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PLANNING BOARD FOR THE CITY OF CAMBRIDGE

GENERAL HEARING

Tuesday, April 3, 2012

7:00 p.m.

in

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

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

Community Development Staff:  
 Brian Murphy, Assistant City Manager  
 Susan Glazer  
 Liza Paden  
 Roger Boothe  
 Stuart Dash  
 Jeff Roberts  
 Taha Jennings

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## I N D E X

<u>GENERAL BUSINESS</u>	<u>PAGE</u>
1. Board of Zoning Appeal Cases	3
2. Update, Brian Murphy, Assistant City Manager for Community Development	26
3. Adoption of the Meeting Transcript(s)	29

### PUBLIC HEARING

PB#271, 9 Montague Street, request Special Permits	29
Amendments to PB#26, 125 Cambridge Park Drive, PB#47, 150 Cambridge Park Drive and a new Special Permit Application (PB#270)	94

### GENERAL BUSINESS

1. PB#141, Bui I di ng G, Design Update	175
2. PB#141, Bui I di ng F, approval of restaurant	197
3. K2C2 update, height di scussi on	206

## P R O C E E D I N G S

(Sitting Members: Hugh Russell, Thomas Anninger, Steven Winter, Ahmed Nur.)

HUGH RUSSELL: First I'd like to start by saying this is the meeting of the Cambridge Planning Board and so we're on the record. Then I have no objection to talk to Mr. Sousa.

LIZA PADEN: There you go.

ATTORNEY RICARDO SOUSA: Thank you. Good evening, members of the Planning Board. Once again for the record, Ricardo Sousa from Prince, Lobel. I'm here on behalf of Sprint Spectrum LP. My colleague Brian Grossman was here last month and submitted some photo sims and plans regarding modifications that Sprint is proposing for three sites in Cambridge.

First of all, I'd like to apologize for the quality of the photo simulations that were provided at the last hearing. We have contacted the person who actually developed

1 those photo simulations, asked him to prepare  
2 them in photo quality paper, and I have  
3 submitted those in front of you. I have one  
4 set for each of the two people at each table.  
5 I have some additional sets there that I can  
6 pass around if you'd like. But if I could,  
7 I'd like to just start off first with 840  
8 Memorial Drive which is indicated as  
9 BS-43-XC-805. And so that we can look at  
10 that one first.

11 So as you know, this is a commercial  
12 office building right on Memorial Drive. As  
13 I suggested, there are some photo simulations  
14 that I handed out. And the nature of this  
15 installation is that we are simply proposing  
16 to swap out the six antennas that are there  
17 now and replace them with six new modern  
18 antennas that will be compatible with network  
19 provision. These antennas are dual pole  
20 antennas that will allow Sprint to operate  
21 both frequencies, both the 1900 megahertz

1 frequency and the 800 megahertz frequency at  
2 the same time. That's the reason for the  
3 upgrade.

4 In addition to that, they're much more  
5 efficient. They will allow our network to  
6 operate in a much more efficient manner. And  
7 this is really the nature of some of the  
8 these upgrades. Much of what you'll see  
9 coming up from the carriers is more of a  
10 consolidation and more efficient antennas.

11 And so there's really very little net  
12 effect with respect to this installation.  
13 These are ballast-mounted on the rooftop.  
14 They will continue to be the same design.  
15 Yes, Mr. Winters.

16 STEVEN WINTER: I just want to  
17 confirm what you said is what we're talking  
18 about for the most part here is not the  
19 addition of larger bandwidth or additional  
20 pieces of equipment, but really we're talking  
21 about consolidation due to the technology

1           becoming a little more refined.

2                   ATTORNEY RICARDO SOUSA:   That's  
3           exactly right.

4                   STEVEN WINTER:   Okay.

5                   ATTORNEY RICARDO SOUSA:   That's  
6           right, Mr. Winter.   In fact, two of the sites  
7           tonight are the exact same number of antennas  
8           that we're starting with and that we're  
9           ending with.   And one, 1850 Mass. Ave., is  
10          actually net loss of antennas.   And so you  
11          will see sort of a consolidation.

12                   So but with respect to this one, we are  
13          proposing to take out six of the antennas  
14          that are already on ballast mounts and simply  
15          replace them with six new modern antennas  
16          together with what's called the ROH's; remote  
17          radio heads which are boxes that are about  
18          one foot and -- one-foot-by-one-foot at the  
19          base of the antenna themselves.   So there  
20          will be very little effect on the  
21          installation.

1 Yes, Mr. Anninger.

2 (Pamela Winters seated.)

3 THOMAS ANNINGER: If you don't mind  
4 tell us what we're looking at here. Is this  
5 existing or projected?

6 ATTORNEY RICARDO SOUSA: So, if I  
7 could, if you start with a photo sims  
8 themselves, the bottom of -- there's a  
9 description in red shows existing conditions.

10 THOMAS ANNINGER: Okay.

11 ATTORNEY RICARDO SOUSA: And then if  
12 you swap -- turn to the next page, it simply  
13 shows -- showing the proposed site.

14 THOMAS ANNINGER: Proposed site.

15 ATTORNEY RICARDO SOUSA: And what  
16 we've tried to do is zoom in at the top,  
17 right-hand corner so you can see the  
18 installation as best as possible. The nature  
19 of this rooftop, as you can see, is that  
20 there's a fair number of vent pipes,  
21 penthouses, HVAC equipment. There's quite a

1 bit of equipment on this roof already, and so  
2 to a certain extent the existing ballast  
3 mounts kind of blend in to what's there now.

4 And once again there's another view  
5 from the south as well. Site not visible.  
6 And then if you continue on, the view from  
7 the north alpha sector, this is showing the  
8 existing site with no modifications. And  
9 then if you turn the page, you can see sort  
10 of through the trees where the ballast mount  
11 is.

12 So what we've tried to do in each of  
13 these views is provide existing conditions  
14 and then a proposed modification -- proposed  
15 view after the modification.

16 HUGH RUSSELL: Okay.

17 (H. Theodore Cohen seated.)

18 ATTORNEY RICARDO SOUSA: And so I  
19 still do think this is consistent with what  
20 not only the BZA, but what this Planning  
21 Board has reviewed in the past and approved

1 in the past, and there's really very little  
2 effect from an aesthetic perspective.

3 HUGH RUSSELL: Okay.

4 THOMAS ANNINGER: I think these  
5 photographs bear out what you're saying, and  
6 I thank you because they are much improved  
7 over what we saw last time. Now we can see  
8 that the words fit the pictures.

9 ATTORNEY RICARDO SOUSA: Certainly.  
10 And once again I apologize for the quality of  
11 the sims earlier.

12 THOMAS ANNINGER: I'm glad we were  
13 able to take another step.

14 Thank you.

15 HUGH RUSSELL: And now we go to the  
16 next one.

17 ATTORNEY RICARDO SOUSA: If you'd  
18 like, we can go to the next one. I'd like to  
19 point out 1100 Massachusetts Avenue, which is  
20 site BS-660-008. That's correct. That's  
21 correct, yes.

1           So, as you know, this is sort of a  
2 multi use, mostly commercial -- actually, I  
3 think it's all commercial, but mostly office  
4 with some retail at the bottom floor building  
5 that's at the intersection of Mass. Ave. And  
6 -- I apologize, Mount Auburn Street. In the  
7 past this has been somewhat of a sensitive  
8 building for this Board and the BZA. And as  
9 I suggested earlier, the net effect of this  
10 one is that we are simply removing the three  
11 existing antennas that are there now and  
12 replacing them with three new antennas. And  
13 the three new antennas, once again, will be  
14 able to operate on two frequencies. Both the  
15 1900 megahertz and the 800 megahertz. And  
16 eventually what you'll see with a lot of  
17 Nextel sites, and I'm not telling you  
18 anything out of school, is that Nextel will  
19 start to be decommissioned over time. And  
20 that's one of the reasons for this new  
21 antenna being able to operate at 1900 and

1 800. For the longest time after the  
2 Sprint/Nextel merger, Sprint continued to  
3 operate the old IDEN network that Nextel  
4 operated at 800 megahertz. That's now going  
5 away. This is in effort to truly consolidate  
6 those two entities and those two companies  
7 and operate two networks like one in a more  
8 efficient manner. And so there's very little  
9 net effect on this one as well. It is  
10 essentially in the same location. In some  
11 locations Sprint is offering or is trying to  
12 add what's called a 1.6 megahertz antenna.  
13 It's not doing that at this site. This is  
14 simply a one-for-one swap. Three antennas  
15 for three new antennas.

16 HUGH RUSSELL: That looks like to me  
17 and Tom. The antennas, you know, the old  
18 antenna is this wide the new one's this wide.

19 ATTORNEY RICARDO SOUSA: Slightly  
20 wider, that's correct. About one and a half  
21 inches wider.

1                   HUGH RUSSELL: Okay, on to the  
2                   thi rd.

3                   AHMED NUR: I'm having a hard time  
4                   seei ng what was there. I suppose thi s i s  
5                   comi ng i n ri ght here?

6                   ATTORNEY RICARDO SOUSA: That' s  
7                   correct.

8                   AHMED NUR: Okay. And what was  
9                   there before that?

10                  ATTORNEY RICARDO SOUSA: Thi s i s  
11                  what' s there now.

12                  AHMED NUR: That' s what' s there now?

13                  ATTORNEY RICARDO SOUSA: That' s  
14                  what' s there now. And i f you turn the page,  
15                  that' s what' s there now. I t' s l i t e r a l l y a  
16                  one-for-one swap. The antennas are, slightly  
17                  l i k e I s a i d, w i d e r.

18                  AHMED NUR: And the ones wi th the  
19                  arrow here are (i n a u d i b l e).

20                  ATTORNEY RICARDO SOUSA: That' s  
21                  ri ght, e x a c t l y. S o h e r e i s s h o w i n g e x i s t i n g

1 site and then this is proposed site.

2 AHMED NUR: Got it, thank you.

3 ATTORNEY RICARDO SOUSA: And usually  
4 there's a much bigger effect, we're adding  
5 one antenna per sector, two antennas per  
6 sector. And sometimes we're adding dishes.  
7 That's not the case as part of this project.

8 AHMED NUR: Okay. That's a  
9 no-brainer.

10 ATTORNEY RICARDO SOUSA: Thank you.

11 (William Tibbs Seated.)

12 HUGH RUSSELL: On the Sears  
13 Building.

14 LIZA PADEN: That's 1850 Mass. Ave.

15 ATTORNEY RICARDO SOUSA: Do you want  
16 to turn to 1850 Mass. Ave.?

17 HUGH RUSSELL: Yes.

18 ATTORNEY RICARDO SOUSA: I left your  
19 favorite for last, because I know it is  
20 architecturally sensitive. That being said,  
21 as I stated earlier, we are actually removing

1           some antennas from this facade. As you can  
2           well imagine, there are a fair number of  
3           carriers on the facade of this building, and  
4           the reason is it's the highest visible point.  
5           And so it operates as a sort of a perfect  
6           host for a wireless antenna installation.  
7           And so what we've tried to do in the past is  
8           always try to maintain that the antennas  
9           would be in the red sections, red vertical  
10          sections. We did that with the original  
11          installation, and what we're proposing in  
12          this case is actually to remove some of these  
13          CDA antennas and simply consolidate them into  
14          one antenna that operates once again the two  
15          frequencies.

16                         STEVEN WINTER: A little longer.

17                         ATTORNEY RICARDO SOUSA: They are  
18                         slightly longer. And about one foot longer  
19                         and about one and a half inches wider.

20                         What I did notice, however, in looking  
21                         at these photo sims in preparing for this

1 meeting, is that there are two antennas, now  
2 one, going to be one, that needs to be  
3 repainted clearly. It's --

4 PAMELA WINTERS: Right.

5 ATTORNEY RICARDO SOUSA: If you look  
6 at the view -- it's actually the first photo.  
7 So it's the view from the south sector gamma.  
8 That one clearly -- the paint did not take or  
9 I'm not sure what happened there. The other  
10 sectors show clear red paint, but this one  
11 clearly did not take. And we're not sure why  
12 to be entirely honest. But that is something  
13 that --

14 HUGH RUSSELL: It's easily fixed.

15 AHMED NUR: I see two that are not  
16 painted.

17 ATTORNEY RICARDO SOUSA: Right, but  
18 eventually we're going to take one of those  
19 out and there will be just one. We'll make  
20 sure we repaint them.

21 THOMAS ANNINGER: Do these photos

1 show which antennas have been eliminated?

2 STEVEN WINTER: Yes.

3 ATTORNEY RICARDO SOUSA: They do.

4 If I could just point your attention to -- if

5 you don't mind, I'll just walk up. So this

6 is the view that I was talking about earlier.

7 If you focus in on this, we actually are

8 operating 1, 2 -- three antennas. This is

9 another carrier. This is Clearwire.

10 THOMAS ANNINGER: I see. Now I see

11 it.

12 ATTORNEY RICARDO SOUSA: We're

13 removing that antenna.

14 THOMAS ANNINGER: I see.

15 AHMED NUR: I have a question.

16 ATTORNEY RICARDO SOUSA: Sure.

17 AHMED NUR: Since it looks like --

18 this is just a suggestion. There seems to be

19 a belt going across horizontally, maybe just

20 a foot above that antenna.

21 ATTORNEY RICARDO SOUSA: That sort

1 of the masonry belt?

2 AHMED NUR: Right. And that seems  
3 to match the actual antenna color. Is the  
4 location in height the -- that's where it's  
5 going to be?

6 ATTORNEY RICARDO SOUSA: Yes. I'm  
7 sorry, I'll let you finish your question.

8 AHMED NUR: No, I'm just saying  
9 could you bring that up to -- at least, you  
10 know, bump it up to whatever it is, a foot,  
11 or just so that way it seems to be  
12 architecturally blending into the horizontal  
13 belt?

14 ATTORNEY RICARDO SOUSA: We  
15 typically would do that in the seconds.  
16 There has to be a certain amount. Typically  
17 ten feet of vertical separation from the  
18 middle of the top antenna to the middle of  
19 the bottom antenna. That's why when you see  
20 a typical telecommunications tower, there's  
21 always separation between carriers. You need

1 that vertical separation in order to do away  
2 with interference, otherwise you'll have too  
3 much interference.

4 AHMED NUR: I see.

5 ATTORNEY RICARDO SOUSA: That's the  
6 reason we did not utilize that barrier.

7 AHMED NUR: Okay. I figured there  
8 was a reason.

9 ATTORNEY RICARDO SOUSA: It's purely  
10 a technical reason.

11 HUGH RUSSELL: I would say it's  
12 purely an aesthetic reason.

13 ATTORNEY RICARDO SOUSA: That, too.

14 HUGH RUSSELL: Yes, both of them  
15 come together.

16 ATTORNEY RICARDO SOUSA: So in the  
17 end we think this is a good installation as  
18 well, because it, it satisfies the purpose of  
19 trying to minimize any visual impact of these  
20 antenna installations by in fact reducing the  
21 number of antennas.

1 H. THEODORE COHEN: Well, since this  
2 is my favorite installation, I don't know  
3 whether to -- I suppose this is marginally  
4 better than what's there because there's  
5 fewer, although now they all seem to be of  
6 the same length and now one will be longer  
7 than the other. I don't have strong feelings  
8 one way or the other. I would ask, though,  
9 when you paint them, not to paint the fake  
10 brown lines on them. In this particular  
11 installation is where they stick out from the  
12 red area behind it. I think the grouting,  
13 the fake lines make it much worse than if  
14 they were just painted red.

15 STEVEN WINTER: That's a good point.

16 ATTORNEY RICARDO SOUSA: I would  
17 agree. I would agree. We have no objection  
18 to that of course.

19 STEVEN WINTER: Mr. Chair, what's  
20 our actionable item here?

21 HUGH RUSSELL: We are advising the

1 Board of Zoning Appeal, as we always do, on  
2 the sort of architectural suitability since  
3 we're supposed to know more about that than  
4 they are. I'm not quite sure why that is.

5 STEVEN WINTER: We have Tom.

6 THOMAS ANNINGER: We have all of  
7 you.

8 LIZA PADEN: I also think that the  
9 Zoning Petition that created the standards  
10 for telecommunications, that Petition came  
11 from the Planning Board, and I think that's  
12 why the Board of Zoning Appeal does take your  
13 comments very seriously.

14 ATTORNEY RICARDO SOUSA: Yes.  
15 Article 49, as you know -- footnote 49 is  
16 purely, to a great extent, it's aesthetic  
17 based.

18 HUGH RUSSELL: We need to understand  
19 that this is a service that's being provided  
20 to the public. It's licensed by the Federal  
21 Government, and that our role is not to

1           decide whether that's the right service to  
2           have, but to try to make sure that it doesn't  
3           produce unexpected consequences, bad  
4           consequences.

5                     My recollection we've only once drawn  
6           the line against an antenna, and it was under  
7           our jurisdiction because it was a Special  
8           Permit, and we denied it and it was taken to  
9           court and we won.

10                    LIZA PADEN:   And you prevailed.

11                    HUGH RUSSELL:  Prevailed.  And so  
12           it's -- it's something that we've done very  
13           sparingly, but we like to complain about  
14           these things.

15                    THOMAS ANNINGER:  If I could try to  
16           sum up.  I think we can say to the Zoning  
17           Board that with these improved, more sharper,  
18           better photographs, we can see that there are  
19           some marginal improvements, and at a minimum  
20           what we see is not anything offensive and not  
21           anything that is very different from what we

1 have now. So we find them -- I find them  
2 acceptable and I think my colleagues agree  
3 with that. So I think we recommend approval  
4 of these changes.

5 ATTORNEY RICARDO SOUSA: Thank you.

6 HUGH RUSSELL: Okay.

7 ATTORNEY RICARDO SOUSA: Thank you  
8 very much. Appreciate it.

9 HUGH RUSSELL: You probably want to  
10 collect all this paper.

11 PAMELA WINTERS: Yes, thank you.

12 ATTORNEY RICARDO SOUSA: You mind if  
13 I collect up the photo sims? Unless you like  
14 to keep one set.

15 STEVEN WINTER: No, you're free to  
16 take them.

17 LIZA PADEN: So looking at the rest  
18 of the Board of Zoning Appeal cases that are  
19 going to be heard on April 12th, did anybody  
20 have any questions or comments?

21 HUGH RUSSELL: Matignon Road.



1 setback. So this is the existing school.  
2 This is the new building behind it. So what  
3 they've worked on is meeting as many of the  
4 setbacks as they can while maintaining open  
5 space, that's going to be here. So this is  
6 the existing buildings here. This is the new  
7 building here. It's in the back.

8 This is a row of houses. These houses  
9 are actually in Somerville. So this is  
10 backing up to the backyard. And as you can  
11 see, they talked about, when they were  
12 talking to the people in Somerville,  
13 extensively landscaping it as much as they  
14 possibly could with trees and shrubs.

15 THOMAS ANNINGER: Existing and new?

16 LIZA PADEN: So this is the  
17 existing, this darker outline. And then this  
18 lighter is the new building.

19 HUGH RUSSELL: How many stories is  
20 the new building?

21 LIZA PADEN: The new building will

1 be 35 feet.

2 THOMAS ANNINGER: Do you know of any  
3 opposi ti on to thi s or any i ssues that have  
4 come up?

5 LI ZA PADEN: No. They' ve done a lot  
6 of outreach wi th the nei ghborhood, and the  
7 nei ghbors are very fami li ar. The school ' s  
8 been there for a fai r number of years. I  
9 thi nk fi ve years. And the nei ghbors that  
10 I' ve spoken to, some of them actual ly went to  
11 the grammar school when i t was -- before.  
12 And, you know, when the students are there,  
13 the nei ghbors are at work. And when the  
14 nei ghbors come home, the students are gone.  
15 So. . . .

16 THOMAS ANNINGER: I t works wel l .

17 LI ZA PADEN: I t works wel l . And  
18 they share the parki ng.

19 PAMELA WI NTERS: I t' s ni ce.

20 THOMAS ANNINGER: I t' s a ni ce  
21 school .

1 PAMELA WINTERS: It is a nice  
2 school .

3 LIZA PADEN: It's actually very  
4 interesting. A lot of the students who go  
5 here are children of Novartis employees who  
6 are working in the United States for one or  
7 two years.

8 Are there any other questions? No? No  
9 comments?

10 PAMELA WINTERS: Did you have any  
11 other issues, Li za?

12 LIZA PADEN: I di dn' t, no.

13 PAMELA WINTERS: Okay, great.

14 LIZA PADEN: Thank you.

15 HUGH RUSSELL: Bri an, woul d you l i ke  
16 to update us?

17 BRIAN MURPHY: Sure.

18 The fi rst thing to l et you know i s that  
19 there are two publ ic meeti ngs comi ng up. On  
20 Apri l 10th there i s a meeti ng about the  
21 future of Kendal l Square as part of the

1 Kendall Central Committee. That will be at  
2 the Cambridge Marriott April 10th from six to  
3 nine. And then on Wednesday, April 11th,  
4 from six to nine at the Senior Center there  
5 will be a similar meeting on Central Square.

6 The Planning Board for the 17th we've  
7 got Planning Board No. 144, Tech Square  
8 addition to parking garage for day care.  
9 Planning Board No. 203, Rindge Avenue, that's  
10 the 120 Rindge Avenue project that is now  
11 under new ownership. As well as a possible  
12 decision on Planning Board 269 for 593-603  
13 Concord Avenue.

14 May 1st we've got a public hearing for  
15 Forest City with their new proposal for both  
16 the life sciences and housing. We've also  
17 got David Dickson doing a presentation or  
18 update on the Kendall Central process. As  
19 well as plans for a brief sort of update from  
20 MIT in terms of where they are with their  
21 proposal prior to actually filing.

1           On May 15th we've got a public hearing  
2           for North Point Zoning Petition that we  
3           anticipate being filed soon. I believe it  
4           will sort of make some suggestions for some  
5           changes to the master plan that would involve  
6           a first project that would be housing right  
7           by the bridge, allowing parking, but it's up  
8           against the bridge not to count against FAR,  
9           as well as some possible additional heights  
10          for the building and sort of additional open  
11          space parking at North Point.

12           In addition we'll have a bike parking  
13          Zoning proposal for the Board to look at.

14           June 5th will be a public hearing on  
15          the MIT Zoning Petition as well as the North  
16          Mass. Ave. rezoning that we filed with the  
17          Council last week which is pretty much as the  
18          Board had dictated and the discussions are  
19          earlier this year.

20           HUGH RUSSELL: Busy couple of  
21          months?

1 BRIAN MURPHY: Indeed.

2 HUGH RUSSELL: At least we won't be  
3 meeting on Bill's birthday.

4 WILLIAM TIBBS: Yes.

5 HUGH RUSSELL: Okay, then we can go  
6 on -- are there meeting transcripts?

7 LIZA PADEN: Yes, the meeting  
8 transcripts for the month of February came  
9 into the office. So the two February  
10 meetings.

11 HUGH RUSSELL: Okay. And do we have  
12 a motion to accept those?

13 Ahmed.

14 PAMELA WINTERS: Second.

15 HUGH RUSSELL: Pam, seconded.

16 On that motion.

17 (Show of hands).

18 \* \* \* \* \*

19 HUGH RUSSELL: Okay. We'll go on to  
20 the next item which is a public hearing  
21 Planning Board case 271, Nine Montague

1 Street.

2 ATTORNEY SEAN HOPE: Good evening,  
3 Mr. Chair, members of the Planning Board.  
4 For the record, attorney Sean Hope, Hope  
5 Legal Law Offices in Cambridge. I'm here  
6 tonight with the owner of Nine Montague  
7 Street, Mr. Charles Mahoney. And also with  
8 the project architect Mr. Peter Quinn of  
9 Peter Quinn Architects.

10 This is an application to convert an  
11 existing non-residential building to  
12 residential use pursuant to a 5.28 adaptive  
13 reuse Special Permit. The project is located  
14 at the corner of Montague and Ballord Place  
15 in a Riverside Neighborhood located in the  
16 Residence C-1 District.

17 The structure sited on the 4300 square  
18 foot lot was built in 1901 as a multi purpose  
19 church function building and has maintained a  
20 myriad of non-residential uses.

21 Most recently the site was used as a

1 photography and video studio.

2 The Lots at Montague and Ballord Place  
3 are characterized of a mix of single,  
4 two-family and three-family homes, clustered  
5 close to the street with minimal front and  
6 side yard setbacks. The site is also  
7 adjacent to Hoyt Field which is 4.7 acres of  
8 a park containing baseball -- baseball field,  
9 basketball, tennis courts, and is an amenity  
10 for those in the Riverside Neighborhood as  
11 well as those in Cambridge.

12 Both the lot and the structure thereon  
13 are both non-conforming. The lot is  
14 non-conforming in terms of its size. The  
15 minimum lot size in the C-1 District is 5,000  
16 square feet. This is 4300. The structure is  
17 non-conforming in several different ways.

18 So one, it's non conforming in terms of  
19 its use. It has a preexisting use. As I  
20 said, it was built in 1901. So that means  
21 it's grandfathered, but it's a preexisting

1 non-conforming use.

2 Also the site is non-conforming in  
3 terms of setbacks along Montague and Ballord  
4 Place. On Montague Street there is a zero  
5 setback, and on Ballord Street it's about  
6 less than two feet. Also the side yard  
7 setback is a corner lot, so there's no rear  
8 yard setback. Also along the west and north  
9 property lines those are the two most  
10 sensitive edges because they have residential  
11 abutters. There's about a seven-foot setback  
12 or less than eight on both of those two  
13 sides. So those are also non-conforming.  
14 This also largely controls what we could do  
15 in terms of we're proposing to add additional  
16 height for the roof structure to allow for  
17 light and air as well as liveable space on  
18 that third floor. Any building that's going  
19 to be within that setback is going to require  
20 a Variance. So along with the Special Permit  
21 application, we're going to be applying for

1 the Zoning Board for Variance relief.

2 I'd like to also point out to the Board  
3 that no part of this structure would be above  
4 the allowable height. So even though we are  
5 raising the roof height and adding a dormer,  
6 they're going to be below 35 feet. But  
7 because they will be considered building  
8 within a setback, we have to apply for a  
9 Variance.

10 When the owner and the architect look  
11 at that site and they want to determine the  
12 amount of units to use, they looked at the  
13 base Zoning District and they applied the lot  
14 area per dwelling unit. So in the C-1  
15 District the lot area per dwelling unit is  
16 1500 square feet. So as of right, subject to  
17 obvious setbacks, they could build 2.9  
18 residential units on that site. We're  
19 proposing three. So when they looked at the  
20 site and the existing square footage, they  
21 tried to keep that as a way of keeping it

1           w i t h i n t h e c o n t e x t o f t h e e x i s t i n g u s e s  
2           w i t h i n t h e a r e a.

3           T h e p r o j e c t a l s o s e e k s t o u t i l i z e a l l  
4           o f t h e 6, 5 5 8 s q u a r e f e e t t o c o n s t r u c t t h r e e  
5           a t t a c h e d t o w n h o u s e s. A n d M r. P e t e r Q u i n n  
6           w i l l k i n d o f w a l k y o u t h r o u g h h o w t h o s e w e r e  
7           o r i e n t e d o n t h e l o t.

8           A s I s a i d, t h e r e ' s a n a d d i t i o n a l 4 3 5  
9           s q u a r e f e e t a n d t h o s e a r e f o r t h e d o r m e r a n d  
10          r a i s i n g t h e r o o f h e i g h t. B e c a u s e t h e r o o f i s  
11          s l a n t e d, t h e r e w e r e a r e a s t h a t w e r e n ' t  
12          c o u n t e d a n d s o a s y o u a d d t h e a d d i t i o n a l  
13          d o r m e r s e c t i o n a n d r a i s i n g t h e r o o f h e i g h t,  
14          w e h a v e t h a t a d d i t i o n a l 4 3 5 s q u a r e f e e t.

15          T h e p r o j e c t s s a t i s f y a S p e c i a l P e r m i t  
16          c r i t e r i a f o r S e c t i o n s 1 0. 4 3, 1 0. 4 1, a n d  
17          1 0. 4 7. S p e c i f i c a l l y t h e n a t u r e o f t h e  
18          p r o p o s e d u s e w i l l n o t b e a d e t r i m e n t t o t h e  
19          h e a l t h, s a f e t y o r w e l f a r e o f t h e o c c u p a n t s o r  
20          t h e c i t i z e n s o f t h e c i t y.

21          T h e r e s i d e n t i a l c o n v e r s i o n w i l l b e

1 compatible with other residential uses in the  
2 area, and will not cause substantial change  
3 to the neighborhood character or operation of  
4 adjacent uses.

5 Lastly, the proposed use is consistent  
6 with the intent and purpose of the Ordinance.  
7 Specifically the amended Section 5.28 which  
8 specifically allows for economic reuse for  
9 properties that may be substantially out of  
10 compliance as long as they're being converted  
11 for residential uses.

12 Additionally the amendment to the 5.28  
13 which the Planning Board is familiar with,  
14 specifically pointed out gross floor area and  
15 also dwelling units as specific areas of  
16 concern as part of the amendment process. As  
17 I said before, the former 5.28 and the new  
18 5.28 allows the existing square footage of a  
19 building to be used for residential purposes.  
20 There is -- we had an in-fill provision so  
21 that if you're going to add additional GFA,

1 that additional GFA -- and it's a complicated  
2 formula, but essentially if you're two times  
3 the base FAR which is the threshold, so if  
4 you add GFA and you're over two times the  
5 base GFA for the Zoning District for which  
6 the site is, half of that additional GFA will  
7 be reduced when you go to calculate the  
8 units.

9 It's a complicated formula but  
10 basically it's to control density to make  
11 sure that these buildings are within scale.  
12 In this proposal there is no inter-flooring,  
13 but still nonetheless we are still adding  
14 additional GFA so we were subject to those  
15 same requirements.

16 So under the amended 5.28 and adding in  
17 the formula I just mentioned, you would be  
18 allowed to build approximately six dwelling  
19 units. That would be the maximum the  
20 Planning Board could approve with the new  
21 cap. We are only proposing three.

1           The amended 5.28 also picked out  
2           specific sections that they were applicable  
3           to all projects. One was parking. And,  
4           again, 5.28.28.1 specifically says that if  
5           the number of dwelling units is above that  
6           allowed in the base Zoning District and the  
7           base Zoning District is 2.9, we're proposing  
8           3.0. So 0.01 more. Still this section  
9           applies. The Planning Board is directed to  
10          look at the increase in the effective  
11          on-street parking or available parking.

12           As Peter Quinn will walk through, the  
13          parking here is on -- we're proposing parking  
14          on the private way. As you saw in the  
15          parking memo, these are fee rights of which  
16          we can have exclusive parking to. Originally  
17          we thought we would not have to apply for a  
18          reduction in parking because we would satisfy  
19          the one-for-one parking requirement. In  
20          discussions with ISD, because this parking  
21          lot does not -- it is not part of the

1 buildable lot, then we couldn't satisfy the  
2 off-street parking. But part of our request  
3 for parking relief has to do with these  
4 exclusive relief spaces.

5 We also, when we met with the neighbors  
6 we talked to them about their parking  
7 practices. The previous owner used to park  
8 along this area along the length of the  
9 frontage. That's also consistent with what  
10 the other neighbors had done. So when we met  
11 and showed them our parking plans, there was  
12 very clear comments about making sure we  
13 would keep that parking area clean. Also  
14 making sure that anyone who lived there  
15 wouldn't park on any other part. So this is  
16 a coordinated effort that the neighbors own  
17 the private way, have for over a decade, have  
18 worked and maintained. I'll talk a little  
19 bit more about the community outreach and  
20 some of the comments that were made.

21 But then another one of the criteria

1 applicable to the project was all about  
2 privacy. You know, these are 5.28. So a lot  
3 of these buildings are out of compliance and  
4 out of scale with the existing properties.  
5 And let's see it here. If you look on the  
6 site plan, the west and the north property  
7 line are the two most sensitive edges, and  
8 that's abutting 23 Montague and Two Ballord  
9 Place, and as Peter will talk about, both of  
10 those two sides in terms of the existing  
11 windows and the placement of new windows,  
12 along, along Ballord Place, Two Ballord Place  
13 because of the proximity to the property  
14 line. It's probably more sensitive than  
15 Montague. And you'll see in that elevation  
16 on the west elevation, the peak roof has a  
17 series of these large windows that were part  
18 of the original construction that actually  
19 overlook her yard. So those actually --  
20 windows were actually reduced and will be  
21 replaced with one standard size windows. On

1 those two sensitive edges wherever possible  
2 we tended to consolidate the windows.  
3 Obviously we needed light and air for the  
4 residential spaces above. That's also part  
5 of the rationale for the dormer on -- facing  
6 Ballord Place. That would be the south  
7 elevation. That's actually a bedroom on that  
8 third floor. And so we were able to take  
9 those windows away along the Ballord Place  
10 property line and then have light and air  
11 into that top floor bedroom. So, privacy was  
12 a consideration. Also, in an initial  
13 proposal, we had the HVACs for the unit  
14 really facing both the property lines. It  
15 was noted by the property owners that they  
16 wanted us to remove the HVACs and put them in  
17 places -- even though the HVACs would comply  
18 with the Cambridge Noise Ordinance, they  
19 still make some sounds, so we tried to move  
20 them in a place where -- and you can see on  
21 the patio adjacent to that yellow car, yes,

1           there. There are two HVACs there. And there  
2           are two HVACs -- I didn't show you where they  
3           were before. We moved them really in  
4           response to wanting as much privacy as we  
5           could have.

6                        In terms of the landscaping and open  
7           space, especially along the north property  
8           line, there was a series of trees and stumps,  
9           and I think there's a letter in the file,  
10          there was questions about removing those  
11          stumps. Normally we don't remove trees and  
12          there's language in there to keep as many  
13          existing trees as possible, but the property  
14          owner Ms. Hamilton who is here tonight  
15          specifically wanted some of those stumps  
16          removed. They were damaging her property  
17          foundation and also the fence. So as much as  
18          the landscaping or lack thereof really had to  
19          do with neighborhood feedback especially on  
20          that north property line where there was  
21          existing stumps, and there was a tree to that

1           portion.

2                       So as I said initially, and Mr. Quinn  
3 will walk through, we are applying for a  
4 reduction in parking. Although the practical  
5 effect is that we have three parking spaces  
6 and we'll have those each for one of the  
7 units. I just also like to say initially  
8 that this project is well served by MBTA  
9 transportation. There's four -- there's four  
10 bus stops within 0.2 miles of this location.  
11 There's also a short walk or bike ride to the  
12 Central Square train, as well as we have  
13 installed a bicycle parking, and it's limited  
14 yard space, but we also installed a bicycle  
15 parking space in the yard along the -- which  
16 would be the west property line. So, you  
17 know, there was a thought that we wouldn't  
18 have to go for parking, but LSD's  
19 determination is clear. And the previous  
20 owner used the parking on the private way so  
21 we seek to as well.

1                   STEVEN WINTER:  Could you point to  
2                   the bike parking, please?

3                   PETER QUINN:  We were going to have  
4                   some here and then here.

5                   ATTORNEY SEAN HOPE:  And they're  
6                   both near the entrances in terms of being  
7                   able to ride your bike in and park close to  
8                   where those entrances are.

9                   I'll turn it over to Peter now to walk  
10                  you through.

11                  PETER QUINN:  Good evening.  My name  
12                  is Peter Quinn of Peter Quinn Architects,  
13                  1904 Mass. Ave., Cambridge.

14                  I'll just go back here a little bit to  
15                  give you a sense of the context.  If you know  
16                  Hoyt Field, that's right here.  This is  
17                  Ballord Place.  This is Montague, which  
18                  swings through here.  And there's a municipal  
19                  parking along the Hoyt Field site edge.  This  
20                  is Western Ave. out here.  This takes you out  
21                  to Putnam and all the commercial development

1 is out here. This is the Charles.

2 North on this is approximately up, it's  
3 actually just a little bit off that way.

4 Some context photos. This is the  
5 parking that I just mentioned along the Hoyt.  
6 This is a view of Montague standing at that  
7 parking. This is our building here. This is  
8 our neighbor that we spoke of just a minute  
9 ago to the north.

10 This is the opposite side of Ballard,  
11 you can see there's a variety of different  
12 type of housing; one and two-story buildings.  
13 This is the sidewalk that extends part of the  
14 way in. On this side there is no sidewalk.  
15 This is the side that our project is on.

16 BRIAN MURPHY: Peter, I'm sorry, can  
17 you get close to the microphone? Is it on?

18 PETER QUINN: Sure. It seems to be  
19 on. It's probably my voice that's at fault  
20 here.

21 Some more pictures of the parking at

1 Hoyt. This is a sign indicating that this is  
2 a private lane, and if you park here, you  
3 park at your own risk and you can pick up  
4 your car at Pat's Towing.

5 A view from Putnam Ave. across Putnam  
6 looking toward Hoyt up Ballard. More signage  
7 here indicating residential parking along  
8 Montague. City type parking, not private.

9 So our -- in summary I'll just give you  
10 a very brief overview to dovetail with what  
11 Sean said. You know, we propose three  
12 townhouse style units. I round it up to  
13 seven, but it's six or seven that may be  
14 permitted under 5.28.2. We are going to take  
15 complete care, completely rehab the building,  
16 and in particular restore the exterior, as  
17 I'll show you in a minute. The units are  
18 three bedroom and they range in size from  
19 about 2100 to about 2500. The existing  
20 building has 680 -- 6,855 square feet. We're  
21 proposing to add 36 or 5. And we're doing

1 that completely with dormers within the  
2 building footprint. So our FAR would go up  
3 to about 1.68 and we know we need a ZBA  
4 approval for that.

5 And Sean's already mentioned the  
6 parking.

7 You can see from this, I'm sorry  
8 there's not a north arrow on here. But north  
9 is this way, like this. We're proposing,  
10 I'll just give you the orientation here. So  
11 each unit has its own gate and entry. So  
12 there's a unit that enters -- actually, they  
13 have their own little patio here. They enter  
14 from a set of steps that we'd like to build  
15 on this side. Another unit in the back here  
16 enters from another set of steps  
17 symmetrically placed, and then there's a  
18 third entry on the side. And at this  
19 location there already is a location. And at  
20 this location there is an entry down. Right  
21 now there's an entry here, but it's up to a

1 platform that we'd like to actually remove.  
2 So the parking, these are 8-by-22 parking  
3 spaces. To give you an idea, that's the  
4 zoning compliant size.

5 We have along this side a three-foot  
6 high picket type fence along this side as  
7 well. And then along these two sides facing  
8 our neighbors, we'd like to use a good  
9 neighbor type fence with a lattice or  
10 in-fill. I mean a partially in-filled type  
11 top and a solid bottom with attractive  
12 features on both sides.

13 This is the 23 Montague three-story,  
14 two-and-a-half-story that's directly to the  
15 north. And this is Two Ballard here to our  
16 west. This is the parking over here that I  
17 mentioned along Hoyt Field.

18 To take you through the building and  
19 then we can talk about the exterior.

20 So, what we've tried to do here, and  
21 this is actually the lower level. We're not

1 calling it a basement because it's 80 percent  
2 out of the ground, but it would be a few  
3 steps down to get into it. One unit is built  
4 in this corner over here. And here's  
5 Ballord, and this is Montague there, just to  
6 give you the orientation. And then simply  
7 another one over here and another one in this  
8 corner. Each of these stack up three  
9 stories. These demising walls that we have  
10 here are fairly constant through the building  
11 all the way up through the roof. It is like  
12 a townhouse in that regard.

13 Each of the units has outdoor space,  
14 some patio space out here, some additional  
15 patio space out here, and then a little one  
16 here in the front.

17 Second floor main living area, kitchen,  
18 living, dining, and bath and stairways  
19 continue up.

20 As I mentioned, our primary entry would  
21 be into this level actually. So we would

1 have stairways coming off Montague for two  
2 units. And I'll show you where that idea  
3 comes from in a second. We have a historic  
4 photograph that shows entries like this. And  
5 then another entry over here, rebuilt in the  
6 location of an existing into a vestibule to  
7 access this side unit.

8 Third floor basically two bedrooms,  
9 master, and a second bedroom and baths up  
10 here for each unit.

11 The areas that we're proposing to  
12 increase the dormer are facing Ballord along  
13 this side here. There's a dormer right here  
14 now. There's a kind of a gable and extension  
15 on this side, so we just -- we're proposing  
16 to connect them. And then on the back here  
17 there's a -- where we have a stairway coming  
18 up, we're just basically changing the pitch  
19 of this in order to gain a little bit more  
20 headroom, really doing the minimal that we  
21 have there. And then over here, there's

1 already an existing deck in what we're  
2 proposing to do there is just lift up the  
3 headroom to that deck because right now it's  
4 about a six-foot head height in order to  
5 access the deck at the roof line.

6 So those are the three main -- and that  
7 -- what that does is it increases our FAR  
8 because some of this area is already less  
9 than five feet, so it would go over by --

10 This is a 1910 lovely photo that we  
11 found in the historic archives in the city.  
12 And you can see there's this gentle stairway,  
13 wide stairway that goes up to a nice set of  
14 doors. And there's this beautiful  
15 shingle-style arching going on with the  
16 window inset. Again, most of the windows  
17 are, you know, beautifully detailed with  
18 generous casings, most of them are single  
19 windows, ganged up here in one case. And  
20 then an arched window on the end. That's the  
21 only photo we could find from historic, from

1           hi stori c.

2                   Exi sti ng condi ti ons, as you can see,  
3           some of i t does fol low the ori gi nal pat tern  
4           on thi s si de. Thi s i s the Montague si de over  
5           here. Thi s one ri ght here. Thi s si de has  
6           been beat up pret ty bad ly. You can see a lot  
7           of the detai l i n the gable end extensi on has  
8           been lost.

9                   Thi s i s, there' s li ke a li ttle ramp  
10          that goes down to a workshop here. It' s  
11          real ly ju st a wood ramp for materi al access.

12                  Thi s gi ves you an i dea on that west  
13          el evati on faci ng Two Bal l ord that there' s  
14          thi s ki nd of modern wi ndows wi th tri angul ar  
15          tops. I' m sorry you can' t see that very  
16          wel l, but that was put i n there recent ly.  
17          And the back i s ki nd of Hel ter Skel ter wi th a  
18          bunch of wi ndow si zes and pat terns.

19                  So what we' d li ke to do i s actual ly  
20          pul l thi s al l to gether and create a ki nd of a  
21          more wel l -defi ned facade. Thi s i s that arch

1 that we'd like to restore. The stairway,  
2 you're looking at it from Ballord here. The  
3 new windows are essentially up in this area  
4 here where we want to -- that's the existing  
5 dormer. We want to extend that as a shed and  
6 meet this increased height of this gable  
7 extension here.

8 On the Montague side two stairways  
9 symmetrically placed. You can see where  
10 we're adding this gable extension here on the  
11 side. This is -- the dashed line represents  
12 the existing height, and so we're increasing  
13 that dormer height as it comes out.

14 And then on the back, you can see that  
15 the back right now has this little slope  
16 right here. So what we would have done is  
17 raised that dormer in order to get our  
18 headroom and have a small flat roofed area  
19 there. I show in the shadow studies that  
20 these have negligible effect on the shadows  
21 to our neighbors.

1           On the site facing the west Two  
2           Ballord, we would propose to take out that  
3           big triangular window that's up here and put  
4           a single window. And some of these are  
5           cleaned up and reorganized to make them  
6           cohesive with the front.

7           This is an existing deck up here, and  
8           this is that small dormer that we want to add  
9           in order to get enough headroom to get out to  
10          the deck. And, again, this is that shed  
11          addition on this side up here.

12          So the shadow studies. We took nine  
13          a.m., twelve p.m., and three p.m., four times  
14          a year. We start with the equinox about this  
15          time of year. So just to remind you, the  
16          north is essentially that way along that  
17          axis. And around nine a.m. there's, there is  
18          some shadow, most of it existing. I mean,  
19          all of it existing into the backyard of Two  
20          Ballord and on to the wall of -- I forget the  
21          number. 20-23.

1           And as the day progresses, and you  
2           know, as we were able to get the Vari ances  
3           for the dormer, this is the proposed down  
4           here. You can see there' s almost no  
5           di fference between those two in terms of what  
6           the -- what shadows are added.

7           Li kewise at noon -- what really  
8           control s the shadows is this ridge line and  
9           that existi ng dormer right there. And  
10          anything you do underneath that is just not  
11          seen. So these are virtual ly identical .  
12          Exi sti ng, proposed.

13          And existi ng. This is out on the  
14          Montague and proposed which is really  
15          di ffi cul t to see if there' s any di fference at  
16          all. There' s just a very slight dimple over  
17          here, that i ncreases the shadow out in the  
18          street.

19          Of course in June when the sun is at  
20          the highest is virtual ly no di fference  
21          between existi ng and proposed.

1           In the winter existing condition  
2           there's quite a bit of shadow that's already  
3           cast into the backyard of No. 2, and that  
4           would not change. And on this house here 23,  
5           it is virtually the same. Again, even at the  
6           shallow angle this dormer addition that we  
7           want to put on the back would not pick up any  
8           additional shadow. Likewise at noon on the  
9           winter solstice, this being the worst case  
10          scenario and then the same.

11          This gives you the idea of the plot  
12          plan. This is the end of my presentation and  
13          I'm happy to take questions. And I do have  
14          copies of this if any of you would like.

15          These are actually just the shadow  
16          studies and the rendered site plan with those  
17          small changes made to it.

18                 HUGH RUSSELL: I have one question.  
19                 The existing building has a dormer facing  
20                 Ballord Place.

21                 PETER QUINN: Right, yes.

1                   HUGH RUSSELL: Did you consider  
2 leaving an expression of that dormer and then  
3 adding the shed dormer between that and the  
4 raised dormer to the side?

5                   PETER QUINN: We did. We looked at  
6 a couple of different variations on that.  
7 Has anybody seen my -- did I hand my little  
8 clicker there?

9                   So I'll go back to that so I can answer  
10 that question more intelligently. So you're  
11 talking about that?

12                  HUGH RUSSELL: Right.

13                  PETER QUINN: Right there, yeah.  
14 So, would you mind saying the question again?  
15 I'm sorry.

16                  HUGH RUSSELL: So the question is:  
17 Did you consider leaving the present dormer  
18 appearance?

19                  PETER QUINN: Right. And putting --

20                  HUGH RUSSELL: And then putting a  
21 shed back between maybe set back a foot or

1 something?

2 PETER QUINN: Well, that specific --  
3 it's a good idea. I think we certainly would  
4 entertain that. I mean, it really is a  
5 matter of getting enough headroom for the  
6 units in there. What I wanted to do was to  
7 make a simple form as possible, because the  
8 existing building has this kind of simplicity  
9 to it and I didn't want to get into. You  
10 know, multiple dormer varieties and pushing  
11 and pulling. So the variations I looked at,  
12 all of them looked too busy so I just found  
13 that just making the shed was the simplest.  
14 I understand the point, I'm trying to  
15 preserve the original -- yeah.

16 HUGH RUSSELL: I mean it's not the  
17 same because the form to the right is being  
18 raised up.

19 PETER QUINN: Right.

20 HUGH RUSSELL: So that they can have  
21 a bathroom to that bedroom.

1                   PETER QUINN: Yeah. Bathrooms sell  
2                   the units.

3                   HUGH RUSSELL: Tom.

4                   THOMAS ANNINGER: Just one question,  
5                   that unit that has an entrance in the --  
6                   well, what I'll call the back corner, how  
7                   does one get to that?

8                   PETER QUINN: I think you're  
9                   referring to over here? This one?

10                  THOMAS ANNINGER: That's it.

11                  PETER QUINN: Yeah. So as it is  
12                  now, there's a -- there's a path that leads  
13                  to the stairways. Actually right now it's a  
14                  circular stairway. I don't have that  
15                  picture, but that would have to come out to  
16                  comply. But you enter through the garden  
17                  gate and go up the stairs there.

18                  THOMAS ANNINGER: From the private  
19                  way?

20                  PETER QUINN: From the private way.

21                  THOMAS ANNINGER: So from Montague

1           you walk down the private way and then turn  
2           right into the path?

3                   PETER QUINN:   Yeah.

4                   THOMAS ANNINGER:   Okay.   And it's  
5           been that way -- that was the old back door?

6                   PETER QUINN:   There, you know, this  
7           building's had a lot of different uses over  
8           the years, but there's -- and the most -- as  
9           Sean said, the most recent use has been --  
10          well, there is a residence down in the  
11          basement and there's also a number of  
12          workshops and studios.   So all of these had  
13          their own entries.   And I can't -- I believe  
14          right here is a photographer's workshop.   He  
15          has his own entry.   I can show you the  
16          existing plans.   Would that be --

17                   THOMAS ANNINGER:   No.

18                   WILLIAM TIBBS:   They're in our set.

19                   PETER QUINN:   Yeah.

20                   HUGH RUSSELL:   Pam.

21                   PAMELA WINTERS:   Hugh, what was your

1 point again about the dormer being set back  
2 again? Was it more to conform with the  
3 historical, with the original building?

4 HUGH RUSSELL: Yes. To leave the  
5 appearance of that dormer and then bridge the  
6 new dormer.

7 PETER QUINN: Yeah. It's a great  
8 idea. I wish I thought of it. So we're  
9 happy to entertain that.

10 HUGH RUSSELL: I think, you know,  
11 that this Board's kind of a fan of your work.

12 PETER QUINN: Thank you. That's  
13 after the blue glass has gone up on 1075  
14 Mass. Ave.?

15 THOMAS ANNINGER: No, probably  
16 before.

17 WILLIAM TIBBS: I'm still waiting  
18 for the glass to go up. Is it up there now?

19 PETER QUINN: About 50 percent of  
20 it, yeah. My sign's not on it though.

21 HUGH RUSSELL: Okay. If there are

1 no more questions, then we'll go to the  
2 public hearing.

3 So I have a sign-up sheet here with one  
4 name on it. And do other people want to  
5 speak tonight?

6 Okay, well after Mr. Kaiser speaks,  
7 then I'll ask for over people.

8 The rules of the Planning Board are  
9 that you come up and give your name and  
10 address. If your name is subject to any kind  
11 of misspelling, and you'd like to get the  
12 spelling right, so if you could do that, and  
13 if you could keep your remarks to three  
14 minutes.

15 STEVE KAISER: My name is Steve  
16 Kaiser, K-a-i-s-e-r. I live at 191 Hamilton  
17 Street in Cambridge. It's a three-decker.  
18 It's non-conforming, and it was also built in  
19 1901. I'm interested primarily in the issue  
20 of parking and how we decide the adequacy of  
21 parking in residential areas. The other

1 crucial issue in the reconstruction of the  
2 Blessed Sacrament Church in Cambridgeport a  
3 few years ago. And the neighbors were very  
4 concerned about whether adequate parking was  
5 being provided, and there seems to be no  
6 fallout from all of that. But I'm interested  
7 in how we can do a better job of evaluating  
8 parking issues for the neighbors. I've done  
9 some surveys in my neighborhood in  
10 Cambridgeport and a little bit on Putnam  
11 Avenue, and I'm running into 0.8 parking  
12 spaces per unit. It's much lower than we  
13 ordinarily think. Some are higher, some are  
14 lower, but that's the average. So generally  
15 I'm in favor of reduced residential parking,  
16 but we also need to have a better process of  
17 dealing with citizens who are concerned about  
18 the issue. I could give you some ideas  
19 tonight, but part of the problem is I'm  
20 limited to three minutes. And I, as you  
21 know, I'm totally opposed to the three-minute

1 rule and having a member of the Planning  
2 Board be a timekeeper and I urge that all  
3 members listen to the hearing testimony. And  
4 I think we need to revise the three-minute  
5 rule and give it additional flexibility. And  
6 I think you'll see in the next hearing on  
7 Alwife, it's very complicated, and I would  
8 suggest an advisory of six minutes because of  
9 the complications of that rule.

10 Thank you.

11 HUGH RUSSELL: Who else would I like  
12 to speak? Yes, Ma'am, would you like to come  
13 forward?

14 LINDA BROWN: Yes. Don't start the  
15 clock until I get there.

16 I'm Linda Brown. I'm the abutter at  
17 Two Ballord Place. I'm not sure I was at the  
18 same community meeting where parking was  
19 discussed a couple of weeks ago with the  
20 neighborhood, but I didn't actually hear a  
21 lot of agreement about the parking as set out

1           now on the plans with three distinct parking  
2           spaces for these townhouses. I imagine that  
3           anyone who was going to buy one of these  
4           units, which are fabulous looking, fabulous,  
5           are going to have just one car. And I made a  
6           -- it's kind of a summary in my mind of who  
7           would buy the units. Maybe somebody  
8           professional, one doctor and one lawyer. Or  
9           one -- I think that the units -- I don't  
10          know, I didn't ask Mr. Mahoney, but I think  
11          the units look like they might go maybe close  
12          to a million dollars each. I don't think  
13          there is going to be just one car per family.  
14                 And I registered that in a -- you know,  
15          very reasonable way, and I was met with quite  
16          a lot of agreement in the community meeting.  
17          So I want to say it again in front of all of  
18          you. I think that the building is looking  
19          great. I don't know that bike racks -- I  
20          think they're required. I don't think that  
21          they were a concession at all to the plan.

1           How am I doing? Who's keeping time?

2                   PAMELA WINTERS: You've got lots of  
3           time. Go ahead.

4                   LINDA BROWN: Okay. And I wanted to  
5           bring up -- I'm going to stick on the parking  
6           because that's my -- that's my rub. The  
7           parking is very limited as is. And in the  
8           spring and summer Hoyt Field is a real mecca,  
9           a real mecca. There's hoops for health.  
10          There are three or four outdoor concerts, and  
11          it's impossible to kind of find your way in  
12          and out because you've got the Western Avenue  
13          traffic coming in by 23 Montague. And then  
14          off of Putnam, you have the Putnam Ave.  
15          traffic coming in. And they're often, you  
16          know, trying to be traffic beaters. So  
17          you've got guys and gals coming in from  
18          Putnam, and you've got guys and gals coming  
19          in from Western. You couple that with two to  
20          three months where there's heavy activity at  
21          the park, and remember the basketball courts

1           were very famous. It's called the Gold  
2           Coast. It is the emanation point of one of  
3           the -- one of the region's greatest  
4           basketball players, Patrick Ewing. And so  
5           there's a lot of activity. There's also a  
6           very active tennis court.

7                     The reason I bring all this up is  
8           because I really want to emphasize the  
9           parking. And it is not adequate to provide  
10          three spaces and then to, you know, have to  
11          come to have relief on some of the parking.  
12          I think there has to be a way to keep the  
13          footprint, and maybe you eradicate the  
14          patios. I think that's lovely. But maybe  
15          there's a way to head on -- that you can head  
16          on and create some more parking. I'd like to  
17          have the architect be creative about how that  
18          looks. I think, I think a lot of the  
19          neighborhood, and that's the neighbors who  
20          have lived there, I'm embarrassed to tell you  
21          because I know you won't believe it, but --

1 the time's up. But I've lived there for  
2 almost 40 years.

3 Thank you very much.

4 PAMELA WINTERS: Thank you.

5 HUGH RUSSELL: Thank you.

6 LINDA BROWN: I didn't say my name.

7 Linda Brown.

8 HUGH RUSSELL: Would you like to  
9 come forward, Ma'am?

10 MARSHA HAMILTON: Hi. I talk loud  
11 so I probably don't need that. My name is  
12 Marsha Hamilton. I live at 23 Montague  
13 Street, and I'm a direct abutter, I think,  
14 that's the north side going that way a little  
15 bit; right? So I sent -- I submitted to you  
16 in writing some of my issues. I hope you got  
17 them.

18 STEVEN WINTER: Oh, yes.

19 HUGH RUSSELL: We did.

20 MARSHA HAMILTON: Since those were  
21 some of my big issues, almost all of my

1 issues. And since then I've met with the  
2 contractor and he's addressed all of my  
3 boundary issues. The stumps pushing out my  
4 fence, the trees, the roots are in my front  
5 yard. You can see them. You can trip over  
6 them. And they put a little crack in my  
7 foundation. And I know it's the roots  
8 because we dug down to see what was going on.  
9 So he agreed to move the stumps. He agreed  
10 to take down the tree. I didn't want those  
11 air conditioners. He had those air  
12 conditioners right on that north side,  
13 powerful enough to do 6,000 square feet under  
14 my bedroom. So, I told him I don't want  
15 that. But he did address it and he moved  
16 them around. So, I just want to say that I  
17 don't have any objections to him building  
18 three condos on the site. I don't have any  
19 objection to him rezoning. I think he needs  
20 to look at the parking a little bit more and  
21 that's it.

1 Thank you.

2 PAMELA WINTERS: Thank you.

3 HUGH RUSSELL: Thank you.

4 Yes.

5 AURA EDWARDS: I'm Aura Edwards and  
6 I'm the blue house across from that. You can  
7 see the pictures, the blue house. That's a  
8 three-family.

9 AHMED NUR: What's the address,  
10 Ma'am?

11 AURA EDWARDS: That blue house.  
12 That's a three-family. So, I have no problem  
13 with the parking, and I'm happy about this  
14 condo. It's going to make across from my  
15 house looks beautiful. And I think if  
16 someone gonna buy these condos, they already  
17 have their three space. And if they have a  
18 second car, that shouldn't be a problem,  
19 because the parking across from the field,  
20 they have people live on River Street, they  
21 have people live on Putnam, and I see them

1           I leave their cars there for two, three days,  
2           and they just go home and they don't do  
3           anything near that place near Montague. And  
4           I feel if somebody buy the condo with more  
5           than one car, that should not be a problem.

6                         Thank you.

7                         HUGH RUSSELL: Yes, sir.

8                         RICHARD GONCI: I'm Richard Gonci,  
9           G-o-n-c-i. I'm here with my wife Joanne  
10          Fink. My principal concern really about the  
11          parking is the very short radius turn between  
12          Montague and Ballord. There have been issues  
13          in the past with emergency vehicles making  
14          that turn. So all I would ask of the  
15          architect and the developer is that they use  
16          very, very precise computations about the  
17          radius required for large emergency vehicles.  
18          That was a problem in the case of a fire some  
19          few years ago adjacent to us.

20                        Thank you.

21                        STEVEN WINTER: And your address,

1           sir?

2                   RICHARD GONCI:   Six Ballord Place.

3           Directly across.

4                   HUGH RUSSELL:   Does anyone else wish  
5           to speak?

6                   (No Response.)

7                   HUGH RUSSELL:   All right.   So we'll  
8           go back to discussing.

9                   Bill.

10                   WILLIAM TIBBS:   I just had a  
11           question and it's regarding the parking.   Can  
12           you describe the existing parking situation  
13           with the various studio people who are using  
14           the studios and compare that to what you  
15           think the proposed situation will be?

16                   PETER QUINN:   Sure.   If you take a  
17           look at this lower right-hand, you can see  
18           where there's a car parked exactly where  
19           we're positioning our first car, and cars can  
20           park along here exactly as we have right now.

21                   WILLIAM TIBBS:   I guess I'm asking

1 the question how many people are in the  
2 building now? How many of them have cars  
3 approximately?

4 PETER QUINN: Yeah, I don't know.  
5 You know, it's had a lot of different uses.  
6 But when it was fully occupied, I'm sure  
7 that -- does anybody know?

8 AURA EDWARDS: Three.

9 PETER QUINN: You know, based on the  
10 8-by-22 footprint for a standard parallel  
11 park, you have more than enough. It's  
12 something like --

13 WILLIAM TIBBS: Again, I wasn't  
14 focusing on the physical parking. I was  
15 trying to get a correlation between there  
16 were X number of people, you know, they came  
17 there, they may have parked in the  
18 neighborhood to get to their studio versus  
19 the people who might be living there. But  
20 how many people -- is it vacant now?

21 PETER QUINN: It is now. But up

1 till a couple of months ago, you know, the  
2 architect -- what's his name? Shin is his  
3 name. A professor at Harvard. He had a  
4 studio up on the top. There was a  
5 photographer. I think there was a sound guy.  
6 You know, there was a lot of things going on  
7 in there at different times. And as this  
8 thing has come on the market, some have  
9 cleared out. So we don't have -- I'm sure  
10 the neighbors have a better understanding of  
11 that than we do of what the maximum ever was.

12 WILLIAM TIBBS: Okay.

13 LINDA BROWN: I would point out that  
14 some of the parking, one of the pickup  
15 trucks, there was a downward concrete ramp  
16 that has a piece of wood over it, so one of  
17 the people residing in that building used  
18 that ramp pointing downward, and that's going  
19 to be used according to the plan for the  
20 first floor of the building.

21 HUGH RUSSELL: Okay.

1                   That's Linda Brown.

2                   RICHARD GONCI: Can I make a  
3 comment? If you leave that up.

4                   To my earlier issue about the radius  
5 bend here, this car is fully over such that  
6 it could barely open a passenger side car and  
7 that has been the custom for those who park  
8 there. So we need to know precisely what the  
9 setback is between the car and whatever -- I  
10 guess it's the three-foot wall that's  
11 proposed by Peter Quinn. Because there is  
12 the problem right here. Large delivery  
13 trucks, UPS, Fed-Ex, less so probably when  
14 this is occupied by non-commercial space, but  
15 it's consistently used as a shortcut by both  
16 private cars and commercial vehicles wishing  
17 to get off Western and get over to Putnam  
18 without going to the light on the other side  
19 and that's not gonna change. So, the --  
20 where this car, this may have been shot today  
21 because this is that car's there right now.

1 But you can see it's kissing right up  
2 virtually against the building. So once  
3 again this radius bend is very important for  
4 us.

5 HUGH RUSSELL: Thank you.

6 So it seems to me that this is a fine  
7 use. The design is well done, and they've  
8 addressed issues with Miss Hamilton. So the  
9 question really, only question that's been  
10 raised is what happens when somebody moves  
11 in, has two cars, what are they going to do?  
12 And the answer is they're going to compete on  
13 the public streets with other people. Again,  
14 they won't compete on Ballord Place because  
15 it's a private way, and there's kind of a --  
16 everybody on Ballord Place has made a deal  
17 with each other as to how it works. And  
18 Putnam has parking on one side on this block;  
19 is that right?

20 LINDA BROWN: Yes.

21 PETER QUINN: There is some, yes.

1                   HUGH RUSSELL: And so Western has  
2 parking but there's a lot of people who are  
3 competing for that.

4                   So the answer may be that someone who  
5 needs two or three cars won't buy one of  
6 these condos.

7                   So, what's the Board's pleasure in this  
8 case?

9                   Ahmed.

10                  AHMED NUR: Well, before I get to  
11 the pleasure of the Board, I was actually  
12 hoping that maybe you could clarify something  
13 for me about the three spaces of parking. It  
14 appears that the proposed parking space  
15 perhaps were grandfathered in there to begin  
16 with, and now that building's in front of us,  
17 are we going to allow this type of a parking  
18 as of to given the pedestrian and right of  
19 way in the walk? In other words, the  
20 question of setbacks was raised by one of the  
21 neighbors.

1                   HUGH RUSSELL: So, because this is  
2 not a public street, I think it's a somewhat  
3 different situation.

4                   AHMED NUR: Okay.

5                   STEVEN WINTER: Who is the owner,  
6 Mr. Chair?

7                   HUGH RUSSELL: Usually the private  
8 way is the -- this property goes out to the  
9 middle of the street, but doesn't have  
10 rights. It has to leave the private way and  
11 open to public passage.

12                  AHMED NUR: Okay. So that answers  
13 my question. They own to the center of the  
14 street and that's where they park that way.

15                  HUGH RUSSELL: Right.

16                  AHMED NUR: But --

17                  HUGH RUSSELL: As Sean said, the ISD  
18 has said they can't count that parking as  
19 legal parking because -- so they have to seek  
20 a Variance in the Zoning Board to legitimize  
21 the parking.

1 ATTORNEY SEAN HOPE: Special Permit  
2 from this Board.

3 LIZA PADEN: No, it's a reduction.  
4 They're seeking a 6.35 for the reduction.

5 HUGH RUSSELL: Okay. So we would  
6 not require parking at all --

7 LIZA PADEN: Correct.

8 HUGH RUSSELL: -- knowing that they  
9 were going to have these three spaces.

10 LIZA PADEN: Correct.

11 HUGH RUSSELL: Or if they're clever,  
12 four. Well, you can get, you know, you can  
13 get four cars in that space.

14 MARSHA HAMILTON: I don't  
15 understand. Can you explain that to me? I'm  
16 trying to follow you. I just don't  
17 understand what you're saying.

18 HUGH RUSSELL: So, Sean, do you want  
19 to explain the parking again?

20 ATTORNEY SEAN HOPE: So I think  
21 Richard and the other neighbors, you guys

1 have done a great job of doing this. So  
2 along Ballord Place, which is a private way  
3 each of the property owners that abuts the  
4 private way, has what the law calls fee  
5 rights, a right up to the center line of the  
6 street only along the lengths of your  
7 frontage. So our proposed parking would use  
8 the length of the frontage the same way that  
9 the members of the Ballord Place would use  
10 along the front.

11 I think Chairman Russell, when he  
12 mentioned four cars, if you have compact  
13 cars, you have sufficient room, then maybe  
14 you could fit an additional car there, but  
15 really it's still center line of the street,  
16 and those rights obviously have to allow  
17 access and egress for others, so it's not  
18 that you could build something in the middle  
19 that way, but this is fee rights and it's  
20 also by agreement. So the fact that the  
21 other private -- the other abutters on the

1 private way have all agreed. And just so  
2 say, when I said they agreed, I didn't mean  
3 that they didn't want --

4 LINDA BROWN: Sean, what did we  
5 agree to?

6 ATTORNEY SEAN HOPE: It wasn't that  
7 they agreed that you want more parking, but  
8 the position of the parking that we did, that  
9 we did show, there was agreement that that  
10 was fine, and that was consistent with the  
11 use. But that obviously we could provide  
12 more parking, they would want more parking.

13 MARSHA HAMILTON: Thank you.

14 LINDA BROWN: I guess I don't  
15 remember the if and maybe I left the meeting  
16 at eight rather than staying to the  
17 extension, but I thought you did a great job,  
18 Sean, but I guess I wasn't part of the merry  
19 band that said, Great, I love it.

20 HUGH RUSSELL: We're getting a  
21 little informal here and I'm getting a little

1 push back from my Board.

2 Ahmed, yes.

3 AHMED NUR: Just two other  
4 clarifications rather or comments going to  
5 Sean was the basement. I'm sorry to use the  
6 word basement. The ground level area that  
7 you said a few steps down to get to it.

8 PETER QUINN: Two feet down.

9 AHMED NUR: Two feet down, 24 inches  
10 down. Where the windowsill would be still  
11 higher than grade.

12 PETER QUINN: Yes.

13 AHMED NUR: That's what I saw.  
14 What's there now?

15 PETER QUINN: Again, there's  
16 actually a residence down there. There are  
17 units, it's very dry units.

18 AHMED NUR: So we're not changing  
19 anything.

20 PETER QUINN: It's a great space.

21 AHMED NUR: And then my last would

1           be do we need to get into Historical Society  
2           since they're doing raising the roof?

3                    PETER QUINN: It's not a listed  
4           building. We have consulted with them.

5                    AHMED NUR: It is not a listed  
6           building. Okay, thank you.

7                    HUGH RUSSELL: Ted.

8                    H. THEODORE COHEN: Sorry, I just  
9           wanted to follow-up on the parking, maybe a  
10          question for staff. So we're being asked to  
11          grant a Special Permit that would waive any  
12          parking requirement?

13                   LIZA PADEN: The three parking  
14          spaces that are required, yes.

15                   H. THEODORE COHEN: Right. The one  
16          per unit.

17                   LIZA PADEN: Correct.

18                   H. THEODORE COHEN: Would be what  
19          was required. And we're being asked to waive  
20          that completely?

21                   LIZA PADEN: Yes.

1 H. THEODORE COHEN: If we were to do  
2 that, can we condition our waiver upon three  
3 spaces being made available for this building  
4 on Ballord Place?

5 LIZA PADEN: Since -- I mean, I  
6 don't know why you can't, but usually when  
7 the board waives the spaces -- I don't know.  
8 I don't know. I mean, I don't know why you  
9 can't.

10 H. THEODORE COHEN: Because if we  
11 were to waive the spaces here, it's not like  
12 it's a public way that everybody could try to  
13 use.

14 LIZA PADEN: Right.

15 H. THEODORE COHEN: This is a  
16 private way that presumably the owner of this  
17 building has rights to the center line and  
18 could park there.

19 LIZA PADEN: Yes.

20 H. THEODORE COHEN: And if we just  
21 waive it, I'd be concerned that somehow it's

1 not used for parking and the parking just  
2 disappears. And so I would be interested in  
3 conditioning it if we can do that.

4 HUGH RUSSELL: I think we can -- we  
5 might say granting that relief we're relying  
6 on the representation that they're going to  
7 park three cars on Ballord Place, and that  
8 the, that's -- well, not being the letter of  
9 the law, it's the spirit of the law as  
10 determined by the ISD.

11 H. THEODORE COHEN: Right, so long  
12 as they continue.

13 HUGH RUSSELL: Right.

14 Steve.

15 STEVEN WINTER: Thank you,  
16 Mr. Chair. Just a few points. I want to --  
17 I think the proponent needs to be  
18 congratulated for first of all working with  
19 abutters the way that you have so far. You  
20 clearly have one abutter that's very, very --  
21 whose demands have been met, all four of

1           them, and I think that's a really good show.

2           I also want to keep in mind that this  
3           is a very, very delicate residential fabric  
4           back there, so we really do need to be  
5           careful. It's a sweet, sweet, little  
6           enclave, and it's just very delicate. So we  
7           really have to be careful as we do this. And  
8           I think that that care has been taken so far.

9           I am a little unclear about what  
10          restore the exterior means. I would like it  
11          to look like the old building. Will we get  
12          that?

13                 PETER QUINN: Changes not  
14          withstanding of windows and the like, but  
15          certainly, yeah, clapboard -- not clapboard.  
16          The old shingles.

17                 STEVEN WINTER: Got it.

18                 PETER QUINN: And the trim to match  
19          the existing and the little, the mitered  
20          corners and the whole thing.

21                 STEVEN WINTER: That's what I was

1 asking.

2 PETER QUINN: Right. I don't think  
3 we are going to do a shingled roof because of  
4 a fire hazard and the expense of doing a  
5 shingled one. So asphalt.

6 STEVEN WINTER: I thought it was  
7 slate.

8 PETER QUINN: Slate.

9 STEVEN WINTER: That does answer my  
10 question. Thanks.

11 And to me the biggest issue is the  
12 issue about whether or not the radius at  
13 Ballord and Montague, I'm not worried about  
14 commercial traffic. I am very worried about  
15 fire trucks and emergency vehicles. And I  
16 wonder as we move forward if we ask Traffic  
17 -- I'm sorry, if we can ask Sue Clippinger to  
18 take a look at that and to find out if there  
19 really are concerns with parking, turning  
20 radius, and fire vehicles.

21 HUGH RUSSELL: I think it's

1 reasonable to ask her if she wants to have  
2 the last parking space set back from the  
3 corner. Noticing there was a utility pole  
4 right out on the corner, limits what you can  
5 do to that radius. But if you've got a  
6 Lincoln Continental that's parked up tight  
7 with the bumper sticking out or a Edsel say  
8 for example, that might be a problem. So it  
9 might be that no, only three cars and the  
10 first one should be five feet back or  
11 something like that.

12 STEVEN WINTER: Thank you,  
13 Mr. Chair. Those are my comments.

14 HUGH RUSSELL: One suggestion's been  
15 made that they add off street parking in the  
16 seven-and-a-half-foot wide yards, and that  
17 parking would not conform to either of  
18 requirement of the Ordinance. And then one  
19 of the spaces would then possibly knock out  
20 one of the Ballord Place spaces, might or  
21 might not, and introduce particularly on the

1 Ballord Place slide a car very close to No. 2

2 Ballord Place.

3 THOMAS ANNINGER: Block the  
4 entrance.

5 HUGH RUSSELL: And of course block  
6 the entrance.

7 WILLIAM TIBBS: Yes. I think most  
8 of us --

9 HUGH RUSSELL: On the Montague  
10 Street there is parking along Montague  
11 Street, so that would also potentially knock  
12 out a street parking space.

13 WILLIAM TIBBS: I don't think that's  
14 a good idea.

15 HUGH RUSSELL: Okay.

16 So I think we've gotten to the end of  
17 it.

18 WILLIAM TIBBS: Yes.

19 PAMELA WINTERS: Yes.

20 HUGH RUSSELL: Would someone like to  
21 frame a motion in this case?

1           So again, Mr. Hope has provided on  
2           pages 3, 4, and 5 --

3           H. THEODORE COHEN:   Want me to give  
4           it a shot?

5           HUGH RUSSELL:   Please.

6           H. THEODORE COHEN:   Well, I would  
7           move that we grant a Special Permit for the  
8           conversion of the property at 9 Montague  
9           Street into three residence townhouses in  
10          accordance with the plans that have been  
11          presented to us this evening.

12          That this Special Permit would issue  
13          pursuant to Section 5.28.2 of the Zoning  
14          Ordinance.

15          That we have heard testimony that the  
16          criteria for Special Permit under Section  
17          10.43 have been met.

18          That the Special Permit -- that the  
19          requirements of the City Ordinance cannot be  
20          met except for the granting of the Special  
21          Permit, that the traffic generated would

1 cause congestion, hazard, or substantial  
2 change to the neighborhood character.

3 That there would be no nuisance or  
4 hazard created to the detriment of the  
5 health, safety, and welfare of the occupants  
6 and to the citizens.

7 And the use of the building would be  
8 consistent with the urban design objectives  
9 set forth in the Ordinance, and it would  
10 impair the integrity of the district of which  
11 it's located.

12 Similarly we find that the criteria  
13 under Section 5.28 as amended have been  
14 complied with.

15 That the increase in gross floor area  
16 is authorized, and that the increase in  
17 dwelling units is within the context of  
18 what's allowed under Section 5.28.

19 There is a requirement for required  
20 parking, and we've been asked and move that  
21 we grant a reduction of parking under

1 6.3.5.351 to allow there to be no parking to  
2 be required. However, it would be a  
3 requirement of the Special Permit that  
4 parking would be provided, at least three  
5 spots would be provided, in the private way  
6 known as Ballord Place in front of the  
7 property by the owner.

8 Further, that the parking, the design  
9 of the parking would be subject to review of  
10 Traffic and Parking Division to see that it  
11 complies with their requirements and  
12 particularly with regard to the issue of  
13 safety with regard to the turning radius at  
14 the intersection of Montague Street and  
15 Ballord Place.

16 And it will be concluded that the other  
17 requirements of Section 5.28 have been  
18 complied with.

19 What is the Section 8.22.2?

20 LIZA PADEN: The non-conforming.

21 THOMAS ANNINGER: Setbacks?

1 H. THEODORE COHEN: The setback  
2 requirements.

3 Well, to the effect that they're  
4 non-conforming setbacks, that we can grant  
5 under the Special Permit, we had found that  
6 it's appropriate, although we understand that  
7 it is subject to the ground for Variance from  
8 the Zoning Board of Appeals.

9 RICHARD GONCI: Point of  
10 clarification. I was confused by the at  
11 least three spaces. The neighbors are not  
12 happy.

13 HUGH RUSSELL: Okay, thank you.

14 RICHARD GONCI: And No. 2.

15 HUGH RUSSELL: Excuse me, you're --  
16 this is not an opportunity for more  
17 testimony.

18 So, we have a motion. Is there a  
19 second?

20 I think Tom's hand went up first. We  
21 should get little bells like on What's My

1           Line.

2                   Any discussion on the motion?

3                   (No Response.)

4                   HUGH RUSSELL: The motion did not  
5 contain reference to consultation with the  
6 Traffic and Parking Department concerning the  
7 turning radius.

8                   LIZA PADEN: Yes, it did.

9                   HUGH RUSSELL: It did? I missed it.  
10 Good, okay.

11                   So we ready for a vote?

12                   All those in favor of the motion.

13                   (Show of hands.)

14                   HUGH RUSSELL: And all members  
15 voting in favor. So motion is granted.

16                   (Russell, Anninger, Tibbs, Winters,  
17 Cohen, Winter, Nur.)

18                   HUGH RUSSELL: We're going to take a  
19 five minutes' break to set up for the next  
20 case.

21                   (A short recess was taken.)

1                   HUGH RUSSELL: All right. We're  
2 going to get started again. We're going to  
3 hear the case which involves amendments to  
4 Planning Board case No. 26, and the new  
5 Special Permit application under 270 for the  
6 property located at 125, 150, and 180, 180R  
7 Cambridge Park Drive. And I just want to  
8 make a note that we have to complete  
9 tonight's business on this subject by ten  
10 p.m. because of a -- we're going to lose a  
11 member at ten p.m.

12                   We're going to have to conclude this  
13 sitting of this hearing at ten p.m. So that  
14 I would like to encourage the proponents to  
15 be as concise as possible. There are a  
16 number of people here who clearly want to  
17 speak, so if you would proceed.

18                   Thank you.

19                   RICHARD MCKINNON: Thank you,  
20 Mr. Chairman and members of the Board. My  
21 name is Richard McKinnon. I live at One

1 Leighton Street in Cambridge, Mass., and I'm  
2 the developer on the project that's before  
3 you tonight.

4 Just in terms of what you were just  
5 mentioning, our presentation we're going to  
6 try to limit it to about 20 minutes at the  
7 most, and the idea is that if there are other  
8 questions you have of us, we can do it after  
9 you take public testimony, and it appears  
10 there's going to be some tonight. Okay?

11 It is a pleasure to be here before you.  
12 This, as some of you may know, I've been  
13 doing this for 30 years as a consultant and  
14 as a development partner. It's the first  
15 time I've had an opportunity to do this as  
16 the developer, and after the way I stepped on  
17 my toes and your toes two weeks ago, it's  
18 clear that my selection wasn't the result of  
19 an exhaustive international search, but I  
20 appreciate the fact that Equity selected me.  
21 They've been wonderful to work with as has

1           been Hanover, the residential company that  
2           will wind up owning the property at 360 -- at  
3           160, excuse me.

4           So, let me give you some context as to  
5           where we are. This is the site where the  
6           residential building is going to go. This is  
7           150 Cambridge Park Drive. That's 125  
8           Cambridge Park Drive. Those are the two  
9           buildings that Equity still owns and that are  
10          a part of this application. As is this very  
11          long parking lot that runs from the 160 site  
12          all the way down to the what I call the  
13          summer shack site. Just in terms of a little  
14          bit more context. This is Alewife Brook  
15          Parkway, the T station, and parking garage.  
16          The summer shack is over here. The Alewife  
17          Brook Reservation, the Little River, Arthur  
18          D. -- the old Arthur D. Little, now Discovery  
19          Park, and the Cambridge Highlands  
20          neighborhood over here and the quadrangle  
21          over here. We're a part of the Alewife 6

1 District which is also known as the triangle.

2 Tonight what we want to do for our  
3 presentation is I'm going to give you a very  
4 quick overview, and then we've made a series  
5 of requests for specific relief. And Debbie  
6 Horwitz our attorney who you know from  
7 Ghoulston and Storrs, just to get those on  
8 record as a matter of record, will cite the  
9 specific requests and why we think we're  
10 eligible to receive them from the Board.

11 I'm then going to have Brian O'Connor  
12 from Cube 3 our architect do a quick  
13 architectural presentation. The folks, is  
14 Ingaborg (phonetic) here? I know that David  
15 Biancavilla from BSC is here and they're  
16 going to be available to speak afterwards.  
17 The reason I put that off, Mr. Chairman, and  
18 not make it a formal part, is that we've gone  
19 through the entire Conservation Commission  
20 process prior to getting here to the Planning  
21 Board. And the Conservation Commission, in

1 fact, voted to issue the order of conditions  
2 taken into consideration the issues of  
3 flooding, flood storage, etcetera. But we're  
4 able to speak to it afterwards and be happy  
5 to do that as well.

6 Same thing with traffic. There are  
7 still a couple of outstanding issues David  
8 Biancavilla from -- excuse me, David Black  
9 from BHB available to speak to traffic in  
10 some detail. But, again, to try to keep  
11 ourselves within 15 or 20 minutes. And also  
12 to give Sue an opportunity to speak to you  
13 directly.

14 The request. We're requesting a series  
15 of things. The right to build a 398 unit  
16 residential building at the 160 site. Right  
17 here. Subdivision of the lots. When we  
18 create the 160 site, it has to be a good  
19 stand-alone site. And then some of the  
20 requests that you have tonight are to make  
21 sure that the other office buildings don't

1 fall out of compliance as a result of that.

2 We want to reduce the overall number of  
3 parking spaces at the site, and we are also  
4 looking to reduce the parking ratios on the  
5 two remaining office buildings that Equity  
6 will own, 125 and 150. They've had the  
7 historical ratio really going back to the  
8 eighties of 2.7 spaces per thousand. And as  
9 a result of the steps we're taking tonight,  
10 we'd like to request the Planning Board drop  
11 that down to 2.1 per thousand.

12 The second thing we want to do is  
13 allowed shared parking between residential  
14 and office uses. I've been here many times,  
15 I know the Board has looked at this many  
16 times, and we all know that office users come  
17 to our city during the day and then they  
18 leave, you know, at the end of the workday.  
19 That's typically when residential people come  
20 back home. We've all struggled with a way to  
21 take advantage of that so that you get some

1 sharing of spaces just based on the natural  
2 flow of the use between the two different  
3 uses. This is an opportunity to do it  
4 because we have a friendly office use, the  
5 owner, and the residential part. So in a  
6 sense we've got control of both the  
7 residential parcel and the remaining office  
8 parcels. And we are going to request the  
9 Board to give us an opportunity to try and do  
10 that. Your staff is interested in our  
11 keeping data on that going forward, which we  
12 intend to do so that it will be available to  
13 others when you bring that subject up with  
14 other people that might be contemplating  
15 doing the same thing.

16 So those are the requests that we're  
17 making tonight, simply stated.

18 Outreach. North Cambridge  
19 Stabilization Committee, we have met with  
20 them twice. We have shared our applications  
21 to both Conservation Commission and to the

1 Planning Board with the posting for them on  
2 their website. We have tried to share  
3 correspondence back and forth between city  
4 departments and our development team with  
5 them for posting on the website. I have  
6 personally communicated with the clerk over  
7 40 times via e-mail. I've given my personal  
8 home phone number and cell phone number to be  
9 posted on the website to make myself  
10 available to talk to people at any time from  
11 North Cambridge. And so I feel we've done a  
12 responsible job and a good job of outreach.  
13 And in spite of the fact that I received a  
14 request for another postponement as the Board  
15 knows, and declined that request tonight, and  
16 have just received another request before  
17 walking into the room, which I declined as  
18 well. So we've acted in good faith, members  
19 of the Board. And I think the record shows  
20 that.

21 Abutters, you received -- we've talked

1 to all of our abutters up and down the street  
2 going from Pfizer all the way down to the  
3 owners of the property where the church and  
4 summer shack are. You have a letter on  
5 record from Pfizer Pharmaceutical listing a  
6 series of issues that they had concerns  
7 about, and they had not at the time they  
8 wrote the letter had a chance to meet with  
9 us. We've met with Mebs (phonetic) and his  
10 consultants and staff people on two  
11 occasions. In fact, his consultant Dale is  
12 in the audience tonight. What we decided to  
13 do with Pfizer, who again is on record  
14 stating some concerns, is try and reach a  
15 memorandum of agreement settling up all of  
16 those issues that are listed in the Pfizer  
17 e-mail. And so I would request at the end of  
18 tonight's meeting if we could at least keep  
19 written testimony open so that we have an  
20 opportunity to communicate back to you on how  
21 we're doing with Pfizer. Or if we don't do

1 as --

2 HUGH RUSSELL: We're planning to  
3 keep the hearing open.

4 RICHARD MCKINNON: Thank you.

5 And then others, you know, we've  
6 reached out beyond the City of Cambridge and  
7 have spoken to folks who have an historic  
8 interest in the Alewife Reservation. Some of  
9 whom who have had a chance to come in and  
10 work in area.

11 Finally for my presentation, it ends my  
12 piece of it, what I wanted to do is list the  
13 general purposes of the Alewife District and  
14 see the extent to which those purposes are  
15 stated right upfront in the Ordinance for  
16 Alewife 6 have been met by the project that's  
17 before you.

18 The first two in a sense go together.  
19 It's to encourage a mix of uses in the  
20 triangle, introduce residential living into  
21 the districts. Obviously it's a residential

1 project. Right now the way the Al ewi fe  
2 tri angle stands, there's only a single  
3 resi dential project in there, that's the one  
4 that Art McQui nn devel oped some time ago now  
5 owned by Archstone, 30 Cambri dge Park Dri ve.

6 Preserve and enhance the capaci ty to  
7 restore flood water. It's right now a paved  
8 parki ng lot, si tes that we're talki ng about.  
9 And we know from our work in front of the  
10 Conservati on Commi ssi on that the flood  
11 storage has been greatly enhanced and wi ll be  
12 greatly enhanced by thi s project because of  
13 the obvi ous measures that's owi ng, and the  
14 Conservati on Commi ssi on requi re us to take in  
15 order to bui ld a new bui lding under the  
16 ci ty's rates and under the Mass. Wetl and Act.

17 The other two i ssues in a sense go  
18 together. Respect the Hi ghlands, the  
19 Cambri dge Hi ghlands Nei ghborhood. And  
20 i ntegrate the enti re area wi thi n the di stri ct  
21 and beyond, i ncl udi ng the Hi ghlands. And i f

1 I could just back up for a second. There we  
2 go.

3 This is Cambridge Highlands up here off  
4 of Concord Avenue and just beyond the Mount  
5 Auburn Hospital, and it's a very important  
6 residential district in the City of  
7 Cambridge. Our site has got 160 in it as  
8 well as this large parking lot. For a long  
9 time, Mr. Chairman, it's been the hopes of  
10 the city to connect the quadrangle with the  
11 triangle, with the pedestrian bridge,  
12 pedestrian bicycle bridge. And as part of  
13 this project, we have offered to provide the  
14 landing pad for the bridge and to make that a  
15 condition of this Special Permit. We would  
16 prefer to do it where there is a blank slate,  
17 but the city would like us also not to  
18 preclude doing it on the parking at the back  
19 of our site there. So we've agreed in  
20 principle, but there are language issues and  
21 Debbie Horwitz and Sue are trying to work

1 those out now along with Cara and that  
2 remains one of the open issues.

3 As Brian will show you in terms of  
4 connecting within the district, we've had a  
5 wonderful plaza here. I think the first real  
6 public good sidewalk experience in the  
7 district connecting it from the Pfizer  
8 building all the way down to the Alewife T  
9 station.

10 HUGH RUSSELL: If you can proceed on  
11 with your presentation. You've used up about  
12 12 minutes of the 20 you promised.

13 ATTORNEY DEBORAH HORWITZ: You know  
14 that was going to happen.

15 RICHARD MCKINNON: Debbie won.

16 Reduced auto reliance. Just very  
17 quickly, Mr. Chairman.

18 This is a project that's near the T  
19 station. This is a project that is trying to  
20 help build a pedestrian bridge, connection to  
21 two major areas. This is a project that even

1           though our bicycle ordinance calls for a  
2           ratio of one bicycle space for every two  
3           units, we're going to do it at one bicycle  
4           space for every unit. So instead of 200  
5           spaces, we're going to have 400 spaces of  
6           bicycle storage. So with eight minutes more  
7           than I should have taken, I'm going to ask  
8           Debbie to come up and speak to the issues of  
9           the relief.

10                   HUGH RUSSELL: Thank you.

11                   RICHARD MCKINNON: Okay.

12                   ATTORNEY DEBORAH HORWITZ: He means  
13           I won the bet about how long he was going to  
14           take or not take. For the record, I'm Debbie  
15           Horwitz from Goulston and Storrs  
16           representing the applicant. I'm going to try  
17           to do this fast and just slip this into the  
18           legal context.

19                   So as this Board knows, we're here  
20           basically to replace an existing approved  
21           project that a Special Permit this Board

1 issued for two office buildings and a parking  
2 garage for Arcon with hundreds of new parking  
3 spaces. So this is a, this is three types of  
4 requests -- well, two types. Two amendments;  
5 one for the 125 Special Permit, one for the  
6 150 Special Permit that both exist, and then  
7 a new Special Permit to build the  
8 residential, but they're tied together in all  
9 these ways, so we put them together.

10 And as Rich said, they're all currently  
11 owned by the Equity office affiliate entity  
12 and that's why we can do all this sharing  
13 together.

14 I won't talk about why we meet --  
15 achieve the goals of the Alwife plan,  
16 because Rich has already done that. And am I  
17 going to be able to do this? Oh. What did  
18 we do?

19 So this is showing just quickly the  
20 chain of ownership here. And then if I can  
21 get this to work, there we go.

1           So this is the -- this is my  
2 titillating part of the conversation tonight  
3 and just to get into the record which of  
4 these requested reliefs -- I want to get into  
5 the record what we're asking for  
6 specifically, and then I want to make sure  
7 that everybody understands which aspect of  
8 our application they relate to.

9           So, the Special Permit under Section  
10 20.70 is for construction in a floodplain,  
11 that applies to a residential project, the  
12 new residential project. And as Rich told  
13 you, our modification of the order of  
14 conditions to allow this has already been  
15 voted on by the Con Comm.

16           The Special Permit under also under  
17 Section 20.95 to allow increase in floor area  
18 ratio for -- is also for the residential  
19 project. We could under that formula go up  
20 to 2.6. We're asking for 2.4-ish, around  
21 that.

1           The Special Permit under 20.95.34 is to  
2 reduce front, side, and rear yard setback  
3 requirements. For -- this does not apply to  
4 the 125 site.

5           For the 150 site, let me do this --  
6 this just shows the you existing site  
7 boundary, the as-subdivided side bar  
8 boundaries then, and this is the interesting  
9 one. Did I get this right?

10           This is 150. So 150, the side yard  
11 setback, has a requirement that there not be  
12 any parking in the side yard setback. So we  
13 need relief to allow that with the new lot  
14 line that we're proposing with the  
15 subdivision.

16           For both 150 and 160, the new  
17 residential, we need relief for the front  
18 yard setback, but we're maintaining -- we're  
19 allowed to reduce that by Special Permit as  
20 long as we maintain at least 15 feet. So  
21 we've maintained at least 15 feet.

1           And then, again, in the rear yard  
2 setbacks, because we have parking, we need  
3 relief under Section 20.95.34 and that  
4 applies to 150 and 160, the residential  
5 project.

6           The Special Permit under 20.97.2 and  
7 I'm going to say --

8           THOMAS ANNINGER: Can you go back to  
9 your list?

10          ATTORNEY DEBORAH HORWITZ: Oh, sure.  
11 I thought the picture was maybe more  
12 interesting.

13          THOMAS ANNINGER: It is but this  
14 frames it.

15          ATTORNEY DEBORAH HORWITZ: Okay.  
16 The 20.97.2 and 6.35 are really -- frankly,  
17 we're doing this kind of first of its kind  
18 pooled -- we're proposing the pooled parking  
19 arrangement between the various office uses  
20 and the residential use, and we weren't  
21 sure -- we didn't want to leave anything

1 uncovered in terms of relief. We think we  
2 probably need some relief under 6.35 and some  
3 relief under 20.97.2 because we're reducing  
4 some of the parking. We're also sharing it  
5 in more extensive ways than is contemplated  
6 under 6.35. So that applies to all three of  
7 our sites.

8 Under 20.97.3 and 5.25, we're excluding  
9 the at-grade parking, the above-grade parking  
10 for the residential use from FAR and that's  
11 because it's in the floodplain.

12 I've talked about 6.35.

13 The Special Permit under 6.43, 643.6 is  
14 to permit -- if you want me to go back to the  
15 picture, there's a common driveway between --  
16 that would be shared between 150 and 160 in  
17 the residential parking. And so in order to  
18 share that driveway, we need a Special  
19 Permit. And just for the record, the parties  
20 have negotiated an easement agreement that  
21 will go on record and will be provided to the

1 Board and the Building Department assuming  
2 this goes forward.

3 6.44.1 allows open at-grade parking  
4 within five feet of the rear and side yard  
5 property lines. That again applies to 150  
6 and 160.

7 And the project review Special Permit  
8 we've had certified, and that certification  
9 has now been submitted to the Board.

10 There was some exceedances and there's  
11 some agreement on what to do with those  
12 exceedances. There's a lot of agreement  
13 about what to do for TDM. And as Rich has  
14 indicated and Sue will indicate that there  
15 are a couple of areas that we're still  
16 discussing and hoping to reach an agreement  
17 on with the Traffic Department.

18 All of these, all of the ways in which  
19 we comply, this project complies with the  
20 general Special Permit criteria and each  
21 individual section that we're requesting

1 relief for are spelled out in great detail in  
2 the application. So I'm happy to go over  
3 anything and ask any questions if you want me  
4 to go through it further, but in keeping with  
5 our tradition, I'll stop there otherwise.

6 HUGH RUSSELL: Considering in  
7 general the way a Special Permit works is the  
8 Board is -- grants a permit if specific  
9 criteria are met.

10 ATTORNEY DEBORAH HORWITZ: Correct.

11 HUGH RUSSELL: The reason the  
12 Ordinance is set up that way is because  
13 projects can get complicated, and trying to  
14 write out absolutely definitive rules to meet  
15 every single possible configuration, the  
16 Board is given the responsibility of making  
17 sure that the criteria and the principles are  
18 met and when that happens, we can then permit  
19 a project. So although it seems like a very  
20 long list, it's just a complicated land  
21 ownership, and that the fundamentals of the

1 project, the size of the building, the amount  
2 of parking being provided, are all within the  
3 general ordinary standards.

4 ATTORNEY DEBORAH HORWITZ: Right.  
5 And that's what Brian will go through and  
6 what shows on there. We did it kind of  
7 backwards. We said what didn't comply with  
8 what did.

9 Thank you.

10 AHMED NUR: Could you go back to the  
11 Special Permit on the 6.43.6 common driveway  
12 that you need relief on. Where is that?

13 ATTORNEY DEBORAH HORWITZ: Yes, I'll  
14 show you. Here we go. Here. Where this  
15 property line is is right down the middle of  
16 the driveway. So there will be entrances to  
17 both garages.

18 AHMED NUR: Thank you.

19 BRIAN O'CONNOR: Mr. Chairman,  
20 members of the Board, Brian O'Connor from  
21 Cube 3 Studio. What I'm going to do is try

1 to walk you through the building fairly  
2 quickly and as concisely as possible. I  
3 won't spend a lot of time on this. Rich  
4 talked through it. We're part of the  
5 Concord/Alewifé planning study here. We're  
6 located in Overlay District 6. The property  
7 itself is outlined by the yellow here. There  
8 are some planning guidelines specifically  
9 that we thought were particularly relevant to  
10 the development of this site, breaking up  
11 large rocks, creating a pedestrian-friendly  
12 environment along the edge of the road,  
13 individual residential units with front doors  
14 we thought was nice, small setbacks, and  
15 screening on-grade parking. All of these  
16 were key drivers to the design and  
17 development of this building as we went  
18 along.

19 Existing site. Basically large, open  
20 parking lot as you can see. The edge of the  
21 street up here is in fairly rough shape from

1 a pedestrian standpoint. There's trees  
2 missing. It's not a friendly environment to  
3 be in so we really wanted to address that.  
4 This is the proposed building footprint. And  
5 really, the centerpiece of the entire project  
6 is this urban plaza here. We really  
7 organized and designed the building around  
8 creating a pedestrian-friendly focal point  
9 that not only respected the entry and the  
10 position of the building on the street, but  
11 also supported the pedestrianization of the  
12 overall street experience.

13 Taking that urban plaza and ensuring  
14 that that continued down to the edge,  
15 connected over to Pfizer, and then back to  
16 Alwife is really, a really critical driver  
17 to this project.

18 The building itself, 398 residential  
19 units. A mix of one and two beds, is about  
20 74 percent one-bed units in the project.  
21 It's five stories of residential construction

1 over parking at grade. And the building  
2 itself is organized around two resident  
3 internal courtyards on the interior of the  
4 building.

5 I mentioned the plaza and the  
6 experience along the edge, and really one of  
7 the drivers here is creating the urban plaza,  
8 creating that edge only works if we treat the  
9 interior of the building at grade in a really  
10 meaningful way. What we've done is we've  
11 really tried to locate amenities, residences,  
12 and other things that are not only going to  
13 bring life and activity to the street edge,  
14 but the plaza as well. So we've taken bike  
15 storage and we've located it right up front.  
16 Easy access, directly connected to the plaza,  
17 the leasing and the main entry to the  
18 building over in this corner, and then we've  
19 located four residential units at grade which  
20 have direct front door access out to the  
21 straight face. So our strategy here was take

1 what we think are important pieces of this  
2 project, put them up front, present them and  
3 make them pedestrian-friendly.

4 The parking itself is actually 398  
5 spaces in this area here. There's a pool in  
6 this area, which you may have seen. And the  
7 line of the building edge at the back is  
8 here, so the parking does drift out from  
9 underneath the building at the back edge.

10 Vehicular circulation, primary access  
11 as Debbie and Rich both mentioned, is going  
12 to be down this shared access road as well as  
13 primary resident entry, which is located  
14 approximately mid-block directly from  
15 Cambridge Park Drive. So residents can pull  
16 in here, and there is a designated visitor  
17 parking area immediately inside. Circulation  
18 can come in the garage here, come around the  
19 back, park anywhere in here, and this is  
20 emergency vehicle access only on the west  
21 side of the site.

1 Shared parking access for office users  
2 in 150 and over in 200, access drive is right  
3 here underneath the garage. And there's an  
4 another shared access parking down on the  
5 lower right-hand side.

6 Resident move-in loading zone located  
7 down here with an elevator, stair tower, and  
8 good, convenient access to the building away  
9 from the front street edge.

10 From a pedestrian standpoint, as I  
11 mentioned, again, our key focus here is  
12 Cambridge Park Drive. That really drives  
13 everything, and we really looked at that as a  
14 corridor that really wanted to have a strong  
15 connection and a strong presence to the main  
16 pedestrian entry. Plaza entry to the bicycle  
17 storage located here and here with direct  
18 front door access. And, again, the direct  
19 residential entries on the western edge of  
20 the building.

21 Visitor bike parking is also important.

1 So, you know, what we're going to do is we're  
2 going to commit to continuing to work with  
3 the city to find the right locations, make  
4 sure there's ample bike parking for visitors,  
5 not only along edge but also within the plaza  
6 and down along the eastern edge of the  
7 project.

8 Primary residential entry to the  
9 building if you live here from the garage is  
10 into the leasing area here. So the main  
11 entry from the street is here. This is the  
12 leasing area here, primary residential entry  
13 from the back side. So anywhere you park in  
14 this garage, you can sort of filter your way  
15 into that entry. There are also secondary  
16 residential entry and egress points located  
17 around the perimeter of the garage.

18 If you utilize the shared parking, you  
19 obviously need good, clear access both to 200  
20 and to 150. We're proposing a new crosswalk  
21 location here to ensure that you have a

1 direct connection over to 150. A new  
2 crosswalk location here, and basically taking  
3 all of the parking which is going to be  
4 primarily in this area for shared and making  
5 sure that there are good, clean, clear, safe  
6 paths of travel over the adjacent uses.

7 First floor plan, the focus here is  
8 really the location of the clubhouse. That  
9 plaza is an important zone. We don't want to  
10 just activate that plaza at the ground floor.  
11 We want the most active use in the project  
12 which is the clubhouse, the fitness area, the  
13 games room, the lounges, actually to also  
14 have direct frontage out onto that plaza  
15 area. So you can see the clubhouse really  
16 bridges the gap between the very public space  
17 of the plaza and the internal private  
18 courtyard that the residents use here. You  
19 could see that at this level, which is one  
20 floor above Cambridge Park Drive, there's a  
21 connection that happens between these

1 internal courtyards, and you can see that  
2 typical organization of the one and two-bed  
3 units wrapping around those courtyards.

4 Second floor plan. This pass through  
5 continues, so these courtyards are connected  
6 by this open air pass through at two levels.  
7 Again, fairly typical layout of one and two  
8 beds.

9 Typical floor plan eliminates that  
10 connection. Again, the building stacks.  
11 It's fairly -- it's straight forward.

12 Roof plan, the only reason we're  
13 showing this at this point is really to  
14 highlight the fact that this is not a  
15 commercial building. It's a residential.  
16 The units on the roof are really fairly small  
17 residential style condensers similar to a lot  
18 of other flat roof residential projects in  
19 the area. They're located in the center,  
20 over the hallways, good sound isolation, you  
21 know, invisible from the street. You would

1 see them from some of the taller buildings  
2 around, but they really have low noise and  
3 very low visual impact.

4 Front elevation along Cambridge Park  
5 Drive. We've located the plan below, and I  
6 think the reason we did that is it's not a  
7 single, long elevation. There's about a  
8 45-foot step back that happens right here.  
9 So you would be, I think, pretty hard pressed  
10 to find a place to step back far enough to  
11 see this elevation, but it is important to  
12 talk about the building. And basically the  
13 building itself is defined by strong corners  
14 that really anchor both ends of the site. A  
15 prominent entry in the middle right here at  
16 that knuckle where the corner of the plaza  
17 is. And then a pedestrian experience down  
18 along the ground floor that's really defined  
19 in this area, by you could see here these are  
20 the very glassy frontages to the bike  
21 storage, the clubhouse up here. Main

1 leasing. These are those two doors that go  
2 into the garage for the resident entries.  
3 And then over here windows, doors, all for  
4 those private residential entries that exit  
5 directly out to the street.

6 I'm going to zoom in on the left-hand  
7 edge of that. This is the urban plaza zone  
8 right here. Main entry to the building is  
9 here. I think the reason, you know, we  
10 really wanted to talk about this a little  
11 bit, is these bike storage areas are not  
12 typical bike storage areas. They're large,  
13 storefront, glass-facing. And we're really  
14 trying to create active areas that are going  
15 to be feel like bike shops. They're going to  
16 have seating areas up in the front. Clear  
17 pedestrian access, well lit. And we really  
18 think they're going to become, in some  
19 respects, social congregation spaces if we do  
20 a good job with them. We don't want them to  
21 feel stagnant. We don't want them to feel

1 dark. We want them to feel like an active  
2 piece of the landscape.

3 Just to talk quickly about materials.  
4 If we take a typical piece of this building,  
5 you can see the storefront, large open glass  
6 area down low, metal canopies located over  
7 these. A masonry base that happens along  
8 that entire pedestrian edge. Brick going up  
9 to the top floor and then fiber cement up to  
10 the top floor. These corners and the primary  
11 elements here are all metal. They're defined  
12 by a combination of different metal colors,  
13 different textures, smooth and ribbed, and  
14 really trying to create very strong, very  
15 well defined corner elements to create a nice  
16 end and a beginning to the edges of the  
17 property.

18 This is a view that you have seen in a  
19 couple other images standing on the other  
20 side of Cambridge Bark Drive looking into  
21 this plaza area, and I think this does a good

1 job of highlighting, you know, the prominence  
2 of this corner, the depth of that plaza, and  
3 really understanding how this building jogs  
4 in plane.

5 This is the access road that you've  
6 heard mentioned a couple times. So in plan  
7 here, right where my pointer is, this is the  
8 shared access road between 150 and 160. This  
9 is the main entry tower that's happening far  
10 in the background. It's almost 200 feet back  
11 from this elevation at the edge. So again,  
12 this stone base is carried along here. And  
13 what we're doing is we're making sure that  
14 the parking is hidden. So we're not opening  
15 the garage at the sides. We're making sure  
16 that, you know, this glass turns the corner  
17 over in the bike storage area. Here's a  
18 garage access point. We're trying to  
19 continue this rhythm of materials along this  
20 side elevation.

21 We zoom in a little bit more here, you

1 can see in-fill panels that we're proposing  
2 for the garage areas here. These help create  
3 rhythm, keep the scale down. We don't want a  
4 simple monolithic base at the bottom of this.  
5 And then if we look at the materials here,  
6 again, they're typical and similar to the  
7 materials on the front. You have your hardy  
8 fiber cement up at the top, brick for four  
9 floors in here, and then the masonry base  
10 which continues along the edge.

11 The rear elevation facing the rail line  
12 on the south side is actually -- and if you  
13 look at this plan, it's interesting as well,  
14 the building has a series of steps in it, and  
15 our goal here was to really grab these  
16 corners and create focal points out of these  
17 corners to make sure they're identifiable,  
18 visible. Again, this is an elevation that  
19 we've looked at from many different points on  
20 the other side of the tracks. It's virtually  
21 impossible unless you're standing on the roof

1 of Big E's or somewhere over there to mostly  
2 see this building because there is a  
3 substantial distance there.

4 Side elevation, this is facing 200  
5 Cambridge Park. So, this just for  
6 orientation, this is Cambridge Park Drive  
7 here. And the rear of the property is over  
8 here. And the elevation, you can see these  
9 pieces, this is two -- almost 200 feet in the  
10 distance and then this is another step back  
11 from that. So, the elevation facing 200 is  
12 fairly short and fairly contained.

13 This is an interesting diagram that  
14 just gives you a relationship between the  
15 buildings. You can see the height where at  
16 about 70 feet up against 150 which is about  
17 132. This is the shared access drive between  
18 it. And again, one of the reasons we wanted  
19 to step back and create this urban plaza is  
20 to really create a place that feels like an  
21 area of respite along the road.

1           Here's a view looking back towards  
2           Alwifé. And then you can see 150 in the  
3           distance here. So these are your primary  
4           residential entries areas along the edge.  
5           That's your main entry, and then the plaza  
6           beyond.

7           Another view across the plaza from a  
8           more pedestrian level, and this is where you  
9           would come in. This is the sidewalk along  
10          the edge.

11          Aerial view here, you can start to see  
12          this entry and then again, this is -- this  
13          point right here is really where this bike  
14          storage area and its activity level start to  
15          merge with the main entry to the building,  
16          and really create an active frontage along  
17          this whole edge.

18          That's it. I was trying to be as fast  
19          as possible. I hope I covered all the ground  
20          and Rich is back.

21                    RICHARD MCKINNON: With apologies to

1 my long-winded colleagues, that's the end of  
2 the presentation, Mr. Chairman.

3 HUGH RUSSELL: Thank you. I would  
4 like to go on to the public testimony.

5 So, there's probably a sign-up sheet.

6 The rules of the Board is you give your  
7 name and address. When you come up and  
8 speak, you use the microphone. We'll let you  
9 speak for three minutes or less.

10 First name on the list is Chris Porter.

11 CHRIS PORTER: Thank you. Hi, my  
12 name is Chris Porter. I'm member of the  
13 Cambridge Bicycle Committee and I work at 100  
14 Cambridge Park Drive and I have worked there  
15 for about 15 years.

16 Just wanted to say a couple things on  
17 the behalf of the Bicycle Committee. First  
18 of all, we thank the developer for providing  
19 easy access to the bike parking, and also for  
20 listening to some of our concerns. We  
21 reviewed the plan a couple weeks ago and it

1 didn't show a landing area for the pedestrian  
2 bridge, which is very important to allow that  
3 future connection. Also to make sure that  
4 there's good access from the landing area to  
5 the street, and it's pedestrian friendly.  
6 So, that's critical. We also appreciate them  
7 increasing the amount of bike parking that  
8 they're providing.

9 I'd like to say just a couple of things  
10 for somebody who works on Cambridge Park  
11 Drive, and this is not the Bicycle Committee,  
12 it's my own personal, but we were all very  
13 alarmed when we saw earlier plans for an  
14 office building -- a couple of office  
15 buildings down there that the traffic getting  
16 out of there in the evenings is horrible.  
17 Residential, I think, people feel a lot more  
18 comfortable with. That's, you know, if you  
19 look at 30 Cambridge Park Drive, there's  
20 maybe one car a minute or something coming  
21 out of there in the peak hours. So, you

1 know, it's a lot less traffic. I think it  
2 will be good to create more of a mixed use  
3 neighborhood there. We'll have more activity  
4 in the street in the evening. There will be,  
5 you know, there's a nice park the DCR is  
6 putting in there and, you know, it makes more  
7 sense to put the residential up here than out  
8 in Lexington where everybody has to drive  
9 everywhere. So having it convenient to the T  
10 station is good.

11 That's all I have to say. Thank you.

12 HUGH RUSSELL: Thank you, Chris.

13 Allen Vale.

14 ALLEN VALE: Good evening. My name  
15 is Allen Vale. I'm representing Vecna  
16 Technologies. We own the building at 36  
17 Cambridge Park Drive. We've owned that for  
18 about six years, and then within the last  
19 about month and a half, most of my time we  
20 actually purchased 54 and 50 Cambridge Park  
21 Drive, former Pfizer buildings that they

1 released and we just purchased those. So we  
2 own three buildings. I noticed that one of  
3 our buildings doesn't show up on your map.  
4 So we're a software and robotics technology  
5 company. We -- similar to the last gentleman  
6 we've been pretty concerned about another  
7 office building going in because of the  
8 traffic issues. We're much more receptive to  
9 a residential area. We highly encourage all  
10 of our employees to bike or walk or take  
11 public transportation, and having another  
12 residential area close to our offices is much  
13 more appealing to us. We have had some  
14 employees in the other apartment complex who  
15 had to move out because it was so expensive,  
16 but we hope that, you know, the rents here  
17 will be more reasonable.

18 Just a couple of points representing my  
19 company, we have not heard from the  
20 developers. We'd be happy to talk to you  
21 about some of our concerns. Maybe it's

1 because our building didn't show up. But  
2 again, our biggest concern is the traffic.  
3 I've reviewed the traffic study the  
4 proponents have put on the website. I don't  
5 see anything on there that really addresses  
6 it. I think the only mention is that the  
7 previous office building that was proposed  
8 would have a much higher impact on traffic  
9 than this use. Again, residential is going  
10 to be less use, but the gentleman at the  
11 beginning mentioned that using the shared,  
12 the shared parking you're going to have cars  
13 going out in the morning, cars coming in for  
14 the office so we do think there's going to be  
15 traffic issues there. One of my co-workers  
16 joked that I should arrive to the meeting  
17 late today and say that I tried to get here  
18 on time but the traffic was so horrible. I  
19 did see that the state has some plans for the  
20 Route 2, Route 16 crazy intersection there,  
21 but that's not until 2016 that that's gonna

1           happen. And so, on behalf of Vecna  
2           Technologies, we are very encouraged by this  
3           development, but would really encourage the  
4           commission to seriously consider the traffic  
5           implications. There's really only, you know,  
6           Cambridge Park Drive going out either to  
7           Route 2 or along the Alewife feeder road, and  
8           both of those are just awful both in the  
9           morning and the evening.

10                        So, thank you.

11                            HUGH RUSSELL: Thank you.

12                            Andrea Wilder.

13                            ANDREA WILDER: Andrea Wilder, 12  
14           Arlington Street. I'm speaking as a person  
15           who lives right on the edge of North  
16           Cambridge, and I seem to frequently be  
17           driving west. So my concern is traffic.  
18           Okay. I wrote this up this afternoon really  
19           quickly so we'll see how it goes.

20                            I have no idea what the future will  
21           bring, I can only guess, so I have to look at

1 the proposed Zoning Ordinances with my eyes  
2 on today. Since I'm not a professional city  
3 planner, I have to also use what is in my  
4 very limited personal database. I'll speak  
5 briefly. Common sense tells me that some of  
6 the Variances should be denied. So, going to  
7 Zoning relief sought, page 14. It appears  
8 the requirements of this Ordinance cannot or  
9 will not be met. Okay, that's sets the case  
10 out.

11 No. 2, traffic generated on patterns of  
12 access or egress would cause congestion,  
13 hazard, or substantial change in established  
14 neighborhoods. I hate -- I have to think  
15 that this will be so, and I'm going by  
16 current observation and my own driving  
17 practice. And I wish I had an interactive  
18 map for this, but I don't.

19 To get to Route 93, again, I live in  
20 North Cambridge, I do not go out to Mass.  
21 Ave. to the Arlington line and turn right

1 because that way is already substantially  
2 blocked with traffic. Instead I cut through  
3 Cambridge back streets, go by Tufts and hit  
4 93 that way. This is what all the  
5 neighborhoods do. They try to avoid the big  
6 routes because the traffic is so bad. The  
7 future you are trying to avoid is already  
8 here. As more traffic is added to Route 2  
9 and 16, pressure will increase on the roads I  
10 and others already use. Think of the Nile  
11 River coming down to the Mediterranean and  
12 splitting into the distributaries to make the  
13 Nile Delta. That's what's happening here.  
14 The neighborhoods fill up.

15 No. 4, nuisance or hazard would be  
16 created to the detriment of the health,  
17 safety, and/or welfare of the occupant of the  
18 proposed use or the citizens of the city.  
19 Traffic around the two rotaries at Fresh Pond  
20 is hazardous at rush hour. They're clogged  
21 up to Alewife and out to Belmont on Concord

1 Avenue. A couple of weeks ago I had to get  
2 out to Waltham, and -- at 6:45 a.m., and  
3 going by the rotaries that was already steady  
4 traffic coming down the hill from Route 2.

5 Concord Ave. is the second way to get  
6 out of Cambridge going west, Route 2 being  
7 the first. To avoid these rotaries, it is  
8 necessary to take Huron Ave., cut back to  
9 Cambridge/Belmont by Blanchard Road using  
10 more local back streets. Again, the future  
11 is already here, local roads are being used  
12 as highways. Enough of traffic.

13 Now I have another real other concern,  
14 but this is really -- somebody with more  
15 expertise can talk about this. This project  
16 requires sewerage storage. When I first  
17 heard of this two years ago, I thought it  
18 bizarre, I still do. We are not an  
19 agricultural area where this might make  
20 sense. So I can only ask to what question is  
21 this the answer? The question is how do you

1           mitigating on the floodplai n. In thi s time  
2           of climate change there shoul d be no bui lding  
3           on a fl oodpl ai n.

4                     Thank you.

5                     HUGH RUSSELL: Thank you.

6                     Steve Kai ser.

7                     STEVE KAI SER: Agai n my name for the  
8           record i s Steve Kai ser. The name Pfi zer was  
9           al so menti oned, that' s somebody di fferent. I  
10          di d submi t a l engthy wri tten comment whi ch I  
11          hope the Board' s had a chance to read. And  
12          my i ntent on doi ng so qui te frankl y i s not  
13          only to spell the i ssues out, but al so to  
14          avoi d the i nfamous three-mi nute rul e whi ch  
15          can do i n a l engthy wri tten submi ssi on. And  
16          I sti ll take obje cti on to the three-mi nute  
17          rul e for thi s heari ng. And I woul d si mply  
18          note to my own recol lecti on the previ ous  
19          heari ng at whi ch I spoke was not cl osed. So  
20          we' ve got two heari ngs that are open at the  
21          same ti me. Thi s has happened to other peopl e

1 I think. It happened to Tom Anninger a few  
2 years ago when he was Chairman.

3 So I think this idea that citizens  
4 should be expert at keeping their comments to  
5 three minutes and to do so on something so  
6 complicated with nine different Zoning  
7 Variances is just impossible and probably  
8 illegal because you're not putting the clock  
9 on the developers when you do this. The way  
10 I'd like to approach this issue, if I can,  
11 and I mention this in my letter, is the  
12 possible connection between Alewife and North  
13 Point. And I'd like to make a list of the  
14 way the Alewife situation is actually better  
15 than North Point and then do a second list  
16 where it's verse.

17 First of all, the North Point issue  
18 became so serious to the association of the  
19 Cambridge neighborhoods that we did take the  
20 issue to court. And it costs us \$13,000, a  
21 little bit more than that. And I put in an

1       Affi davi t in that case. This is what the  
2       document looks like. It's the only  
3       Affi davi t. The other side didn't file  
4       anything. And that was \$3500 of the total.  
5       We got a judgment from the Supreme Judi ci al  
6       Court in the moot case. The findi ng was that  
7       there's 13 acres of Commonweal th ti del ands at  
8       North Poi nt. In other words, the devel oper  
9       did not own the land. The advantage of  
10      Al ewi fe is there is no chal lenge to the land  
11      ownersh ip on this si te. It seems to be very  
12      clear.

13             The other advantage at Al ewi fe, and I  
14      menti on this in my letter, is the proposed  
15      archi tecture for this new bui lding, I find  
16      surpri si ngly good. Vastly superi or to the  
17      horror show at bui ldings S and T at North  
18      Poi nt whi ch this Board never shoul d have  
19      approved.

20             On traffi c, I actual ly find the traffi c  
21      studi es at Al ewi fe somewhat better

1           historically because most of them were done  
2           in the eighties when they did better reports.  
3           But I would note that both North Point and  
4           Alewife tend to mess up traffic, and I won't  
5           get any details, I mention this in the  
6           letter. And there's virtually no significant  
7           traffic mitigation in either case. A big  
8           problem in this report that you have in front  
9           of you is they put 60 percent of the traffic  
10          coming to this site comes down Rindge Avenue,  
11          a local residential street. And what are  
12          they doing putting 60 percent of the traffic  
13          on that residential street?

14                 I also see Alewife pedestrian problems  
15          is less than at North Point. The Lechmere  
16          crossing at North Point is absolutely  
17          horrible.

18                    HUGH RUSSELL: Steve, you're now  
19          into the fourth minute of your three minutes.  
20          Could you wrap it up?

21                    STEVE KAISER: I will not recognize

1           this, Mr. Chairman, because you had not  
2           closed the previous hearing at all and you  
3           should understand that.

4                   THOMAS ANNINGER:   The previous  
5           hearing is closed when the decision is made.  
6           Is that clear?

7                   STEVE KAISER:   You didn't close it  
8           by closing the hearing.

9                   THOMAS ANNINGER:   You don't decide  
10          on procedures, we've already done that.

11                   HUGH RUSSELL:   Sir, it's now --

12                   STEVE KAISER:   I will note one other  
13          thing.  Is if you call in the traffic  
14          director to speak after me, I have a right to  
15          comment on those comments.  That is the way  
16          the law is written.  And if you desire to  
17          hear from the traffic director, it should  
18          have preceded the public comments.

19                   HUGH RUSSELL:   Okay, could you  
20          please observe the three minutes?

21                   STEVE KAISER:   I will not push the

1 issue further tonight, but I would like to  
2 let you know that I consider this Board in  
3 very hot water legally.

4 Thank you.

5 HUGH RUSSELL: Thank you.

6 The next speaker is Dick Clarey.

7 RICHARD CLAREY: Richard Clarey, 15  
8 Brookford Street. I won't trouble you long.  
9 I'm going to have one question that I ask the  
10 developer to answer, which is how many units  
11 of affordable housing are going to be in this  
12 structure? There's an unusually high number  
13 of one-bedroom units. I was surprised at  
14 that. So I'd like to know the answer to that  
15 question.

16 Thank you.

17 HUGH RUSSELL: Okay, thank you.

18 Next speaker is Carolyn Meek.

19 CAROLYN MEEK: I'm Carolyn Meek, 15  
20 Brookford Street. I have two main concerns  
21 with this development:

1           One is the flooding, which I guess the  
2           Conservation Commission, they've gotten their  
3           permits from them and it's been handled. But  
4           I remember when they were redeveloping the  
5           quadrangle and the triangle, that the  
6           engineers said that within our lifetime we  
7           could expect the ocean to bridge -- the  
8           bridge and come up with all the rivers  
9           through Cambridge on the Alewife Brook and  
10          into our water supply. So I hope they have  
11          been -- we have done our part to adequately  
12          address those issues.

13           The other thing I will strongly request  
14          is that you include a requirement in the  
15          permit that the developer, Richard McKinnon,  
16          working in concert with other owners on  
17          Cambridge Park Drive, other employers on  
18          Cambridge Park Drive, put together a  
19          transportation management organization,  
20          because I see that as the only solution to  
21          the traffic transportation problems that

1 already exist out there. I've heard for a  
2 long time it's taken people as much as an  
3 hour to get into work or out of work and  
4 home. So to me there's a clear need for  
5 planning at that level.

6 Sue Clippinger, the State Department,  
7 all the players, the T, bus companies, all  
8 should be involved in putting this plan TMO  
9 together.

10 Thank you.

11 HUGH RUSSELL: Thank you, Carolyn.

12 Next speaker is Ellen Mass.

13 ELLEN MASS: Ellen Mass, 104-A Inman  
14 Street. I've lived in on this street for 42  
15 years, and I'm president of an environmental  
16 organization, the Friends of the Alewife  
17 Reservati on. And so we have a deep interest  
18 in the area, and we spent a lot of time there  
19 and looked at the situation, not just the  
20 flooding, but the \$114 million project that  
21 the City of Cambridge has there now to

1 remediate storm water and to develop a marsh,  
2 wetland restoration system that I think  
3 you're all aware of. What we were able to do  
4 because of the -- what Friends of Alewife  
5 feels is over development at Alewife, it's  
6 not just Cambridge Park Drive, but it is well  
7 Discovery Park, is to have the Horsley and  
8 Whitney Hydrology Company -- it's the -- one  
9 of the most used by the U.S. EPA, it's a very  
10 noted Massachusetts firm. And so we had them  
11 do reports, a report called the Technical  
12 Analysis Upper Alewife Brook Basin Impact  
13 Study, and I have I think four of them, so I  
14 don't have enough for everybody. So I would  
15 give them to Hugh Russell. And I will also  
16 be sending you the open space maps that  
17 Cambridge has done. It goes up until 2000 --  
18 I think until 2016 which shows where the  
19 floodway is. It shows where the conservation  
20 area is. And it shows what is supposed to be  
21 the industrial area. So it has very, very

1 clear maps of our footprint as we should  
2 proceed I think. So our concern is that this  
3 development is not the only one that's going  
4 up on Cambridge Park Drive. The 165, the  
5 Dodge Company is also going to be, as far as  
6 I understand, going to be building  
7 residential. And I guess what we're seeing  
8 now, maybe the first time in history out  
9 there, is that the people are permitting  
10 without the consideration of the Federal  
11 Emergency Management Agency and of the U.S.  
12 Government. In other words, they've been  
13 warning us that this area is already 47  
14 percent impervious surface. And it takes --  
15 once a watershed gets to six percent  
16 impervious surface, it becomes a danger to  
17 all the resources in the area. I don't know  
18 if most of you know, but this is the largest  
19 untouched urban wild in the Boston area. So  
20 it has a lot of resources and wonderful,  
21 wonderful things for people to appreciate,

1           enjoy, protect, conserve. DCR owns it. And  
2           now we see enormous overdevelopment by -- I'm  
3           sorry, I have to say it, tremendous  
4           speculation. Speculation in that the  
5           quadrangle that you've seen will be having a  
6           many more residential. So I think to look at  
7           this without the cumulative impact of  
8           residences and commercial, and also FEMA and  
9           its regulations -- I think you're all aware  
10          that FEMA requires cumulative impact. They  
11          don't enforce, but they do require the  
12          cumulative impact be done. And I have the  
13          phosphorus load out there with high  
14          residential density is like 35 percent. It  
15          does matter. Residential -- although we want  
16          to see a lot of people enjoying it, it's a  
17          beautiful place, it matters what kind of  
18          density you build and how this is going to  
19          affect the reservation and the new  
20          constructed wetland and the marshes. I hope  
21          that you'll be in touch and talking with all

1 the various agencies, especially the climate  
2 group with the City of Cambridge, the CPAC.  
3 They're very concerned about adaptation.  
4 Cambridge is awarded the adaptation center of  
5 the -- of one of eight cities in the United  
6 States to be the adaptation center. That is  
7 our major adaptation area. So I am  
8 completely opposed to the development of this  
9 property.

10 PAMELA WINTERS: Thank you. Thank  
11 you, Ma'am.

12 HUGH RUSSELL: Thank you.

13 Next speaker is -- oh, thank you, I'll  
14 have -- ask Liza to reproduce them for all of  
15 us.

16 Next speaker why Elsie Fiore.

17 ELSIE FIORE: My name is Elsie  
18 Fiore. I live at 58 Mark Street in  
19 Arlington. I've appeared here on numerous  
20 occasions. Most recently a couple weeks ago  
21 or so. And there are a number of things

1 missing from what we saw up there. We didn't  
2 see any children. Not a single child. There  
3 wasn't even a mention of a child. So  
4 apparently this whole development is being  
5 built for single people or maybe two people  
6 who sleep in one bed. We don't know who they  
7 are. But I do have a friend who worked with  
8 elderly housing and he tried for years for  
9 the state to make two-bedroom apartments in  
10 elderly housing. I don't know what they do  
11 now. I'm 85-years-old now myself, I living in  
12 my own house and still driving and doing all  
13 those things. However, in elderly housing  
14 only has one bedroom, a sister and brother,  
15 one has to sleep on the couch. And that's  
16 gonna happen here. I never saw any building  
17 that had so many single beds, but then I  
18 haven't been in them.

19 So I have brought, I love to bring the  
20 picture of the great Acorn Park flood of  
21 1996. I think before I've given the whole

1 group a whole series of pictures that were on  
2 a big sheet. So you should be looking at  
3 that.

4 This is a corner of Acorn Park Drive  
5 where it meets Route 2. This is also an old  
6 picture, but there's a gully there and it  
7 floods up and it goes towards Mr. McKinnon's  
8 project on the old Faces site.

9 I have tons of stuff that's very old  
10 because I've been preaching the same thing  
11 for years now. I will say I'm a 50 year  
12 member of the elected town meeting member in  
13 Arlington, along with my friend Harry McCabe.  
14 I was on the Conservation Commission for 11  
15 years. I was Chairman for three. So, I'm  
16 just horrendously disappointed when I see  
17 that the Wetlands Protection Act is supposed  
18 to be protecting the land and people who live  
19 around it is forever being thrown away by  
20 Planning Boards, Conservation Commissions,  
21 and others. Of course, we know that Governor

1 Patrick took the environmental money away  
2 that we need to use to protect these things.  
3 So there's nothing left. The DCR is  
4 helpless, and it's just when I looked at the  
5 list of permits that they have, it goes along  
6 with my thinking that we might as well  
7 eliminate most of government and just have  
8 one person making all the rules, because  
9 these people always come in and ask for all  
10 these permits and they're getting the  
11 permits.

12 So I will ask one question and then I  
13 want to read quickly a letter that I wrote a  
14 number of years ago.

15 PAMELA WINTERS: Ma'am.

16 ELSIE FIORE: How long do we have --

17 PAMELA WINTERS: Ma'am, excuse me, I  
18 don't think you're going to have time to read  
19 your letter. So if you could just --

20 ELSIE FIORE: I read very fast.

21 PAMELA WINTERS: Well, your three

1 minutes is up.

2 ELSIE FIORE: No, that's not good  
3 enough for me. I go along with Steve Kaiser.

4 When the developer has taken much more  
5 than their time --

6 PAMELA WINTERS: Well, Mr. Chair.

7 HUGH RUSSELL: We're trying to  
8 address the balance so everybody in the room  
9 has a chance to speak.

10 PAMELA WINTERS: You're welcome to  
11 finalize your comments if it's brief.

12 ELSIE FIORE: One of the things that  
13 happens when you become 85 is that you forget  
14 what you were saying a minute ago so I will  
15 just sit down. But I'm totally opposed to  
16 this. I would reiterate what was said by the  
17 previous speaker who said -- I have a  
18 neighbor who had to leave her job there years  
19 ago because it took her an hour to go a half  
20 a mile home from Cambridge to Arlington. And  
21 that's the other thing that they haven't

1 shown is the proximity to Arlington to  
2 Belmont and the effect that this will have.

3 PAMELA WINTERS: Thank you for your  
4 comments.

5 HUGH RUSSELL: Thank you.

6 Is it Annie Thompson.

7 ANNIE THOMPSON: Hi there, everyone.  
8 Annie Thompson, 14 Cottage Ave., Arlington,  
9 Mass. I kind of got involved in a lot of  
10 this -- I'll give you a quick overview with  
11 the Faces development. I live on Alewife  
12 Brook, right against Alewife Brook so I've  
13 seen all the flooding that happened.  
14 Studying the FEMA stuff, finding out that  
15 they're developing, Rich and his group,  
16 Discovery Park development in the floodway,  
17 Faces in the floodway, this in the floodplain  
18 with all these, you know, it's okay because  
19 we're storing water. It's okay because we're  
20 mitigating it in this way. Speaking with  
21 FEMA where they said you really need to look

1 at the cumulative impacts of everything. So  
2 you don't say, okay well, this one's okay.  
3 We can do this now without considering what's  
4 gonna happen next and what's gonna happen  
5 next and what's gonna happen next. Right now  
6 you've got Faces going up. You've got more  
7 permits for more Discovery Park Drive.  
8 You've got this project. Owen O'Riordan told  
9 me the 165 Cambridge Park Drive is going  
10 forward. Somebody's looking for a permit  
11 there. You've got the stuff on Fawcett  
12 Street. There's what, 429 units, that's Cube  
13 3 also, and also another 109 units.

14 So you've got, the flooding issue;  
15 right? And I think one other thing, I didn't  
16 really prepare any remarks, the -- in the  
17 on-line, the Cambridge Development Board's  
18 website they have a link to the application;  
19 right, for this meeting tonight. It's  
20 missing -- the on-line application is missing  
21 the 45 pages that BSC did. This whole

1 section is missing from the on-line web  
2 filing, and this is very important to anybody  
3 concerned with any kind of flooding issue. I  
4 think that in and of itself should, you know,  
5 be resolved somehow given people more time or  
6 something to look at. It's gone. It's not  
7 there.

8 I also think you need to look at the  
9 traffic issue. You know, I -- I know I work  
10 -- I live in East Arlington. I can drop my  
11 son off at school, go on down Lake Street,  
12 get onto Route 2 to go out to Bedford. You  
13 see the cars coming off right now pulling a  
14 u-turn off Lake Street, cutting through  
15 Discovery Park. You're going to have more  
16 development at Discovery Park. You're gonna  
17 have people cutting through -- that whole  
18 area's already a mess. You know, people get  
19 off, they cut down Lake Street. It takes an  
20 hour just to get down Lake Street. You have  
21 people coming from all these new developments

1 that are impacting Arlington and Belmont a  
2 heck of a lot more than they're impacting  
3 anybody in Cambridge, and it's not really  
4 being considered. So, you know, we need to  
5 think more about traffic.

6           Okay, did anybody ever say when Trader  
7 Joe's got put in and the Route 16 there, that  
8 was gonna have an impact on traffic? No.  
9 You know, the traffic impacts don't really  
10 seem to be looked at until after the fact,  
11 and then it's on to the next project. Well,  
12 we didn't know it was gonna be that bad and  
13 this one's not that bad, and then that one's  
14 worse. Well, it's kind of the same thing  
15 with accumulative impact with flooding.  
16 Nothing seems to be really looked at on top  
17 of what's happened or what will happen. And  
18 overall it ends up affecting everybody. And  
19 the fact that so many things get permitted, I  
20 know I'm probably running short on time. The  
21 fact that so many things get permitted that

1 really have a long-term impact without really  
2 looking deeply into what's going on really  
3 needs to be considered a little bit more.

4 HUGH RUSSELL: Thank you.

5 ANNIE THOMPSON: And I've got the  
6 map here. This is the floodway map. And  
7 there's the flood, that's where it's going,  
8 right outside the floodway but in the  
9 floodplain.

10 HUGH RUSSELL: Next speaker is  
11 Michael Brandon.

12 MICHAEL BRANDON: Thank you,  
13 Mr. Chairman. My name is Michael Brandon,  
14 B-r-a-n-d-o-n. I live at No. 27 Seven Pines  
15 Avenue in North Cambridge and I'm the clerk  
16 for the North Cambridge Stabilization  
17 Committee.

18 I spoke to the Chairman before the  
19 meeting convened or the hearing convened to  
20 express concern I have and I thought I was  
21 just going to speak about process issues

1           tonight and save substantive comments for  
2           later, but some of my neighbors are saying  
3           things that ring quite true to me so I may  
4           get to that.

5                        On the process issue, and some of the  
6           issues that have been alluded to or one of  
7           the speakers had a concern about the legality  
8           question of not closing hearings. My concern  
9           is about opening this hearing. This hearing  
10          -- and I did send a letter to the  
11          Inspectional Services Commissioner, who is  
12          responsible for enforcing the Ordinance, the  
13          copies -- although it was late today, they go  
14          to your staff and I believe -- I hope they  
15          will be forwarded to you. But there's a  
16          section of the Ordinance, as most of you  
17          know, that requires that public hearings be  
18          posted on the site. And they're very  
19          elaborate provisions for how that's done,  
20          they're visible and, you know, so it's not  
21          just a meaningless procedure so the developer

1 can say I did it.

2 I've been talking to Rich McKinnon  
3 about this problem, and it hasn't been  
4 corrected. We've been talking about it for  
5 weeks. You'll see the letter. And just, I  
6 wanted to get on the record what I had  
7 suggested that you not open the hearing  
8 tonight, that this be an informal  
9 presentation for you, as he's done for you on  
10 the Faces site, other projects that he's  
11 done. He went twice to the -- gave a  
12 preliminary presentation to the Conservation  
13 Commission so that the folks, and I know  
14 there was one group here that said they  
15 hadn't been in contact, they're clearly aware  
16 of the hearing. Anyway, so that's a concern.

17 Oh, just to call to your attention,  
18 too, that the Zoning Board has been aware of  
19 this problem of applicants for Special  
20 Permits, Zoning relief there not complying  
21 with the Ordinance and not properly posting

1 clearly in accordance with what the rules  
2 are. So they've been cracking down. And  
3 what they would do is, and I know,  
4 Mr. Chairman, you said you don't have  
5 enforcement power, and I agree. But they say  
6 we're not gonna open this hearing until you  
7 go back and do it right. So I wish that it  
8 happened here, but I guess it's too late now.

9 Many of the issues that we would like  
10 and that our organization would like to raise  
11 with you and discuss and talk to the  
12 proponents about, we just do not have time.  
13 They've been very cooperative in providing  
14 information which we placed on our website.  
15 Which was mentioned, the city's website  
16 doesn't even have a complete copy of the  
17 initial application let alone all the other  
18 material that's come in. And, you know, Rich  
19 has tried to provide information. I've tried  
20 to post it so it's publicly available, but  
21 it's a huge task. It's very huge project and

1 I'm concerned.

2 Thank you. I see I'm getting to the  
3 end of my time so I'll shut up and do what I  
4 said. You'll maybe hear from us later.

5 HUGH RUSSELL: We're not going to  
6 make a decision tonight so there should be  
7 time for your organization to communicate.

8 MICHAEL BRANDON: Thank you. Can I  
9 just get a clarification?

10 You said at the start that this hearing  
11 will not be closed. Did you mean both the  
12 oral and the written?

13 HUGH RUSSELL: That's what I meant,  
14 yes.

15 MICHAEL BRANDON: Okay, thank you.  
16 That's good to hear.

17 HUGH RUSSELL: James.

18 JAMES WILLIAMSON: My name is James  
19 Williamson, 1000 Jackson Place which is out  
20 along Rindge Ave.

21 I am mindful and sympathetic to the

1 concerns that are being expressed about the  
2 reservation, about the wetlands, about the  
3 floodplain, but I'm not expert on that, and  
4 so I'll leave it at that time.

5 I am not keen on the rhythmic panels  
6 that were described, but I'm gonna stick to  
7 things that I really know something about.  
8 I'm co-president of the Tenant Council at  
9 Jefferson Park which is a public -- major  
10 public housing along Rindge Ave. out near  
11 Alewife Brook Parkway. My first concern is  
12 about the traffic impacts along Rindge Ave.  
13 There are many, many young people who go back  
14 and forth across Rindge Ave. to get to the  
15 swimming pool, the DCR pool, to get to a  
16 baseball diamond, to get to Russell Field,  
17 and a whole larger community of people who go  
18 back and forth to the rear exit and entrance  
19 to the Alewife T station along the pathway.  
20 So, first of all, concerns about the traffic  
21 impacts.

1           Secondly, bike -- something has been  
2           said about bicycles. I mean, wonderful,  
3           wonderful bicycles. There's a problem with  
4           the people, not the bicycles, but the people  
5           who ride them. People who walk to that back  
6           entrance and exit to the Alwife T station,  
7           which is at the end of the pathway that goes  
8           from the Russell Field fieldhouse to kind of  
9           head house rear entrance and exit to the  
10          Alwife T, that pathway is a pedestrian  
11          pathway and a piece of the Minuteman Bike  
12          Pathway. It's -- it's shared. But it's not  
13          shared very well by the people who ride their  
14          bicycles. They race along there creating  
15          terror on the part of the pedestrians who are  
16          fearfully walking along that pathway. If  
17          there's gonna be a lot of bikes at this new  
18          major development, please have some  
19          instructions, some guidance to the people who  
20          ride those bikes as to how to learn to  
21          respect the pedestrians in that part of --

1 because I imagine they'll be using, you know,  
2 racing along that shared pathway and bikeway.

3 And finally, I have another concern  
4 which is about the T. A year ago last  
5 November there was a derailment at Alewife.  
6 This was after the D'Allessandro talked about  
7 the review, Odette D'Allessandro was quoted  
8 in saying he wouldn't ride the Red Line  
9 between Alewife and Harvard because it was  
10 unsafe. Now we've just had -- so after that  
11 there was a derailment, after the T assured  
12 the city there would be no problem. There  
13 was in fact a derailment. Now they've just  
14 had a multi-month refurbishing. They closed  
15 down the T on weekends to do a refurbishing  
16 along that area. I don't think that we can  
17 count on this having solved the problems  
18 having to do with safety and the security of  
19 the infrastructure in that area, and if you  
20 combine that with concerns about capacity,  
21 I'm wondering if you -- if there aren't

1 issues about how many people we're going to,  
2 you are going to allow and you are going to  
3 end up having crammed up into this area with  
4 the notion that they're going to rely on  
5 public transportation, which is in theory a  
6 positive direction we want to go in, but in  
7 practice I don't believe we have the capacity  
8 right now on the T. And when they vote  
9 tomorrow for the fare hike, by their own  
10 statistics they're predicting a five percent  
11 decrease in ridership. So the impacts of an  
12 increase in the fare can be taken into  
13 consideration as well. So please be mindful  
14 of the impacts having to do with public  
15 transportation.

16 Thank you.

17 HUGH RUSSELL: Thank you.

18 Does anyone else wish to speak at this  
19 time?

20 MICHAEL BRANDON: Can I make one  
21 more comment? One sentence.

1 HUGH RUSSELL: One sentence.

2 MICHAEL BRANDON: On the topic I

3 spoke of. Again, it's Michael Brandon.

4 I wanted to acknowledge the presence of

5 Councilor -- City Councilor van Beuzekom,

6 thank her for coming. And I don't think any

7 other councilors, current councilors are

8 here. Mr. Gallucio's here. Good to see him.

9 HUGH RUSSELL: Okay. I think that's

10 the end of your sentence.

11 MICHAEL BRANDON: I'm sorry. The

12 second sentence or the end of this sentence

13 is that the City Council last night

14 unanimously passed an order to address the

15 problem --

16 HUGH RUSSELL: Yes, we received a

17 copy of that order.

18 MICHAEL BRANDON: Oh, good. Thank

19 you.

20 HUGH RUSSELL: Councilor, would you

21 like to speak?

1                   MINKA van BEUZEKOM:   Okay.   So my  
2                   name is Minka van Beuzekom.   So I'm going to  
3                   repeat a lot of what was said before, so I  
4                   too am concerned about the cumulative impacts  
5                   of the traffic.   As you guys know, I've been  
6                   coming to many of the Planning Board  
7                   hearings, and to me it's -- it's exciting on  
8                   one hand that a lot of the vision of having  
9                   more people live in the city is going to  
10                  happen, but it also raises a lot of concerns.  
11                 Are they going to bring their cars?   Are they  
12                 going to bring public transportation?   Will  
13                 public transportation be able to handle all  
14                 that extra load?   So for me it's kind of a  
15                 mixed blessing.

16                 When I think about Faces, and I don't  
17                 remember all the numbers of how many units,  
18                 but Faces, now this one, Wheeler and Concord,  
19                 Fawcett Street.   I mean, it's just a mind  
20                 boggling number of new people that we want to  
21                 have come into the city.   And I really do

1 hope that there is some way for Traffic and  
2 Parking to look at the cumulative impact of  
3 all these cars and the impact on the smaller  
4 residential streets.

5 But there are some exciting things.  
6 The fact that now there might very well be a  
7 bridge that crosses over the train tracks  
8 into the Alwife Overlay District is great.  
9 I just hope it's not a bridge that's sort of  
10 dangling without a place to land on the other  
11 side. I'm not sure if that's part is -- it's  
12 not in your control, but I'm not sure if that  
13 part's been looked at. And also I think it's  
14 very exciting, although I think other groups  
15 are thinking about this at the same time, to  
16 do shared parking between the businesses and  
17 the residential. Since it was pointed out,  
18 they've used parking at different times of  
19 the day. So I'll leave my comments at that.

20 Thank you.

21 HUGH RUSSELL: Thank you.

1 Does anyone else wish to speak?

2 (No Response.)

3 HUGH RUSSELL: Okay, so we are going  
4 to go into a time in this meeting where the  
5 Board discusses what we've heard. I would  
6 like to present to the Board that Ted has  
7 asked if he could leave by ten o'clock  
8 because of other commitments he has. So I'm  
9 wondering if we can just let it stop now and  
10 then pick it up at the next meeting and go  
11 forward?

12 PAMELA WINTERS: That's a good idea.

13 THOMAS ANNINGER: Maybe I could just  
14 clarify a procedural matter because it's been  
15 asked about a couple times.

16 We are doing what lawyers call  
17 continuing the hearing. In other words,  
18 we're going to keep it open until next time  
19 and the time after that if necessary until  
20 just before we reach our decision. The  
21 implication of that is that we will continue

1 to ask the proponent if there are any further  
2 comments that they want to make, and then we  
3 will allow the public to make comments as  
4 well. Those comments will, in all  
5 likelihood, be limited to two minutes, not  
6 three minutes, two minutes, for further  
7 testimony to keep the process moving. We  
8 have a lot of -- as some of you may have  
9 heard, other items that we have to deal with.  
10 This process of keeping and continuing the  
11 hearing is one that we plan to take on just  
12 about all our other matters that we deal with  
13 when we have more than one meeting on which  
14 we take up these matters. So the continuance  
15 of the hearing is something that we're doing  
16 tonight and we will do that on other matters  
17 as well.

18 HUGH RUSSELL: And we thank Ted  
19 actually for putting us on to this road a few  
20 months ago.

21 So do we know when this will come up

1           again?

2                       LIZA PADEN:   Yes.   It would make  
3           sure that you sign up on the sign-up sheet  
4           either e-mail or regular mail and you'll get  
5           a notice of the next time this is on the  
6           agenda.

7                       ANNIE THOMPSON:   Can you make sure  
8           the full document is on the website?

9                       HUGH RUSSELL:   We'll try.   Okay,  
10          thank you very much.

11                      JAMES WILLIAMSON:   You'll wait until  
12          there's more back and forth before you all  
13          will be discussing things?

14                      HUGH RUSSELL:   We're just out of  
15          time tonight.

16                      THOMAS ANNINGER:   I actually think  
17          that if we wanted to talk beyond now, if we  
18          had comments to make, I think that would not  
19          impact Ted's participation in the public  
20          hearing.

21                      WILLIAM TIBBS:   I would prefer to

1 talk when we're all here.

2 THOMAS ANNINGER: That's fine.

3 WILLIAM TIBBS: So everyone can hear  
4 our comments.

5 HUGH RUSSELL: Okay. So can we  
6 proceed on with the next matter or do we need  
7 a break?

8 THOMAS ANNINGER: Let's give a  
9 chance for the room to clear.

10 HUGH RUSSELL: Five minute break and  
11 then the next item that we're going to talk  
12 about is Building G, Planning Board 141.

13 (A short recess was taken.)

14 (Sitting Members: Hugh Russell, Thomas  
15 Anninger, William Tibbs, Pamela Winters,  
16 Steven Winter, Ahmed Nur.)

17 HUGH RUSSELL: So I think we can get  
18 started now. So the next item on the agenda  
19 is design update for Building G which is used  
20 to be called Cambridge Research Park and I'm  
21 not quite sure what to call it today.

1                   SAL ZINNO: Chairman, members of the  
2 Board, we've been calling it parcel G. But  
3 we recognize we're going to have to come up  
4 with another name.

5                   To keep it brief, so we were here on  
6 the 21st to review our initial plans for this  
7 building. We heard some comments. Some were  
8 loud and clear in terms of the design, and I  
9 think one of the things my grandmother used  
10 to say is that everything happens for the  
11 best. We went back to the drawing board for  
12 the few items, and I'm pleased to say that we  
13 are more satisfied with the project as it  
14 stands today than we were on the 21st. I  
15 hope you are, too. With that said, I am --  
16 I'll turn it over to Jim to give us some  
17 details.

18                   JIM BATCHELOR: Thank you, Sal. My  
19 name is Jim Batchelor, B-a-t-c-h-e-l-o-r.  
20 And I'm a principal with Arrowstreet.

21                   So I have prepared some slides. I

1 think you have seen the materials in the  
2 distribution. I will go relatively smoothly  
3 through them and then we can have a  
4 discussion. I've also brought, in addition,  
5 some samples for the exterior materials for  
6 this discussion.

7 This is the site area. I think  
8 everyone is familiar with it. I won't speak  
9 much about it, I think everyone knows which  
10 parcel we're talking about, but if there are  
11 any questions that relate to this, we can  
12 come back to it.

13 We did, as was requested, provide a few  
14 more views of the surrounding area, including  
15 some of the other buildings that were  
16 desiring to relate to in terms of materials  
17 and to some extent colors. And we have also  
18 provided some more views just to show the  
19 building in its context. So obviously you  
20 can see our design for Parcel G in the center  
21 with Genzyme to the right, and to the left is

1 the Watermark II project which is about to go  
2 into construction.

3 A view coming from the other side.  
4 Again Watermark II on the right and Genzyme  
5 on the left, looking down at the G.

6 A view from eye level across the canal  
7 showing the building in its context.

8 A view from the southwest showing the  
9 building with some, again, some of the  
10 contextual buildings on each side.

11 And I did include here, which was not  
12 in your packet, but a pairing to kind of talk  
13 about some of the adjustments that we made in  
14 response to the comments last time.

15 So we heard a number of suggestions  
16 that we look further at the fenestration to  
17 try to simplify it. And starting from the  
18 penthouse we have taken the windows out of  
19 the penthouse, except at the far upper right,  
20 the southeast corner where we have floor to  
21 ceiling glass which we think provides a nice

1 transparency at the corner. And also I think  
2 will provide interesting visual points. I  
3 think you can see that view as you come  
4 across the Longfellow Bridge.

5 The heads for all the windows we've  
6 made at a consistent height on the curtain  
7 wall, which is the south side. Basically,  
8 all of the material on the south is curtain  
9 wall. The curtain wall continues around a  
10 little bit on the east and the west, and then  
11 metal panel begins here. But we have created  
12 a consistent height for the head of the  
13 windows picking the highest point that we had  
14 and thinking that this could be beneficial or  
15 it will let more daylight further into the  
16 building. And then on the sill we have  
17 removed the occasional lower and used a  
18 consistent sill height. And I think, again,  
19 as Sal said, we're pleased with the  
20 difference that has made.

21 We've also taken out some of the

1 smaller differences between the facet planes  
2 on the second and third floor and between the  
3 fifth and the penthouse, and it's just kind  
4 of simplified the massing a little bit. And  
5 we're generally, again, pleased with where  
6 that's going.

7 This is another important view  
8 obviously from the northwest, and this is a  
9 view which I think there were a number of  
10 positive numbers, we tend to keep that as it  
11 was. I did prepare this in part to say that  
12 there's considerable continuity, but also to  
13 say that we did address a little bit, the  
14 north side, and we have added some  
15 additional, kind of corner conference room  
16 fenestration at the northeast corner. The  
17 center on this side is likely to be support  
18 spaces with less occupants and we've used a  
19 little bit smaller window. And I think,  
20 again, that's working with our overall energy  
21 model trying to be efficient in where we put

1           our glass. On the west side and on the east  
2           side, again, we're using a little bit less  
3           glass area than on the south side.

4           A couple more views. This is closer  
5           in. All of the first floor is to be an  
6           active retail presence. So that as one  
7           approaches both from the southwest and from  
8           the northwest, there will be an active retail  
9           presence. I think we're pleased with what we  
10          have done in terms of keeping, keeping the  
11          facets which I think have been an important  
12          part of our design, but also doing some  
13          things to simplify it. The massing on this  
14          side is a bit simplified from what it was  
15          before.

16          Another view, just showing the  
17          northwest corner closer in. This would be  
18          the retail presence. This would be the entry  
19          into the lab office building.

20          Nothing much has changed but we have  
21          the site, area site plan for reference. This

1 is a section that shows the building in the  
2 context of the garage which is below grade  
3 that exists. Genzyme on the left. And the  
4 Chapter 91 setback line which consists of a  
5 vertical plane up to 55 feet in height and  
6 then an angled plane at a two to one angle.  
7 And I did want to mention we are, we are  
8 still working through some important  
9 dimensional issues for all our clearances  
10 here, and we have to work to make sure that  
11 within the height that we have, we can do  
12 that with an economical structural frame and  
13 achieve the clearances at each level that are  
14 important for the uses. And right at the  
15 moment that's still something that we haven't  
16 fully worked out, and we may need to tweak  
17 this a little bit more. But conceptually  
18 this is our goal and where we are headed.

19 I included the plans if there are any  
20 questions. This is the typical two and three  
21 floor which is the main lab, office floor.

1           This is showing the roof terrace at  
2 fifth level. You can see below it, the  
3 fourth level, there are two nice terraces  
4 that overlook the park and canal to the  
5 south.

6           Looking at the penthouse mechanical  
7 level and looking at the roof.

8           A section with a little bit more detail  
9 in it. We've got a little bit more  
10 information on the exterior materials, and I  
11 have brought a sample which I will pass  
12 around if people would like to look at that.  
13 The primary materials are on the right-hand  
14 side. And on the left we have some specialty  
15 materials. And I'll talk a little bit more  
16 about where those are used.

17           This is in general indicative of our  
18 intentions on the curtain wall glass. The  
19 one immediately to the left is our general  
20 intention with respect to what's referred to  
21 as the metal panel Alucobond type more of a

1 punched open window. Definitely an increase  
2 in the energy conservation value of this kind  
3 of wall, so we're trying to use that a little  
4 bit more.

5 This is a perforated metal which we're  
6 using in a couple elevations, and I'll show a  
7 little bit more about that. And this is an  
8 embossed metal, which is something which,  
9 again, we have a bit of a sample for it. And  
10 I'll show you where those are located on the  
11 building.

12 This is the west elevation and a good  
13 one for talking about those materials.  
14 Curtain wall on the west and on the east side  
15 is just wrapping around from the south. The  
16 south being essentially all curtain wall.  
17 There's a little bit of curtain wall on the  
18 left-hand side here. This zone is all metal  
19 panel. The perforated is used high up in the  
20 building here where we have a significant air  
21 intake for the lab air. This is the intake

1 side. And rather than exposing the classic  
2 large louvers, what we've done is we've set  
3 the classic large louvers back about four  
4 feet. And what we have done is to put a  
5 perforated metal screen in front, because we  
6 feel that visually this will enable us to  
7 come up with a coherent set of materials that  
8 I think will be more interesting and more  
9 unified whole than straight louvers.

10 And then the areas of embossed is  
11 taken, in effect, in this vertical zone  
12 underneath the perforated so the idea is that  
13 there would be not a completely smooth metal  
14 here. This is a smooth Alucobond. This is  
15 an embossed. And you can see the sample as  
16 it goes around.

17 South. All curtain wall on the south.  
18 This at the top is a screen wall, and they're  
19 also looking at using the perforated metal up  
20 at the screen wall up at the top.

21 This is the north side. Again, all --

1 almost all Alucobond metal type of panel. A  
2 little bit of curtain wall at the corners.

3 This is the east elevation. Again, you  
4 can see a little bit of the curtain wall  
5 wrapping around at the corners. And you can  
6 see also up at the top would be a perf  
7 screen. And in this area here we may not be  
8 using a perf screen to provide a little bit  
9 more solid in that corner and on the back.

10 And those are the slides.

11 THOMAS ANNINGER: What happens to  
12 the water with the perforations?

13 JIM BATCHELOR: The easiest way to  
14 see that is -- and I'll show the -- a slide  
15 like this. This is showing in plane of the  
16 perforation. This is the plane of the  
17 louver. And at the bottom of this is a  
18 drain. So where water gets through, which to  
19 some extent it will, it's been captured here.  
20 And the louver here is designed as a weather  
21 tight louver. So we're thinking actually we

1           have -- we have an okay weather tight  
2           situation.

3                       We did seriously think through the  
4           color and the comments on the color. As is  
5           indicated by the way the drawings have been  
6           continued, we do hope that we will get your  
7           blessing on a shade of green that we think is  
8           good. We have changed it a little bit from  
9           before in two ways.

10                      One is to use a consistent color.

11                      And the second is to make it a little  
12           by the more silvery so it has a little more  
13           metallic feel, and we're hoping that  
14           combination will pass muster.

15                      SAL ZINNO: Show the slide that has  
16           a few of the other inspirations.

17                      JIM BATCHELOR: Oh, yeah, we did  
18           include in the beginning a couple other  
19           buildings that have a little bit of a  
20           greenish cast to them. The building itself  
21           has a little bit of a greenish cast. This is

1 650, I think. This is MIT. This is MIT from  
2 the river side.

3 THOMAS ANNINGER: That's the Sloan?

4 WILLIAM TIBBS: Yes.

5 JIM BATCHELOR: Yes, it is.

6 So I think we're feeling that it can in  
7 a positive way fit in in some ways. And also  
8 it would be definitely pre-distinctive by  
9 being predominantly that in both this  
10 building and this building where it is one of  
11 two important colors.

12 HUGH RUSSELL: Roger, did you want  
13 to make any comments?

14 ROGER BOOTHE: Yes, I think the  
15 Board did have some very good suggestions,  
16 and I'm very pleased with how Arrowstreet and  
17 Jim Batchelor have dealt with that.

18 I personally thought the building was  
19 pretty much okay to begin with, but I  
20 listened to what you said. I think the  
21 simplifications have made it stronger. I

1 think it's nice that it's still sort of an  
2 idiosyncratic sort of building. It's up  
3 against such a strong building having Genzyme  
4 as a strong backdrop, and the power plant,  
5 it's a pretty strong neighbor for better or  
6 worse. So it's good it has some strength of  
7 character, but I think the simplifications  
8 have kind of calmed it down and made it  
9 actually do what it's doing before in a  
10 perhaps more elegant sort of way. So I'm  
11 feeling very good about the outcome.

12 HUGH RUSSELL: Any comments? Steve.

13 STEVEN WINTER: Thank you,  
14 Mr. Chair. I have just very short comments.  
15 I think we have done a lot better with this  
16 consideration, Jim. And I also want to say  
17 that this building is modern in every way.  
18 But it, it maintains an interesting sort of  
19 charm, and I'm not exactly sure why. It  
20 could be the nonlinear front to it. It could  
21 be the setting that it's in. But it is a

1 very interesting building.

2 JIM BATCHELOR: Thank you.

3 HUGH RUSSELL: Ahmed.

4 AHMED NUR: I too, Hugh, didn't  
5 really see what you saw the first time. I  
6 was -- I thought the first design was fine,  
7 but now I see where you're going with it. I  
8 really like it a lot better especially how  
9 for lack of a better word, the building is --  
10 has the attention of the water. Both  
11 sunlight and water view for its tenant and  
12 also for the viewers from outside. Taken  
13 away from all that, you know, checkered  
14 blocking of that makes it look very unique in  
15 its location. Aside from that, I think those  
16 are the only comments that I have to make  
17 architecturally speaking.

18 Even though I'm not sure what you call  
19 the -- I call that hammered facade.

20 JIM BATCHELOR: Embossed? I don't  
21 know if that's the right word.

1 AHMED NUR: I'll call it a hammered.  
2 What was the purpose -- I understand the  
3 letting the air in through the louvers is the  
4 reason why you have the Swiss cheese.

5 JIM BATCHELOR: Yes.

6 AHMED NUR: But the hammered, I  
7 couldn't see close up elevation, the two of  
8 them side to side just to see what the skin  
9 might look like as opposed to --you know,  
10 from here it looks like the shades are all  
11 the same.

12 JIM BATCHELOR: That's right.

13 AHMED NUR: The view that we had.  
14 But if you zoomed into that facade, I  
15 wondered if that's going to -- if it does  
16 look like attractive as it seems from a  
17 distance.

18 JIM BATCHELOR: Our hope is that it  
19 will be a good complement to it. In other  
20 words, there are holes and then there are  
21 these projecting embossed, and that they

1 bring it a little bit together. We have seen  
2 some other buildings in which some similar  
3 things have been attempted and have felt like  
4 the results were positive.

5 AHMED NUR: Okay.

6 HUGH RUSSELL: Pam.

7 PAMELA WINTERS: Just one comment.  
8 I'm glad you changed the windows. That was  
9 the one thing I didn't like from the last  
10 presentation. I just think it makes it more  
11 cohesive and more elegant looking and I'm  
12 glad that you did that.

13 HUGH RUSSELL: Bill.

14 WILLIAM TIBBS: I wasn't here on  
15 your first presentation, but looking at the  
16 before and after, I think it's definitely  
17 moved in a positive direction. I mean, this  
18 poor site has gone through so much. I  
19 remember one of the first things that we saw  
20 was that nice little glass studio residential  
21 building in which I really felt really just

1 from its design really held that site very  
2 well, and I think this kind of has more of  
3 that feel because of its glassiness on the  
4 water side than the previous one did which  
5 was getting a little bit more of an office  
6 building kind of look. So I think it's  
7 moving in a good direction.

8 THOMAS ANNINGER: Just a couple  
9 things that haven't been said. I like the  
10 building. What I like -- I do like the color  
11 a lot. I'm very happy with the color. And I  
12 think it's an improved green over the  
13 previous one, although it's subtle. I liked  
14 it before, and I like this one even better.  
15 And I like the massing. I like the way you  
16 -- now that I can see how it relates to the  
17 other buildings in a clearer way, I do like  
18 the way you feather down in a way that makes  
19 the whole sort of this hue, this Genzyme  
20 building and the rest sort of come together.  
21 I think you've done a very nice job. I'm

1           tempted to say book end but that isn't quite  
2           the right word. But I do think you shape the  
3           massing and the spaces in a way that is --  
4           that works well coming down to the green and  
5           to the canal, and I'm glad you did it that  
6           way. I wasn't so sure last time, but I --  
7           now I'm convinced that it is a good outcome.

8                        HUGH RUSSELL: Well, I think the  
9           presentation was very helpful. The amount of  
10          views you made, the -- I think makes the  
11          strongest case you could make for the  
12          building. And I'm very happy with the  
13          building now and I think I understand it  
14          better, and it's -- I really look forward to  
15          seeing it because it's a challenging site as  
16          everybody has said, but that trying to do  
17          many different things and work with some very  
18          strong neighbors and I think it's going to  
19          really succeed in doing that.

20                        So, I guess you're hearing a unanimous  
21          point of view. The only person who mentioned

1 color was Tom I believe or did you mention  
2 color?

3 PAMELA WINTERS: I mentioned color  
4 last time, too.

5 HUGH RUSSELL: Right. And I don't  
6 think we have to take any exception to the  
7 materials that were shown to us.

8 PAMELA WINTERS: No.

9 HUGH RUSSELL: So is there a formal  
10 action you would like us to take?

11 ROGER BOOTHE: I think you are  
12 supposed to take a vote on the -- do they  
13 need to take a vote, Liza?

14 LIZA PADEN: To move it on to the  
15 final design.

16 HUGH RUSSELL: Okay, so we need a  
17 motion to say we've reviewed and approved  
18 this.

19 WILLIAM TIBBS: So moved.

20 THOMAS ANNINGER: Second.

21 What does that mean, final design?

1 HUGH RUSSELL: There are stages.

2 LIZA PADEN: I think the next stage  
3 before the construction -- when they come in  
4 for their Building Permit, that will come  
5 back to you just before the Building Permit  
6 application.

7 SAL ZINNO: I think that's what I  
8 understand, there's one more iteration.

9 You get to see us again.

10 JIM BATCHELOR: There's one more  
11 iteration.

12 LIZA PADEN: Right. Because this  
13 Cambridge Research Park building has come  
14 back to you before the Building Permit as  
15 opposed to just the staff doing it like we do  
16 for other permits.

17 ROGER BOOTHE: Just the way this PUD  
18 was structured when you took your vote  
19 originally.

20 THOMAS ANNINGER: I see.

21 HUGH RUSSELL: And I think the level

1 of decision they're making is at pretty high  
2 level now. So that would just be a pro  
3 forma.

4 Okay, on the motion -- are we ready to  
5 vote? All those in favor?

6 (Show of hands.)

7 HUGH RUSSELL: Everybody is voting  
8 in favor.

9 (Russell, Anninger, Tibbs, Winters,  
10 Winter, Nur.)

11 HUGH RUSSELL: Sorry for giving you  
12 a hard time.

13 JIM BATCHELOR: Thank you for the  
14 constructive criticism.

15 PAMELA WINTERS: It's a better  
16 building.

17 JIM BATCHELOR: It is. And for that  
18 I'm grateful.

19 HUGH RUSSELL: Now, building F.

20 LIZA PADEN: Right. So in the  
21 Cambridge Research Park.



1 retail zoned areas is considered fast  
2 service, we have to come to the Planning  
3 Board for approval which is why we're here  
4 today asking for your approval of Mexi Cali  
5 Burrito. They will be opening up a second  
6 location in Kendall Square at the garage head  
7 house. The space is actually extremely  
8 small, 222 square feet. Pretty much has to  
9 be a takeout, to go. Obviously, a no seating  
10 inside of there. They're going to be serving  
11 breakfast and lunch, open eight hours a day.

12 WILLIAM TIBBS: In 200 square feet?

13 DAVID KREITZER: 200 square feet,  
14 yeah. So they'll have an indoor window for  
15 people coming out the garage and cold days in  
16 the winter, and an outdoor window as well to  
17 service the south plaza, which is the green  
18 area. And also the seating area that exists  
19 now which Parcel G actually is right next to  
20 and spews out into. So we think it will  
21 bring a lot of, you know, another amenity to

1 the Kendall Square area and bring more life  
2 to the area and give people a good option in  
3 the morning when they're leaving the garage.  
4 And then also, you know, service One  
5 Broadway, 101 and One Main, and then the  
6 Watermark apartments, the new Watermark  
7 building as well as the residential of the  
8 Third Street apartments.

9 Like I mentioned, Mexi Cali started, was  
10 it five or six years ago? Four years ago.  
11 They're in Tech Square. Locally owned by  
12 Eric Quadri no who will give you a little  
13 overview. And I recently read an article  
14 that this will be one of the first non-chain  
15 restaurant to open up a second location in  
16 Kendall Square, both being in Kendall Square.  
17 So we're very excited and we hope that you'll  
18 give us approval.

19 And I'll let Eric say a few words.

20 ERIC QUADRINO: Hello, I'm Eric  
21 Quadri no, Q-u-a-d-r-i -n-o. And as David

1            mentioned, I own Mexi Cali Burrito Company in  
2            Tech Square. This May makes four years for  
3            us I'm happy to say. We serve  
4            over-the-counter Mexican cuisine to the  
5            daytime working population of Kendall Square  
6            as well as Cambridge residents. In addition  
7            to food service, we also remain active in the  
8            community. We often donate food and time to  
9            the university as well as have business to  
10           business relationships with other Cambridge  
11           businesses. Personally I sit on the Board of  
12           Kendall Square Association where I coordinate  
13           the retail for the area. As David also  
14           mentioned, this is a 222 square foot  
15           location. We'll be focusing primarily on  
16           breakfast and lunch probably closing at  
17           around three p.m. I think the addition of  
18           Mexi Cali will be welcome to the area. It  
19           will give us a presence on the other side of  
20           the square. And we have yet to confirm, but  
21           we believe it is accurate, that we are the

1 second independently owned restaurant to have  
2 two locations in the area. Again, thank you  
3 for your consideration.

4 STEVEN WINTER: I have some  
5 questions.

6 HUGH RUSSELL: Yes, go ahead.

7 STEVEN WINTER: For the gentleman.  
8 I'm sorry that I'm going to look at you over  
9 the staff.

10 ERIC QUADRINO: Not a problem.

11 STEVEN WINTER: Are you going to be  
12 there Saturdays and Sundays when there's  
13 possible there's a great market there for  
14 you.

15 ERIC QUADRINO: We are not planning  
16 on being open Saturdays and Sundays. We are  
17 not objecting to it either.

18 STEVEN WINTER: Yes, I mean it could  
19 be a seasonal thing. It could be in the  
20 summer when people will be there.

21 ERIC QUADRINO: Definitely open to

1           i t.

2                   STEVEN WINTER:   And I also wanted  
3           to -- the Board may be aware of this, but  
4           these restaurants provide terrific food  
5           preparation, entry-level jobs for folks, and  
6           often they're career ladder jobs where people  
7           get skills and abilities and move on to  
8           something else.   And so that's a really good  
9           thing for the community.

10                   ERIC QUADRINO:   That's correct.   At  
11           Mexi Cali we currently employ Cambridge and  
12           Somerville residents, and we will be taking  
13           on additional staff at both Mexi Cali I and  
14           Mexi Cali Cabana.

15                   STEVEN WINTER:   Thank you.

16                   WILLIAM TIBBS:   I'd like to --

17                   PAMELA WINTERS:   Go ahead.   I'm just  
18           curious, do you serve the same food at  
19           breakfast as you do at lunch?

20                   ERIC QUADRINO:   We don't.   In  
21           breakfast we'll be focusing more on breakfast

1 burritos and assorted pastries and coffee.  
2 And at lunch we'll be switching over to a  
3 slightly scaled down version of our  
4 traditional menu, which is about four meat  
5 fillings and two to three rotating vegetable  
6 fillings for burritos, taco, nachos, etcetera  
7 with seasonal changing specials.

8 PAMELA WINTERS: Thank you.

9 ERIC QUADRINO: I hope that made  
10 everybody hungry.

11 PAMELA WINTERS: I want samples.

12 HUGH RUSSELL: And I guess it's hard  
13 with your name to follow the practice of  
14 Boloco who branches out somewhat in cuisines.  
15 So, I love their pan cock wrap. I don't like  
16 beans at all. So it's not a condition. Just  
17 know that other people who might be your  
18 customers could reach them.

19 ERIC QUADRINO: Appreciate the  
20 input.

21 WILLIAM TIBBS: I'd like to make a

1 motion that we approve the restaurant use for  
2 Building F.

3 AHMED NUR: I'm sorry, I was a  
4 little confused. I had a quick question,  
5 Bill. I'm sorry. And that is -- I really  
6 didn't get any plans with -- I don't know  
7 exactly where it is located other than the  
8 garage, a picture of it.

9 STEVEN WINTER: We have had that; is  
10 that correct?

11 AHMED NUR: At the same time what  
12 are we approving?

13 WILLIAM TIBBS: Just a use.

14 AHMED NUR: Just the use of it. We  
15 don't have to worry about the sinks and where  
16 is this and where is that?

17 STEVEN WINTER: The last plans we  
18 saw -- those are good concerns. The last  
19 plans we saw had, I felt, conditions to meet  
20 all of those issues.

21 AHMED NUR: I'm pretty sure I'm

1 going to go along with my... okay.

2 HUGH RUSSELL: Okay. There's a  
3 motion that's been made.

4 Is there a second.

5 Pam is seconding. Is there any more  
6 discussion?

7 (No Response.)

8 HUGH RUSSELL: All those in favor of  
9 the motion.

10 (Show of hands.)

11 HUGH RUSSELL: All members voting in  
12 favor.

13 (Russell, Anninger, Tibbs, Winters,  
14 Winter, Nur.)

15 HUGH RUSSELL: Just one other  
16 comment. I think this is a really positive  
17 thing to do. I mean, it's really a side  
18 effect (inaudible).

19 Thank you very much. And we'll go on  
20 to the last item on our agenda, the K2C2  
21 update.

1 BRIAN MURPHY: And while Roger's  
2 setting up, I'll try to provide a little bit  
3 of additional context.

4 This is the first of two updates that  
5 the Board will be getting, and actually May  
6 1st when David Dickson comes. And this is  
7 mostly going to be focussed on K2 really  
8 because of the fact that we're winding down  
9 that process to make for a great deal of  
10 time, and in addition with MIT likely to be  
11 refocusing resubmitting its petition and to  
12 give some sense of additional context of  
13 this. We'll also provide the Board with a  
14 Central Square update later on in the summer.

15 But really the Kendall phase about a  
16 year ago, we did an initial update earlier in  
17 the process, but it's now in its final  
18 stages. And once it's done, you know, which  
19 will be really around the end of April  
20 beginning of May, the staff will work on  
21 formulating Zoning based on the

1 recommendations and we'll bring it to your  
2 consideration most likely in June.

3 Similar to ECaPs and Concord/Alewife we  
4 would expect that this would be a Planning  
5 Board Rezoning Petition with the goal of  
6 filling it by the fall. And, you know, some  
7 of the key drivers to set the stage for the  
8 Kendall process would be that for Kendall to  
9 retain its, you know, really its role as a  
10 supreme location for innovation economy,  
11 there needs to be some capacity for  
12 businesses to grow and stay, not just in  
13 Cambridge but really in Kendall Square. That  
14 when you look at what really drives a lot of  
15 these innovation businesses, they really want  
16 to be proximate to MIT, Broad Institute,  
17 Whitehead. There really is a strong push  
18 there.

19 We've been successful for sometime with  
20 a biotech cluster, with companies such as  
21 Genzyme, Biogen, Novartis expanding here and

1           creating a campus. You've got Pfizer moving  
2           to 610 Main Street. But what's been also I  
3           think exciting is we've had more recently web  
4           and informational management companies.  
5           Microsoft expanding, Google expanding, and  
6           now Amazon having a presence here. They are  
7           three of the largest information management  
8           companies that are out there.

9           The tension we also face at the same  
10          time is that we want to make sure that the  
11          Kendall continues its trajectory in terms of  
12          the knowledge economy. We also want to  
13          continue its transformation into a vibrant,  
14          liveable mixed use district, not just a place  
15          where people just want to work but live and  
16          play as well. So as we've been going through  
17          this process, we've been talking about how do  
18          we increase densities and heights to  
19          accommodate the desired development  
20          capacities for the innovation component.  
21          And, you know, as we do this, it really

1 becomes increasingly more important to think  
2 about how the development is shaped, how it  
3 fits into the Cambridge context, and more  
4 specifically the Kendall context. And what  
5 are the elements that's the best that can  
6 leverage that development to create a  
7 positive urban experience at the street  
8 level. Whether that's ground floor retail,  
9 whether that's thinking consciously about  
10 street wall heights, those sorts of things.  
11 So the goal really of Roger's presentation is  
12 to set the stage to help us get more of a  
13 shared understanding of how we've dealt with  
14 height in Cambridge -- and then just that  
15 obviously to remind people there will be an  
16 additional public presentation at the public  
17 meeting for Kendall Square from six to nine.  
18 With that I'll let Roger sort of give you  
19 some height context as we go forward.

20 ROGER BOOTHE: So it's quarter of  
21 eleven, how much appetite do you have for

1 this discussion? Because I could go on a  
2 really long time or I could be pretty short.

3 STEVEN WINTER: Well, I want to get  
4 the job done.

5 ROGER BOOTHE: What if I take about  
6 20 minutes and you all interrupt as I go?  
7 Figure that might be half an hour?

8 HUGH RUSSELL: 15 is better.

9 WILLIAM TIBBS: We're obviously  
10 going to be talking about this for a while.

11 ROGER BOOTHE: Okay. I'll be really  
12 fast.

13 WILLIAM TIBBS: Just give us an idea  
14 of where you're going.

15 ROGER BOOTHE: As Brian said, we're  
16 focusing on height at all, we've got lots of  
17 petitions coming. We need to try to think  
18 systematically about all the issues, not just  
19 height. So part of what we're seeing is that  
20 we've got strategy that need to being taken  
21 into account. And so I've structured this

1        di scussi on about hei ghts i n Cambri dge, why we  
2        care bri efly, what hei ghts are all owed i n our  
3        Ordi nance. Strategi es we' ve used. And then  
4        tryi ng to get to, what' s goi ng to be comi ng  
5        up to. We' re goi ng to have l ike four  
6        heari ngs i n a row where hei ghts and densi ti es  
7        are goi ng to be bi g i ssues, and i t' s ki nd of  
8        a growth that we' ve seen over ti me. And i t' s  
9        probabl y j ust a mat ter of thi nki ng about  
10       hei ghts at all , becau se even thou gh I thi nk  
11       about i t a l ot, I sti ll get confu sed and  
12       you' re goi ng to be havi ng peopl e sayi ng how  
13       about 150 feet? How about 200? How about  
14       300? I t' s ki nd of hel pful to try to start  
15       getti ng hei ghts i n your mi nd. So cl earl y  
16       there are good thi ngs about i t. You can get  
17       more densi ty. You can get more open space  
18       for ground fl oor i f the hei ght' s deal t wi th  
19       properl y. Great for vi ews, val ue goes up,  
20       maybe get l andmarks. And certai nly we have a  
21       whol e range of hei ghts i n our Zoni ng that go

1 from quite low in the neighborhood areas.  
2 Not looking at anything specific here, just  
3 the colors. The yellow is clearly our  
4 residential area with the lowest heights.  
5 The green gets a little denser. And the  
6 areas over in Eastern Cambridge where you see  
7 the blues, that's what we're going to be  
8 looking at in more detail in the next four or  
9 five weeks in these hearings that are coming.

10 There's going to be something talked  
11 about in the, you know, University Park area.  
12 Clearly the MXD with MIT and our own K2C2  
13 planning and then up in North Point.

14 So, how do we get to having high  
15 buildings at all? Many tall buildings were  
16 built before we had the 2001 height limit of  
17 120. And just trying to think about it I  
18 pulled out some examples that are familiar to  
19 all of us that happened over the years. 929  
20 Mass. Ave. was a Variance back in the -- I  
21 guess '60's, '70's. That 184.

1           Ri ndge Ave. , 215 feet way back when in  
2           the comprehensi ve permi t days real ly when we  
3           were j ust tryi ng to get goi ng on affordabl e  
4           housi ng.

5           The Commonweal th and U. S. Government  
6           aren' t subject to our control s when they' re  
7           doi ng bui ldi ngs for government use, so we  
8           have the East Cambri dge Courthouse, 312 feet  
9           and the DOT bui ldi ng at 193 feet. So around  
10          200, 300 feet was happeni ng back a whi le ago.  
11          We haven' t seen much in the 300 range  
12          recently.

13          And then Central Square we had in the  
14          ol d Busi ness B, we di dn' t have hei ght l i mi ts.  
15          So thi s tower was bui l t at 187 feet. A l ot  
16          of these we' re ki nd of l ooki ng down on. It' s  
17          i mportant that we get down to street l evel  
18          and reali ze that one thi ng about hei ghts i s  
19          you' re often not aware of i t as you' re  
20          wal ki ng al ong unl ess you' re seei ng i t from  
21          some di stance. And of course so much of what

1 we do is focussed on ground plane whatever  
2 we're dealing with.

3 The old IB plan was used when Tech  
4 Square was built in the '60's. That building  
5 has come down. We've had several in-fill  
6 buildings, but I just put it in for sort of  
7 historic interest that even back then we were  
8 around 150 feet with some of these modern  
9 buildings on the line.

10 And Harvard Square, a little building  
11 is William James Hall at 213 feet, and  
12 Holyoke Center is about 163 feet. So those  
13 modern exemplars I think led us to the  
14 Harvard Square keeping the heights much lower  
15 with the 60-foot cornice going up to 80 feet.

16 Again, back before we had citywide  
17 zoning, the East Gate dorm was built up to  
18 270 feet. And that's one I find helpful to  
19 think about because it's so close to Kendall  
20 Square, and it's certainly part of what MIT  
21 is thinking about; very slender tower. So

1           how big and fat these towers are is something  
2           that we've spent a lot of time talking about,  
3           we're still trying to work that out.

4                     STEVEN WINTER:   What was the date on  
5           that building?

6                     ROGER BOOTHE:   The date on East  
7           Gate? I would say about 1970.

8                     HUGH RUSSELL:   Yes.

9                     ROGER BOOTHE:   Something like that.

10                    So the Board itself has gotten into  
11           regulating heights and thinking about heights  
12           for the last 30 years that I've been involved  
13           in this. With Charles Square going up to 110  
14           feet. Again, we were willing to think about  
15           that because it wasn't in the heart of  
16           Harvard Square and it had its own spatial  
17           context along the river.

18                    Graves Landing, we kept that much lower  
19           because it was right on the canal. We spent  
20           a lot of time worrying about height in the  
21           eighties throughout the whole East Cambridge

1 riverfront. And one project that I will  
2 never forget was how hard we were pushed to  
3 make the Esplanade housing to go higher. We  
4 were very tough; right? We stuck with the  
5 height limit that we had which was 120 feet  
6 in all the district, and Richard Cohen pushed  
7 hard for Moshosoppi's (phonetic) design to be  
8 allowed to go up twice as high. Literally  
9 twice as high, and twice the density and we  
10 said no. And that's something in my mind  
11 thinking about heights is that we really  
12 established a datum here, and I don't know,  
13 maybe we're even too strict, but certainly  
14 it's an instructive thing to think about this  
15 is a whole district that feels like a  
16 district partly because the heights and  
17 density were pretty strongly controlled.

18 Now, more recently of course the  
19 Watermark building, I think several board  
20 members were thinking Watermark when we went  
21 on our walk a few weeks ago. It goes up to

1           250 feet basically which is the limit in a  
2           lot of the Kendall -- heart of Kendall Square  
3           now, and it makes for a much more denser  
4           building. And, again, the question of how  
5           wide these are? What the floor plates are?  
6           We'll be talking more about that and there  
7           are different points of view on that. But  
8           that's sort of a new magic number in Kendall  
9           square, the 248 or 250 feet.

10                   Here we are looking down on it, and  
11                   this is of course where we were just looking  
12                   at the very building recently. And, again,  
13                   you see the slender tower. It's quite tall  
14                   but set off a little bit and really having  
15                   such a small floor plate.

16                   North Point we're again up higher with  
17                   the Archstone-Smith project up to 220. And  
18                   here it is seen in context. And, of course,  
19                   the perspective is something that you always  
20                   have to remember. Here is little old EF in  
21                   at 120 and it's in the foreground. Museum

1 Towers at 235, don't seem as tall. And then  
2 the 235 building in the back is -- you know,  
3 thinking about perspective is something as we  
4 review a lot of this new development that's  
5 coming our way is important. And since time  
6 is so limbed, I'll really whiz through this.  
7 But the idea that I was thinking is  
8 important, is having a strategy. Clearly we  
9 had very clear strategy in Harvard Square  
10 that we also fly to heart to Central Square  
11 and we allow the Charles Square PUD to be an  
12 exception to that.

13 University Park more subtle, and I  
14 think quite successful regime in terms of how  
15 it managed to -- the heights. So that we had  
16 a 35-foot light limit along Brookline Street  
17 emulating the historic pattern. We allowed  
18 buildings to go up higher as you got towards  
19 the Common. We had a datum of about 70 feet,  
20 and we allowed buildings furthest away to be  
21 the highest. So I feel like that's really

1 worked pretty well. And this is actually a  
2 diagram from the guidelines that showed these  
3 limited footprints and their little arrows,  
4 saying this one could go that way, this could  
5 go back and forth, and this could go back and  
6 forth. And of course we had the luxury of  
7 one large development being developed over  
8 quite a while. Every one of those buildings  
9 came to the Planning Board. We looked at  
10 them all and think about where things went.  
11 And what we're up against now is with  
12 particularly Kendall Square being so much  
13 more built out, it's not as easy to think  
14 about it in a big master plan kind of way.

15 So the MXD height strategy has really  
16 been a simple limit of 250 feet in the MXD,  
17 coupled with a gross floor area limit. And I  
18 guess it was the first time in the Ordinance  
19 that there was actually a number for how many  
20 thousands of square feet to be built, and  
21 that's been rationed up with the road

1 expansion and so forth. But with MXD almost  
2 complete, we've got about six buildings under  
3 120 feet. About three in the 250-foot range.  
4 First Broad is 146, second one up to -- and  
5 some of these numbers, I have to say, with  
6 and without mechanicals, we're just talking  
7 roughly here. But around getting close to  
8 the 250. And the Marriott hotel is 250. So  
9 there's the first Broad. And again it being  
10 right on the street corner, you're very aware  
11 of the whole height.

12 The saving grace in my mind on the  
13 second Broad is that it's around the corner  
14 on Ames Street, and one very important thing  
15 is how, if you recall, there are these six or  
16 seven floors that are connected. So we're  
17 actually getting very big floor plates which  
18 is what we're hearing from all the  
19 developers. Now is a big concern it's  
20 getting big floor plates, but they definitely  
21 read as two separate buildings. They're

1 mostly two separate, but they have a  
2 significant connector pulling those together.

3 Marri ott Hotel at 250. We've had that  
4 around for a while. It's something that I  
5 don't think that most people find it that  
6 satisfactory. You see it here from you've  
7 got the river behind us. We're looking at  
8 the MIT press building, and we see the  
9 Marri ott, partly that it's kind of feeling a  
10 wall like in some ways. So that's something  
11 we want to be avoiding or at least thinking  
12 about.

13 And I think -- I can't remember if the  
14 Board saw the MIT press building removed at  
15 one point. That MIT was thinking about that.  
16 We persuaded them, along with Charlie  
17 Sullivan, to think how important it is. It's  
18 the one just off the slide on the right here.  
19 That's the building with the tower in it is  
20 where MITIMCo has its offices. That one, no  
21 one's ever talked about taking down. The

1 building on the right, that's where Rebecca's  
2 Cafe is. That's probably going to get  
3 reworked. And I have a little later a shot  
4 of the MIT press bone. But having that  
5 series of historic buildings we felt it is  
6 really important to keeping a character of  
7 the Kendall Square while we're going to be  
8 allowing a lot to happen. And here, again,  
9 this image shows the East Gate Tower and how  
10 it's kind of discrete. I don't know if  
11 people even think about it until you start  
12 thinking about heights because it's tucked  
13 away and its height is mitigated by the  
14 slenderness of the tower. So there's the  
15 East Gate. Here's the 250-foot Marriott.  
16 And so the historic buildings are along Main  
17 Street there.

18 So in all these things, the relations  
19 between heights and open space is important.  
20 University Park we had one regime, North  
21 Point another. Alexandria another. And MXD

1 has been in the news lately with the Google  
2 scheme. They're required with MXD to have a  
3 100,000 square feet open space with a  
4 250-foot height limit. They actually have a  
5 lot more open space through the redevelopment  
6 authority process, but the question is how  
7 good is it? And so I think what we're really  
8 seeing is a huge focus in allowing the  
9 development to go through there as looking at  
10 every bit of that open space and making sure  
11 it really works as well as possible. So  
12 these are more about the regimes here. I  
13 won't spend a lot of time on that.

14 North Point is going to be coming back  
15 to you because, you saw, you remember they  
16 came in about a couple months ago, they had  
17 more open space and also more height so that  
18 they'll be talking to you about that.

19 AHMED NUR: They dropped two floors.

20 ROGER BOOTHE: They have more taller  
21 buildings. Zoning allows six buildings over

1 220 feet, I think, and they're looking for  
2 three. I think three or four more.

3 So Alexandria also had the open space  
4 regime with this park and this park, and then  
5 the buildings that you know very well by now  
6 that have come through the process that are  
7 not so tall, but they're very important to  
8 think about because of the massiveness. So  
9 that's the tradeoff is lower buildings that  
10 are squat versus taller buildings that might  
11 be more slender.

12 Okay, let's see. So MXD, I think I  
13 already mentioned that.

14 So just wrapping up, and the question  
15 that's coming to you is what heights are  
16 appropriate today? The MIT rezoning is up to  
17 300 feet. K2C2 recommendations might go 300  
18 feet only for housing. There's a -- are you  
19 aware that there's a separate study that's  
20 being done for the neighborhood by CBT? They  
21 have a slightly different take on it. So the

1           amazing thing is we have lots of people  
2           working on these things, and they're going to  
3           being talking to you and we'll be trying to  
4           help you make sense of all these different --  
5           slightly different themes. I mean, the good  
6           news is that they're mostly in the same  
7           thing, trying to limit the high buildings, a  
8           number of them, but letting some more height  
9           happen, and certainly getting housing in  
10          there which is I think totally critical.

11                 So I think we've talked about a lot of  
12          these policy implications. And then just my  
13          very last shot here, here's the one that  
14          shows the MIT press building, Rebecca's  
15          building, and the historic tower here. And  
16          then even down to One Memorial Drive and then  
17          the tall building in the background. It says  
18          a lot about how you kind of manage height  
19          impacts and try to think about number one, is  
20          the street, the active spaces and so forth.  
21          So when we get into looking at whatever

1           Zoning comes out of this, I think height  
2           design review that talks about slenderness,  
3           the location, the context, and all those  
4           things will clearly be on our plate. So  
5           that's, that's a quick overview. Fifteen  
6           minutes.

7                     STEVEN WINTER: May I make a few  
8           comments before we go? I'll be quick. I  
9           promise.

10                    Roger, I wanted to tell you that the  
11           history of the tall buildings in Cambridge is  
12           an important story. It's important that we  
13           know citywide where the tall ones are, where  
14           they're not, how long they've been here. I  
15           think that's good background for people when  
16           we think about how tall should we go in  
17           Kendall Square.

18                    And, Hugh, who is the incredibly  
19           talented Japanese architect who designed the  
20           William James House?

21                    HUGH RUSSELL: Yamasaki.

1                   STEVEN WINTER: Yes, Yamasaki . He' s  
2                   responsi ble for the Wi lli am James House.  
3                   He' s my favori te archi tect so I j ust wanted  
4                   to say that.

5                   HUGH RUSSELL: He' s actual ly from  
6                   Detroi t. Hi s father was from Japan.

7                   STEVEN WINTER: He di d other  
8                   bui ldi ngs i n Cambri dge, too, whi ch i s my  
9                   poi nt. We' ve had success so far i n Kendal l  
10                  Square wi th bui ldi ng at the ri ght speed at  
11                  the ri ght hei ght to keep that cl uster there,  
12                  okay? And I thi nk that Bri an' s story i s that  
13                  we have to keep bui ldi ng to keep them there.  
14                  You do. We have to keep bui ldi ng. And I  
15                  thi nk we have to keep goi ng up. And I don' t  
16                  thi nk there' s any questi on that we -- that we  
17                  cannot do that but do i t thoughtful ly because  
18                  that' s what we do here.

19                  And the other thi ng I wanted to say,  
20                  Roger, i s that you need -- I wou l d l i ke for  
21                  you to bring thi s story to us agai n and agai n

1 so that we could see it at different times of  
2 the night as it were, and at different times  
3 of the year and really get used to what this  
4 story is, because I think it's important.  
5 And I appreciate it.

6 WILLIAM TIBBS: Hugh, I just want to  
7 make a couple comments. I think height in  
8 itself is just not an issue. I mean, it's  
9 all that stuff that you talked about as to,  
10 you know, the slenderness and the ground  
11 space and the ground plane and whatever  
12 height we have, the mechanicals on these,  
13 particularly on the biotech buildings are  
14 just humongously large. They could be multi,  
15 multi, multi-stories on top of whatever  
16 height we say we have. And so I'm not a fan  
17 of height in general. So I think there's a  
18 context there, and I think for me what I'd  
19 like to see is good examples and bad examples  
20 of buildings that are tall and why they work  
21 and why they don't work so that we can put

1 that into a context. I get concerned about  
2 -- I think we struggle with that. We  
3 struggle with it in East Cambridge. We  
4 struggle with it at North Point of just where  
5 the height is and how -- but it's all a  
6 package there. And quite frankly as much as  
7 I'm all for, you know, us being the, you  
8 know, the biotech and the technology center  
9 of the world sort of, I'm a little  
10 disappointed that Kendall Square is getting  
11 awfully big. And, you know, when you get  
12 these big buildings right next to each other,  
13 that's a problem. And I think it's a problem  
14 more because of the nature of the kind of  
15 buildings; they're fat, they're not slender  
16 like they used to. You know, do we want a  
17 little New York City in Cambridge? You know.  
18 And so I think we just need to think about.  
19 I think you hit all of the good points as to  
20 what it is, but it's really gets the design.  
21 Even the Alexandria buildings, they're huge

1 in their squad and their facades are just  
2 hard to deal with. I mean, with those  
3 heights and with what a lot of them with the  
4 glass and stuff, it's a problem. It's used  
5 to be the tall buildings had to be tall to be  
6 economical and to be slender and so that  
7 tended to give an interesting balance between  
8 what's on the ground and what you see.

9 So anyway, all that to say for me I'm  
10 going to find this a very interesting  
11 conversation, but I think that we have many  
12 examples of height that's good and height  
13 that just doesn't work. And I think we  
14 shouldn't be talking as height as 200s, 100s,  
15 is it 150? What's the context? What's  
16 happening on the ground is a big one that's  
17 there. I know one of my favorite places in  
18 New York is the upper west side, and they  
19 have a lot of tall buildings there, but it  
20 seems to work because of maybe it's the width  
21 of the street, it's the activity on the

1 street. You know, we have our incline planes  
2 that kind of help you see the sky and stuff.  
3 So all that to say is that I get leery of we  
4 need to be very, very careful as to how from  
5 a planning sense we do this. If you just put  
6 a height limit on things, you'll get, it's  
7 like a crap shoot as to what you get and I  
8 think we just need to be more careful.

9 ROGER BOOTHE: I didn't really dwell  
10 on it because time is so limited, but  
11 obviously having shadow studies and Stuart's  
12 always reminding us that, you know, when  
13 something goes up and you're living someplace  
14 and you're used to having a view, it could be  
15 a real shock. And so thinking about those  
16 types of impacts is something we've been  
17 talking to our consultants and the neighbors  
18 about and we need to talk some more about.

19 HUGH RUSSELL: I guess what I'll add  
20 to this conversation is that we're the  
21 custodians of the streets.

1 WILLIAM TIBBS: Yes.

2 HUGH RUSSELL: No private developer  
3 has a very comprehensive view of the what the  
4 nature of the streets are, what's the  
5 experience. And there's been a lot of focus  
6 in this study on exactly those issues which  
7 Roger didn't go into it, but so that --  
8 that's something that we have to just keep in  
9 mind, that that's the most important piece, I  
10 think, is getting the streets correct. And  
11 that will be a hard sell and lots of height  
12 as everybody knows.

13 WILLIAM TIBBS: Me, too.

14 HUGH RUSSELL: And I'm also  
15 concerned about the -- that as you increase  
16 the density, you increase the amount of  
17 automobile traffic and what are the limits  
18 that we have? And I understand there's been  
19 work on that issue, too. And my feeling is  
20 that, you know, if somebody works here and  
21 lives in Lexington, it's an Alwife problem

1 because they have to go through Al ewi fe to  
2 get to Lexington. So i t' s not just, you  
3 know, the impact a quarter of a mile or half  
4 a mile from Kendall Square, but i t' s really  
5 looking at the cri ti cal poi nts of access and  
6 congesti on throughout the ci ty. But there  
7 are sol uti ons.

8 When I moved into Inman Square 40 years  
9 ago, i t was a traffi c nightmare and there  
10 were enormous del ays getting through Inman  
11 Square in a car. And Harvard Square --  
12 getting through Harvard Square in a car was a  
13 nightmare before 1967. And through  
14 engi neeri ng and thi nki ng, both of these areas  
15 are qui te workabl e today. So i t' s not that  
16 we can' t make progress, we' ve had a lot of  
17 growth, but there may be some news.

18 ROGER BOOTHE: A lot more people on  
19 bi cycl es si nce then.

20 HUGH RUSSELL: Ri ght. And that was  
21 one of the poi nts at our previ ous heari ng

1           that I actually -- one of the people who's on  
2           a bicycle who lives across that plaza by the  
3           station has been slightly reconfigured  
4           recently, but it's, you know, there's more  
5           people on bicycles. That physical design  
6           really probably needs to be reworked to  
7           create points of crossing and to make it  
8           safer. And it's kind of a free for all.

9           Tom.

10                   THOMAS ANNINGER: May I add  
11           something to this conversation? I wasn't  
12           sure I agreed with or like the way Steve  
13           summarized what I thought Brian was saying,  
14           and I'm not sure it was accurate to say that.  
15           But what I heard was in order to grow, we  
16           need to keep getting taller. It was  
17           something like that that I heard. And I  
18           guess I would, I would reverse the idea and  
19           put it in the form of a question. Maybe it's  
20           precisely because we're not tall that we've  
21           been growing. I think there are a lot of

1 reasons why we've had success, but one of  
2 them might well be the nature of the  
3 character that we've developed with the scale  
4 of the buildings that we have now. And to  
5 think that by going taller we might put at  
6 risk the very thing that has brought people  
7 to us. And I don't know if we know the  
8 answer to that. It would be interesting to  
9 ask some of the people who have come here  
10 what they think and just why they've come  
11 here and whether they don't think that  
12 Cambridge's character is one reason -- and by  
13 Cambridge's character, I mean it's still  
14 human scale, street and building height and  
15 building massing that has attracted them. I  
16 think it's part of the story. There are  
17 other aspects to it, too, but I think that's  
18 part of it. And I think it's a very delicate  
19 matter and I guess I will put myself in the  
20 same group as Hugh and Bill, I'll be a hard  
21 sell on height.

1 HUGH RUSSELL: Ahmed.

2 AHMED NUR: I know it's really late,  
3 I guess we've expressed our feelings about  
4 building heights and I'm not going to  
5 contribute to that except I do like height.  
6 I like Times Square is my favorite place in  
7 New York. But aside from that, Kendall  
8 Square coming, I think we talked about this  
9 real quick. When we're coming across the  
10 Longfellow Bridge, not just that far from  
11 Beacon Hill, the pedestrian crossing, if it  
12 ever gets repaired for pedestrians and maybe  
13 in the year 2030 we get an underground tunnel  
14 for the cars so no one has to see the cars  
15 come from Third Street. We can have nice  
16 little parks like I've seen in Prague or in  
17 Hungary where people can eat, sit, beautiful  
18 roundabout, no cars at all, but beautiful  
19 tall buildings all the way around. That's a  
20 dream.

21 Thank you.

1                   STEVEN WINTER: We might not be  
2                   using cars in 200 years. That's what I'm  
3                   thinking. I'm thinking way, way ahead.

4                   HUGH RUSSELL: We'll be using boats.  
5                   Okay, I think we are complete.

6                   Thank you very much, Roger. Sorry we  
7                   didn't have more time.

8                   ROGER BOOTHE: I'm glad we had a  
9                   quick discussion. Maybe it will get your  
10                  brain cells to working because we're going to  
11                  have a lot more discussion.

12                  (Whereupon, at 11:10 p.m., the  
13                  Planning Board Adjourned.)

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