

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21

PLANNING BOARD FOR THE CITY OF CAMBRIDGE

GENERAL HEARING

Tuesday, February 7, 2012

7:00 p.m.

in

Central Square Senior Center
806 Massachusetts Avenue
Cambridge, Massachusetts

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

Community Development Staff:
Brian Murphy, Assistant City Manager for
Community Development

Susan Glazer
Liza Paden
Stuart Dash
Jeffrey Stuart
Iram Farooq

REPORTERS, INC.
CAPTURING THE OFFICIAL RECORD
617. 786. 7783/617. 639. 0396
www.reportersinc.com

I N D E X

GENERAL BUSINESSPAGE

- | | | |
|----|--|----|
| 1. | Board of Zoning Appeal Cases | 3 |
| 2. | Update, Brian Murphy,
Assistant City Manager
for Community Development | 16 |
| 3. | Adoption of the Meeting Transcript(s) | 18 |

TOWN GOWN REPORTS

- | | | |
|--|---------------------------------------|-----|
| | Harvard University | 19 |
| | Massachusetts Institute of Technology | 49 |
| | Lesley University | 86 |
| | Public Comment | 103 |

P R O C E E D I N G S

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

HUGH RUSSELL: Good evening. This is a meeting of the Cambridge Planning Board, and the first item on our agenda as is always is we review the Zoning Board of Appeal cases.

LIZA PADEN: Good evening. There is a case that has been previously heard by the Zoning Appeal that the Planning Board gave a negative recommendation to, and this is the one at 21-23 Sciarappa Street in East Cambridge. I would like to pass around these revisions to the design. The architect, the first one is the original submittal, and the second one is the proposal to address the issues that the Planning Board had about the parking garage being right on the front sidewalk. And the architect has submitted

1 these and asked if the Planning Board had any
2 further comments or if these revisions would
3 be going in the right direction.

4 HUGH RUSSELL: So I've got the old
5 one and you got the new one?

6 LIZA PADEN: Did I staple them
7 incorrectly?

8 WILLIAM TIBBS: Yes. Two of the
9 same.

10 LIZA PADEN: Okay, just tear them
11 apart.

12 PAMELA WINTERS: So this is the --

13 LIZA PADEN: One's dated December
14 and one's dated January.

15 PAMELA WINTERS: And this is the new
16 one?

17 LIZA PADEN: Thank you.

18 PAMELA WINTERS: Sorry.

19 LIZA PADEN: I had a 50/50 chance
20 there.

21 HUGH RUSSELL: So it looks like

1 you that it's definitely better. I guess the
2 question is if you're going to have
3 off-street parking which is something that's
4 actually required, how do you do it in East
5 Cambridge with small lots close together?
6 You know, would you rather have the building
7 kicked up more with the doors up higher? I
8 don't think so. I mean, if you're going to
9 do it, this may be about as well as it could
10 be done. As Pam pointed out, it would be
11 nicer if the doors were up closer, but
12 there's still a ramp at that point.

13 This is the way that things are for the
14 building next to mine, and it's like from
15 head on it's kind of nasty. For that moment
16 you're walking in front of it it's kind of
17 nasty. But from any kind of an angle further
18 down the street, these holes kind of
19 disappear. So I think we probably -- Steve.

20 STEVEN WINTER: I'm fine.

21 HUGH RUSSELL: So, obviously the

1 Zoning Board would like some response from
2 us.

3 LIZA PADEN: Yes.

4 HUGH RUSSELL: So I think we should
5 say that it's substantially improved over the
6 earlier proposal.

7 LIZA PADEN: Okay.

8 THOMAS ANNINGER: I guess the only
9 alternative would be to have a driveway down
10 the side of the road and park in back, but
11 that would eliminate, I suppose, a lot of
12 floor area.

13 PAMELA WINTERS: Yes, it would.

14 LIZA PADEN: Well, it puts the
15 driveway against the abutters, and then it
16 puts the parking in the backyard. Because
17 the complication for this site is that there
18 won't be any turning radius to get into and
19 out of a garage.

20 THOMAS ANNINGER: Hugh's right, from
21 the front there are two gaping holes staring

1 at you unless the doors are closed and nobody
2 can count on that. It's a problem. And in a
3 way I guess Hugh's right, so we're setting
4 somewhat of a tone for what will come.

5 HUGH RUSSELL: Well, I think because
6 the street is basically more or less
7 completely developed, this is one in-fill
8 house. It would be kind of nasty if every
9 house was like this. But if we do require
10 parking and given the situation in East
11 Cambridge, this is, you know -- there is a --
12 and there are other models, there's a house,
13 I think it's on Howard Street, it's built 10
14 or 15 years ago, it's just one house in from
15 Western Ave., and there the garage doors are
16 right up on the street, but they don't, you
17 know, they're sort of on equal par with the
18 people doors. Here these -- they're putting
19 the garage doors behind, and the front door
20 is more prominent, sort of sends a somewhat
21 better message and there's a porch there.

1 THOMAS ANNINGER: Are you suggesting
2 that the door could be moved further forward?

3 HUGH RUSSELL: The door to the
4 garage?

5 THOMAS ANNINGER: No, the door, the
6 front door.

7 HUGH RUSSELL: The front door? No,
8 because I kind of like the porch.

9 PAMELA WINTERS: I do, too.

10 WILLIAM TIBBS: Yes.

11 HUGH RUSSELL: I mean, you know,
12 they're putting a lot of attention on it,
13 that's the right thing to do.

14 WILLIAM TIBBS: There's a house
15 right around the corner from me that actually
16 has the former condition where the garage
17 doors are right there on the street and that
18 is just not very welcoming at all. So I
19 think those holes would be a better solution.

20 PAMELA WINTERS: I think that the
21 fact that the focus is on the front door as

1 to the domesticity of the place and takes
2 your eye away from the garages as much as the
3 first option.

4 HUGH RUSSELL: So is it fair to say
5 that we can't conceive of a good way to do
6 this?

7 PAMELA WINTERS: Yes.

8 WILLIAM TIBBS: Yes.

9 HUGH RUSSELL: And of other ways we
10 can conceive, this seems to be about the
11 best.

12 STEVEN WINTER: I agree.

13 WILLIAM TIBBS: Yes.

14 HUGH RUSSELL: That's suffice.

15 LIZA PADEN: Thank you.

16 Moving on to the Board of Zoning Appeal
17 cases for February 16th, I point out that the
18 second case on the agenda for 60 Clifton
19 Street is going to be before the Planning
20 Board for a Special Permit for an in-fill in
21 the Residence B District. So they are also

1 at the Board of Zoning Appeal to construct an
2 addition to the existing non-conforming
3 building that's going to remain at the front
4 of the site, and then they would like to get
5 some dimensional relief as well for the
6 second dwelling.

7 My proposal was to look at the Special
8 Permit application and then make comment
9 about the BZA application at that time.

10 HUGH RUSSELL: Yes, so we would ask
11 the BZA to not decide the case until we had
12 to do that.

13 LIZA PADEN: Right.

14 HUGH RUSSELL: That makes sense. We
15 don't want to dig into it tonight.

16 LIZA PADEN: No.

17 HUGH RUSSELL: The 38 Union Street
18 case?

19 LIZA PADEN: 38 Union Street and 369
20 Windsor Street, this is a lot that goes
21 through from one lot -- from one street to

1 the other street. These are parallel. And
2 at some point in time the two lots came into
3 being in the same ownership. So now that
4 they want to develop on the site, they don't
5 meet the dimensional standards and
6 regulations because it has two front yards;
7 one on Union and one on Windsor. They'd like
8 to subdivide it back to what the two lots
9 were.

10 The only concern I have is that one of
11 the new buildings would have parking, the
12 off-street parking would be in the front
13 yard.

14 WILLIAM TIBBS: I'm a little
15 confused. It was two separate lots that got
16 merged into one?

17 LIZA PADEN: These two lots share a
18 rear lot line. The same people own both
19 lots.

20 WILLIAM TIBBS: Yes. Were they
21 formally combined?

1 L I Z A P A D E N: They became merged.
2 Where they became merged for Zoning purposes.

3 W I L L I A M T I B B S: Yes.

4 L I Z A P A D E N: When they came to
5 I n s p e c t i o n a l S e r v i c e s t o d e v e l o p t h e v a c a n t
6 l o t t o p u t a h o u s e o n i t, t h a t ' s w h e n t h e y
7 f o u n d o u t t h a t i t w a s b e i n g t r e a t e d a s a
8 s i n g l e l o t. A n d s o w h a t t h e y w o u l d l i k e t o
9 d o i s t o s u b d i v i d e i t b a c k t o t h e t w o
10 s e p a r a t e l o t s, b u t o n e o f t h e l o t s w o u l d b e
11 a l s o a s k i n g f o r a V a r i a n c e f o r t h e f r o n t y a r d
12 p a r k i n g.

13 H U G H R U S S E L L: S o, f r o m t h i s m a p i t
14 l o o k s l i k e t h e l o t s d o n ' t q u i t e l i n e u p i n
15 t h e b a c k?

16 L I Z A P A D E N: N o, t h e y d o n ' t.

17 H U G H R U S S E L L: S o i t ' s t h i s l o t a n d
18 t h a t l o t I g u e s s?

19 L I Z A P A D E N: I p r i n t e d o u t a c o p y
20 f r o m t h e A s s e s s o r ' s d a t a b a s e a s w e l l. I t ' s
21 t h e s e t w o.

1 Here's the parking space and then this
2 is the new house. Then there -- here's --
3 this is what I printed out for you. So this
4 is Union Street. This is situated the same.
5 This will have the new two-story house here.
6 This has the existing building here on
7 Windsor, and this is what I'm concerned
8 about, the front yard parking here. The lot
9 is very, very narrow, though. It's only 38
10 feet wide.

11 HUGH RUSSELL: Right. So we just
12 don't think that fits in with the street.

13 H. THEODORE COHEN: Do the other
14 houses on Union Street have parking on the
15 front yard or it's just the on-street
16 parking?

17 LIZA PADEN: No, it's a variety. I
18 don't see any other places where they have
19 front yard parking. The grey areas here are
20 the driveways. So, for example, here at
21 Union Street across the street, this is a

1 driveway, this is a driveway into the parking
2 area and the rear. And this is Union Place
3 where it accesses these two parcels in the
4 back. And on the same side of the street
5 there's a driveway for this property. There
6 is one at this house that does have -- looks
7 like front yard parking, but that's what
8 these grey areas represent is the parking.

9 HUGH RUSSELL: So we would recommend
10 that they do what's on the other places,
11 which is a driveway on the side.

12 PAMELA WINTERS: Right.

13 THOMAS ANNINGER: Even though it's
14 (inaudible).

15 HUGH RUSSELL: They'll have to
16 change the shape of the house to create the
17 space.

18 PAMELA WINTERS: That's right.

19 STEVEN WINTER: I concur.

20 HUGH RUSSELL: Are there any other
21 cases?

1 L I Z A P A D E N: Does anybody have any
2 other ones they want to look at?

3 (No Response.)

4 H U G H R U S S E L L: Okay. We'll go on to
5 the next item on the agenda which is an
6 update from Brian Murphy.

7 B R I A N M U R P H Y: Okay, thanks.

8 The next hearing of the Board is
9 February 21st which will be a public hearing
10 for Planning Board No. 268, 60 Clifton Street
11 for in-fill. And then we've got 40 Norris
12 Street for discussion and possible decision.
13 An update on the North Point project,
14 Building G design review, and 1067 Mass.
15 Ave., the proposed addition of a pool.

16 No meeting for March 6th because of the
17 Presidential primary.

18 March 20th there will be a public
19 hearing on Planning Board No. 269 for 603
20 Concord Avenue, 160-180 Cambridge Park Drive.
21 And then design update on Smith Residential

1 Planning Board No. 175.

2 And then the other piece just for the
3 Board's interest is Decam opened up the bids
4 for the courthouse, and there were in fact
5 seven bidders. So we'll see where things
6 come. There's an article in the Boston
7 Business Journal looking for a couple of
8 proposals, but, you know, a range of clearly
9 real developers if you will, in the sense of
10 HYM, the folks who are doing North Point,
11 Trinity Financial, Boston Properties,
12 Gudierrez. They are all fairly respectable
13 firms and we'll be anxious to see what all
14 the proposals look like and where things go
15 forward with that.

16 HUGH RUSSELL: So, this is the
17 building that was built by the state or the
18 county; right, so without reference to local
19 Zoning laws. When it becomes sold to
20 somebody, it has a non-conforming status.
21 Its use is probably going to change.

1 BRIAN MURPHY: Yes. I think its use
2 will change unless one wants to compare the
3 temporary housing of the top floor occupants
4 now with a different kind of short-term
5 rental. But, yes, I mean, it's an
6 interesting project because obviously, you
7 know, if it's housing, what's the inner play
8 with 5.8.2, you know, we sort of looked at
9 the maximum number of units you can look at
10 for that would be 259. What do you do with
11 parking? What's the role of the First Street
12 garage? It will be an interesting project
13 going forward.

14 HUGH RUSSELL: Okay.

15 Liza, have you received meeting
16 transcripts?

17 LIZA PADEN: No. We're up to date
18 so far.

19 HUGH RUSSELL: Great. So then we
20 can go on to the Town Gown reports. And the
21 way we've been working this is the

1 institutions will each have a chance --
2 Harvard, MIT, and Lesley will have a chance
3 to talk to us. We've decided not to ask for
4 a presentation from Cambridge College because
5 there basically is no new news from them.
6 They filed a report, which we have in
7 writing.

8 I believe the order of universities
9 changes every year. After all three
10 universities have made their presentation,
11 there will be an opportunity for the public
12 to make comments, and then we'll decide
13 whether we want to discuss it or want to put
14 off discussion to a later date or perhaps
15 take a different procedure.

16 So, Harvard University please start.

17 ALEXANDRA OFFI ONG: Good evening,
18 members of the Board, members of the public,
19 elected officials. I am so pleased to be
20 here tonight. My name is Alexandra Offi ong.
21 I'm here from Harvard Planni ng and Project

1 Management, and we are here to provide an
2 update on Harvard's Cambridge campus in this
3 very special year which Harvard just
4 celebrated its 375th anniversary of the
5 founding of Harvard College, which started
6 right here in Cambridge. So just wanted to
7 note that.

8 In tonight's presentation we will focus
9 primarily on current projects. We'll touch
10 on planning priorities, and I will hand it
11 over to my colleague Heather Henriksen who
12 will touch on campus sustainability.

13 So providing an overview of today's --
14 the projects that we will focus on this
15 evening, we're looking at 13 of the
16 significant projects on Harvard's Cambridge
17 campus. And just to give you a sense of
18 those projects, only one of them is --
19 represents new construction. That's the new
20 Harvard Law School building that's on the
21 corner of Mass. Ave. and Everett Street. One

1 project is a new addition, that's the 32
2 Quincy Street, Harvard Art Museum's project.

3 Seven of the projects constitute
4 renovations of existing buildings, and four
5 of the projects are landscape projects.

6 We will look at three buildings that
7 were recently -- three projects that were
8 recently completed, four that are currently
9 in construction, and six that are in
10 planning. So just to give you a sense
11 that -- and just stepping back that the types
12 of projects that Harvard is really focusing
13 on right now are investing in our existing
14 facilities, updating, repurposing, reusing
15 existing facilities.

16 So looking at the projects that we
17 recently completed. As I just mentioned, the
18 new law school building is located here on
19 the corner of Mass. Ave. and Everett Street.
20 This is a project that was approved back in
21 2006 at the Planning Board. I know you've

1 seen it a few times, and it was a project
2 that was intended to provide a much more
3 positive presence on Mass. Ave. after an
4 extensive process with the neighborhood and
5 the city. We added ground floor retail for a
6 more active streetscape. In the rear of the
7 building there is a raised courtyard that is
8 facing the campus. The building has
9 innovative new classrooms. It has -- it
10 hosts student activity space, law clinic
11 space, and it's really a hub of the new law
12 school campus. It just opened last month,
13 and we invite you to come take a look. We're
14 very pleased with this new building.

15 One of the questions that was asked of
16 all the institutions was any changes to Mass.
17 Ave.? This is Mass. Ave. here. And though
18 most of Harvard University's Mass. Ave.
19 properties are not changing, this stretch of
20 Mass. Ave. has undergone some significant
21 change over the past years driven by the

1 development of this new building. And as
2 you'll remember, this building required the
3 relocation of several historic buildings up
4 to this site north. And this property, which
5 is right next-door, is the one-story retail,
6 1607-1627 Mass. Ave., this is a property that
7 the university's current focus is really on
8 site remediation. It was -- it formerly had
9 a dry cleaner at that location. So though we
10 recognize that this is a very important site
11 to the city and to the community and to
12 Harvard, we do not have any specific
13 redevelopment plans at this time.

14 The next project is a project of the
15 School of Engineering Applied Sciences. It's
16 the engineering science lab on Oxford Street.
17 And it's a project that was last summer we
18 completed. And it was mostly an interior
19 renovation of lab space that was designed to
20 house the Wyss Institute for biologically
21 inspired engineering as well as other

1 engi neeri ng l abs. And the bui l di ng had --
2 excuse me, i t al so had a new accessi bl e
3 wal kway and some new l andscapi ng
4 i mprovements.

5 The thi rd project that the uni versi ty
6 comple ted l ast year was the Sherman Fai rchi l d
7 Bui l di ng. Thi s i s another sci ence bui l di ng
8 on Di vi ni ty Ave. Thi s was a comprehensi ve
9 renovati on of a sci ence bui l di ng that was
10 necessary to accommodate the Department of
11 Stem Cell and Regenerative Bi ol ogy. And i t
12 i ncl uded a comprehensi ve upgrade of the
13 bui l di ng' s 30-year-ol d i nfrastructure. And
14 you can see here an exampl e of one of the
15 research l abs i n the bui l di ng.

16 Now, taki ng a l ook at the projects that
17 are currentl y i n constructi on.

18 The fi rst one i s a project west of
19 Harvard Square. Here' s Harvard Square. Thi s
20 i s 33 El mwood, whi ch i s near the i ntersecti on
21 of Fresh Pond Parkway and Mount Auburn

1 Street. Harvard has embarked on a woodl and
2 renewal project, you can see here, which
3 calls for the selective removal of an
4 invasive species; Norway maples, and the
5 thinning of the existing tree canopy that
6 will allow sunlight to penetrate the
7 under-story growth, and we will be
8 introducing a more diverse pallet of native
9 plantings. This is a project that was
10 approved by the Cambridge Historical
11 Commission. This will be phased over 10
12 years so to allow for that growth.

13 Next project is along Radcliffe Yard,
14 Fay House, it's right on Garden Street. This
15 is an historic building that dates back the
16 earliest portions to 1807 and it houses the
17 administrative offices for the Radcliffe
18 Institute for Advanced Study. This is a
19 renovation project that focuses a lot on
20 preservation of the exterior, but also makes
21 some adjustments to the building to improve

1 its functionality and its accessibility.
2 This was also approved by the Cambridge
3 Historical Commission, and we are paying
4 particular attention to some of the
5 restoration of notable interiors, including
6 this meeting room which is the Gardener Room,
7 as well as the building's main stair hall.

8 Gutman Library, this is the building
9 right along Brattle Street. The Harvard
10 Graduate School of Education is currently in
11 the process of repurposing the first floor
12 space to create a campus gathering and dining
13 space for the ed. School which it really
14 doesn't have right now. So this project is
15 slated for completion this spring.

16 Work continues at 32 Quincy Street.
17 Here at the corner of Broadway and Quincy,
18 this is a project which Planning Board has
19 also seen on several occasions. It's a
20 project to renovate and expand the Harvard
21 Art Museum's facilities at 32 Quincy Street.

1 It will bring together the three constituent
2 museums of the Harvard Art Museum: The Fogg,
3 the Busch-Reisinger, and the Arthur M.
4 Sackler Museum into one state-of-the-art
5 facility where we're working with architect
6 Renzo Piano. And the intent of the project
7 is to preserve the original 1927 Fogg Museum,
8 to add a building addition along Prescott
9 Street. And just to orient you, this is
10 Broadway and this is Quincy Street. Harvard
11 Yard is over here.

12 And then also to add a glazed rooftop
13 addition that will allow natural light to
14 flow into the building's courtyard --
15 interior courtyard. The building, upon
16 completion, will house not only gallery
17 space, but also classrooms, a conservation
18 lab for art, and study centers which are
19 places where visitors can view and study
20 works of art that are not on display.

21 This -- here you can see that the

1 hi stori c bui l di ng. Thi s i s, agai n, Qui ncy
2 Street, Broadway over here. The hi stori c
3 bui l di ng has been wrapped, and ri ght now we
4 are engaged i n masonry and wi ndow
5 restorati on.

6 Thi s i s a vi ew from Prescott Street.
7 The constructi on on thi s project began i n
8 2010 wi th sel ecti ve demol i ti on on thi s si de
9 of the bui l di ng. The excavati on al ong
10 Prescott Street was completed last summer,
11 and i n the fall we poured the basement slab
12 and work on the new bel ow-ground spaces
13 began. And we are j ust now begi nni ng the
14 erecti on of the above-ground structural
15 steel . So work i s progressi ng and we are
16 very exci ted that earl y thi s summer we
17 anti ci pate that the rooftop gl azi ng structure
18 wi ll actual l y begi n to take shape. So i t' s
19 fi nal l y movi ng ahead, yeah.

20 And so I al so j ust wanted to poi nt out
21 that across the street -- here' s the Arthur

1 M. Sackler Museum, and this during the
2 construction process, that building does
3 remain open and it has been reinstalled with
4 representative works from all three museums
5 and we invite the Cambridge community to
6 visit.

7 Moving to projects in planning, the --
8 this is a project again at Radcliffe Yard.
9 It's a landscape project in which we will --
10 the Radcliffe Institute is completing the
11 implementation of its overall master plan for
12 landscape, and the key projects, the
13 components include measures to address site,
14 drainage, and soil compaction in the yard,
15 enhancing the character of some of the
16 transition areas between the perimeter paths
17 and the building entrances. As also creating
18 a new area for changing landscape and public
19 art installations along Brattle Street in
20 this area.

21 So work on this project is expected to

1 begin in the spring once the Fay House
2 renovation is complete. And Fay House is
3 right over here.

4 The Harvard Law School has a few other
5 projects in planning. First one is Pound
6 Hall. You can see it's right next to the new
7 building. This project, which calls for the
8 creation of a major campus exterior gathering
9 space, was actually conceived as part of the
10 design for Wasserstein Hall, and it was
11 shared with the Planning Board and the
12 community back when we received approvals in
13 2006. You may remember that. The project
14 calls for the removal of the east wing of
15 Pound Hall and the creation of this new
16 facade and a new entry door that will
17 overlook the gathering space here. And you
18 can see that a little more clearly in this
19 plan. The red buildings are all law school
20 buildings. This is Mass. Ave. here. Pound
21 Hall right here.

1 Upon completion of the project we will
2 remove that section of Pound Hall, and the
3 heart -- this will be sort of the new heart
4 of the law school campus. And it really --
5 this, the new building, the Wasserstein Hall
6 Caspersen Student Center was really designed
7 with this space in mind.

8 So interior work on the Pound Hall is
9 set to begin this month.

10 Another law school project is just down
11 Mass. Ave., down to the south. This is an
12 1830 Greek revival what has been home to the
13 Harvard Law Review since 1925. We are
14 planning a renovation that really addresses
15 deferred maintenance and will improve
16 building systems and accessibility. And upon
17 completion, this project will again continue
18 to house the Harvard Law Review.

19 Harvard is continuing to coordinate
20 with the City of Cambridge on the planned
21 renovations to the Cambridge Street tunnel,

1 plans for possible improvements to the
2 surface conditions are being studied, and the
3 initial enabling work is expected to begin
4 this spring. In the meantime, Harvard has
5 continued its efforts to enliven the space
6 through the seasonal farmer's market.
7 There's a skating rink there that we invite
8 the Cambridge community to enjoy.

9 And the next project is Old Quincy.
10 This is down along the river in the River
11 House District along -- this is along
12 Plympton Street. So Quincy House is a
13 five-story brick dormitory that houses
14 undergraduates. After an extensive planning
15 and programming process, Harvard is now
16 finalizing the design for the renovation of
17 Old Quincy. And this is really a test
18 project to explore design and construction
19 options for future system-wide house renewal.
20 The project seeks to maintain the historic
21 character and culture of the house, but also

1 renew it for 21st century living experience.
2 It -- most of this space is -- most of this
3 building is comprised currently of
4 residential spaces, but the project upon
5 completion will introduce some new social and
6 academic spaces and it will dramatically
7 improve the accessibility. This building is
8 currently not accessible. So the
9 construction on this project is expected to
10 begin this June.

11 The final project we'll discuss is
12 right across the street from Old Quincy.
13 It's McKimlock Hall. It's also an
14 undergraduate dormitory building. And
15 Harvard -- just after we finished the Town
16 Gown report, Harvard announced the initial
17 planning for a second test project for the
18 house renewal. So this -- and this project
19 will enable us to explore design approaches
20 for not only residential spaces but also a
21 dining hall and a Master's residence. And

1 together McKimlock and Old Quincy will
2 provide us valuable experiences that we can
3 apply to other Neo Georgians residential
4 buildings in the future house renewal
5 projects.

6 Moving to other planning priorities.
7 So just to provide you with an update of
8 planning and construction activities in
9 Allston, Harvard is in the process of
10 building Tata Hall. This is a new executive
11 education facility designed by William Rawn
12 Associates and it's located just across the
13 Charles River. You can see the rendering
14 here of that new facility.

15 In September 2011, Harvard shared its
16 institutional planning and development goals
17 for Allston for the next ten years in two
18 distinct but related phases. The first phase
19 included resuming the planning and
20 development of a health and life science
21 center on Western Avenue. And that will be

1 driven by the academic planning under the
2 leadership of the Provost. And an update on
3 the Provost review process will be shared
4 this coming June.

5 We are also planning for the
6 development of market -- market rental
7 housing and retail in the Berry's Corner
8 area, and we're doing site assessment and
9 planning for future academic growth at the
10 Charles view site.

11 The second phase will focus on studying
12 the possible development of an enterprise
13 research campus in Allston Landing North, and
14 this will complement the adjacent health and
15 life science center.

16 Transportation demand management.
17 Harvard continues to support a very low
18 single occupancy vehicle grade for our
19 commuting staff and graduate students for our
20 Cambridge campus. This year we're pleased
21 that only 15.9 percent of that population

1 actually drives alone to campus. And this
2 represents more than a 40 percent drop since
3 the adoption of TDM measures in 2003. And
4 this, this very low SOV rate is due in large
5 part to the robust commuter choice program
6 that Harvard offers. And some highlights
7 this year, we sold over 6600 monthly MBTA
8 passes. We have 8500 ZipCar members among
9 our population. We implemented a new carpool
10 organizing program called SimRide. We also
11 supported a departmental bike program with a
12 new online reservation system. And we also
13 continue to collaborate with the City of
14 Cambridge on the regional bike share.

15 So speaking of bikes, bike cycling is
16 an integral part of our transportation
17 network and Harvard has continued to support
18 efforts to strengthen that cycling network.
19 One of -- as I just mentioned the hubway
20 program. So Harvard is pleased to have four
21 new hubway stations coming to the Cambridge

1 campus, and this will be in addition to the
2 five hubway stations that are currently at
3 our Boston campus. So we're very excited
4 about that.

5 We also have a number of new and
6 improved bike parking facilities. This is
7 the new sheltered parking that was associated
8 with the new law school building. We also
9 have one coming for Fay House in Radcliffe
10 Yard, and we've introduced new bike repair
11 stations on our campus.

12 And finally we continue to implement
13 our bike facility guidelines in all of our
14 planning and projects, and these of course
15 are built upon the City of Cambridge's
16 guidelines and requirements that we use to
17 consider siting and creating bike facilities.

18 At this time I'm going to hand it over
19 to Heather Henriksen for campus
20 sustainability.

21 HEATHER HENRIKSEN: Good evening.

1 I'm pleased to give you a short
2 sustainabi lity update focussed on the bui l t
3 envi ronment. So j ust as a quick framework,
4 Harvard' s commi tment to sustainabi lity is
5 focused on three overal l uni versi ty-wi de
6 goal s. The one I' ll focus on here is our
7 greenhouse -- or our green bui l di ng
8 standards. Those were adopted in 2009.
9 They' re about to be re-looked at and were
10 ini ti al ly started in 2007. We not only use
11 these to make our campus more sustainabl e,
12 greener, and heal thi er, but thi s is a good
13 exampl e of how we al so try to share what
14 we' ve l earned. So our websi te actual ly
15 houses case studi es in every si ngl e green
16 bui l di ng project we' ve done on campus,
17 i ncl udi ng green products, green products
18 databas e that have al l the materi al s that
19 have been used in our projects. And we al so,
20 in our newer projects, where appl i cabl e, we
21 now have energy model s there as wel l .

1 Back to our greenhouse. Our third
2 commitment universe letter, greenhouse
3 reduction goal. So you may remember this was
4 a commitment that was made by President Faust
5 in 2008. It's a very aggressive short-term
6 goal to basically, with growth, reduce our
7 emissions 50 percent in ten years. We have
8 reduced them 10 percent to date, 20 percent
9 if we exclude growth. Three of the key ways
10 we've done this, we've done audits under 15
11 million square feet of real estate, and we
12 have definitely done audits on all the high,
13 large energy intensive buildings. We've also
14 reduced the energy demands for behavioral
15 change as well as energy conservation
16 measures. 900 of which we've implemented to
17 date. We've identified about another 700
18 that we're working hard to implement. This
19 is the breakdown of our most recent data, and
20 it shows you, of course, the two big drivers
21 are heating, air conditioning, ventilation,

1 and lighting.

2 Our utilities are also more efficient.
3 Our steam plant, for instance, is -- since
4 2006 is 24 percent less greenhouse gas
5 intensive. And our chilled water plants are
6 23 percent less energy intensive. And we're
7 continuing to work on all that.

8 The other thing is we are, and seem to
9 be a leader in green building projects. In
10 August of last year we were the first higher
11 ed. education institution to achieve 50 LEED
12 certified buildings. That's Leadership in
13 energy and environment design. And that
14 milestone included six platinum level
15 projects, more than 1.5 million square feet
16 of labs, dormitories, libraries, classrooms,
17 and offices. And an additional three million
18 square feet is registered and we're pursuing
19 LEED certification.

20 Something I also again, the -- our
21 green building services team has many case

1 studies up on every one of these projects.
2 And hot off the press, you may remember in
3 2007 that the 46 Blackstone Street property
4 in Cambridge received LEED platinum for new
5 construction. It was a 40,000 square foot
6 gut renovation. It has just received a
7 second platinum certification for LEED for
8 existing buildings, operation, and
9 maintenance program. And if you're not
10 familiar, it's a new program, EBOM as they
11 call it, is a rating system that has the full
12 profile of environmental impacts. So it
13 takes into consideration building operations,
14 occupancy programs, scheduled maintenance,
15 and mechanical equipment, recycling,
16 composting, sustainable purchasing, and green
17 cleaning and landscaping. It's a very
18 comprehensive program. This double platinum
19 distinction is the first in both New
20 England -- you can all be proud in
21 Cambridge -- and ivy league and it's only the

1 fifth one in the world.

2 So this is an example of one of the
3 projects that have been completed in the last
4 year. Vlassak Laboratory was completed last
5 July. And just two things I'll point out.
6 It has a heat recovery enthalpy wheel, which
7 is an exhaust system that basically transfers
8 the heat or reuses it for the incoming air,
9 and reduces the energy needed to condition
10 the space by up to 75 percent actually in
11 this lab which is a tremendous
12 accomplishment. There is a special lighting
13 system that takes advantage of many
14 innovations in daylight harvesting, off-hour
15 zone control, occupancy sensors, and the
16 like. And the result of that is 40 percent
17 reduction in lighting power density. That
18 is, for us, an achievement -- it's well
19 beyond our minimum requirement in our green
20 building standards of 25 percent. So that's
21 an innovation for us that we'll apply to

1 other projects.

2 We also are committed to sustainable
3 environment extends to this Living Lab
4 concept and involving our students. The
5 weatherization projects we've started a
6 couple years ago, we've done five locations
7 in the last two years. And this was really
8 built, actually this program off of
9 Cambridge's successful heat program. And
10 it's been going very well. The results are
11 there, but again, one day, four hours, 26
12 percent reduction in energy, about \$2,000
13 saved in energy. Great project. And the
14 students really love it and are engaged.

15 So, also when you talk about the green
16 or the built environment, it's also the
17 things that are incorporated in a building
18 and around a building that make it green. So
19 just two highlights to tell you, our
20 facilities and maintenance group and campus
21 services just is the first higher ed.

1 i nsti tuti on to recei ve the Green Seal
2 Certi fi cati on. I t' s an i ndustry mark
3 basi cal l y of green cl eani ng and sustai nabl e
4 practi ces. I wi ll tel l you i t i s extremel y
5 di ffi cul t to get. I t' s very i ntensi ve on the
6 paperwork. The procedures, you must compl y
7 wi th stri ct envi ronmental and safety
8 regul ati ons as wel l as envi ronmental and
9 heal th of the bui l di ng occupants. So we' d be
10 happy to share more about that. I t was
11 defi ni tel y a good l earni ng experi ence.

12 Our organi c l andscapi ng program
13 conti nues to expand. We now have 100 acres
14 on campus, i ncl udi ng Harvard Yard, whi ch i s
15 featur ed there. And I' d say two thi ngs: One
16 i s that i t saves -- we found about 30 percent
17 water, and i t al so saves si gni fi cantl y i n
18 mai ntenance costs because they have to do
19 l ess to care for i t and mow i t. So those are
20 two thi ngs.

21 And then l astl y, we do thi nk bui l di ng

1 the culture sustainability is important. One
2 of the reasons is because we see that it's an
3 integrally linked to ensuring that the
4 building environment is green and energy
5 efficient. We know through doing
6 commissioning work and retro-commissioning
7 work that often, you know, building energy
8 models are the actual occupation -- you know,
9 when you go into the building and start using
10 it, that the occupants are using much more
11 than the energy model had suggested. And so
12 one of the ways to make sure to keep those at
13 a minimum is really in creating this culture.
14 So we've created a green office program with
15 checklists, they're on our website, and easy
16 to follow things. 132 offices so far
17 certified 2400 employees, and again really
18 reduced energy, waste water, and other things
19 come out of it. The only other thing I'll
20 touch on there is that we've incorporated
21 into our orientation program, including a

1 uni versi ty-wi de message for new empl oyees,
2 and Presi dent Faust hersel f speaks to the
3 vi deo and sustai nabi li ty.

4 And lastly we're in our sixth year of
5 provi di ng fresh produce and other foods from
6 Massachusetts' farmers (i naudi ble) and the
7 Harvard and Cambri dge communi ty.

8 And that is some of our lessons learned
9 and some of our best practices in case
10 studi es and model s. And you can find them as
11 well as many other resources on this page.

12 Thank you.

13 HUGH RUSSELL: Okay, thank you very
14 much. Does that conclude the uni versi ty' s
15 presentati on?

16 Okay. Shall we go on?

17 BRIAN MURPHY: Mr. Chair?

18 HUGH RUSSELL: Yes.

19 BRIAN MURPHY: I heard earlier and
20 to at least take a moment while al though
21 Cambri dge Col lege i sn' t presenti ng today, we

1 do have President Deborah Jackson with us
2 tonight who just wanted to introduce herself
3 to the Board. Cambridge College is in the
4 middle of doing a strategic plan, which I
5 believe they will look to be completing in
6 the summer. So that they will be presenting
7 to the Board next year. I just wanted to
8 take a moment to introduce President Jackson
9 and welcome her to the community. She's not
10 a stranger to the area, having been involved
11 with the American Red Cross, but is still a
12 relative newby to Cambridge College and she
13 just started in May.

14 PRESIDENT DEBORAH JACKSON: Thank
15 you.

16 HUGH RUSSELL: Welcome.

17 Okay, so let's switch over. And next
18 is MIT.

19 ISRAEL RUIZ: Hi, good evening
20 members of the Planning Board, public, city
21 officials, President Jackson. It's our

1 pleasure to be here presenting with you and
2 sharing our thoughts about development for
3 MIT in the current framework of thought which
4 we're calling MIT 2030 or integrated planning
5 approach. I'm Israel Ruiz. I'm the
6 Executive Vice President and Treasurer of the
7 MIT Corporation, newly elected since the fall
8 of last year. And by virtue of my job, I'm
9 also the Chair of the Building Committee,
10 which is the body at MIT that since 1949 has
11 been planning and advising the administration
12 of MIT in everything that has to do with
13 buildings, land, and use in particular around
14 the campus.

15 With me here today we have a bunch of
16 our colleagues, but in particular I wanted to
17 introduce Steve Marsh, the managing director
18 of MITIMCo.; Dick Amster, our director of
19 facilities; and Marty Schmidt, Professor of
20 molecular and computer science and associate
21 provost in particular responsible for

1 academi c pl anni ng.

2 So as I said, it is our pleasure to be
3 here today and show you a little bit of 2030.
4 Last year we talked about 150, and it is a
5 moment that's very proud for me. I arrived
6 to the MIT campus in 1999 as a graduate
7 student in management, and the transformation
8 that has occurred at MIT in the last ten
9 years is nothing short of remarkable. We
10 don't have 375 years of history like Harvard
11 does, but 150 is pretty cool. And the last
12 ten years is the history that actually can
13 relate and tell step by step. And I think
14 it's an amazing transformation that has
15 occurred. We're thinking forward about 2030,
16 we wanted to use that framework to tell you a
17 little bit about the projects that have been
18 completed, the projects going forward, and
19 how we think about all this development at
20 MIT.

21 So you're seeing the image here of our

1 campus taken from the east side of campus.
2 We wanted to share a little bit with you, the
3 framework, and just in kind of a couple of
4 words what this framework is all about.

5 The three objectives that we have about
6 basically accomplishing the planning. And
7 then we'll use the four themes of this
8 framework to explain the planning
9 considerations as well as the projects and
10 the programs.

11 The first thing that I wanted to show
12 you is this is our website, it's a public
13 website. It's for every one of you to
14 understand how we think at MIT as well as for
15 anybody in the city to understand how our
16 thinking goes forward. This is an evolving
17 website, but it's all the explanation, all
18 the themes. And in the next couple of months
19 or so we'll be able to feature for each
20 project and development -- in fact, we've
21 gone back to 2004, and every completed

1 project we will have a snapshot with very
2 significant information about the project.
3 What's doing for the MIT, what the purpose of
4 that building is. And the other example for
5 projects in planning and design, and in
6 particular construction, you can actually
7 look at what the project is all about. This
8 is the 610 Main Street development which
9 you're very familiar with. This is going to
10 be the home for Pfizer, the pharmaceutical
11 company right at the heart of MIT campus.

12 So, let me highlight the three
13 objectives which I think are the threat for
14 most of this presentation. The first one is
15 that MIT has a substantial need for renewal
16 in our physical infrastructure, and we
17 recognize that and we want to make sure that
18 that takes care in the next 20 years we pay
19 particular attention to that.

20 The second one is that as we think
21 about planning and development, not only

1 academic but also around the campus of MIT,
2 we want to continue to create and support an
3 innovation in a system that has always been
4 there, but that we want to make sure we
5 maximize -- we want to maximize the
6 opportunities at MIT to involve the
7 surrounding community.

8 And the third one is, as I said, as the
9 Chair of this Building Committee and in
10 particularly like with Marty who is Chair of
11 the other committee of planning at MIT. We
12 want this framework to help us guide our
13 decisions. And this is very much of an
14 integrated thinking. And as Steve, Dick, and
15 Marty and myself represent here, we all kind
16 of try to make this framework work as our
17 guidance for decision making.

18 So let me share with you, these are the
19 four themes in which we've organized our
20 framework. Not that they're not many more
21 that we can use, but in particular these

1 resonate with the principles that we use at
2 MIT when we think about planning.

3 Innovation and collaboration right at
4 the center of the MIT mission. Renovation
5 and renewal, sustainability, and the
6 enhancement of living and learning, not only
7 for the campus but for the surrounding
8 community.

9 Let me spend a few moments on each one
10 of those, but in particular, let me start
11 with innovation and collaboration.

12 Innovation and collaboration, we have a
13 bunch of considerations that have evolved
14 over the last 150 years. And as I said, in
15 particular over the last ten years the way
16 science, the way engineering, the way
17 innovation is occurring on the campus of MIT
18 it's significantly changing. And I wanted to
19 use that to concentrate on the uncertainty of
20 our innovation, around invention, and kind of
21 make a reflection with you. Since its

1 founding in 1861, our founder and first
2 president Willard Barton Rogers thought of a
3 polytechnic institute. I was educated in
4 Barcelona, Spain, in a different polytechnic
5 institute, and I can resonate with that
6 vision from William Barton Rogers. We
7 graduated 72 students in 1965 at MIT. Today
8 MIT has a different logo. We've evolved the
9 mission of MIT, and we have about 10,500
10 students. And on December 19th of last year
11 MIT produced its newest initiative MIT-X,
12 which is our vision for on-line learning.
13 Our vision for making the education of MIT
14 available to anyone in the world who has the
15 ability to take MIT quality content, science
16 and engineering. And that vision for the
17 future, the way we've evolved the institute
18 over the next 150 years find it very hard to
19 plan. In fact, it's very hard to plan for
20 any one of us to think about MIT-X and what
21 that means for the planning of the future.

1 So when one thinks just about the mission and
2 then we bring it to the physical landscape,
3 we can talk about the surroundings of MIT.
4 If one of you had gone into the MIT of 1920,
5 you would have seen the upper left corner of
6 this light. That's an electrical laboratory
7 of General Electric testing motors at the
8 time. Today that laboratory has been
9 renovated into what we call the popular
10 design lab. And in the basement of the main
11 building in the 1916 time, one of the most
12 modern facilities we have on campus for
13 electrical and mechanical engineering.

14 If you think about the second
15 evolution, everyone should recognize Building
16 20, the Rad Lab House, world renowned for
17 innovation and collaboration in that
18 building. Today substituted by another
19 magnificent building, the Stata Building.
20 We're moving from a laboratory to a building
21 that inspires collaboration not only among

1 the people who are in the Laboratory but
2 among the computer scientists, the engineers,
3 the linguists, the philosophers, those are
4 all housed in the Stata Building.

5 The building on the upper right corner,
6 that's easily identified in parlance, that's
7 the home of the original cancer center.
8 That's the original home of Salvador Luria,
9 which in 1974 created molecular biology. And
10 since that point we've created a campus
11 around with the Broad Institute today and any
12 other center today that has been transformed
13 with Koch Institute for integrated cancer
14 research. So we've gone from integrated
15 laboratories and people working in the lab to
16 integrating the departmental labs in the
17 Stata Building to really the convergence of
18 life sciences and engineering in this
19 particular facility. So when we think about
20 now what that means to neighborhoods, we
21 start in the '60's with Technology Square at

1 the bottom left. Technology Square today is
2 populated with very different companies, with
3 very different types of startups, with very
4 different units of MIT.

5 In the middle, University Park in the
6 '70's and '80's, another total transformation
7 of the neighborhood. In working with
8 partnership with the city, MIT has been able
9 to nurture, and not only nurture for itself,
10 but nurture for everyone who has collaborated
11 with us in University Park.

12 And our newest vision for Kendall
13 Square and the enabling component for the
14 future of the newest transformation of the
15 neighborhood when we think about the next
16 evolution of the mission how science and
17 engineering occurs at MIT.

18 With this kind of preamble about the
19 uncertainty and innovation, we've seen what's
20 happened around MIT. What's happened around
21 MIT is that the innovation ecosystem has been

1 populated by a multitude of small, medium,
2 and big companies that have come attracted by
3 this magnet of what we're defining as the
4 creative property. Being proximate to the
5 MIT campus and being proximate to almost the
6 same laboratory, same building, in the same
7 neighborhood as of our scientists and
8 engineers transforming the world has created
9 for this company the ability to change the
10 kinds of things and dimensions that they are
11 in. Anywhere from Google to Yahoo to
12 Microsoft to Novartis and Pfizer as the
13 newest entrants. What we're most interested
14 in, not just innovation ecosystem of today,
15 but what we're doing and can do for the
16 innovation ecosystem of tomorrow. It's not
17 just for MIT. In fact MIT participates very
18 directly in creating and transforming these
19 ecosystems through buildings and physical
20 infrastructure. You see the 610 Main Street
21 project up in the left corner, but also for

1 others, and how we think together with the
2 City and the Planning Board in particular,
3 how other developers, how other companies
4 come to town and make sure that this town
5 grows around this engine and anchor of
6 innovation. These are just four of the
7 projects that are within a 10 minute radius,
8 walking radius from the MIT core. And they
9 are fundamental in how we think of MIT's and
10 tomorrow.

11 So if I go back to the challenges for
12 thinking about this world in which we are
13 changing the mission, we're changing the
14 online learning structure, we're changing the
15 way the buildings work, we're changing the
16 way the people work in those buildings and in
17 those neighborhoods, we think all the time
18 about the neighborhood level implications.
19 We also think about implications about that
20 particular design. Our buildings today look
21 quite different from the buildings that got

1 built in the past. We need large scale. We
2 need kind of facilities that require the
3 collaboration, the connectivity that we
4 demand from this. And what we've seen is
5 just a highlight of the projects that are in
6 the report. We want to talk the structure of
7 which projects have been completed and
8 programmed and which projects we have in
9 mind.

10 One that we always refer to, to the
11 right of your screen, One Broadway, the
12 Cambridge Innovation Center. This is a
13 center that has been there housed on the MIT
14 property since 1999 with tremendous growth
15 and tremendous innovation around it today
16 with more than 450 startups in that
17 particular center; 50 percent of them tied to
18 MIT.

19 The Koch Institute, and our investment
20 in the Koch Gallery, right at the street
21 level integrating with the neighborhood along

1 Main Street quite opposite to the Broad
2 Institute and the Whitehead Institute. And
3 the left one, which is not included in the
4 report, but we wanted to use it because
5 actually today was a (inaudible) ceremony of
6 the IDC, International Design Center. This
7 is a -- this is a space that in the building
8 as N51 and N52 right by the museum, the MIT
9 Museum along Massachusetts Avenue, that
10 represents the heart of today's at MIT. We
11 have one of our international partners in
12 Singapore, The Singapore University of
13 Technology and Design, being the anchor for
14 this facility. And we've put together with
15 this facility the Delap, the (inaudible)
16 center, and the transformation and the
17 strategies for the developing world.

18 This is what we have in terms of
19 innovation and collaboration that we want to
20 highlight. We also think about what's coming
21 next and what kinds of priorities will be

1 changing that type of ecosystem of tomorrow.
2 The realities we're concentrated along the
3 Massachusetts Avenue corridor, we want to
4 make sure that we enliven and transform the
5 Massachusetts Avenue corridor seeing the MIT
6 campus at 77 Mass. Ave. all the way to
7 Lafayette Square and beyond. We want to
8 think about the connectivity through Vassar
9 Street and Albany Street. And of course our
10 emphasis on Kendall Square and the
11 transformation of Kendall Square for which
12 we're intending to re-file our petition for
13 rezoning early in the spring.

14 We have two projects highlighted in the
15 site that I introduced, and the amount of
16 materials and structures and systems and
17 energy in the environment that are quite
18 crucial and right at the heart of MIT's
19 tomorrow.

20 We're working within this kind of
21 shaped area to site those buildings and to

1 think about the technical constraint. One of
2 the things you can agree on my slide, the
3 technical constraint of a satellite for nano
4 materials can interfere in electronic
5 interference and vibrations. It's exciting
6 that particular project a very difficult
7 challenge. So we're now embarking on how can
8 we do that and increase the connectivity not
9 only with the campus, but with the
10 neighborhood and the companies that come to
11 being around MIT.

12 Moving on to the second theme, the
13 second theme of renovation and renewal, MIT's
14 strong commitment to renewing of the campus
15 and to bring in this 21st century research
16 and educational requirements into 20th
17 century infrastructure and buildings
18 represents a challenge. In some cases this
19 challenge is a thing of beauty. Like the
20 in-fill for the physics department and one of
21 the wings of the main group. This is a

1 particular building for which MIT's very
2 proud of, has created a very significant way
3 to drive infrastructure -- new infrastructure
4 into the wings of the main group, has been
5 added space for physics department, and has
6 allowed the physics department to be
7 concentrated and put in one particular area
8 so that collaboration happens simultaneously
9 across this bridge.

10 Earlier in the past year we've
11 concentrated along the renovation and
12 renewal. You see the kinds of projects that
13 are either finalizing construction or have
14 finalized construction. Let me start on the
15 left.

16 The 640 Memorial Drive, which is the
17 sign of the event is. It's going to be
18 housed on 281 Albany Street, another
19 renovation for a laboratory. Maseeh Hall,
20 right in the middle of the slide, this is the
21 beautiful new undergraduate residence with a

1 magni fi cent occupancy of more than 460 beds.
2 It has enabled MIT to, in a coupl e of years,
3 achi eve the goal of returni ng to 4500
4 undergraduates wi th that renovati on. And if
5 you haven' t been i nside, whi ch I hope you
6 have been, j ust make sure that you take a
7 coupl e of pi ctures, because i t' s great, i t' s
8 a great renovati on.

9 E25, and you' ll see at 17 and 18 along
10 Ames Street and Mai n Street, those are in
11 parti cul ar key bui ldi ngs for chemi cal
12 engi neeri ng in 1718. And E25, that' s the
13 Whi taker Col l ege, and you can see how a new
14 cl assroom gets renovated and reused for the
15 newest modern use.

16 To the ri ght that wi ll allow me to make
17 the transi ti on i nto the pl anni ng, thi s i s the
18 second bui ldi ng i nto what we' re calli ng the
19 Sloan Compl ex. Sloan j ust fi nal ized i n our
20 parl ance E62, the bui ldi ng i s ri ght at the
21 bot tom to the ri ght. E62, i t' s Arthur D.

1 Little Building, again, another historical
2 building which we're very committed to keep
3 and maintain. And just to think about how
4 that MIT programs those buildings, we have
5 one of the newest, most sustainable
6 energy-efficient buildings, gold rated, the
7 new Sloan Building, and the Dean of Sloan
8 School of Management has decided to move his
9 management offices to the Arthur D. Little
10 Building. So he does not want to be in the
11 new building, he wants to be in the renovated
12 building.

13 Moving along, we have many other
14 projects that will require the renovation of
15 those buildings on campus. Starting where I
16 left it on the right side, E52 is the third
17 building of the Sloan Campus, and that's the
18 home of the management school as well as the
19 Department of Economics. And the renovation
20 of E52 is currently in the planning phases.

21 Building 50 is Walker Memorial facing

1 to the river. Again, in planning for another
2 big renovation to be the core for the arts at
3 MIT.

4 Building 2, the home of chemistry and
5 math. We want to take Building 2 and do a
6 top to bottom renovation of the Bosworth
7 Buildings. This is something that's a very
8 expensive proposition. These are great
9 buildings. They are great working buildings
10 for MIT that will take a lot to renovate.
11 And we want to use this one as a showcase
12 piece to see how we can renovate that
13 particular use.

14 130 Brookline Street and 345 Vassar
15 Street are another two examples of
16 renovations in those two particular parcels
17 that we have in planning and we hope to
18 complete in the next couple of years.

19 On to the third theme on
20 sustainability. We have sustainability
21 integrated all along what I've been

1 describing. In particular you can see the
2 newest buildings, and our commitment to being
3 efficient, and to be at a minimum silver
4 rated, you can see many of the newest
5 buildings being rated as gold as well as many
6 of the other buildings anticipated gold. You
7 can see a couple of buildings that are
8 silver, particularly the older ones in the
9 development of the last decade. But one of
10 the realizations that we've had as a
11 management team is MIT is 12 million square
12 feet. At the rate that we're building new
13 buildings, it's going to take a while to see
14 color on that slide. So what we wanted to
15 make sure was is that we were able to put a
16 program in place and devote significant
17 financial resources to the energy and
18 sustainability of the additional
19 infrastructure, the grey buildings. And what
20 we have is either completed or in the next
21 three years plan, we're going to touch all of

1 those buildings either in a minor way or in a
2 very major way to renovate them, make them
3 more efficient, make them more sustainable,
4 and at the same time update them to this 21st
5 century use for MIT.

6 The economics of the program are always
7 a driver. It's a very significant commitment
8 on the part of MIT to do this, but it's our
9 commitment to maintaining the historical
10 scale of proportions on the campus that have
11 worked for the innovation of the last 150
12 years and we want to extend that into the
13 future.

14 What we're most proud of it's the kinds
15 of programs, not so much the buildings, but
16 the kinds of programs that we've been
17 focusing on for sustainability. We've gone
18 anywhere from lighting retrofits or what
19 we're calling cash for concourse for fringes.
20 We have bike cages with solar panels. We
21 have charging stations for cars. And we

1 i ncenti vi ze -- of course, we have bike
2 stati ons as well , but what we i ncenti vi ze at
3 MIT and do i t qui te well i s to i ncenti vi ze
4 i nnovati on at the student l evel , at the
5 facul ty l evel . So what we have i s teams of
6 students that care about safety and that
7 reali ze that those bike stati ons don' t have
8 any hel mets wi th them. And so those peopl e
9 are worki ng on devi ces that wi ll al low you to
10 take hel mets from those bike stati ons. So
11 MIT' s i nvesti ng money i n that venture to make
12 sure that we have al so a di mensi onal safety.

13 And I reserved the l ast one, the energy
14 effi ciency forward program. Thi s i s the
15 partnershi p wi th MIT and NStar, because thi s
16 one i s a very signi fi cant. I t' s a commi tment
17 to reduce the quanti ty of energy by 15
18 percent over three years. We' re i n year
19 three -- begi nni ng of year three. We' re
20 ahead of the game for the cumul ati ve for the
21 l ast two years, and thi s program has been

1 flagged as the most important program within
2 the state's commitment to green initiatives.
3 In fact, it's one of the programs that gets
4 highlighted in making Massachusetts state No.
5 1 above California as a green state. So
6 we're very proud of our partnership with
7 NStar. We're very proud of how it's been
8 working through the kinds of renovations and
9 retrofits at MIT, and we plan on continuing
10 that partnership beyond the three-year
11 timeline.

12 Finally, the last theme of this MIT
13 2030 framework for planning and thinking
14 talks about the enhancement of living and
15 learning. We've talked a lot about our
16 physical infrastructure. We've talked a lot
17 about our mission, but clearly MIT wouldn't
18 be MIT and our buildings wouldn't be our
19 buildings without the right living
20 environment. So one of the things that you
21 can consider imagining as we're envisioning

1 an online learning community of hundreds of
2 millions, and we're moving from 72 to 10,500
3 to millions of students, we want to make sure
4 that we differentiate our education on
5 campus. We want to make sure our experience
6 in research and education is unparalleled and
7 unrivalled by any other form of education.
8 We want to make sure that our infrastructure
9 is not only modern, but it integrates quite
10 well with this mixed use environment with the
11 residential community, with the campus
12 community, with our students, with our
13 faculty, with our staff, with our neighbors.

14 In particular we pay attention to that
15 gathering space, and we want to make sure
16 that when we think about it, we integrate
17 some of those dimensions and challenges into
18 the planning considerations for the new
19 facilities. One particular thing that the
20 Planning Board's been interested in, and
21 you've been asking us about, housing and our

1 policies on housing and our guidelines on
2 housing. So these are the three dimensions
3 that affect housing at MIT.

4 The first one, we house 98 percent of
5 our 4200 undergraduates. Either now or in
6 dormitories or in residences or the 38
7 fraternities, sororities or independent
8 living groups. On the graduate side we've
9 added 1300 new beds in the last decade. And,
10 again, I can speak for myself, when I arrived
11 to the campus in 1999, I did not have any
12 luck, and the lottery didn't give me any
13 assignment so I had to live off campus at the
14 time. At the time MIT wasn't housing nearly
15 enough graduate students. Today we're
16 housing about 40 to 41 percent of our grad
17 students, and it's been a very serious
18 commitment over the last ten years. Either
19 through the renovation of one facility what
20 we call the warehouse, or the addition of two
21 new facilities Sidney and Pacific and the new

1 Iso Dome House. Adding each one of those
2 about 600 or more than 600 beds each.

3 The third program has to do with
4 faculty. And for the longest time MIT, one
5 of the principles that is really pervasive at
6 MIT is what we call a culture of choice. I
7 can be the Executive Vice President of MIT,
8 but let me tell you I cannot mandate anything
9 at MIT. But can incentivize and offer choice
10 and align those incentives. So MIT has put
11 together a very interesting suite of mortgage
12 programs for the faculty to make sure that
13 they stay and they are retained within MIT.

14 500 faculty members of the roughly
15 1,000 faculty members access the program at
16 MIT, roughly half. And 136 are residents of
17 the City of Cambridge in that program. In
18 particular what's more important is the 96 of
19 our junior faculty population. We have 300
20 junior faculty tenure track, and we have
21 about 600 to 700 senior faculty of those

1 junior faculty. Some 91 of the 136 choose to
2 live in Cambridge. So this is a program that
3 provides a subsidized mortgage as well as an
4 amount of money to make sure that they can
5 live wherever they want and they choose to
6 live in Cambridge.

7 Wrapping up, one of the things that I
8 wanted to make sure is we wonder all the time
9 is about how to enrich not only the campus,
10 but the surroundings of the campus and the
11 community around the campus. So this first
12 four examples have to do with green spaces.
13 The North Court by the Koch Institute, this
14 is on the other side of the Koch Institute
15 for cancer research on the other side of Main
16 Street. It's the North Court. Very much the
17 same size as Killian Court right under the
18 dome of MIT.

19 The student center plaza, this is the
20 renewal of the plaza across 77 Massachusetts
21 Avenue, the main door to MIT into the student

1 dormitories and residences.

2 The North Garden by the entrance of the
3 Sloan School from Main Street. And a picture
4 of the community lounge in the main group of
5 MIT, in fact, right underneath my office
6 under the dome of MIT.

7 And finally what we're most proud about
8 enriching the culture, not only within MIT
9 but also with our neighbors and the residents
10 of Cambridge is that last year as we
11 celebrated the 150 of MIT, we had a terrific
12 successful open house that not only displayed
13 the kinds of things that one always thinks of
14 when you think about MIT, the research and
15 the science and the engineering, but really
16 they put at the center of that 150
17 celebration the festival of arts science and
18 technology which added a completely different
19 dimension from MIT into the mix. And it was
20 a -- just a fabulous thing to see for about
21 150 days of celebration.

1 Of course, we're committed and we
2 continue to be committed to the Cambridge
3 Science Festival. And this is one of the
4 things which programmatically we feel the
5 most attached in enriching that community
6 from MIT's perspective.

7 So this is our wrap-up. Thank you very
8 much for letting us share our thoughts on how
9 our integrated planning approach and using
10 those themes to really drive the thought
11 process from not only what we've been
12 accomplishing, but also the future of our
13 capital projects.

14 Thank you very much. Thank you.

15 HUGH RUSSELL: Okay, thank you.

16 While we're having a quick changeover,
17 we have a special guest speaker. I think
18 it's too much to ask you to talk over that
19 confusion unless you want to try.

20 COUNCILLOR KENNETH REEVES: Well,
21 I'll be brief. I just thank you. Thank you.

1 I am, as you know, in this sort of acting
2 capacity as Mayor, so I'm actually chairing
3 the School Committee right now, but I
4 couldn't let this opportunity go by. I
5 wanted to first gift you all with copies of
6 our Central Square study which very much
7 involved the relationship between MIT and
8 Central Square and Harvard less so. I think
9 in this period, Harvard's designs seem to be
10 across the board. But there a couple major
11 parts about MIT that it's important for the
12 Planning Board to really get, so I wanted to
13 just say this:

14 I want to encourage each of you to
15 really go and walk around the MIT campus of
16 now. I think back in 1995, '96 I was a
17 student at MIT.

18 You need one?

19 WILLIAM TIBBS: We're all set.

20 COUNCILLOR KENNETH REEVES: Okay.

21 This report represents 16 months of

1 study of Central Square. And in the midst of
2 that study of Central Square we learned some
3 things that I don't think were well known.
4 One thing is that MIT literally owns acres of
5 Central Square. And if you think about it,
6 for a city which the land is owned by MIT,
7 some nearly 30 acres. But when you add all
8 of the acreage, you find out that MIT has an
9 investment in real estate portfolio of \$1.5
10 billion, half of which is in Central Square.
11 And there is this pattern of development
12 where MIT essentially chooses someone else to
13 develop a parcel of land for 100 years other
14 than them. So this land will come back to
15 them, but you've used a pattern, it began
16 sort of with -- for a city, but now it has
17 gone to Novartis. And the arrangement on the
18 Pfizer building is a little different, but it
19 would reflect this similar pattern. So it's
20 important for the Planning Board and the
21 elected officials to understand that one of

1 our university partners that we love very
2 much has a very different way of developing
3 and changing. And the biggest part of this
4 developing change is that MIT does not really
5 care if an academic building is next to a
6 for-profit endeavor. In fact, that's just
7 fine.

8 Now the other thing that we've
9 discovered is with this \$1.5 billion
10 investment in real estate, that is university
11 endowment like money. So to those who manage
12 it are really looking for that to maximize
13 the dollar value brought back to MIT. And
14 this is whether or not the land was acquired
15 at \$2 a square foot in the '60's or '70's or
16 at some larger amount. Another way to say
17 this is that every inch of MIT's investment
18 portfolio seems to be targeted in making as
19 much money for the institute as it can, which
20 is not illogical, but this is where, from a
21 planning sense, we -- the rubber meets the

1 road. Because we have a partner who is a
2 major land stakeholder in the city. So major
3 that when MIT bought Tech Square some years
4 ago, MIT owned 10 percent of the commercial
5 real estate in Cambridge which was somewhat
6 shuttering to many of us, including the City
7 Manager. Because if any of that
8 significantly was converted to an academic
9 use, the tax base of the city could be
10 significantly affected.

11 Now just so you'll understand along
12 with this pattern of development, Tech Square
13 was again sold by MIT but not the land. The
14 land remained with MIT.

15 So, I want to make it very clear, I
16 love MIT. But the Planning Board really must
17 walk around and take a look at the extent to
18 which the campus has changed. The -- I was a
19 student there in '95, it's vastly different.
20 This new courtyard behind the Koch Building
21 is something you have to walk through, see,

1 and feel. I was walking yesterday near the
2 Osborne Triangle. If you look at the Osborne
3 Triangle and the Pfizer Building that's going
4 up now, and you've seen the buildings that
5 are going to be done by Novartis, you realize
6 that that campus and the business of science
7 are very much going to be connected. What
8 isn't clear along the Main Street corridor,
9 which some revert to as a transition area,
10 most of that is already dedicated. Very
11 little left to do housing or something else.
12 And I just want to implore you to know and
13 understand that MIT's notion that it can only
14 develop everything at the highest dollar
15 return to it is ill advised in a context
16 where you own so much and you don't want to
17 do housing. And I don't think it's a
18 revelation that MIT is actively not desiring
19 to do housing because housing is not as
20 lucrative as office and as laboratory. Well,
21 in a city which has people and a fabric, you

1 have to have concerns for what it is you're
2 creating.

3 I would say one last thing. At Yale
4 the vice president who has the portfolio of
5 real estate also has the portfolio of
6 community. So there is this sense that the
7 two have a connection. That is not the case
8 here. And because it's not the case here, we
9 have to help with this coupling, that there
10 is a community here that is going to be here
11 for hundreds and hundreds and hundreds of
12 more years, too. And if you use University
13 Park as the example of how you can develop
14 acres which benefit MIT, they get the Land
15 Lease, benefits for a city who was their
16 designator developer. They get all those big
17 rents. The city gets \$12 million in taxes
18 but nobody from the city goes through the
19 place. So we want to have -- and I for one
20 shutter, like in Kendall Square, to hear that
21 there may be six or seven new buildings with

1 there being no examples of our ability to
2 create a place that people want to go to. Of
3 the very brilliant MIT professor who authored
4 this report, Rip Ryan said, you know, when
5 people don't go to a place it's because they
6 don't want to be there. I think that is
7 really true.

8 So I thank your indulgence. I probably
9 could go on, but I shouldn't. I just want
10 you to know that MIT is on the move. Kendall
11 is on the move. Central is on the move. I
12 implore you to study the work we tried to do
13 to show how Kendall and Central have a
14 connection, but much of that connection is
15 with MIT. It's the dominant place in both
16 Kendall Square and in Central Square. And
17 they have a great deal of relationship in how
18 we can build connection, particularly along
19 Main Street and Mass. Ave. is a huge
20 question, but I will say I was lucky enough
21 to have lunch with Mia Lin to talk about her

1 bui l di ng on Mass. Ave. , and I do bel i eve that
2 that bui l di ng wi ll hel p us i mmeasurabl y. And
3 I do thi nk i t wi ll send a shock wave up and
4 down Mass. Ave. that wi ll hel p us. So, we' ve
5 got good hel p. We want to thank MIT for
6 choosi ng Novarti s who obvi ousl y knows how to
7 do fi rst floor retail , etcetera, and that
8 they choose an archi tect who i s goi ng to gi ve
9 us a si gnature bui l di ng.

10 So that' s enough. I woul d go back to
11 the school commi ttee i f -- I know you have
12 more presentati ons.

13 HUGH RUSSELL: Thank you very much
14 for comi ng by and as you know, we --

15 COUNCI LOR KENNETH REEVES: Oh, we
16 have more reports i n the corner for those who
17 woul d l i ke to have them.

18 HUGH RUSSELL: Okay. -- your
19 i nterest i n thi s part of the ci ty i s very
20 l ongstandi ng. 20 or 25 years ago when you
21 poi nted out to the rest of the ci ty that

1 Kendall Square existed, if we take some
2 responsibility for it.

3 COUNCILOR KENNETH REEVES: But we
4 have the K to C2 committee and Goody Clancy
5 that Mr. Murphy is bringing us -- so we hope
6 to be able to see some outcomes along with
7 your improvado over everything. But then
8 these are pieces that would not get together
9 unless we put them together, so that's why I
10 came.

11 HUGH RUSSELL: Thank you very much.
12 Please proceed.

13 MARY LOU BATT: Thank you very much.
14 I'm Mary Lou Batt, the Vice President for
15 Administration at Lesley University. And
16 with me today are three colleagues: Bill
17 Doncaster, who is the Director of Community
18 and Public Affairs; George Smith, who is the
19 Director of Operations; and Matt Brownell who
20 is the campus planner. And I want to thank
21 them for all of their efforts in pulling this

1 together so I can stand here and talk and the
2 material is all there.

3 What we want to spend a little bit of
4 time talking about today -- why don't you go
5 on to the next slide, please -- is something
6 we're actually pretty happy about, having
7 waited a very long time to find two excellent
8 tenants. We are thrilled to have both
9 Bourbon Coffee and High Rise Bakery. And
10 with those two additions, we have all of our
11 retail spaces leased and we have all of our
12 residential non-university spaces rented as
13 well. So we think this is really an
14 important piece. It really is important in
15 terms of how the community have places to
16 gather and really nice, good retail that it's
17 available. So we're very pleased about that.
18 Both of them obviously along Mass. Ave., and
19 something that we made a commitment to
20 several years ago. And it took us a while to
21 get there, but we're very pleased to be there

1 now.

2 Lesley has about 56,000 (sic) students
3 in Boston and Cambridge. A number of those
4 students are, you know, they're less than
5 2,000 undergraduates and over 3,000 graduate
6 students, and we have approximately 600
7 faculty and staff in Boston and Cambridge.
8 And as people know, we have students in 23
9 other states as well as faculty as well.

10 One of the things we just want to talk
11 about, and this map not only talks about the
12 shuttle service, which you did ask about the
13 transportation pieces, but also gives you a
14 sense of we have the three campuses in
15 Cambridge, Porter Doble, and Brattle. And at
16 the moment we're within Kenmore Square with
17 the AIB Buildings at this point until we can
18 get them moved over to Porter. And what you
19 see with this is a very long shuttle service
20 running through Cambridge with busses. And
21 obviously it takes a longer time and so we

1 have to have larger busses to get people to
2 and from Boston. Going forward, once AIB is
3 here, the run becomes much shorter and much
4 more succinct, and we can also have much more
5 smaller vehicles making those runs. So we're
6 very pleased about that and that's obviously
7 another byproduct of being able to bring AIB
8 here to Cambridge.

9 We're in the process, and I know that
10 the Planning Board is interested in a
11 ten-year plan, but Lesley plans in three-year
12 segments, and so it's a little hard to do a
13 ten-year plan, and particularly after 2008
14 it's really hard to argue with the President
15 and tell him he has to do a ten-year plan,
16 because things change dramatically and
17 everyone's had to sort of adapt to that. And
18 so we are now engaged in a second, three-year
19 planning process for strategic planning and
20 really looking at the quality of programs,
21 being -- looking at how do we increase the

1 diversity of our student body, how do we make
2 sure that the students are successful and
3 matriculating, and that the programs and the
4 graduation rates are where they need to be
5 and that obviously the students can find
6 jobs.

7 We want to make sure that we have a
8 very engaged faculty. And the two programs
9 that we have always talked about are we want
10 to make sure that we graduate great teachers,
11 and we want to make sure that we have a
12 really dynamic art program that's an
13 integrated art program regardless of how we
14 use it, whether it's through counseling,
15 psych or expressive therapies or in the
16 schools or in the art programs for
17 themselves. Art is a very, very important
18 part of our culture and our history, and we
19 really think as standards have become more
20 important, which they are very important,
21 nevertheless we can't forget about art and

1 what a role that plays.

2 That really leads us to looking at how
3 do we think about updating our campus plan.
4 Clearly the revised strategic plan will set
5 the target for that. We will look at and
6 need some specialized dance studios. We
7 obviously need online facilities because of
8 the courses we offer at a distance. And we
9 have -- and the art school obviously is a big
10 piece of that. We'll build on our centennial
11 plan. But we are very focussed, as I
12 certainly heard from the previous two
13 presenters as well, we are really focussed on
14 renovating and a more efficient use of the
15 space that we already have. We have no
16 intention of acquiring -- with the exception
17 of trying to work out something in terms of
18 athletic fields since we don't have any,
19 other than that, we are not looking at any
20 kinds of acquisitions at any point. What we
21 want to do is to really revitalize some of

1 the properties we have, make some of the
2 pieces more efficient, and also to be able to
3 do a variety of different things in the same
4 space.

5 We are an NCAA Division III school now.
6 We have six sports for men and six sports for
7 women. We do have a current partnership with
8 BB&N, but our program, as it keeps expanding,
9 does challenge their program and not
10 surprisingly. They're a little concerned
11 about that. So we are looking at certainly
12 trying to figure out the field aspect of our
13 athletic facilities going forward, and that
14 is one piece that we are looking at.

15 To just to put provide the context, the
16 context that you all asked for. Certainly
17 the last five years has been an enormous
18 effort at the Brattle campus. We bought
19 portions of the campus over a 22-month
20 period, and while it is an absolutely
21 beautiful campus, there was a fair amount of

1 deferred maintenance, and we have spent a lot
2 of time now putting in new heating systems.
3 And we have now completed all new heating
4 systems which are extremely efficient in all
5 of the buildings on that campus. Going to
6 the future, which we'll see in a few minutes,
7 we have issues with the electrical grid which
8 will be yet another major undertaking. But
9 we're very pleased with the -- what has
10 happened at the Brattle campus and the work
11 that's going on there. And we'll go into a
12 little bit of detail of that in a minute.

13 Obviously the new dorms, at One and
14 Three Wendell that were completed on the
15 Doble campus was the biggest piece there.
16 And then completing the Graduate School of
17 Education on the second floor of University
18 Hall which now happened at the five-year back
19 time frame that you asked for, and then
20 moving forward with the AlB arts campus which
21 is obviously currently underway.

1 And so what you see is the three
2 campuses, the tri-nodal campus effort. And
3 what we've tried to do is pin a school at
4 each of the campuses. And so the graduate
5 school of education and AlB are at Porter.
6 Lesley College is at the Doble campus, and
7 the gradual school of arts and social
8 sciences is currently at the Brattle campus.

9 When we look at the various projects,
10 again, obviously the new dorm, we've just
11 completed a renovation at 29 Everett Street
12 which is the office of the President. That
13 building turned out to need new heating,
14 lighting, technology. And then once we got
15 into that, it was sprinklers and it was a
16 project that just kept growing.

17 But that has now been completed. It
18 has a new ADA entrance which we'll see in a
19 minute or so. And then the project that --
20 on the Doble campus that we're looking at
21 going forward is really renovating the

1 buildings for the Threshold Program to make
2 sure that those programs meet the needs of
3 the students. And I think people remember
4 the Threshold Program is a unique program
5 that really works with young adults who have
6 learning disabilities and other issues, and
7 it helps them to live independently, and so
8 it's really important to have the right kinds
9 of housing and equipment for them.

10 The High Rise Bakery we talked about
11 before, so we can move right along. 29
12 Everett Street, we're obviously still
13 finishing that work. Although it's hard to
14 tell since we never had snow what season it
15 is. That was taken around Christmas. We're
16 very pleased that that project is now done
17 and working well.

18 Threshold we just talked about.

19 And what we're looking at is the
20 renovation of doing it in two phases. And
21 this first phase will be 78 Oxford and 82

1 front and rear Oxford, and we're not
2 expanding the number of beds, we're
3 increasing the amount of space available to
4 the students and making sure that their
5 eating areas and it's ADA compliant and
6 clearly expanding the green space in the
7 areas out in front. And we're hoping to
8 start that project this summer.

9 And that gives you a sense of the
10 buildings, but that's gone.

11 The Brattle campus as you know, we
12 share with the Episcopal Divinity School.
13 The buildings that are in red are Lesley
14 buildings where we have done major
15 renovations over the last two summers. Keep
16 going.

17 I think as people know, this is an
18 example of the Sherill Plaza was a totally
19 deteriorating plaza, and to the point where
20 it wasn't even safe. And we spent last
21 summer renovating it and turning it into a

1 very nice outside gathering place for faculty
2 and students, both for EDS and Lesley to
3 convene and really enjoy. So it's really
4 been a wonderful addition. And I think as
5 people have noticed, we also washed the
6 exterior of Sherrell Library which made a
7 huge difference in terms of its appearance
8 and how it looks.

9 We also restored 101 Brattle Street.
10 For those of you who haven't been inside of
11 it, anybody who wants to come, we'd be happy
12 to give you a tour of it. We really restored
13 it to how it was originally, opening up the
14 stairwells and other pieces. With EDS it had
15 been broken up into six different apartments.
16 So we've brought it back to how it was
17 originally even before Harvard owned it.

18 And we made it accessible, new
19 technology, again, efficient heating systems,
20 upgrading the electrical. We're very excited
21 about it and very pleased with how it's

1 turned out.

2 Again, Lawrence Hall, we have put --
3 one of the things that we're doing and which
4 will show up later on, is we have an
5 aggressive re-lamping of the entire campus
6 underway, and this re-lamping has really been
7 enormously successful in terms of energy
8 efficiency. And we did Lawrence Hall as one
9 of the largest dorms last year. Again, as we
10 got -- we put in ADA entrances and bathrooms,
11 and as we got into it, discovered there were
12 a variety of structural problems that needed
13 to be attended to and then we dealt with the
14 landscaping.

15 Same thing with Kidder, we upgraded and
16 put ADA compliant entrances and bathrooms and
17 did additional landscaping. And then every
18 building on that campus now has a new heating
19 system which is high-efficiency boilers. So
20 we're very pleased with that.

21 Going forward, we have the issue of

1 Winthrop Hall does need a major renovation.
2 We don't know when we're going to do that
3 because we've got a couple of other projects
4 in front of it and we're just not going to
5 get to it that soon, but it is there. And
6 it's the same thing with the electrical grid
7 upgrade.

8 Porter campus, we spent a lot of time
9 with you over the last couple of years
10 talking about AIB, and obviously we're moving
11 forward with that. We're very -- we've done
12 some other minor work and we're doing some
13 renovation for specialty classrooms in the
14 Lower Level of University Hall as well.

15 Keep going.

16 With AIB, obviously, we have our
17 Special Permit and Certificate of
18 Appropriateness with the city, but both of
19 those have been challenged along with the
20 Zoning and we're awaiting the court decisions
21 on all of those. We successfully -- the city

1 successfully sustained the Zoning. It's been
2 appealed, and this morning those hearings
3 were heard before the Appellate Court, and
4 the other two cases are were heard a couple
5 weeks ago and are pending.

6 But we hope that we will be able to
7 start work later this year, assuming that
8 those decisions come down more quickly than
9 they have in the past. And part of the issue
10 is just how backed up the Land Court is
11 because of all the foreclosures that are out
12 there. But as the foreclosure numbers have
13 reduced, the volume has reduced at the Land
14 Court. We're hopeful that will move forward
15 more quickly.

16 Again, to remind you that all the
17 public spaces and on the ground floor facing
18 Massachusetts Avenue, we've designed it with
19 an active urban plaza and created additional
20 bike spaces and bus shelter and seating. And
21 then looking at along Roseland Street along

1 the parking lot of University Hall, creating
2 a much better edge along that area as well.

3 The small pocket park.

4 Again, we've been working very closely
5 with the Historic Commission on the
6 renovations to the church and what will
7 happen both on the exterior as well as the
8 interior, and we're very pleased with how all
9 of that is moving forward.

10 And, again, in terms of sustainability
11 which you asked us to address, we have been
12 very active obviously as I just discussed, in
13 replacing all of the heating systems. We
14 replaced the heating systems about three
15 years ago on the Double campus, and there are
16 the four big buildings there sometimes called
17 the east/west buildings. But we have had a
18 50 percent reduction of energy use in those
19 buildings based on the replacement of the
20 heating system. So it's really been amazing.

21 And University Hall where we've done

1 the re-lamp ing, we' ve had a 25 percent
2 reduction of electrical use.

3 And, again, we are now composting on
4 all of our -- at all of our food service
5 areas as well as all of our rental tenants
6 have agreed to composting as well, and that
7 has really helped to reduce the volumes of
8 food going into the landfills.

9 We obviously do a lot of locally
10 produced foods as everyone else does. We' ve
11 been very active in trying to reduce the
12 recycling effort, and we' ve obviously
13 increased bike racks dramatically, and then
14 we also provide a free bike sharing system
15 between the three campuses for our students
16 who don' t themselves have bikes. Although as
17 I look around, it looks like everyone has a
18 bike. But nevertheless we have those for
19 those students who don' t.

20 So I want to thank you and hope that
21 I' ve answered your questions, or if not I' m

1 available to answer your questions.

2 Thank you.

3 HUGH RUSSELL: Thank you very much.
4 So I think we're going to take a five-minute
5 break and then we'll come back for public
6 testimony.

7 (A short recess was taken.)

8 HUGH RUSSELL: We're going to resume
9 the meeting. I have a long list of people
10 who have signed up, but it doesn't appear
11 that very many people actually wish to speak.
12 So I'm going to go down the list and simply
13 ask the people who have said -- they didn't
14 check the no box, they didn't check the yes
15 box. I'm going to ask them if they wish to
16 speak or not, and then we'll once we go
17 through the list, there are several people
18 who said they do want to speak and I'll ask
19 if other people want to speak.

20 So, Donald Sheehan, are you wanting to
21 speak?

1 DONALD SHEEHAN: All set.

2 HUGH RUSSELL: Okay.

3 Elaine Fisher.

4 ELAINE FISHER: I might have a
5 thought, I don't know. I have to listen to
6 the conversation first.

7 HUGH RUSSELL: Well, this is your
8 chance to take part in it.

9 ELAINE FISHER: It's yes or no;
10 right? All right, no.

11 HUGH RUSSELL: If you raise your
12 hand later I'll recognize you.

13 Andrew Farrar.

14 ANDREW FARRAR: I would like to
15 speak.

16 HUGH RUSSELL: Please come forward
17 to the microphone. And our rules are that we
18 ask you to speak for no longer than three
19 minutes.

20 ANDREW FARRAR: I can do that.

21 HUGH RUSSELL: Great, thank you.

1 Give your name and address.

2 ANDREW FARRAR: I'm not Ken Reeves.
3 My name is Andy Farrar. I'm a resident of
4 Cambridge for 25 years. I live in Central
5 Square. And my comment is about open space,
6 and while I appreciated the comments of
7 several of the presenters about their
8 commitment to open space, there's not a line
9 entry on any of the reports about open space.
10 And the neighborhoods don't live based on
11 buildings alone, but based on being welcomed
12 into campuses or courtyards or other areas.
13 I'm also president of Cambridge Youth Soccer,
14 and there are two fields of particular
15 interest to me. One is Pacific Street which
16 is now surrounded by MIT dorms and used
17 extensively by MIT students. And that field
18 gets completely used up and is no longer
19 really available to me to conduct soccer
20 programs for the neighborhood kids. So we've
21 moved all of our programs out of Central

1 Square into North Cambridge, West Cambridge
2 and Danahy Park. But that little parcel and
3 how it's used is of really great interest to
4 me.

5 Another little parcel is next to
6 Harvard and Lesley College, and that's
7 Cambridge Commons. And we run programs there
8 also for small kids. And those fields are
9 also used extensively by college students.
10 So I would welcome the ability to run my
11 programs on college campuses, though -- and I
12 haven't pursued that, but I would like to
13 look at open space. I would like to look at
14 how the students of the colleges use open
15 space that's available to them from the City
16 such as Pacific Street and Cambridge Common
17 as two examples, and to think about ways to
18 improve those spaces, make them more durable,
19 make them better surfaces, and a better place
20 to hang out.

21 And for my kids -- I run a program for

1 150, four and five-year-olds, and I would
2 love to be able to do that at Pacific Street
3 or on Cambridge Common, but I can't. And so
4 I'm -- I'm at Gore Street which is in
5 north -- I guess, where is Gore Street? East
6 Cambridge. Lovely facility. We're committed
7 to having our programs in East Cambridge, but
8 we also need fields in the Central Square
9 area.

10 All right, that's my comment. Open
11 space is important and soccer fields are
12 important.

13 Thank you.

14 THE STENOGRAPHER: Can you spell
15 your last name for me, please?

16 ANDREW FARRAR: Farrar. F as in
17 Frank -a-r-r-a-r.

18 THE STENOGRAPHER: Thank you.

19 ANDREW FARRAR: Farrar Street is
20 named after a great, great relative of mine
21 who was a minister.

1 HUGH RUSSELL: Thank you.

2 James Williamson, would you like to
3 speak?

4 JAMES WILLIAMSON: Yes, please.

5 Thank you. James Williamson, 1000 Jackson
6 Place, Cambridge. A couple of points about
7 Harvard's presentation and a couple about
8 MIT's.

9 About Harvard, I'm interested in the
10 issue that was mentioned having to do with
11 the treatment of the area -- the overpass,
12 the Cambridge Street overpass tunnel next to
13 the science center. Harvard came in with a
14 proposal to the Historical Commission at
15 their meeting in November or was it early --
16 no, December, where they were proposing to
17 put 19 large panels across the north fence of
18 Harvard Yard as part of the enlivening of
19 that area. There were some concerns
20 expressed, including by Harvard faculty, and
21 then that was postponed until February. And

1 the latest is that that has been continued
2 indefinitely. I'd be interested -- and I'd
3 like people here to join in sort of getting
4 better information about what Harvard does
5 have in mind there and what the nature of the
6 easement that the city has over just exactly
7 what the relationship is, and who from the
8 city are involved in helping to shape
9 whatever so-called vision is being promoted
10 there. I think it would be good to know who
11 among us are actually a part of that.

12 On the bicycle issue, there's a
13 horrendous situation involving people riding
14 their bicycles going the wrong direction down
15 Quincy Street on the Fogg Art Museum faculty
16 club side of Harvard Yard. And I'd like to
17 know what, if anything, Harvard are doing
18 largely to police their own students who are
19 riding, you know, down the wrong direction on
20 that street and on the sidewalks there. And
21 that's a notorious case of just wrong

1 bi cycl i ng.

2 And also the Larz-Anderson Bri dge.

3 There was a report recentl y about a wi deni ng,
4 a change i n the nature -- the constructi on of
5 the Larz-Anderson Bri dge and how that does or
6 doesn' t have relate to any plans that Harvard
7 has.

8 On MIT I know we all l ove i ntegrati ve
9 cancer research, al though I' d l ove to have
10 basi c heal th i nsurance for everybody.

11 HUGH RUSSELL: Pam was j ust
12 commenti ng to --

13 JAMES WILLIAMSON: Too close to the
14 mi c?

15 PAMELA WINTERS: Thank you, thanks
16 James.

17 JAMES WILLIAMSON: You' re wel come.
18 So wi th all due respect to i ntegrati ve cancer
19 research, I thi nk we shoul d be -- especi all y
20 anybody who i s a publ ic empl oye e here i n the
21 room, a l i ttle bi t -- not qui te so exci ted

1 about the Koch brothers who have just
2 announced a hundred million dollar campaign
3 to oust Obama from the White House. You can
4 read about it in various news reports. And
5 they have funded the attack on public
6 employees in the state of Wisconsin. So
7 let's not get totally excited by the Koch
8 brothers.

9 Another item is MIT's -- I've noticed
10 from MIT publications their student body is
11 projected to be growing over the next years,
12 and I would like you to pay attention to this
13 issue and how the impact that this has on
14 some of the housing issues which have been a
15 problem for many years. You know, the
16 pressure on market housing and available
17 housing for residents of Cambridge and -- on
18 the one side. And on the other, you know,
19 should MIT be building more housing to house
20 people internally. And this dynamic which
21 goes back and forth -- but my understanding

1 int he past has there's been a sense that MIT
2 has been sort of been stabilizing their
3 growth, but recent figures I've seen indicate
4 that may not be the case.

5 And the last item which has already
6 been mentioned, and I'll reinforce concerns
7 about the Kendall Square and MIT's investment
8 company being involved in maximizing profit
9 as opposed to being concerned about the needs
10 of the academic and residential dimension of
11 the university and also being respectful of
12 the community and how those plans take shape.
13 And I think we deserve a little more detail
14 about some of how that thinking is going
15 forward.

16 So thank you.

17 HUGH RUSSELL: Thank you.

18 Laura Kirshner (phonetic).

19 (No Response.)

20 HUGH RUSSELL: Okay, would anyone
21 else wish to speak?

1 Yes, please come forward.

2 GERALD BERGMAN: I'm Gerald Bergman,
3 82 Elm Street. I don't know if I'm speaking
4 out of turn because I did check that I wanted
5 to speak. But anyway, I just wanted to
6 address I think things about MIT, I've lived
7 in Central Square for 35 years and that's
8 the, I think the university that impacts me
9 the most. There's things in the report that
10 are left out. I mean Paul Peravano
11 (phonetic) brings us coffee and doughnuts
12 when we are doing our election work on
13 campus. So thank you, Paul. And I don't
14 think that was in the report. So, you know,
15 there's a lot of nice things that MIT does
16 do.

17 I wanted to mention every couple of
18 years one of us comes from the neighborhood
19 and says what about the vacant property that
20 MIT is land banking on School and Cherry
21 Street? So, you know, every couple years --

1 it's on one of the maps in the report, but
2 it's not on any of the maps that says you
3 have some kind of a plan for it, MIT. So
4 here it is in a residential neighborhood,
5 paved over, chain link fence, weeds to breed.
6 How about sitting down and talking about it
7 as long as you're building new parking
8 garages? So it's in the report, but it
9 doesn't say you're going to do anything about
10 it.

11 I noted that the -- in lieu of tax
12 payments that MIT is about \$1.7 million
13 dollars a year, Harvard gives 2.7 million.
14 So I would like to address that perhaps MIT
15 could give a little more. And I was thinking
16 of some formula for that. Every September or
17 October the City Council votes from free cash
18 money to go back to lower the tax rate
19 supposedly for struggling middle class people
20 like myself or small businesses. The major
21 beneficiaries of that vote every year is MIT.

1 They average over a million dollars every
2 year in give backs from the city when they go
3 into free cash. I get about \$62 a year as a
4 homeowner in Area 4. It doesn't seem exactly
5 fair. So maybe MIT can consider giving back
6 the money that the City Council so generously
7 votes them every September or October that
8 would equalize the in lieu of tax payments
9 with Harvard.

10 I wanted to just read a couple of lines
11 from the last Area 4 neighborhood coalition
12 on January 12th. This is the only thing --
13 the way they address MIT. It says: MIT
14 parking garage project has not been as
15 forthcoming as it should be. Outreach to the
16 community has not been occurring especially
17 in terms of written materials to neighbors
18 who are not immediate abutters. It's not
19 clear whom at MIT makes decisions and who can
20 respond to neighborhood concerns. It seems
21 that the real estate group has the power, but

1 it sees its role as maximizing profit, not in
2 being a good neighbor. And that's basically
3 a quote from the Area 4 neighborhood
4 coalition.

5 I wanted to just mention one last thing
6 about I think influence and power. You know,
7 I was one of the occupiers 35 years ago or 25
8 years ago with Forest City. I was in a tent
9 with my wife, my child, you know, in the old
10 Simplex Land, Forest City. So I don't think
11 the new occupy people have anything on some
12 of us. But I was just saying as a member of
13 the town as opposed to the gown, I don't feel
14 that I have the influence that some of the
15 real estate developers have right now and
16 that really bothers me. I was looking at the
17 money that came into the recent campaigns, as
18 you know some City Councilors raised 40, 50,
19 or 60 thousand dollars for a seat on the City
20 Council. One Councilor, Councilor Decker
21 received -- raised over \$60,000. She

1 received 500 contributions each.

2 HUGH RUSSELL: Excuse me, that's a
3 little off point.

4 GERALD BERGMAN: Well, no, it's not
5 actually. I'm talking about Forest City who
6 is a major developer for MIT, and I'm talking
7 but how do we influence -- how does a
8 neighborhood have some influence over
9 projects? I just said that we felt left out,
10 and I'm raising the fact that it's hard for
11 us to compete with money. Councilor Decker
12 received 500 contributions each from Albert,
13 Brian, Charles, Jim, and Ron Radner of Forest
14 City. \$3,000 just from that one source from
15 Forest City. Makes you wonder well, why is
16 that happening? Does money buy influence? I
17 don't have that kind of money. I'm only one
18 person. So I think it MIT --

19 HUGH RUSSELL: Excuse me, your time
20 is up.

21 GERALD BERGMAN: I think it would be

1 great if MIT --

2 PAMELA WINTERS: Sir, your time is

3 up.

4 GERALD BERGMAN: I'm wrapping up --

5 -- MIT could encourage their developers,

6 which they're giving legal contributions, not

7 to contribute that kind of cash to City

8 Councilors, especially when they have

9 business before the City Council, it's

10 difficult for the community to understand

11 where we fit in in the influence. I think

12 people do care about that. I think the

13 Planning Board should care about that kind of

14 influence, and it's time to take a look at

15 it.

16 I wrote up a few things and I can add

17 for the record.

18 Thank you.

19 HUGH RUSSELL: Okay, thank you very

20 much.

21 Does anyone else wish to speak?

1 (No Response.)

2 HUGH RUSSELL: Okay, I don't see
3 anyone with their hand raised.

4 ELAINE FISHER: I will say one
5 sentence.

6 HUGH RUSSELL: If you will come up
7 to the microphone and give your name and
8 spell it if it's challenging.

9 ELAINE FISHER: It's Fisher. It's
10 not challenging. No C. Elaine Fisher, 7
11 McTernan Street, Cambridge. I've been here
12 almost 50 years. I'm 72 now. And I think
13 it's fabulous to be in a town that has so
14 many great university institutions.
15 Sometimes they can be a little seedy, but I
16 think it's really fabulous to be in -- I'm
17 proud to be here for that. We just have to
18 keep our eyes open.

19 HUGH RUSSELL: Thank you very much.
20 Does anyone else wish to speak?

21 (No Response.)

1 HUGH RUSSELL: Okay. Then it's now
2 twenty after nine, and the question is do we
3 want to make comments on the Board or do we
4 do that verbally and right now? At least one
5 member has suggested he would like to comment
6 in writing at a later time.

7 WILLIAM TIBBS: A couple short
8 things that I'd like to mention.

9 HUGH RUSSELL: Okay, so I think I
10 mean ultimately I think we also have an
11 analysis of the Town Gown reports which the
12 department made. I guess ultimately we need
13 to send a report to the Council, that's part
14 of the deal under this. So I would think
15 that report would probably consist of the
16 staff report and anything we wanted to add to
17 that, and that might be something that could
18 be prepared based on our remarks tonight or
19 any written things that people wanted to make
20 and we might review that at a later meeting.

21 So with that preface, Bill.

1 WILLIAM TIBBS: I don't want to
2 spend a lot of time. I did have one comment
3 I wanted to make, too, and that is as much as
4 I love the idea -- I think that -- I'm just
5 thinking of the Town Gown reports and how
6 they've changed in the -- and they've really
7 changed, they've gotten better I think. But
8 one aspect of it I want to draw your
9 attention to, and that is the -- I think
10 there's a strong emphasis on the projects
11 which is good. The projects you've done, the
12 projects you've completed, and the projects
13 you're planning. I think it's important that
14 we kind link the front end part of the report
15 to the back end of the report. We have a lot
16 of statistics on land use. We have
17 statistics on students both undergraduates
18 and graduates. We have faculty and staff. I
19 think the comment earlier on open space, how
20 it's used, and how it is, how it's changed
21 over time is helpful. And I think for me the

1 very important thing for all these reports is
2 just to notice any trends. And I think that
3 in the future as we start to do those, I'm
4 hoping that the -- that all the institutions
5 can talk a little bit about trends.

6 I'll give you one that I found
7 interesting, the ratio of graduate students
8 to undergraduate students at MIT has changed
9 significantly since I went there. Now I went
10 there more years than I'd like to care, so of
11 course a lot has changed since then. But I
12 think that actually makes a big difference on
13 how your plan, how you -- there was a time
14 when we were concerned about housing
15 undergraduate students, and as the ratio of
16 graduate students gets bigger, that has a
17 different impact on the city. So I just
18 wanted to make that comment about the linking
19 of that factual information to the projects
20 and that you actually end up doing and just
21 to linkage of that stuff and to get a better

1 understanding of the institution of what they
2 see and how they see that happening. That's
3 my only comment at this point.

4 HUGH RUSSELL: Ahmed, did you want
5 to make a comment?

6 AHMED NUR: No.

7 HUGH RUSSELL: I guess I'll make two
8 comments. It would be interesting to know
9 how many graduate students in each of the
10 three -- how many applications there are for
11 graduate student housing that don't get
12 fulfilled. It might be a measure of demand.
13 I mean, of course students are exploring
14 options, but it would be an interesting thing
15 to grab and to include in a future report if
16 there's some way that information is tracked.

17 KELLY BROWN: I have an answer for
18 MIT on the question. My name is Kelly Brown
19 if you want to hear it.

20 HUGH RUSSELL: Sure.

21 KELLY BROWN: I actually checked

1 with the housing people because I wondered
2 the same thing. And what they say is they
3 fully, they fully match within two weeks
4 there's really no waiting list. There's
5 always an attrition, and it matches up
6 actually pretty well. There may be people
7 who obviously became discouraged or, you
8 know, didn't get the preference, etcetera.
9 But it seems like it matches up pretty well.
10 We don't really have at least in that -- by
11 that metric, we don't really have a kind of a
12 pent-up demand that's not being met.

13 HUGH RUSSELL: Okay, thank you.

14 And I was interested in those two
15 comments on open space, different kinds of
16 open spaces being at the top of the overpass
17 at Harvard or the youth soccer needs and how
18 there could be perhaps some more
19 coordination, cooperation for use of spaces.
20 I kind of -- the Pacific Street space has
21 that been improved or is that waiting for

1 future development?

2 BRIAN MURPHY: Pacific Street is
3 split. It's sort of you've got the dog park
4 area that surrounds the soccer field. You've
5 got the soccer field that's there, and then,
6 you know, it has been used as a soccer field
7 for some time. Our hope, I think, in the
8 longer term is actually to expand the amount
9 of open space that's there. I believe in
10 this year's upcoming capital budget there
11 will probably be some amount that maybe will
12 be used for some improvements, but that with
13 the goal that is longer term if we can
14 actually try to increase the amount of space
15 that's available there. The current
16 improvements may be more of an interim nature
17 whereas the desire to try to expand the space
18 and do more significant improvements, you
19 know, in one of the outer years.

20 HUGH RUSSELL: Thank you.

21 So those are my two comments. Anyone

1 else want to comment? I guess Steve's hand
2 was a up fractionally before.

3 STEVEN WINTER: Thank you,
4 Mr. Chair. I did want to bring up a few
5 things and then in fact submit a more
6 detailed comment as we've suggested later on
7 because the input is very important.

8 There are so many good things we're
9 hearing and I don't want to lose track of
10 them. One is the attention to bicycle
11 pedestrian facilities. As we know, bicycle
12 use has increased astonishingly exponentially
13 lately the last three to five years, and so
14 we see these universities stepping up to take
15 care. And I think that's terrific. I think
16 we ought to recognize that.

17 I also like seeing the commitment that
18 we see to re-adaptive reuse and in-fill to
19 existing architecture. I think that's really
20 important and maintaining the character of
21 the town.

1 And as we do the, I think the
2 landscaping, the commitment to landscaping is
3 terrific. It's important. And I, again,
4 want to say that we need to maintain the
5 tradition of pedestrian permeability that the
6 universities and citizens have enjoyed for
7 450 years. And I think that's very
8 important. We appreciate the investment in
9 landscaping and open space and we appreciate
10 the fact that those spaces are pedestrian
11 permeable across the city. And I think also
12 that we, we have to take note of the energy
13 saving and conservation work that's going on
14 which is really amazing. And I will tell you
15 that Heather from the Harvard office has
16 worked with municipalities across the region
17 to model behaviors for them. The
18 universities have resources to be able to be
19 models of good practice and good behavior in
20 the energy savings, and that's a really
21 important thing to make sure that we get that

1 knowledge transferred to municipalities who
2 are broke right now.

3 And the final thing I would like to say
4 is specifically to Harvard which is the
5 retrofitting at the building at 58 Oxford
6 Street, which is a wonderful building
7 designed by the same Japanese gentleman who
8 designed the William James Building in
9 Cambridge. There were -- when that building
10 was built, there were gold doors affixed to
11 the front of it. It was a part of the
12 building. It was an interlocking -- it
13 looked like a pie with a lace crust only it
14 was gold. And they just made the building.
15 And I don't know what happened to them or if
16 they deteriorated or if they became
17 inoperable, I just don't know. But all I
18 want to do is keep it on the radar. It would
19 be tremendous to see them come back and tie
20 that building together back the way it really
21 ought to be.

1 Thank you, Mr. Chair.

2 HUGH RUSSELL: Okay. Are you ready,
3 Tom?

4 THOMAS ANNINGER: I wanted to talk
5 about what is most important to me which we
6 don't have before us yet, which is the
7 Kendall Square rezoning that MIT is going to
8 submit soon. I think MIT has some difficult
9 decisions to make on how to shape that next
10 round of rezoning requests.

11 The first round was a very large scale
12 rezoning and I understand why it was so
13 large. You were really venturing into
14 something that was a little bit of an
15 unknown. I don't think you had had enough
16 input yet to understand just what you were
17 getting into. And I also had the feeling,
18 although nobody has ever said this, that you
19 were concerned that somebody was going to
20 trim back what you were proposing and you
21 were in a sense negotiating a little bit,

1 giving us a high bid and expecting us to come
2 back. You now have to decide whether you
3 take that same strategy the next time around.
4 And my hope is that you don't do that again.
5 That you focus this time on a scale that is
6 more convincing, less grandiose, more
7 focussed, and in a way that avoids the
8 difficult back and forth that came out of the
9 first round. I think that will make for not
10 only an easier process, but a better process
11 with greater integrity to it, because I think
12 you will be proposing exactly what you
13 believe and not what you're afraid we might
14 do to it.

15 At the margin those are pretty close
16 calls and you'll have some pretty difficult
17 decisions to make, and I'm very anxious to
18 see what that will look like, but I think
19 that's perhaps the most difficult and
20 important project we have before us over the
21 next couple of years.

1 HUGH RUSSELL: Ted.

2 H. THEODORE COHEN: Thank you.

3 What I really wanted to talk about and
4 remind the gown side, is that there are some
5 of us, many of us in the town who had no
6 relationship to the universities and have had
7 no relationships to the universities, and
8 they are these large entities that are there.
9 And I, you know, love Cambridge because they
10 are there. But I would really appreciate if
11 the universities were more welcoming to
12 people who have no ties to them.

13 The MIT open house last spring I guess
14 was just fabulous. It was my real first
15 opportunity to go there and to just wander
16 around the campus and go in and out of the
17 campus to go into the buildings. And I hope
18 I don't have to wait another 150 years. And
19 I would really hope that, you know, Harvard
20 would do a similar thing. And I appreciate
21 Lesley's comments saying, you know, here

1 we've renovated this building, come and take
2 a look at it. You know, I loved looking at
3 the buildings but mostly I just see them from
4 the outside because no one has said come
5 inside and take a look at them. You know,
6 there are guards there that say show your
7 student ID or good-bye, and, you know, I
8 think what the universities have to remember
9 is that, you know, we're part of a larger
10 community. And that, you know, yes, there
11 are all these land planning issues that we
12 have to face, but I think if you can just be
13 more welcoming to the public at large who,
14 you know, see the gates and don't know that
15 they can go inside, you know, it's great that
16 we can go into the museums and see the
17 museums. And I'll love it when the Fogg
18 comes back. But I think that, you know,
19 maybe it's just an annual day that the
20 universities are open to the citizens to just
21 come and see the buildings and see what you

1 have to offer, because really the MIT
2 experience was a terrific one, and there were
3 lots of people who I met there who had no
4 relationship to the institute who were just
5 having a grand time. Keep it in mind.

6 PAMELA WINTERS: Ted, you stole my
7 thunder because that's exactly what I was
8 going to say.

9 H. THEODORE COHEN: Oh, sorry.

10 PAMELA WINTERS: I brought my -- is
11 it on? Yes, it's not on. Is it on? Okay, a
12 little closer, okay. I brought my
13 90-year-old dad to see the MIT museum. He's
14 an engineer. And I was so impressed with
15 what MIT created in terms of maps. There
16 were tons of families there. You had food,
17 you had balloons, you had bags. I think I
18 still have one of those little plastic bags.
19 You just made the whole community -- it was
20 truly a celebration and it was wonderful. So
21 I really wanted to congratulate you on that.

1 Another concern I had was with the Fogg
2 Museum. I believe, and I could be wrong
3 about this, but I believe two years ago when
4 it came before us, you said it was going to
5 take two years to complete, and -- no? You
6 did not. Okay. Then that's my error.
7 Longer, okay.

8 In any case, I'm getting feedback from
9 fellow residents, you know, that it's a pain
10 to -- you know, the traffic jam there is,
11 it's difficult. So anyway, I was just
12 wondering how much longer it's going to take.
13 Do you know how much longer it's going to
14 take?

15 ALEXANDRA OFFIONG: Construction is
16 anticipated to be completed in 2013, but
17 we're still reassessing that all the time
18 based on construction logistics and reality.

19 PAMELA WINTERS: Okay.

20 One more thing is the retail. That
21 little group of buildings adjacent to the

1 lot -- new law school building, that was a
2 very important piece of property for the
3 residents in the city, they really felt very
4 strongly about that. So I would love to know
5 when you have an idea as to what you're going
6 to be doing with that property.

7 And let's see, and I was also taken by
8 Mr. Farrar's comments about the fields and,
9 you know, if a bunch of little kids go to
10 Cambridge Commons to play soccer and, you
11 know, they can't, how does the time or who
12 signs up for what in terms of the open space
13 the city? I was taken by his comments.

14 And I think that's it. And I'm also
15 concerned about housing of the graduate
16 students in the city and making sure that
17 they do get housed and have housing if they
18 wanted.

19 Thank you.

20 HUGH RUSSELL: Ahmed.

21 AHMED NUR: Thank you. I'll take it

1 from where Pam I left with the soccer. Well, I
2 can't speak for MIT but for Harvard,
3 Cambridge Common -- I was, until I became on
4 the Planning Board, a coach for U10 and 12's
5 at that time my daughter's age, and I didn't
6 really have any problems with the Cambridge
7 Commons. Usually there's a sign-up list on
8 the web, and there would be adults or
9 students playing in the field when you get
10 there. And just takes a second to tell them,
11 hey, I reserved this, could you guys move
12 over when you're done with this? And it
13 worked out pretty good even though I don't
14 know who owns. Isn't that city property? It
15 is a city property, yes.

16 Also, in Harvard's defense, I just
17 heard Theodore's comment with them welcoming.
18 I think Harvard just said that building isn't
19 completed and the Cambridge community is
20 welcome to come in and take pictures. I know
21 you're talking about in terms of invitation

1 as MIT have.

2 I do have one question for MIT
3 graduates, at best I'm hearing the 40 percent
4 of the graduates are housed in-house now.
5 I'm wondering, there are 60 percent, how many
6 of those want to be in-house are rather live
7 on campus, and if not, where do they live?
8 Do they live across the river or do they live
9 in Central Square area or Cambridge anyway?
10 That's one question that I have for MIT.

11 And the same goes again, I probably
12 would like to hear the same thing with
13 Harvard Business School and both the law
14 school students if they're all -- what are
15 the percentage that they're living on campus?

16 Thanks.

17 HUGH RUSSELL: So have we completed
18 our comments?

19 (All members agreed.)

20 HUGH RUSSELL: Okay, thank you very
21 much, particularly to the listeners who have

1 been listening here to have very complicated
2 and dense and yet well represented
3 presentation. And to the universities, we'll
4 see you again next year.

5 (Whereupon, at 9:40 p.m., the
6 Planning Board Meeting Adjourned.)

7
8
9
10
11
12
13
14
15
16
17
18
19
20
21

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21

ERRATA SHEET AND SIGNATURE INSTRUCTIONS

The original of the Errata Sheet has been delivered to The Community Development Department.

When the Errata Sheet has been completed and signed, the ORIGINAL should be delivered to the Community Development Department, to whom the original transcript was delivered.

INSTRUCTIONS

After reading this volume, indicate any corrections or changes and the reasons therefor on the Errata Sheet supplied and sign it. DO NOT make marks or notations on the transcript volume itself.

REPLACE THIS PAGE OF THE TRANSCRIPT WITH THE COMPLETED AND SIGNED ERRATA SHEET WHEN RECEIVED.

C E R T I F I C A T E

COMMONWEALTH OF MASSACHUSETTS
BRISTOL, SS.

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

I am not related to any of the parties
in this matter by blood or marriage and that
I am in no way interested in the outcome of
this matter.

I further certify that the testimony
hereinbefore set forth is a true and accurate
transcription of my stenographic notes to the
best of my knowledge, skill and ability.

IN WITNESS WHEREOF, I have hereunto set
my hand this 23rd day of March 2012.

Catherine L. Zelinski
Notary Public
Certified Shorthand Reporter
License No. 147703

My Commission Expires:
April 23, 2015

THE FOREGOING CERTIFICATION OF THIS
TRANSCRIPT DOES NOT APPLY TO ANY REPRODUCTION
OF THE SAME BY ANY MEANS UNLESS UNDER THE
DIRECT CONTROL AND/OR DIRECTION OF THE
CERTIFYING REPORTER.