, a
10 retail piece or some other, you know, type of
11 entertainment or excitement piece that brings
12 people to it and allows them to wander
13 around, I think would be a good idea to have.
14 But I think, you know, everyone else has
15 commented on I think pieces we're all
16 interested in. Certainly we can't talk
17 enough about housing I think both for
18 students and for the public at large and
19 employees. And, you know, I think we've
20 identified a lot of the issues, and I'd
21 really be interested in hearing from the

1 public if we've really just missed seeing the
2 forest for the trees.

3 THOMAS ANNINGER: Yes, I have a few
4 comments. If one can draw a distinction for
5 a moment between substance and procedure, I
6 think substantively, the list of issues that
7 you went through that is on the staff's list,
8 are all the issues that I care about. I
9 think you've covered them well. There is
10 perhaps one that I will come back to, but I
11 think everything that everyone is looking at
12 has captured the essence of what's important.

13 On the procedural side, I think we need
14 to bear in mind that this is probably the
15 most important Zoning Petition that the city,
16 and we the Board, will address over the next
17 decade. And we have a rare opportunity here
18 to look at a Zoning Petition twice with a lot
19 of input from all of the stakeholders. It's
20 obvious who they all are, but we have many
21 voices here, including a consultant, a

1 and it's kind of obvious, but I haven't heard
2 it mentioned quite this way, so I'll try to
3 make the point. I think we all care
4 tremendously about Cambridge. By my lights
5 it is a very dense city. I think that's a
6 good thing. But a low rise density. And it
7 works very well in a number of ways. What I
8 want to make sure at the end of the process
9 is that we address the tension, because you
10 talked in terms of tension, although on the
11 one hand thinking big, thinking large,
12 thinking long term, 2030 academic needs, the
13 needs of the businesses, the needs of the
14 residents, the needs of the retail, and the
15 housing and everything. I think we do need
16 to think big. To me there is a tension on
17 the other hand of trying to reflect all of
18 these things in a somewhat vertical way. I
19 think horizontally we need to be careful not
20 to think excessively. And I'm a little
21 worried that at the end of all this we may

1 end up with more than the Cambridge that I
2 think we care so much about. So I think
3 somehow at the end we have to look
4 horizontally across what it is that we're
5 creating, all the way from Binney Street to
6 the river, are we thinking so big that we may
7 at the end not like what we've created? And
8 I'd like that overall tension, which I think
9 is reflected in every one of the issues that
10 we have here, I would like that overall
11 tension between big and excessive to be
12 constantly on our mind.

13 HUGH RUSSELL: I'm not going to
14 reiterate the comments of my colleagues
15 because I agree with what they're saying.
16 There's one other issue that troubles me, and
17 I don't see how it gets on a list exactly,
18 but it's a question that the City Council is
19 gonna have to face which is sort of a
20 question of equity and balance. If MIT ever
21 wanted to do this 15 years ago, I think they

1 could have done it pretty much as a matter of
2 right under the Zoning that was in place 15
3 years ago. There's some differences in the
4 proposal, but the heights were not limited,
5 the floor area ratio was more or less what
6 they're asking for, the uses are more or less
7 what they're talking about. The city went
8 through a process about 10 or 12 years ago of
9 looking in general at the eastern portion of
10 the city and coming up with a new formulation
11 of how to balance interest. So that's one --
12 so, you have to think about that when you're
13 thinking about this.

14 The other thing is actually the action
15 that Council took I guess about two years ago
16 which was called the Alexandria petition,
17 which is basically rezoned parcels along
18 Binney Street, blocks along Binney Street for
19 the purpose of facilitating biotech
20 laboratories and for which a substantial
21 contribution to city goals was made by the

1 Alexandria, in terms of meeting the open
2 space goals, tremendous interest in retail.
3 So, I think it would -- it's pretty clear
4 that if a new zone of a million square feet
5 is going to be created in the Kendall Square,
6 it's going to compete for the same people
7 that Alexandria is trying to use its
8 buildings with. So how do you deal with that
9 if you're sitting, trying to make that
10 decision? It's not exactly a planning
11 decision. It's a question of what's fair for
12 everybody else? What's fair to the people
13 who went through this process 12 years ago to
14 look at development density? What's fair to
15 the people who made a very good deal from our
16 point of view, the City's point of view two
17 years ago? And what's fair to the
18 institution that's in some ways the life
19 blood of this entire district? These are
20 hard questions. And I guess I'm glad I'm not
21 having to address those kinds of questions

1 di rectly. There are several members of
2 peopl e here who are goi ng to be l ooki ng at
3 that. But how do you, how do you thi nk about
4 that? And I thi nk i t' s possi ble for MIT to
5 hel p us thi nk about that. And I thi nk i t' s,
6 you know, cl early, i t' s somethi ng that
7 everybody el se can thi nk about.

8 Shal l we go on to the publ ic testi mony?
9 Is there a si gn-up sheet, Li za?

10 LI ZA PADEN: Yes.

11 HUGH RUSSELL: Agai n, I woul d ask
12 peopl e not to focus on what they' ve tol d us
13 when we fi rst met and not, real ly to thi nk
14 about what i s i t that peopl e need to be
15 thi nki ng about i n the next, you know, three
16 to si x months to try to bri ng cl osure to thi s
17 request?

18 The fi rst person on the li st i s Carol e
19 Bel leau.

20 CAROLE BELLEAU: Hel lo, Carol
21 Bel leau, 257 Charl es Street. I j ust wanted

1 to bring up a couple of points after you said
2 that. So, just looking at a concept of plan
3 of east campus by MIT, actually, by the
4 planning office where it states: (Reading)
5 Including about 660 square feet of academic
6 space, four or four-thousand square feet of
7 new residential and 62,000 performing arts
8 space. That's right out of a MIT planning
9 schedule. So I want to talk about the retail
10 because I consider Harvard Square a fiasco it
11 has become all national stores. There's
12 nothing that's individual. I know that we
13 sat at the Marriott Hotel with some group
14 with MIT, and one of the owners of a company
15 there said that they had employees that
16 didn't want to come to work in Kendall Square
17 because there was nothing there for them to
18 service. I did notice that the only
19 drugstore that we have there actually got
20 replaced by some investment company which was
21 kind of sad to see. That's just in the last

1 six months. So I am very concerned about
2 local retail being put into Kendall Square
3 where like Alex Twining has done, he helped
4 the owners of those companies get going. MIT
5 has been here a long time. I'm sure they'll
6 be here for a lot longer after we're all
7 dead. And I think that that's something that
8 should be considered in looking at retail in
9 the Kendall Square. It's really, really
10 important to go local and that we get some
11 help for the local groups that want to get in
12 there and to do some stuff there.

13 I also don't want to get lost on the
14 Volpe Center because I went to one of the
15 meetings that Goody Clancy was running when
16 they had it as green space. Which it's not.
17 It's not open space. It's owned by a
18 company. It's owned by our government. And
19 now there's talk about it being housing.
20 It's still owned by the government. I don't
21 want Volpe in this plan at all. I think it's

1 totally unfair for people to start bringing
2 this concept in at, you know, on the board.
3 I think it's extremely unfair.

4 And I don't want to lose site of the
5 abatements that are given to these biotechs,
6 like Biomed, because they have so much square
7 footage that is not rented, that they're
8 holding that's empty that we need to be
9 concerned. We don't get any real estate tax
10 when they get abatements. So it's not a city
11 plus when you have empty biotech buildings.
12 You know, we have Alexandria building for
13 Biogen, so that may have flipped. But
14 Scanza's (phonetic) already destroyed their
15 buildings and that's all on spec. And, you
16 know, we're gonna have all these buildings
17 and nobody's in them. We already have it on
18 Binney Street. I'm concerned about that
19 also. And, you know, I'll leave it at that.

20 Thanks.

21 HUGH RUSSELL: Thank you.

1 The next speaker is Barbara Broussard.

2 BARBARA BROUSSARD: Good evening. I
3 won't give you my prepared speech because
4 you've reached all the points that are very
5 important to myself and to the members of the
6 East Cambridge Planning Team and the abutting
7 Wellington-Harrington neighborhood.

8 We believe the good planning requires
9 more than commercial buildings occupied from
10 nine to five. People are what make a lively
11 streetscape. The East Cambridge Planning
12 Team has worked very hard to see that a
13 series of mixed ground floor retail reaching
14 from Lechmere to Kendall has come into
15 existence. All of these new wonderful
16 restaurants we have are not gonna survive on
17 lunch alone. They need help. We need more
18 people. We need another complex of types of
19 ground floor retail and they need to reach
20 from Kendall to Lechmere. This is and could
21 be a destination, and it's up to us to make

1 i t happen.

2 Thank you.

3 HUGH RUSSELL: Thank you.

4 Next person on the list is Jay
5 Wasserman.

6 JAY WASSERMAN: Good evening. Jay
7 Wasserman of 34 Second Street. Again, I'll
8 go quickly because I'm trying to hit only new
9 topics. So, again, open space and housing
10 are important, but it's important, again, to
11 harp on retail, that we need local Cambridge
12 retail as much as possible. We need to make
13 it Cambridge, not a suburban office park.
14 And it's not a nice to have. It's really a
15 requirement. It's as if we asked for a park,
16 they wouldn't decide not to fill the park
17 because the park was too expensive. It's a
18 requirement of zoning. The retail of being
19 filled of first floor and around these
20 buildings is a requirement of this zoning.
21 That's what we're asking for. We've seen

1 this all too often. We see the Central
2 Scare. We've seen this all on First Street.
3 These retail sit empty because they want to
4 lots and lots of money for the retail. And
5 there's lots of people out there with ideas
6 for retail and they can't afford to get into
7 these. So it's really critical that we have
8 retail that's filled, that makes it Cambridge
9 and it won't hurt this. It will be a
10 positive for everything by making it
11 something special and make the workers
12 happier, and it's the upstairs is paying for
13 it. And it makes the upstairs more valuable.
14 So it's a win/win.

15 The one other item that I think hasn't
16 been mentioned, it is in the notes, is noise.
17 Again, you've heard this over and over. And
18 I keep meaning at some point I'll re-forward
19 that study that we did locally of the noise.
20 And one of the largest noise generators that
21 we found is at the corner of Binney and

1 Binney in the brand new building. So these
2 buildings are tremendous noise generators and
3 there's no reason for it. We know how to
4 make quiet buildings, and it's critical for
5 the housing, for retail, for everything else.
6 We need liveable space.

7 Thank you.

8 HUGH RUSSELL: Thank you.

9 Councilor Reeves.

10 COUNCILLOR KENNETH REEVES: It's a
11 short list. Thank you.

12 Sorry to not have seen tonight's
13 presentation in total, but I did kind of note
14 some things that I did not hear in this
15 discussion. So, I would like to share them
16 with you. And I wanted to say to, Hugh,
17 there's a question about how do you think
18 about all this is really the page we're all
19 on together; the policy makers, Councilor
20 Kelley I see here. So, at the end this all
21 gotta work. So we all have to be sort of

1 speaking the same language, having the same
2 vision it does seem.

3 A thought that has been occurring to me
4 is that when -- we have to understand that we
5 have a city that is basically in Kendall and
6 Central, the province of several real estate
7 trusts, big ones; Alexandria, Biomed Realty,
8 Bullfinch, MIT, Harvard, they're all the same
9 kind of an entity, which at the end of the
10 day is an entity that's looking to maximize
11 return on investment. Which as the American
12 capitalist we don't have a problem with that.
13 We have to understand that that's the
14 difference than trying to make it the best
15 place that you can.

16 Now, I have my greatest love these days
17 for MIT because I really believe in the
18 mission and I really want things to work.
19 But our definition of reality must be
20 informed by the facts. So if MIT has one
21 half billion dollar real estate trust, half

1 of which is invested in Cambridge, in Central
2 Square we found, you know, MIT owns half of
3 Central Square, literally.

4 Okay, so, but we also have to
5 understand that much of what is owned in
6 Central Square, we're talking at four city
7 acres, a lot of that was acquired at like two
8 dollars a square foot long ago. So, it has a
9 present value, but it came from somewhere.
10 This is a non-profit, academic institution
11 growing in the city which is an integral part
12 of the city. I want to suggest the notion
13 that it's incumbent upon MIT to understand
14 that it is not just a real estate investment
15 trust. It's several things. And the thing
16 that it is most is something that should be
17 giving benefit in society and good
18 citizenship where it exists. So within those
19 parameters, I'd want to say we're going to
20 love MIT. We want wonderful things to
21 happen, but we have to fit all of these facts

1 in the reality of this decision making. And
2 this is big thing. It's not a teeny thing.

3 The second thing I would say -- now I
4 just learned this, the bidding at 100
5 Memorial Drive is on another land lease from
6 MIT. It's a residential building. It's the
7 building if you came out -- what if the
8 current owners is suggesting they would be
9 happy to tear that building down and make a
10 new entryway from the river to the MIT campus
11 which is essentially to this area that we're
12 talking about. Well, this is another big
13 idea. And it could be a magnificent vista to
14 the river, etcetera, and so on. I think but
15 the owner of the building has not necessarily
16 got more than 15, 17 years left. So we have
17 to employ MIT if this is where we are in the
18 ocean, then could you not enter that fact in
19 this discussion so that we see how these
20 things fit together? And I'm really relying
21 on you to draw these lines together, because

1 not only are they connected, I think we're on
2 the fronts that we can get something like a
3 Killian Court back. It really is exciting.

4 Now another new thing, now, nobody
5 seems to have a sense of how do you make
6 Kendall Square a 24-hour place. So I'm going
7 to make a suggestion that doesn't have to do
8 with you really. I have to get over to the
9 License Commission. But in these trips that
10 we've been taking, you don't have to decide
11 everything -- the trips that we take to DC,
12 we have gone to a restaurant on 17th Street
13 called Annie's Steakhouse. And Annie's
14 Steakhouse is in a residential neighborhood,
15 a nice residential neighborhood, and open 24
16 hours from Friday night to Saturday night to
17 Sunday. It's a place you can -- and with the
18 notion that we can have late night dining in
19 Greater Boston seems to be unthinkable. In
20 residential Washington, it's the rule. And
21 nobody died or anything. And people go all

1 night long, parties of people come in and eat
2 and drink and have a great time.

3 The scientists that we have in Kendall
4 Square are in a lab all day. They'd love to
5 come out at night, go somewhere and walk to
6 home. So I was told that today because in
7 Boston we don't believe we should run busses
8 late. So we want you home. You can't eat
9 and you can't go home by bus. The messaging
10 we have is quite strange.

11 Now, the question was posed here what
12 does the public get? That's really
13 important. My friend said bad things about
14 Harvard Square. One thing we forget in
15 Harvard Square is so many of the national
16 chains started there. So Au Bon Pain started
17 there. Origins started there. House of
18 Blues started there. House of Brew started
19 there. John Howard Brew House which is also
20 in Kitar started there. So let's embrace
21 that, too. That maybe Harvard Square is

1 where things begin and begin to look
2 corporate later.

3 You mentioned someone about history and
4 Kendall Square. Now I'll just be honest with
5 you. If I were saving buildings in Kendall
6 Square, I would save the clock tower
7 building. The rest of them I wouldn't die
8 about. This question may come to the Council
9 after going to Historical. You would really
10 is to convince me that the MIT press building
11 had to be saved at the expense of doing a
12 great project here. I would want to hear
13 that argument. But for my money now that
14 this question of 100 Memorial Drive is up,
15 maybe we never get to that question of the
16 historic-ness, but I really would hate to see
17 what's right at the subway get seriously
18 compromised because of what is historic
19 there. And the reason I say this is Central
20 Square, the Central Square Theatre building
21 is not as strong as it might have been

1 because Historic wanted to save a building
2 with really bad crumbling facade forcing some
3 notion of history on a building that now when
4 you walk by the theatre, you don't even know
5 it's there. So, under the umbrella of
6 history some mistakes can happen. If you
7 ever see the studio theatre in DC, you will
8 see how a theatre can be a presence and a
9 thriving something in an area. I'll try to
10 get to the end.

11 I think I got most of it -- I am
12 worried that Koch triangle, the quadrangle is
13 interesting as it appeared, it's a little bit
14 strange to have the most controversial
15 building you've ever built and cover it up.
16 One wonders what the thinking is. But I
17 think the quadrangle is a metaphor for why we
18 ought to torture each other to get something
19 here. I'm not saying it's the worst thing,
20 but it's not, it didn't get its best moment
21 yet I would say about that.

1 I think that's everything I wrote. Oh,
2 I'm so glad you that you all went and toured.
3 It's so important to really put your hands on
4 whatever it is we're doing.

5 Equity and balance. I think equity and
6 balance question that Council will deal with,
7 but we have to deal with the understanding
8 that we are interested in far more than the
9 bottom line.

10 And I would second everything that
11 everybody said about retail and the people
12 experience, and I think that University Park
13 is what we should look at and then make sure
14 we don't have those elements again. I don't
15 envy you, but thank you for hearing me.

16 HUGH RUSSELL: Thank you.

17 Would anyone else like to speak?

18 We'll start there. And then Charlie
19 next.

20 CHRIS MATTHEWS: Chris Matthews, 26
21 Sixth Street. My favorite piece about the

1 Last presentati on that we saw back in June or
2 July was the one on the publ ic open space
3 whi ch real ly emphasi zed the i mportance of
4 comfort in a publ ic open space. They talked
5 about hard scape versus soft scape, and were
6 real ly emphasi zi ng the rol e that trees and
7 vegetati on can pl ay in maki ng a pl ace, you
8 know, not too hot in the summer and not too
9 wi nd swept in wi nter. So I woul dn' t want to
10 l ose sight of al l that good work. And I
11 thi nk that organi zi ng thi s whol e project
12 around a real ly fantasti cal ly desi gned i conic
13 publ ic open space woul d be the di recti on that
14 I woul d want it to go rather than havi ng the
15 publ ic open space bei ng vesti gi al once al l
16 the footpri nts are taken care of. Thi s
17 Kendal l Square real ly needs a sense that it
18 feel s common to everybody. It' s the whol e
19 MIT communi ty, academi c staff, students, the
20 nei ghbors, peopl e vi si ti ng, and publ ic open
21 space i s such a great way to do that. And I

1 would like to agree with the Council or it
2 seems to me, this is my personal opinion,
3 that one building furthest to the west, the
4 one that has the MIT press in it, seems to be
5 the cork that's kind of stoppering up the
6 whole connection between the campus and the
7 city proper there at the moment. And if
8 that's standing in the way of making a great
9 project or a great public open space, that's
10 a price I wouldn't personally want to see
11 paid.

12 HUGH RUSSELL: Thank you.

13 Charlie.

14 CHARLES MARQUARDT: Charlie
15 Marquardt, Ten Rogers Street. I'll be brief
16 again.

17 First I want to thank Charles for his
18 great comments on infrastructure. We've had
19 water breaks all over the place, and that's
20 just showing the sign of the aging system.
21 With all the work that's going on in Kendall

1 Square, it needs to work. We can't have our
2 water not working. We take great pride in it
3 working and Boston's doesn't so we don't want
4 to go in the other direction. I'll let Chris
5 talk about open space all he wants.

6 I want to challenge us on a different
7 word. We keep talking about sustainable
8 development, meaning green. I also want to
9 talk about sustainable and go back in history
10 where we were able to take these old
11 buildings and reuse them and over and over
12 and over again. One of my fears is that we
13 build these biotech buildings and they can't
14 be used for anything but biotech. So when
15 biotech is done, what do we do? One of the
16 great things about MIT and their academic
17 buildings, especially along the corridor is
18 that they keep remaking themselves in those
19 same buildings. We don't see them tear them
20 down. So will these buildings be able to do
21 the same thing? We have one example on the

1 MIT campus I believe of a tall academic
2 building. It's the big tall building right
3 in the middle of the quad there. I don't
4 think it works. Academics like to be long
5 and horizontal. They don't like to be
6 vertical. So, as these buildings transition,
7 we need to take a look at that.

8 Also, I want to tie it to -- we
9 mentioned the abatements earlier. What does
10 it do to the city's tax base if we lose
11 biotech, and these buildings all of a sudden
12 shift to academic use. What does that mean?
13 I know that's a big question. I know it's
14 not your question, but it's a bit question I
15 want to have. And Councilor Reeves raised a
16 great point about 100 Memorial Drive, which I
17 think is 28ish if memory serves me, it's in
18 the rezoning we're doing. It's in the zoning
19 area. We're rezoning that parcel. So it's
20 not an unfair question to ask MIT to come
21 back and say the building's coming off lease

1 in a few years, what's the plan? Because if
2 making it better now would make a better
3 project, why not do it all as one big
4 contiguous project.

5 And the last thing I'm going to say is
6 housing, housing, and more housing because
7 this is odd to hear the people from East
8 Cambridge asking for more housing and more
9 density, but to a person we're asking for it.
10 So, please, include some housing.

11 Thank you.

12 HUGH RUSSELL: Thank you.

13 Yes, sir.

14 BRIAN SPATOCCO: Hi, good evening.
15 Brian Spatocco, S-p-a-t-o-c-c-o, 70 Pacific
16 Street. I'm also a graduate student at MIT,
17 my third year. I also am the Chair of the
18 Housing Community Affairs Committee at the
19 graduate student council at MIT. I'm not
20 speaking officially on behalf of all of our
21 students, but I just want to bring up a

1 couple points. First, I applaud the
2 discussion that was initiated by Pamela this
3 evening about housing. We actually just had
4 a hearing a couple hours ago. University
5 relations over at the City Council.
6 Councilor Reeves and Councilor Kelley and
7 Vice Mayor Davis were all there and I thank
8 them for their attendance. So at that
9 hearing we had students presented what is the
10 result of several months of data analysis.
11 Which basically investigates the need of
12 housing to graduate students not just at MIT
13 but in the city of Cambridge as well. So the
14 burden falls on everybody here. And so I
15 can't tell you, and I'm not going to, two
16 minute warning, I can't tell you how much we
17 should build, and I'm certainly not going to
18 say who should build it. But I can tell you
19 what it's look for graduate students at MIT
20 right now. So I'd be happy to submit that to
21 the Planning Board if it's, you know, if

1 they' re i nterested.

2 HUGH RUSSELL: Pl ease do.

3 BRI AN SPATOCCO: Thank you.

4 HUGH RUSSELL: Thank you.

5 Does anyone el se wi sh to speak?

6 Bob.

7 ROBERT SI MHA: Robert Si mha,

8 S-i -m-h-a, 303 Thi rd Street.

9 I thi nk al l of you know that I served
10 as MI T' s pl anner for over 40 years, and that
11 gave me some perspe ctive, and for most of
12 that time I was responsi bl e as Professor
13 Schmi dt is today, for space at MI T. One of
14 the thi ngs that I l earned was that one has to
15 l ook much further than 20 years to understand
16 what the real space needs, academi c space
17 needs of Mr. Schmi dt at MI T and how dynami c
18 they are. I woul d urge you to thi nk wel l
19 beyond the 2030 perspe ctive that is bei ng
20 presented here because that wi ll ul ti mately
21 determi ne whether MI T wi ll be abl e to grow

1 rationally or whether it will have to leap
2 frog into other areas that you prefer them
3 not to grow in in the future.

4 Secondly, I'd like to comment that I
5 was one of a group of MIT faculty members who
6 spent the last seven years trying to
7 establish a faculty housing program in
8 Kendall Square. We went through hell to do
9 that. It's cost us both in terms of time,
10 treasure, and excruciating conditions to
11 establish a small group of about a dozen
12 faculty members who now live at 303. It was
13 their dedication, their willingness to fight
14 their way through a long and painful and
15 expensive lawsuit to have the right to live
16 in Kendall Square. What I'm asking for you
17 is to consider very seriously that if we went
18 to all that trouble and all that pain and all
19 that money to have the right to live in
20 Kendall Square, that tells you something
21 about the need to do this on a much larger

1 scale and on a basis that will actually
2 activate this area. These are people who own
3 their homes there, not just rent, not just
4 transients. People who will have equity in
5 this area. People who will have a long-term
6 contribution to this area. And it is, it
7 grieves me that MIT has not seen the
8 opportunities in supporting this kind of
9 activity, and I hope that you will help them
10 understand how important it is to encourage
11 that in the future.

12 Thank you.

13 HUGH RUSSELL: Thank you.

14 Does anyone else wish to speak?

15 COUNCILLOR KENNETH REEVES: I do
16 have one. I'm sorry.

17 HUGH RUSSELL: Just come forward and
18 use the microphone.

19 COUNCILLOR KENNETH REEVES: The
20 Central Square report for the Red Ribbon
21 Commission which is now out the business,

1 we've met for 13 months and then we're going
2 to present to the City Council later this
3 month. We have engaged a very intriguing
4 urbanist, Brent Ryan, who is a professor at
5 Harvard Urban Studies of Planning, who came
6 from Harvard Graduate School and came from
7 there previously from Chicago. So it's been
8 most extraordinary, but he has posed this
9 question about housing, and I would not have
10 come back if I didn't think it was really
11 important. So he and a co-author of a report
12 done about entertainment districts, a
13 colleague from Pennsylvania were here two
14 weekends ago to look at night life in Central
15 Square, and also day life and he came back
16 with two questions.

17 The major one was I said to him,
18 housing is a point of great concern and
19 interest. And he said well, I don't know if
20 I agree with that notion. He said, housing
21 for who? He says, the people who live in

1 Central Square are people who make 60, 70,
2 80, 90,000. It's for those people. I said,
3 no, those people are only here if they're
4 here in the magic moment. I said, if you
5 make 60, 70, or 80 and now you're in
6 Somerville. But the point he went on to say
7 is one that I think we have left the thought
8 of, which is can there not be affordable
9 rental of some type in Kendall and in Central
10 however structured? So he went on to say
11 that in Barcelona they have found some, now
12 I'm not an expert in this, I'm giving you
13 this for you to look at, they have solved
14 this question with some kind of five-year
15 housing that is aimed at people who are going
16 to move on or something to that effect.
17 Post-rent control we just assume if you're
18 going to move here, you're going to be
19 richer, you're going to have enough money to
20 pay 2,000, 3,000 in rent. I suggest we don't
21 necessarily have to plan that. So I would

1 want to, and I think there's something in
2 what you said, Bob, about growing certain
3 kinds of communities on our periphery. You
4 know, a developer David Aposhi and a developer
5 in Somerville has built several condominiums
6 where everybody is a teacher, social worker,
7 a policeman or fireman and created a
8 community intentionally. We have those
9 opportunities with this, too. So I would
10 just say as we're hearing about we might have
11 more housing in Central, it's kind of studio,
12 one, a few two bedrooms, market rate, and the
13 15 percent that we'll get for affordable. I
14 think we can do better. So, I -- but I
15 couldn't tell you all the ways to get there.
16 I'm looking forward to Brent Ryan to be able
17 to impact what's happening with us. He's not
18 thinking that what we have is all we can
19 have.

20 HUGH RUSSELL: Thank you.

21 Last call, anyone else wish to speak?

1 (No Response.)

2 HUGH RUSSELL: So shall we close
3 this hearing?

4 (All Board members in agreement.)

5 HUGH RUSSELL: And since we're not
6 going to take action, I would say you can
7 send us things in writing, they will apply.
8 We'll keep them and probably think about
9 them. But since the petition is going to
10 expire, we'll have to wait for the next one
11 to take this up again.

12 Ahmed.

13 AHMED NUR: I was waiting to make a
14 comment until after the public. The comment
15 that I wanted to make is that Councilor
16 Reeves just mentioned that MIT owns 50
17 percent possibly of Central Square. I
18 wondered -- I know the subject is MIT and
19 Kendall Square, I wonder if Marty or somebody
20 could explain is there any other plans for
21 Central Square in terms of building for its

1 residents or renovating some of the
2 buildings? And if so, why or why not?

3 And the second question that I -- well,
4 comment that I wanted to make is although I
5 agree with everything that's being said with
6 my colleagues, I also wanted to remind one
7 point, with this given economy, I think we're
8 very lucky to live in the City of Cambridge
9 where a tenant of Cambridge, MIT in this
10 case, have a tenant for the buildings and
11 want to go up zone and build. And I've
12 noticed at least three or four buildings
13 where we approved proposals and they don't
14 have any tenants and, therefore, drops not a
15 go, and as a direct result of that, there's a
16 lot men and women sitting at home basically
17 without a job and laid off in the
18 construction business. So, I think it's
19 pretty good for the economy of Cambridge, the
20 local economy to build. It's any way you
21 look at it, is a win/win situation.

1 Otherwise we're going to end up, you know,
2 building somewhere else. They have the
3 demand. Everybody wants to come to Cambridge
4 because of MIT. They want to be near it.
5 And it's a good thing going for us, and I
6 think we should just keep in mind that it's a
7 good thing and I'm for it.

8 Thank you.

9 HUGH RUSSELL: Thank you.

10 Any comments from members of the Board?

11 WILLIAM TIBBS: I just have one more
12 item on that list that we talked about, and
13 that is on your list you have phasing and how
14 that happens. And I think the -- I want to
15 go back to my comment earlier about place
16 making and the importance of phasing. I have
17 heard that one concern that folks have is
18 that say the zoning had gone through, you
19 would build one of your big buildings and it
20 would just sit there and everything else
21 would wait. And so, the idea of how do you

1 build and phase? If whatever you do and
2 whatever we all decide to do, how do you do
3 that in a way that really does begin to build
4 on phase. I look at North Point. I think
5 we're lucky we got that, the kind of the
6 landscaping to go there. There's still a lot
7 more to be done, but we, we just can't do it
8 a building at a time. It needs to be
9 something that you're really building pieces
10 that make this whole thing work and not just
11 -- which could be easily -- you could easily
12 do. You know, get the up zoning and get one
13 big building and see how it goes and wait for
14 another 10 or 15 years before we see another
15 one. If you have such a grand vision, I
16 think you need to phase the vision in where
17 it makes the places.

18 * * * * *

19 HUGH RUSSELL: Okay. I think we are
20 complete. And the last item on our agenda is
21 not coming before us tonight so I think we

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are adjourned.

(Whereupon, at 8:55 p.m., the
Planning Board Meeting Adjourned.)

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