

PLANNING BOARD FOR THE CITY OF CAMBRIDGE

GENERAL HEARING

Tuesday, February 24, 2015

7:00 p.m.

in

Second Floor Meeting Room

344 Broadway

Cambridge, Massachusetts

H. Theodore Cohen, Chair

Catherine Preston Connolly, Vice Chair

Hugh Russell, Member

Tom Sieniewicz, Member

Steven Cohen, Member

Louis J. Bacci, Jr., Member

Ahmed Nur, Associate Member

Thacher Tiffany, Associate Member

Iram Farooq, Acting Deputy Director

**Community Development Staff:**

Liza Paden

Jeff Roberts

Stuart Dash

Suzannah Bigolin

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Normandy Realty Estate Partners and Twining Properties to amend the Zoning Ordinance of the City of Cambridge by creating a new Section 20.900 (not 20.800) which has been already assigned) and amending the Zoning Map to create a new Overlay District Section 20.900 -- Mass and Main Residential Mixed Income Subdistrict in the Central Square area of Massachusetts Avenue, Columbia and Douglas Streets and Bishop Allen Drive. (Not including the City parking lots). 21

**GENERAL BUSINESS**

PB#141 -- Cambridge Research Park, Broad Canal, South Plaza open space revision approval. 228

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

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H. THEODORE COHEN: All right, good evening, everyone. Good evening. Could people please take your seats if you can find them.

Welcome to a very chilled Planning Board hearing. We have a lot to accomplish this evening and my goal --

JOHN HAWKINSON: It's hard to hear you back here. Can you speak up?

H. THEODORE COHEN: I said good evening. Welcome. We have a lot to accomplish this evening, and with my colleagues' agreement, I'm hoping that we can actually stick to our normal plans and be out of here at about ten o'clock which is when they're starting to plow the lot outside, and so I'd like to start and proceed as -- you

know, as completely and quickly as we can.

Is there an update from CDD?

IRAM FAROOQ: Thank you, Mr. Chair.

So we'll try to keep this brief in the interest of time.

Our upcoming hearings at Planning Board are March 3rd, next week, we'll have the Ames Street Housing Project continued hearing.

The Foundry disposition hearing will be on March 10th.

And then the First Street assemblage, which you saw the pre-application for last week will be coming to you on March 24th.

I do want to mention a couple of City Council items of interest. So, the Ordinance Committee hearing for the Normandy Twining project will be this Thursday, February 26th, at 5:30.

The Whitehead Zoning will be at

Ordinance Committee on March 3rd at four o'clock. And then the Council is also having a few other hearings of interest so that the Transportation Public Utilities Committee will be talking about NetZero emissions on March 4th, which is relating to an ongoing pretty significant process that stemmed out of a Zoning petition that you looked at about a year ago.

And then the Ordinance Committee will also be hearing -- will be holding a discussion on the Central Square portion of the K2-C2 recommendations on March 18th, and then the Incentive Zoning Study will be at the Housing Committee on March 26th. So those are the key items coming up over the next few weeks.

Thank you.

H. THEODORE COHEN: Thank you.

Liza, are there any transcripts?

LIZA PADEN: No, I believe you've approved all the ones that have been submitted so far.

H. THEODORE COHEN: Okay, thank you.

Next is Board of Zoning Appeal cases of -- we've identified three we would probably want to talk about.

The first one, I think, is 799 Concord Avenue revised plans for antenna installation at Santa Maria Hospital.

(Catherine Preston Connolly not in Attendance.)

LIZA PADEN: So the Planning Board had written a favorable recommendation for the installation with only the original installation with only the comments that the antennas not break the facade line of the roof of the penthouse. When they went to the

Board of Zoning Appeal, there was a lot of objection to the way the penthouse looked and so they -- Board of Zoning Appeal denied the Special Permit for the antenna, and the applicant went back and developed some revised plans that addressed the concerns of the Board of Zoning Appeal.

I have some revisions here, and in essence what they've done is they have created a fiberglass screen around the mechanical penthouse at the top of the building. So the antennas will still be mounted to the mechanical penthouse, and then around it is, as if there's a whole other wall, so that you won't see the antennas. It will look just like a very blank wall. The finish is going to look like brick and they promise that it will look like brick, not like some of the other fiberglass brickwork

that's been a little shocking. I have one set of the plans here if anybody wants to look at them specifically.

H. THEODORE COHEN: There were photo sims on the website. Does anyone have any comments about them? So that it looked far superior to what we had approved before. So unless anyone has any objections to them, I think it's --

AHMED NUR: I don't have any objections to it. Why is it coming back to us? We approved it. The Board of Zoning Appeals disapproved it? Is it going back to them?

H. THEODORE COHEN: It is going back to them, but they asked for our comments.

LIZA PADEN: So it's a Board of Zoning Appeal Special Permit, and by statute all Special Permits at the Board of Zoning

Appeal have to come to the Planning Board for comment.

Do you want to send a new recommendation or let the one you have stand?

H. THEODORE COHEN: I think we can send a new recommendation, you know, that we -- what we said before, and that it's an improved design over what we had approved before.

(Hugh Russell not in Attendance.)

LIZA PADEN: Okay, thank you.

The second case you asked to look at is 30 Brattle Street which is the -- excuse me, is sign installation for the Citizens Bank and it includes a signed plan for the rest of the building, that would be Leather World and Bob Slate. I have some photographs here if anybody wants to look at them versus what -- anybody? No?

H. THEODORE COHEN: Are those photographs any different from what was posted on the website?

LIZA PADEN: No, no.

H. THEODORE COHEN: Okay. I want to point out that you have received many, many comments about this property. We've all had the opportunity to look at it, and this is not a public hearing. This is a discussion amongst the Board Members as to what we think about it and what, if any, recommendation we should make to the ZBA.

FROM THE AUDIENCE: Does that mean we can't speak?

H. THEODORE COHEN: That's correct unless we should change our minds and allow public comment, which we generally don't do when we're talking about signs or other matters before the ZBA.

Anybody have any comments about it?

Ahmed, you want to start?

AHMED NUR: Yes, please. I don't know if this thing is on. I read all of the comments about --

FROM THE AUDIENCE: We cannot hear back here.

AHMED NUR: I have the light looking at me and I'm speaking as loud as I can so bear with me, please.

I've read all the comments from Carol O'Hare and other e-mails going back and forth, and I am sort of torn by because this is a building that is really difficult. It's not an inviting building when you walk in front of it. It's kind of gloomy, dark, sort of basement part of it, and it goes around in circle that it's really not visible unless you have some sort of a sign, but on the

other hand, I do think that the signs that they're proposing, and some of the tenants, is not, you know, very inviting either, so I'm not opposed to -- Mr. Chairman, I'm not opposed to considering granting or recommending a Variance to increase the signage, but I would recommend, I would recommend that maybe a better signage than what's being proposed?

H. THEODORE COHEN: Steve.

STEVEN COHEN: Mr. Chair, I fully understand that the signage is essential to effective retail, but this is just a circus of signage. It is too much of it. It's inconsistent. It doesn't seem to be any sort of consistent design, you know. I could offer specific comments, but I really think they need to get a designer on the team and, you know, start from scratch on this. So my,

you know, short of getting into a long discussion of which ones work and how they might be improved, I would simply say at this point that we recommend against approval and go back to the drawing board.

H. THEODORE COHEN: Tom.

TOM SIENIEWICZ: I think that's very well put. I agree with what Steve and Ahmed said.

H. THEODORE COHEN: Okay. What I thought about this, and I do agree with both of you, and I agree with Ahmed, too, that it's a difficult building. It's on the corner. I can understand the need for signs on both sides, I also think that -- first time I came to Harvard Square was in 1965, and I think it was a lot more fun than it is today. And I miss billboards. I miss a lot of the interesting signs. I miss some of the

wooden buildings. I miss a lot of things, and it's gotten, you know, maybe too much good taste. Having said that, so I -- and I understand, you know, the Harvard Square design guidelines were written in a way that promote that there be interesting design and some novelty and some different things in Harvard Square, and I think innovation and interesting design would be a good thing for this building. I actually like the concept of the banners on the building, but I don't think that everyone needs to be a banner that is a commercial for the tenants inside. I also, you know, I think the ATM machines can be handled a little bit better. It's just sort of a green blob, although I noticed today that they're a grey blot.

LIZA PADEN: That's because they don't have the Variance yet.

H. THEODORE COHEN: I thought they were green at one point?

LIZA PADEN: No. Not in this location.

H. THEODORE COHEN: In any event, I think the signs are not particularly imaginative or interesting.

LIZA PADEN: No.

H. THEODORE COHEN: And so while I don't think there's anything wrong with them, perhaps having more signs than the Zoning Ordinance allows, I think a redesign would make a lot of sense.

LOUIS J. BACCI, JR.: Agreed.

AHMED NUR: I agree with that.

CATHERINE PRESTON CONNOLLY: I guess the only thing I would add, and I agree with what all of my colleagues have said here, I would just ask that we be somewhat realistic.

Good signage is not going to overcome a bad building. And, you know -- and it is not a particularly inviting building. It's not a building that has any particularly interesting character, and so while I agree that a much better job can be done with the signage to make it both more interesting and less cluttered, which seem like sometimes mutually exclusive goals, but I don't know that we're ever going to see a signage design on this building that both serves the needs of the retail tenants and makes us happy, because at the end of the day it's a -- it's not a great building.

AHMED NUR: And I like the words worth signs.

STEVEN COHEN: If I could just add a couple comments, and I totally agree with what you said, Catherine.

JOHN HAWKINSON: Steve, the mic please?

STEVEN COHEN: Yes.

Citizens Bank has about ten signs on here, of three different sorts. They have blade signs, they've got banner signs, they've got wall signs. I mean, it's over the top and the signage is inconsistent. And then the Leather World, one comment I would make with the Leather World is the small letters beneath Leather World are not going to be effective for them as signage in any event, but just contributes to the visual clutter. So I think we're all pretty much agreed, sure, they need signage and they need it more than one side, but they can do a whole lot better.

H. THEODORE COHEN: Agreed.

LIZA PADEN: Thank you.

H. THEODORE COHEN: Liza, do you need anything more from us?

LIZA PADEN: No.

STEVEN COHEN: What do we really think?

LIZA PADEN: The third case is No. 588-590 Franklin Street. This is a demolition of the portion of the building at the rear of the structure, and then construction on the interior of the lot. I sent the plans out to the Board Members. Does anybody want to look at the hard copy?

AHMED NUR: I have the -- I think I printed it. Can you just show me which --

Thank you. Anyone else?

LIZA PADEN: Any comments for that case?

HUGH RUSSELL: The architectural design that's trying to fit in, it's not very

much, much more than is permitted on the site. I think it's kind of thing that doesn't have overall planning interest, but the abutters may have things to talk to the Zoning Board.

AHMED NUR: Right.

HUGH RUSSELL: You can safely leave it in their hands.

H. THEODORE COHEN: Right.

Again, I thought this was one of those matters that the ZBA is at depth in handling and it's not really a design issue that we need to comment about. So if that --

HUGH RUSSELL: Under our new system of looking at the agendas, you can't tell from the agenda what the facts of the case are, and so I think that's why I recommended that it be pulled.

H. THEODORE COHEN: Thanks. That's

fine.

Did anyone else have any other ZBA matters that they wanted to address?

(No Response.)

H. THEODORE COHEN: Okay.

Well, then I think we are ready to move on to the public hearing with regard to the Normandy Twining rezoning petition.

Jeff, do you want to give us a little background on what this is and the Planning Board's role vis-a-vis the petition?

JEFF ROBERTS: Certainly, Mr. Chair. Jeff Roberts, Community Development Department. I think the volume might not be up or something, there may be some issue with the sound system so I'll try to talk loud.

What's before the Planning Board now is a rezoning petition. And just as a reminder to the Board Members, the process for

rezoning petition in this case by the owner of a property, is that it gets filed with the City Clerk's office, it gets referred to the -- it gets referred by the City Council to the Planning Board for a public hearing. The Planning Board's role is to hold the hearing, review the proposal, and make a recommendation to the City Council which will then have the final authority to consider the proposal and to -- if the Council chooses, can vote to enact it. If the Council doesn't take any action within specified period of time, 90 days from the hearing, from the first hearing or I guess the Ordinance Committee hearing which will take place on Thursday, then the, then the matter can be re-filed and it can be considered again. So, that's the, that's the process.

And I just wanted to note just for the

sake of Board Members and everybody else, the difference between a Zoning Petition and a development proposal, development proposal is what the Board is typically seeing. When someone's applying for a Special Permit, they're showing what they intend to build, what the design is, and the Planning Board's role in those cases is to decide whether or not to approve that and grant that Special Permit to allow the development to proceed.

In a Zoning petition, the question before the Board and before the Council has to do with the rules that govern development. So a Zoning petition seeks to change what those basic rules are that determine what can and cannot be built on a site. It's not an approval of a particular proposal or particular design. And in this case, I think it's important to note that when we talk

about Zoning regulations and Zoning rules, there are some strict requirements in place, some usually numerical requirements, having to do with density, height, affordable housing requirements, and some other use, use types and other specific regulations. But in areas like Central Square where there's a particular planning and urban design interest, there is also often a review process involved and a set of specific criteria and design guidelines that would inform the review that would ultimately take place for a development within that area. So just keeping those things in mind, and I think it's probably appropriate to hear from the petitioner what changes they're proposing. We did provide on a staff level some commentary identifying some issues that we're happy to talk about that afterwards or

answer any questions that the Board might have.

H. THEODORE COHEN: Thank you.

In terms of procedure, again, with my colleagues' consent, I think what we plan to do this evening is hear the proponent's presentation, perhaps some very brief comments or questions from the Board, then go into the public comment period. I think it pretty obvious that we will be back for at least one more session on this topic, and so I envision that at the end of -- after the public comment we will probably hear from presentations from CDD and then some comments and requests from the Board identifying issues that we want to have further investigated and further discussed at a subsequent meeting. And so having said that, why don't we start with the proponent, and

we're hoping your presentation's 20, 30 minutes and not longer than that.

ATTORNEY ANTHONY GALLUCCIO: Thank you, Mr. Chair. And if we could, Bob will hand out copies of the presentation to members of the Board and staff. Is it okay if I don't -- if I go without a microphone?

Anthony Galluccio, G-a-l-l-u-c-c-i-o. I'm a partner with Galluccio and Watson, 1498 Cambridge Street. Good evening.

And good evening to the Chair and Honorable Members of the Board and members of the public that have come out for tonight's hearing.

This is an introduction just of our overview. We will try to go as fast as we can and recognizing that it's a pretty comprehensive presentation with a lot to cover, and given the amount of time that

we've been processing it, we've included a number of items that have come up during the course of public meetings so far and we hope that it's helpful. We'll try to get through it as quickly as we can.

First just want to introduce the team. As folks may know by now this is a partnership between Twining Properties and Normandy Real Estate formed in December of 2012.

Again, I'm Anthony Galluccio, local counsel.

I'm going to have Mark come up real quick and stand up.

MARK ROOPENIAN: Sure. Thank you for your time this evening. I'm Mark Roopenian. I'm a principal with Normandy Real Estate Partners. Our office area -- our area is Boston to Washington, predominantly

office. Boston is our largest office. We have about four or five million square feet here in the Greater Boston area, and we partnered with the Twining Company for their residential expertise, and we're very excited to bring residential to Mass. and Main.

ATTORNEY ANTHONY GALLUCCIO: Alex Twining, I know that many of you are familiar with Alex. We're very proud to have him in this partnership. Alex has a family emergency in New York, so he's not with us tonight. Many of you are familiar with Alex because of his work bringing residential housing to East Cambridge, to lower Third Street, and activating that area with retail. He brings -- really brings the passion around residential and retail that the team needed. He's also been very involved in sustainable residential communities. You will get to

hear more from Alex at, I'm sure, a future presentation, but he couldn't be here tonight and he apologizes.

DAVID NAGAHIRO: I'm David Nagahiro from CBT. CBT is an architecture urban design and interior design firm. We've been working in the Boston and Cambridge area for about 45 years. We have a lot of Cambridge experience. Fortunate to have Cambridge experience of master planning at North Point Residential Towers as well as work at Kendall Square working with the East Cambridge Planning Team as well for working with the community for master planning and currently working in Central Square.

ATTORNEY ANTHONY GALLUCCIO: Thanks, David.

We also have a number of team members that are here that I'm sure will participate

in question and answer. It's a little too big to get into individual introductions, but I'm sure that you will hear from them.

This is a calendar that just represents the body of work going back to property acquisition, the C2 process. So the early vetting of the properties and how to move forward with some development plan. And then moving forward to our petition being filed in November. We actually were fortunate because we had a two-month period where we were able to get out and meet with the community after filing. The downside of that is we actually got -- because of one of the snowstorms, we weren't able to catch one of the required dates on the Chapter 40 so we were, we were forced to re-file the petition, or the petition was re-filed, and hence we're here again in that process. And I'll get into

some of the community process a little bit more.

Here, these just, these go back to some of the early meetings in 2013, and then move forward to December where we're able to have open houses at the space at 505 Mass. Ave.

This is a picture of the space. This has been a real unique blessing for us as a team because we're able to have a space that's open with models and it's accessible to the public and we've been able to have a number of community meetings there, open it up to individuals who can't be accommodated by meeting times, and I think it's been really helpful to get into detail and get feedback.

We had two public presentations where we outlined the Zoning petition, and then we had open houses that were more interactive.

More recently we were able to eat -- meet with the Area 4 Coalition and the Cambridge Neighborhood Association. And we did have a first Ordinance Committee hearing where we went through the petition. Over 200 people came through the space over the last four months.

This just outlines some of the feedback we got at the surveys that we had. I'm going to run through really quickly:

These were priorities for Central Square.

These were middle income housing ranked house first, affordable housing second, housing in general, transit-oriented development, and office and lab was the last out of I think about 15 choices.

This was a retail survey we did. A lot of support for local and independent

retailers, which was certainly a theme in the C2 study.

Specialty and cultural goods and more restaurant options were the top three. And last which I think we had about 12 choices was beauty and spa.

We're trying to get some information around the public market, a seasonal public market concept which is in the Zoning. Art and culture was first choice. Food options second. And last was hand crafts. And this was just a helpful way to get folks interacting around some of those choices.

I want to introduce Mark Roopenian again. He will go through what is a little bit of a complicated set of assets, which is a Quest portfolio and get you all oriented to all the assets, not just the petition area but the entire portfolio.

MARK ROOPENIAN: Thanks, Anthony.

Okay. So my job is to orient you in terms of where these properties are. So shown in green is all the properties that we own. They're the original properties that we own. We have not assembled any additional properties whatsoever, and our plan here is maintain this. This is Radio Shack to orient you. McDonald's. Here's Toscanini's, St. Paul Church. And the plan is to maintain block A, maintain block C as it is, block D, which is a two part -- a parking structure and a parking lot. Maintain those as support for the area here which is the main Quest properties.

Okay.

Block A which is where we have our gallery, again, Radio Shack is there. We have the -- an eye doctor there. This is a

30,000 square foot -- about 35,000 square foot existing office building. Our plan here is to renovate it, maintain the existing height, keep Radio Shack, which may turn into something else because they just filed for bankruptcy. We have a parking lot back here that parks this.

Okay.

This, this is block B. This is the subject, the subject of the Zoning. These are to orient you, Cafe Luna, Toscanini's, McDonald's. This is the city lot which is not part of the of our proposal. We have assembled no additional properties whatsoever, and this is a view of the block right here. There's the Quest Diagnostics building which is quite a wall in Central Square. So you have to walk all the way around here and down Columbia to get to the

lot.

There's another view down Columbia.  
You see St. Paul here.

And then we have block C here which is -- it's not in our petition. It's got Toscanini's here, and we don't own that. All we own is this green area here, which is a couple parking lots and a small building and there's 55 spaces that are there.

Okay?

This is the Bishop Allen parking garage and lot. We have an open air lot here which is 65 -- 51 spaces. We have the parking garage with 113 spaces that is currently used by Quest. And this is what is meant to serve the residential development in this location. I would say that the lot and the garage are critical to residential development. And we're not, we're not -- the residents of this

proposed development would park here and here.

Okay. There's a view of the lot looking from Bishop Allen.

So, you know, Doctor Fanne1 (phonetic) who founded Bioran and then sold to Quest purchased scattered properties or lots simply to house his business. Ordinarily in the development, in a development you'd like to have a cohesive rectangle or a square or something like that. We don't have that. And because we've assembled no additional properties, we have sort of a hodgepodge of properties, made the development a quite a challenge.

Now, I'll hand it over to Anthony and he'll give you an overview of the petition.

ATTORNEY ANTHONY GALLUCCIO: Thanks, Mark.

I do want -- I did want to just mention Mark mentioned a number of abutting properties along with the public meetings that we've had, we have had two, sometimes three meetings with adjacent properties, and we continue to talk with all of those folks. So I just wanted to make sure that we stated that.

This is just sort of a big picture overview. When I came into the picture, you know, one of my jobs was to sort of dissect the spirit of C2, the community's feelings about different uses, and how to move forward as Mark said, within a pretty fragmented and complex set of parcels. And these are some of the goals that really sort of represent the foundation of what we're trying to accomplish. The petition does not allow full block massing. We encourage (inaudible)

upper floors, which is a benefit of residential if done right. It breaks up the buildings so that it's not one big mass commercial building.

We leave the city lot intact. We just got very clear messages on that, that that is a piece of land not owned by us that should be left to the determination of the city and the community. And so our goal is to provide a development that leaves that completely open to whatever options, and that our development only enhances what potential can happen there.

We're not requesting any new commercial development rights. As the Board and the community knows, a lot of complicated petitions come through with a lot of different asks. Our goal here is to deliver a mixed income housing proposal. It's not to

be confused, so we've asked for no additional commercial development rights for office or lab. And, again, it includes a housing for a mix of incomes and it includes three bedrooms.

This is a, this is an overview slide that speaks to housing supply in the city and it, it culls out the Central Square Overlay District which as folks are familiar, it's really that core down both sides of Mass. Ave. I like to say from Prospect down to sort of Main, but it's in that, that area. And this, this is a percentage of housing that has been either built or permitted since 2005 and only 2.6 percentage, 2.6 percent of that is within the Central Square Overlay. One of the things we heard from the community is with the economic pressures in and around Central Square, particularly coming out of

Kendall Square, this is an area that needs supply and needs more affordable housing, and this number represents a very low output of new housing units. We're looking to address that.

This is a, this just, again, represents the petition area in relation to the Central Square Overlay District. The green is our petition area, city lot's here. It wraps around Douglass and Columbia. The overlay is the red. We do have some parcels that go into the C1 Zone so we're in a three -- it's a three district petition, makes it a little complicated.

We go Business B, BA, and then the back legs of the, of these parcels go into C-1. So the petition area is mostly in the overlay, but we do split out into the residential district.

And, again, this is, this is the Overlay District. This is the petition area.

This is a map that we've used within the petition. There's three height areas. The FAR is the same, and I'll go through that in terms of what the potential bump is, but I look at it as three height zones: There's the Mass. Ave. height zone which allows one building at 195 feet. These legs are capped at 70 feet. And this is the area that, you know, as Mark described, represents the garage and the surface area with respect to our ownership. This height doesn't change. We keep that at 45 feet.

The way the Zoning works is if you opt in to the subdistrict, you get the FAR and you're subject to the height restrictions by area, but you then have to comply with the requirements of the subdistrict. Right now

the requirement is 17 percent affordable and middle income. It reduces the parking requirement from 1.0 to 0.7, and it has other requirements and conditions that we will go through during the course of the presentation. But that's the way I look at it. If you choose not to opt in, you'd be subject to what now is base zoning in these three different zoning districts.

And by the way, we did that because we didn't want to create an overlay overlay. So we created the subdistrict concept just for clarity. We thought that was the easiest way to do it.

This is the floor area ratio. I'm trying to go as quick as I can, but I want to make sure that you understand the basic premises of the Zoning foundations or principles. So this is the base zoning in

the Business B District which is where you see the front of our petition. It's a 3.0 calculated with the 30 percent inclusionary, and then we ask for a 2.6 of additional FAR on top of that. And, again, that comes with compliance with the other requirements. The total FAR would be a 6.5. And this change is based on base zoning. So on the front district it's a 6.5.

As you get back to Bishop Allen along the parking structure area, base zoning is a 1.75. So you do the inclusionary bump, 2.6 on top of that, you end up with a total of 4.875 in FAR.

Again, Mass. Ave. height zone, we restrict that for one building. Through the C2 study it was clear that the height was preferred to be along Mass. Ave. David will get into shadow impacts and why we think that

height is appropriate for that location later on.

As-of-right zoning allows for up to 80 feet with a Special Permit along Columbia and Douglass. We restrict it to 70. We just wanted to give some consistency and predictability to those legs of the Zoning.

Mark talked about acquisitions. For me, it's -- people want to understand exactly what they're approving and what the outcome could be, so we really are able to create height on Mass. Ave. when you think about the petition and understand the McDonald's and Luna are independently owned on the sides and as you come down those edges, they cap at 70 feet, which we think gives some nice setback. And, again, no change in height as you move towards the residential neighborhood along Bishop Allen.

This is a slide we included because people kept asking us what are the height reference points? We're not trying -- we're not advocating -- we believe the location that we propose is appropriate for the height. We think this is a unique location and we feel strongly about that, but we did want to give you some reference points on other heights in and around Central Square.

This is the building on the corner of Prospect and Mass. which is a commercial building, big floor plate. This is the Manning Apartments which is 180. And then you have a whole smattering of different heights in this area as you move towards the river, tall residential here down in lower Cambridgeport. And, again, there's no spin here, but people have asked us, you know, what are the other heights in and around. So

we've included that just for reference.

Open space, 15 percent. We put in a requirement for a seasonal public market. We don't have a ton of retail space, although the retail activation is critical. As Mark showed you that wall it sort of disconnects all the retail along Mass. Ave. But we heard from folks, I think it was Renee Grey from Area 4 said, you know, the shopping options are very limited. I want a place where I can get just about anything. Again, we don't have a ton of retail space. We have about 10,000 square feet, but the public market became a little bit of a catch-all, and it was also something that ran through the currents of C2 so we required that.

Parking, again, we're asking for a 0.7 parking ratio. We think that's the appropriate number to not burden the

neighborhood and to provide parking for what we're -- what we think we can execute.

Retail parking is exempt. We've exempted innovation units which is a category of housing up to five percent of our units.

These units are not, not allowed to get resident stickers or have parking on-site.

We will deal with that through Covenant --

Lease Hold Covenant. It won't be something

that the city will have to monitor. As part

of your lease you will not be able to get a

parking sticker and you won't be able to park

on-site. And we think this works for our

smallest category of units, and it's not a

big number, so it's something that we wanted

to, we wanted to tackle.

Affordable housing, we've -- this is a category that we're really proud of. It's --

we've tried to explain it a bunch of

different ways, we'll continue to do that and try to bring clarity to it. We didn't start with a number. We want -- we heard from the community it was important to provide permanently affordable units for different income groups and also bedroom sizes. So we really came forward with a package that we could deliver economically based on what we were proposing. There's no magic to this. We calculated it based on base FAR and additional development rights. Probably was confusing. I'll try to unconfuse that tonight.

The one number that is easiest to understand is that it requires 17 percent of the total units, affordable and middle to be, to -- excuse me. It requires that at least 17 percent of the units be affordable and middle income. And I apologize, because that

should say middle. That's a mistake and I apologize for that.

Based on what we're proposing in terms of units, 40 units would be affordable and middle. And we run with the income ranges that are traditional 50 to 80 percent of the affordable, and 80 to 120 is the middle income. And so we're proposing 40 units and no less than 17 percent. I want to get into a little more detail on that.

One of the things we've heard is to get to the 17 percent, and to provide the mix and we also have a 10 percent three-bedroom requirement. Our number, our total number of affordable units is below the 11.5 across the building. We've heard comments about that and we're thinking about that. We weren't trying to get to a particular number in any category. We're trying to develop -- we were

trying to deliver a mix and a community that represented different incomes and different bedroom sizes. People have pointed that out, it's accurate, and those numbers are here. Again, a little over 17 percent.

The new development rights we're asking for are exclusively residential. And the requested new FAR is about 93,000 square feet. This petition has gotten a lot of attention. It's a location that deserves that kind of attention, but this is the FAR ask. It's less than 100,000 square feet that will enable us to deliver. This project, this just outlines the income ranges. People have asked us about this from the beginning. The way I look at it, and this is where the inclusionary zoning ordinance was drafted. You have the range and then you have this target income. So you can't get, you can't

get in to the program if you're below these numbers, and you can't get in if you're above these numbers. One of the things that I have experienced, and we've all heard, somebody can go into these units at 50 percent but if they go over 80, they're awarded an eviction notice. And so we've heard those stories and the communities heard those stories, and the issue became how do you create another category of higher income, controlled preferred affordable units? We're really excited about this because I think it fills a void and we've tried to capture that. And this just goes over the rent caps for both categories and outlines the different incomes based on people living in the household.

This is just another reiteration of the affordable housing as it ties to the square footage, the new development rights that

we're requesting.

Again, 10 percent must be three bedrooms. More reiteration.

Retail, we tried to capture the flavor of C2. And also things that we keep hearing from people which is the importance of local and independent retailers, Alex is -- has a great reputation for this and working with local folks and cutting lease deals and build out conditions that allow local folks to get started. We tried to capture this as a requirement in our, in our Zoning. We require retail frontage along Mass. and Main. I think we're the first Zoning petition to prohibit banks. There may be people out there that think we need more ATMs than banks, but I haven't found anyone yet.

Seasonal public market is required.  
Article 19, large project review is still

applicable.

I'm going to really rush through this because I think I've covered most of it. This is just for reference, is the chart that shows base zoning in each district versus what we're -- what we're asking for if you opt into the subdistrict. I don't want to spend a lot of time on it, but it's included here.

C2 principles. How am I doing on time?

BOB FLACK: You should be brief.

ATTORNEY ANTHONY GALLUCCIO: This is a reiteration of sort of major principles of C2. Obviously land use, residential housing, preferred open space, activation, gathering places, connection points, economic development. Trying to expand upon the traditional innovation and diversity of retail in Central Square.

Sustainability. Transportation.

Working around multimodal transportation.

Smart growth. Utilizing existing transit both underground and above ground. Utilizing development tools which will activate.

Regardless of who you talk to, so that there's some proof in the pudding, somebody -- one person may think it's just zoning, another may think it's economics, another person may think it's another factor, but the reality of it is Central Square has, has not, has not moved forward on a number of fronts, including and particularly a lot of new residential units and a lot of retail activation. C2 spoke a lot about that. And having a mix of uses.

This is, this is a slide that we've produced on our website. We have some memos that have gone back and forth. Jeff Roberts

outlined a number of issues related to our petition before the first Ordinance Committee hearing. We responded. We provided an addendum to that. Our response last week, it's -- again, we're trying to be really transparent and have all the public discord be on the website. This just shows the alignment where we're not aligned with C2, so I just quickly go through it. Iram has not seen this, so I know I'm going to be wrong about something here, but we produced it late and I apologize for that. So height, 140 to 160 feet preferred along Mass. Ave. We're at 195 and then we cut the height down as I described.

FAR, 4.0. Lower than what we're asking for. And I've gone through -- and I've gone through some of that.

Our -- CD's done a pretty good job of

outlining. Our package of affordable housing is a little easy. It runs across the whole building and includes three bedrooms. I'll leave it for folks to analyze sort of those differences. We think our package is really strong and it addresses a number of issues. It does capture this middle income program which C2 talked about. We don't use transfer development rights. My personal opinion is as a zoning attorney is that they're very unpredictable and hard for people to understand what may or may not happen. As Mark indicated, our development focus is the mid-block. So we're -- we've, you know, we're being clear with what our plans are, but we don't use transfer development rights per se.

Setbacks, we're looking for the same setbacks that an office proposal would have

so which I'll wave. We don't think this should be a disincentive for residential developments so we'll looking for the same setback treatment.

Parking. C2 did talk about reducing parking ratios. Not with, you know, with completes specifics, but so we line up there. We have -- so sustainability and LEED standards, we did not address it in our petition. We have committed in our most recent memo to go gold. The current city standard is silver. So we're proud of that, and we're happy to make that commitment. We have more -- we need to have more conversations about car sharing and working through some of -- some of the more exciting opportunities around sustainability. We look forward to that, that detail.

Ground floor retail, one of the issues

that was raised in the memo, I think I've articulated our petition. But one of the issues was raised was, and I think some of these problems came out of Kendall Square, was requesting that we consider limiting accessory mechanical and lobby space. We agree with that. Our goal is to activate as much retail as possible. So we're going to work around a restriction to respond to that.

Public market. Again, a theme in C2. CD has said to us a little more detail. We agree with that. We need to vet that more during this process.

At this time I'm sure you're sick of me. David Nagahiro is going to take us through the remainder of the C2 alignment, through design guidelines, and inform build and then get into the design presentation.

DAVID NAGAHIRO: So in the spirit of

getting through this, this part of it a little more quickly, so we can get to the design components I'm going through this relatively fast. I would say that the design guidelines for the streets and the sidewalks innovating the building and the public spaces are all very similar to what was proposed in the C2. I think in general the design guidelines that are created are just good urban design principles, and we fully endorse that. I'm going through these relatively quickly, but I think the idea that's in that center column is really the spirit of what we'd like to introduce and accommodate as well.

So the idea for the streets and sidewalks, really great public spaces, great walkable street -- excuse me. Creating active streets. That's something that we

really like to do as well. So the idea of really creating great visible interiors, active retail base. One of the things that's very important is that we understand the success of Lafayette Square and not wanting to compromise that in any way, and so we have a really great success there. We're trying to enhance and build off of that.

Integrating the buildings with the public spaces. Creating new gathering spaces. Bringing the height closest to Mass. Ave. really reducing the impact towards the community. That's something we also endorse. Limiting accessory uses, really putting more public space in, creating this massing along -- we're actually away from the park is something we endorse as well.

And at the ground floor plan, I think the idea of creating a pedestrian-oriented

storefront are one of the things we were talking about is the human scale.

The walkability, these are all things also that we're introducing in the plan and we can show you that in just a second as well.

The built form. Variation in height. I think that's something that came up also in some of the questions that were in the public and open space -- open houses that we had relating to the context not only through the materiality but some of the desired lines with the cornices.

Limiting the shadows, and we've spent quite a bit of time on the shadows on the presentation.

Reinforcing the street wall with the setback is something we'll endorse as well.

Durability and quality, I think it's

all about creating a quality product. And one of the things that we discussed as a team is that with the success that you've had with Central Square and it having a gold identity and a place already, we really wanted to build upon that and enhance it, and part of it is coming up with a very high quality product.

Diverse architecture statement is something we will -- we'll talk about as well in the design component of it. And I think we're really looking to really endorse many of these design guidelines.

This is an image that we were showing, and sort of the idea of it is just to orient you, this is Mass. Ave. and Main Street and one of the things that we have in the -- in the storefront, 505 is the historic streets and one of the things that we are very

appreciative, I guess, of these particular two streets and what they represent in Central Square.

What you see in the blue is the larger sort of footprint buildings, and I think it's the idea that it's starting to come close to Osborne Triangle and Central Square itself. And one of the things that we're looking at in this particular location really feel strongly about bringing residential density to this location.

Looking at the evolution of design the idea of really identifying Central Square as a place that has an identity. It is different. It's already diverse and thriving and a great workplace. The thing that we really are looking to build upon is building upon the success of the idea that there's -- it's not just housing, but really creating a

mixed income housing, and these are -- some of the words described perceived that diverse and funky retail. I think one of the things that's so great is that it has a very authentic feel, and that's something that we really want to perpetuate.

We listened and made changes and this is partially our directives from working with Alex Twining. Initially we were looking at massing that was about 285 feet. We're currently looking at the massing that is at 195. The -- raising the parking ratio from 0.25 to 0.7. Adding more connections from Mass. Ave. back towards Bishop Allen as well as continuing to work with the neighbors as well as the abutters.

So this is the image very similar to the one that you had seen before with the large footprints. One of the things that

we're looking at is sort of identifying where you would place height, and we believe that this is an opportunity to create a very nice residential density in this location at the intersection of Mass. and Main.

This is what you currently see at the Quest properties. This is Mass. Ave. This is Lafayette Square. And McDonald's is here and Cafe Luna here. And you see it's relatively a dead section. One of the things that we'd really like to do is take the energy that comes off of Lafayette Square and really expand upon that.

This is an image looking from the firehouse. This is the Columbia with St. Paul. Lafayette Square. This is McDonald's. This is Cafe Luna. And down here is Toscanini's. With the idea of really creating a much more retail active base.

Starting to pick up on the desire lines and really following some of the principles of C2.

This is the Mass Ave. building which is 195 feet and 190 units.

This is the Columbia Street building which is 70 feet tall and 40 units.

The materiality we're also looking at creating materials that are very similar to what's being used in Central Square as well. One of the things that I will say, though, is that the design of the building -- this is really a design of a diagram. The actual details of the building haven't been designed yet. So this is sort of a massing strategy that we're looking at. And the idea that you're bringing the mass towards Mass. Ave. and really stepping down towards the massing towards the neighborhood.

Looking at the ground plane, and you can see the model outside as well. You see Mass. Ave. here. Columbia Street, Douglass, and then Bishop Allen. The city's parking lot. McDonald's existing. Cafe Luna, and Desi Dhaba, the Indian restaurant with Toscanini's. So the idea of really creating a great set of activities. Along this edge you see Lafayette Square. Some of the things that we're looking at currently is either keeping the Apollo Dental building here or possibly taking it out. We saw sort of difference in I think half of the public was suggesting that we take it out and creating a larger threshold to be able to make a passageway through. The other half was saying it would be great to keep the building. I think that's something we would certainly look to the community for advice on

that.

The next image is looking at a series of passageways. Currently there's no passage at the back of the Quest properties. Again, the parking lot, the Coolidge Place we're looking to relocate Coolidge Place to next to McDonald's, but we're also looking to create a larger passageway through the site. So instead of one, we're now looking at two passageways.

This is the idea of the retail that Anthony was talking about. It's about 10,000 square feet. Again, this is the building on Mass. Ave. The building on Columbia. One of the things that we're looking at is really trying to minimize the residential entries on both of the buildings and really maximize the retail exposure. So not only along the face along Mass. Ave., but also turning the retail

back and actually opening it out on to the parking as well. With the idea of really anticipating creating a much more safe and secure passageway back to the parking lots.

This is a comparison looking at the back from the parking lot where the Quest property is currently parking the cars. And there's no passageway here. This is the passage we're looking at introducing as a transition.

Again, this is the -- just to orient you, this is the firehouse Columbia with the St. Paul. The intersection of Mass. and Main with Lafayette. The massing strategy we're looking at really pulling the overall mass towards Mass. Ave. and then the lower building sort of stepping back down and then the 45-foot zone along Bishop Allen.

Again, as we had mentioned, that this

is really a massing diagram and not a design.

So we'll start with looking at some of the shadow studies. And what this does is instead of looking at sort of nine o'clock, twelve o'clock, three o'clock, the animations actually take you from sunrise to sunset. So you can see the full impact of the shadow.

The first one is in the spring and the fall.

It's loading. So what we'll do is we'll show you --

So I'll jump to the -- so you can see the building's sun rising on this side and setting here. You can see the time. This is eleven a.m. Twelve noon. One o'clock. Two o'clock. Three o'clock. Four o'clock. And five o'clock.

So what you -- I'm showing you now is this spring and the fall shadows at nine

a.m., what we're showing is the net new shadow. So this is 195-foot building, and the 70. And the darker blue is the net on the ground plane. The lighter blue is the net new on the rooftop.

At noon, again, darker being net new.

And then three o'clock.

And this is the shadow study for the winter. And you'll see the shadows are very long. So all of the buildings have shadows. You can see the shadow tracing across one o'clock, two o'clock, three o'clock. And one of the things you'll notice is that the fire station during the wintertime casts shadows on Lafayette Square. At no time do the buildings that we have cast shadows on Lafayette.

So this is the shadow in the wintertime at nine a.m. Again, the sun rises on this

side and sets on this side. The shadow moves faster in the winter in a shorter pattern, but you can see the dark blue is the net new, the light blue is the net new on the rooftops. You can see in the darker grey the shadows that are casting at noon and then three o'clock. Again, you can see the fire station shadowing the Lafayette. But the darker blue is the net new --

AHMED NUR: I'm sorry, Mr. Chairman may I please?

H. THEODORE COHEN: Yes.

AHMED NUR: Could you point where that park is at the corner of Columbia and Washington? With respect to the tall building shadow casting.

DAVID NAGAHIRO: Right here.

AHMED NUR: It's right there?

DAVID NAGAHIRO: Yeah.

AHMED NUR: And your shadow for the high rise is where?

DAVID NAGAHIRO: This is the net new.

AHMED NUR: So you caught a little bit of it.

Thank you.

DAVID NAGAHIRO: And this is the summertime shadow from seven a.m. to seven p.m. Very short shadow. Eight o'clock. Nine o'clock. Ten a.m. Eleven. Twelve. One. Two. Three. Four. Five. Six. And seven o'clock.

So you can see this is the nine a.m. summer shadow. This is Lafayette Square. At noon, the sun is high. And then again at three.

One of the other things that we were looking at were design options. These were

suggestions made by the -- through the open house process that we had. The first option, this is really looking at the initial design we're looking at breaking the scale for the building bent down, having a 10,000 square foot portion that's above the base of the building, stepping the building back from Lafayette and then stepping the -- the building were stepping back from Columbia.

The second was looking at actually setting the building back, the idea that creating a glint and then pushing it back to the north.

And one of the other suggestions was actually setting the building, entire portion of the building back to create more public realm along Mass. Ave.

Another option was looking at going to more of a point tower or square shape, so

taking the massing and redistributing to the back so it had a slightly different and smaller shadow pattern. The other was actually taking the massing and curving it to create that transition from Mass. Ave. to Main Street. And the other was to actually take the overall massing and shifting it towards the open space.

H. THEODORE COHEN: You all set?

ATTORNEY ANTHONY GALLUCCIO:

Definitely.

H. THEODORE COHEN: Excellent.

ATTORNEY ANTHONY GALLUCCIO: Sorry.

Do any of the Board Members have any initial questions or should we move right into public comment?

Is there a sign-up sheet?

STEVEN COHEN: I'd like to ask one quick question, Anthony.

ATTORNEY ANTHONY GALLUCCIO: Sorry.  
Yes.

STEVEN COHEN: One quick question,  
it's just a basic one and save me the effort  
of digging through the materials. On Mass.  
Ave. where you're proposing 195 feet right  
now, what is currently permitted under  
existing Zoning?

ATTORNEY ANTHONY GALLUCCIO: So up  
to 80 feet with a Special Permit. And that's  
one of the things that we probably should, we  
tried to be succinct but the alternative is  
that an office. I guess a residential up to  
80 feet for us, yeah.

STEVEN COHEN: Thank you.

ATTORNEY ANTHONY GALLUCCIO: 55 up  
to 80. Sorry.

TOM SIENIEWICZ: Just a really fast  
question. The last half a dozen slides

showed options, we are considering not Zoning petition. Were those all the same program, the same amount of square footage and FAR and --

DAVID NAGAIRO: Yes, it was the same height, same number of units and the same density.

H. THEODORE COHEN: And 195 feet is what, 18, 19 floors?

DAVID NAGAIRO: It's 17.

H. THEODORE COHEN: 17.

Okay, I'll ask for the people who have signed up to indicate they wish to speak. If people had not signed up, they still will have the opportunity to speak at the end. I'll give two names each time so that somebody who's the second name can be prepared to come forward. We try to hope that you will limit your comments to three

minutes. If there happen to be groups who are, you know, together and they want to block their time together, that is doable. I don't know if that's --you know, has been done in this situation, this particular project or not.

Anyway, the first name is Kasper Bejoian. And I apologize in advance if I massacre people's names.

And then the next person will be Jesse Kanson-Benanav.

KASPER BEJOIAN: Good evening,  
Mr. Chairman.

H. THEODORE COHEN: And everybody who comes to speak, please, state your name. And if there is any difficulty in spelling, please spell it for the stenographer and also please list your address.

KASPER BEJOIAN: Good evening.

Planning Board, Mr. Chairman. My name is Kasper, K-a-s-p-e-r Bejoian, last name B-e-j-o-i-a-n. I live at 544 Huron Avenue. I've lived in Cambridge since 1978. And the reason why I'm coming to this particular meeting is my mother and my disabled brother who is with me tonight live at 55 Essex Street and they lived in assisted living there, and I come over and see him every day. And, you know, when it's weather available, I take him out for a walk. As I said, my mother is 89-years-old and, you know, she really enjoys walking in the neighborhood. And the building at Quest has always been a problem because it's sort of dreary. I've looked at the plans and I've spoken to the people here and everything else, and it's really encouraging to have low income housing where there will be I hope families and, you

know, my mother loves to see children and stuff like that. And it will be great for walking in the neighborhood, and with any kind of retail space, you know, would lend itself to the neighborhood because, you know, like I said, we've been in the neighborhood for quite a while and we look forward to this opportunity to see this project go ahead. And with some of the things that they're doing with the public area and having an open market and things of this nature, it would be fabulous for, you know, I think the community and for our family particularly. So, again, I just, you know, reiterate the point that I appreciate the point to speak here and let you know that we're very excited about this opportunity and building the building.

Thank you.

H. THEODORE COHEN: Thank you.

JESSE KANSON-BENANAV: My name is Jesse Kanson, K-a-n-s-o-n - Benanav, B-e-n-a-n-a-v, 26 Willow Street and I represent A Better Cambridge.

Chairman Cohen and Members of the Planning Board, 8500 units, 8,500 units that's the number of new housing units that the Metropolitan Area Planning Council projects that Cambridge will need to meet our share of regional demand for housing over the next 15 years. We as a community must commit to achieving that goal by implementing Zoning that encourages the development of tall, higher density residential and mixed use communities in our key transportation hubs. If we don't, or worse, if we reduce heights and densities as some have advocated developers will only do what makes them the most money with least effort instead of

serving the diversity needs in Cambridge, they'll develop labs, offices, and luxury condominiums only affordable to the wealthiest people among us.

As a first step, Cambridge must grow smartly speaking denser development near transit which places residents closer to jobs and make access to other areas of Boston, Cambridge, and Somerville in the region easier. It's a central tool in reducing the overall cost of livings and dependency on cars. Fewer people living in areas well served by transit means people -- more people further away from jobs and commercial centers encouraging driving, raising a cost of living, increasing road congestion, and furthering suburban stroll.

A Better Cambridge has consistently called on the Planning Board and the City

Council to protect the diversity, vibrancy, and values that make our city special through Zoning that achieves these goals. In so doing we recognize a tradeoff that greater height and density allowances may increase revenue potential for developers. So underlying the basic argument has always been that the -- that the demand has always been the demand that smart growth development for real benefits to our communities; more affordable housing for families, reduced parking near transit, car and bike share, and support for our unique locally owned businesses.

ABC believes the Zoning changes proposed by Twining Properties are a productive step towards achieving the goals we face as a city, encouraging the growth of our dynamic economy while creating

opportunities for families with a range of incomes to live here. We are especially supportive of their commitment to family housing, their commitment to transit-oriented development, the commitment to local and independent retailers with the public market and 25 percent of retail space reserved for local businesses, and the promise of no banks and responsible strategy for parking that will limit the number of cars associated with the project.

In addition we recognize the contribution the Normandy Twining has made to addressing our affordable housing crisis by proposing Zoning that goes beyond the basic requirements of the Cambridge Inclusionary Zoning Ordinance. While we know the developer is acting in good faith, and our goal is to make this project a success. We

hope this new project will ultimately reach families of lower income levels with a higher percentage of affordable units. Still we believe A Better Cambridge is one where Normandy Twining Gateway to Central Square provides opportunities to many current and future residents and local businesses in Cambridge and we ask you to approve their Zoning.

Thank you.

H. THEODORE COHEN: I just have one question. When you said you support a higher percentage of lower income housing, are you saying that the mix that's proposed is not the correct mix from your point of view?

JESSE KANSON-BENANAV: As feasible if it doesn't kill the project, we would like to see a mix that reaches people of lower income levels and a higher percentage perhaps

up to 20 percent of the units as affordable.

H. THEODORE COHEN: Thank you.

JESSE KANSON-BENANAV: Thank you.

H. THEODORE COHEN: Olivia Fiske and then Kathy Watkins.

OLIVIA FISKE: My name is Olivia Fiske, F-i-s-k-e. I live at -- on Magazine Street, 131 Magazine Street.

I am here in support of 20 Normandy's Mass. and Main project because it will be providing much needed housing for a variety of incomes and family sizes in a location near public transport and places of work. With local retail space at street level it will add renewed life on a section of Mass. Ave. that needs uplift. There has been concern voiced about moving forward on this project before Cambridge has a master plan in place which may take years. I do not think

it reasonable to allow the city to stop the sale of property or the development of that property until that plan is in place. The Mass. and Main project contains the types of housing we have asked for in a place we need it; near public transport and places of work. Plus it provides a reasonable plan for parking.

Thank you.

H. THEODORE COHEN: Thank you.

KATHY WATKINS: Hi, I'm Kathy Watkins. I live at 80 Fawcett Street, Apartment 458, and I'm on the Executive Committee of the Cambridge Residents Alliance.

Normandy Real Estate controls over \$5 billion in real estate. 5 billion. It specializes in gentrifying metropolitan areas across the United States. Like many

developers, they also specialize in greed, which a lot of the capitalists in our country do, but this is the kind of greed that is killing our country, killing people like me. They're asking to build a tower that is two and a half times taller than what is permitted now with the Special Permit. This project is being fast tracked during a snowy, cold winter when residents have a difficult time to get to meetings to make their feelings known. Many people are treating this project as if it were affordable housing, it is not. 83 percent of the units will be luxury, market rate, whatever you want to call them. So-called luxury I should say, because many of these luxury buildings, the building materials and the way they're built are not luxury.

The percentage of low and moderate

income apartments is much lower than current inclusionary zoning requires. The CDD is now in the process of studying increasing the required amount of inclusionary zoning. We will get more and better affordable units by increasing the inclusionary zoning amount and putting them in lower building more in tune with the neighborhood.

In addition, that city lot that they showed that's right behind their proposed building, that may -- City Councillors proposed putting affordable housing there, and that's just -- I mean, who wants to live in a building which is just shadow all day long? So that's another point that I had.

Let's see, the inclusionary zoning units Normandy proposes would be more than offset by the increased rent that surrounding apartments will charge when their building's

built forcing even more people out of Cambridge.

I have lived in such a building. I live on 80 Fawcett Street which is a new building. And while I'm happy to have a roof over my head, I have nothing in common with my neighbors. There's no community, certainly nothing is added to the social fabric of the city. That's how the management wants it. At the grand opening of my building, the city manager remarked that it reminded him of buildings in San Diego where he had just about been. This is what you'll get with such a tall tower. A building that's totally out of character with our city. You will not be providing much needed housing. The wealthy have lots of choices. You'll be forcing people out of our city. This building will set a precedent for

Central Square. And in addition, it will make surface parking lots and a parking garage memorialized forever as parking, not housing or anything else.

Thank you.

H. THEODORE COHEN: Thank you.

Nancy Ryan and then John Sanzone.

NANCY RYAN: Good evening. My name is Nancy Ryan, R-y-a-n. I live at Four Ashburton Place, which is a half a block from Bishop Allen Drive and a block and a half from Mass. Ave. in Central Square. It's true that just about everyone wants more housing in and around Central Square. The questions that need to be raised are how much, of what kind, and where. In reading the Central Square action plan of 1987, the Central Square design guidelines of 1989, and the Central Square Overlay District requirements

in the City's Zoning Ordinance, these questions are not answered but standards are implied. These documents comprise the law and regulations in effect now governing the development of the square. They all in their way emphasize preserving diversity, affordability, and neighborhood serving retail. They also urge that each new project demonstrate respect for the context of the entire square. The only way to reconcile the housing demands for the square and its four adjacent residential neighborhoods, is to finalize a plan and design for Central Square that is ratified by the City Council and by this body and becomes the next guiding document, otherwise we are all at the mercy of whatever an individual owner/developer petitions and more of the piecemeal, unplanned development that we've seen in

other parts of the city continues and comes to Central Square.

Some of us have met with Alex Twining over the course of a year and continuously asked that he offer at least outlines of his plans of developing the former Quest sites so we as neighbors could respond. We saw nothing until the Zoning petition was filed with the City Clerk on this past November 20th. Simultaneously a number of us were configuring the possibility of 100 percent affordable housing on one or more of the city-owned parking lots in the area. There was never an attempt on the part of Normandy Twining petitioners that we know of to collaborate with the city and housing advocates to create a joint project that might have satisfied the universal demand for more genuinely affordable housing in the

area. The creation of two subdistricts that enshrine more than double the current zoning for one owner does not serve the city or the square. The proposed amounts of affordable housing do not comply with the current citywide requirements. And in fact, diminish the percentages of low and moderate income housing required by our inclusionary zoning law.

Defining the residential edge of Area 4 along Bishop Allen Drive as quote/unquote support area, for an existing eyesore of a garage and a surface parking lot, to serve 190 units of market rate housing, defies all recommendations in the current three defining documents as well as the standard set forth in the recent Central Square study that as you know has never been debated or acted upon by this body or the Council. And we worry

about the precedence that this building and the subdistrict set for the rest of the square.

We cannot move forward on a project that so clearly claims a large swath of Central Square for a 195-foot tower with 190 units of profit driven housing all in the name of some 40 vaguely defined affordable units without more analysis of what would truly offer Central Square the housing we need within a design that meets the goals of our governing documents.

Thank you.

H. THEODORE COHEN: Thank you.

JOHN SANZONE: My name is John Sanzone, S-a-n-z-o-n-e. I live at 540 Memorial Drive in Cambridge. Just touch on a couple of things.

I think there are a few places, so very

few places in both Central Square and especially Cambridge at large where dramatic height and dramatic density are appropriate and I think this is one of them. The shadow study demonstrates a little bit of this relative lack of impact of height and its surroundings in a way that almost nowhere else in the nearby area or the city at large would do. And I think the greatness of Central Square is still very much in its potential and in its memory, and not necessarily in its built out reality. Much of Central Square is parking lots or single-story architecturally deficient buildings that have replaced perhaps more historic and dense and vibrant blocks. And while not everything that's big and exciting and dramatic that comes before the city for redevelopment or redevelopment is going to be

appropriate. I think, again, this is one case where it is because of it's really unique context and sighting.

One aside is that I think the parking ratio is still too high, 0.7. I think the 0.25 is really ambitious and interesting and something we should encourage in order to keep building the city we want and not the city we had and have as far as transportation modes go. And two other contextual things, this is in the Central Square Historic District which is a national registered district, and I think contemporary ambitious, present, structure on this site will respect and enhance the historic surroundings and district up and down Mass. Ave. in particular. And another contextual piece, which is more an issue for the city and state and not really this developer, is that the

mobility around this area is really strained. I'm not sure exactly what the impact that this number of units in this style of development would have on this, but the Red Line is famously over capacity and in perpetual crisis. Central Square is not really very bikeable. And a recent study presented to the City Council showed that upwards of 40 percent pedestrian industries in the entire City of Cambridge happen in Central Square which is quite dramatic.

And that's all.

H. THEODORE COHEN: Thank you.

Steve Kurland and then Lee Farris.

STEVE KURLAND: Hi. I'm Steve Kurland, K-u-r-l-a-n-d. I'm a partner at Wheelde on the Needle in Kendall Square. I don't have much to say about the physicality of the buildings, although there seems like a

lot of meetings and a lot of research and a lot of discussion. I just want to speak briefly about Twining and my experience with them.

We were the first retail to go into that new development in Kendall. A lot of what they're talking about doing, they've done in Kendall and I think a lot of that would transfer. They've invigorated, helped to invigorate the area with independent retailers and restaurants. They've offered affordable housing. They're Gold LEED certified, and they encouraged us to do the same. They actually provided us with help in order to become Gold LEED certified. They've kept open spaces, and importantly to me, they've stayed present in the area. Alex Twining is in the restaurant often, he's in the area often. Even somebody was saying

that he's been to a bunch of meetings here, and I know it's important project to him. So I just wanted to speak to that. Again, I can't speak much to the actual layout, but I think that if you're going to do it, this is a good group to do it with.

Thank you.

H. THEODORE COHEN: Thank you.

LEE FARRIS: Good evening. My name is Lee Farris. L-e-e F-a-r-r-i-s. I live at 267 Norfolk Street. I am a member of the Area 4 Port Coalition and the Co-Chair of the Area 4 Port Coalition. Richard Goldberg could not be here tonight because his wife's not feeling well so he asked me to bring his letter and I have a few copies of it and I'll go over the high points of it.

One point is that approving the huge Normandy Twining up-zoning petition would

essentially let developers, instead of residents and city officials and staff, drive Zoning in Central Square. Given that the Central Square Overlay District is a current Zoning and the city initiates C2 planning process that included both property owners and residents chosen by then City Manager Healy, passing the Normandy petition would mean that property owners would get two chances to impact our city's Zoning once in the C2 and then again with this petition.

And in addition to the effect that the Central Square Zoning is going to be addressed to by City Council in March, as I believe Iram mentioned, the City will be considering changes to both the inclusionary housing formula and the incentive or linkage formula. So in the sense of both planning and these other studies, the Normandy Twining

petition is jumping the gun. Passing the Normandy petition would benefit the developer far more than it benefits the Area 4 Port community or the City of Cambridge overall. All of the increases in height and density benefit the developer, not the community. The 6.5 FAR that they're calling for is higher than anywhere else in the city, even in Kendall Square. It's hugely out of scale with Mass. Ave. in Central Square. We do not want to see the normal side of Bishop Allen becomes locked into long-term surface and structured parking lots to support this giant housing tower. We would rather then that the developer use the land for housing under the current Zoning and provided parking underground. The petition would up-zone this section, this so-called service section, to a 4.8 FAR which is really out of line with the

surrounding neighborhood residences. We want to see low and moderate income affordable housing of an appropriate height. Fairly strongly we want that. But under the current Zoning the developer could provide 15 such units. With a building that is two-and-a-half times taller than the current Zoning, the developer will provide 20 low and moderate income units, only five more than under current Zoning. So it comes out to be 8.5 percent of low and moderate income housing. We don't want the Area 4 Port neighborhood to become more of a bedroom area for well up Kendall Square workers, so we don't make this the eleven additional floors of market rate housing is a community benefit.

When we met with Twining in 2013, it was to say what we wanted and Normandy showed

us only the, showed us the Zoning only ten days ago in 2013 -- in 2015. When we met with the Normandy represented, we asked if there would be below market retail rents so that the retail would be affordable to us. We were told that the petition caused the local retail, but doesn't say anything about affordable retail. And in fact, when Mr. Galluccio mentioned Renee Grey, I was there, she asked and has asked publicly many times for affordable retail and dining in Central Square. So that's a concern.

Lastly, the T completely filtering the recent snowstorms and so, it's a little concerning that this is intended to be T dependent.

For all these reasons we oppose this petition, and we ask that the Planning Board and the City Council reject it.

Thank you. And I have a couple of comments.

H. THEODORE COHEN: Thank you.

Carolyn Fuller and Bill McAvinney.

CAROLYN FULLER: My name is Carolyn Fuller. C-a-r-o-l-y-n F-u-l-l-e-r. And I live at 12 Douglass Street where I've lived for the last 35 years. I am here tonight as both an abutter, and despite the fact that we are truly in the shadow of this project, a supporter. There is consensus among our progressive political leaders from our former governor Deval Patrick to Don Berwick. The Metro Boston area needs 435,000 new homes by 2040. Both Governor Patrick and Doctor Berwick advocated for policies that would encourage Cambridge to invest in dense multi-family housing and transit-oriented development. To quote Doctor Berwick: Smart

growth in Zoning reform are essential to increasing our housing stock, but they are also important strategies to facilitate healthy lifestyles, create vibrant downtowns, fight sprawl, and preserve open spaces. He also went on to say that progressive leadership was needed to recommit to provide an affordable opportunity for people of all income levels. I could not agree more.

So despite the fact that I will greatly miss the dead of winter morning sun that shoots through my home today, I want my city leaders to support the Normandy and Twining height requests. I want you to negotiate for as many affordable and moderate income units as possible. And if possible, some more open green space that is available to the general public. Ultimately I also would like the city to look at changing the Zoning Laws

pertaining to parking. To deincentivize car ownership. I hope that one day our parking requirements will state maximum not minimum requirements.

Thank you.

H. THEODORE COHEN: Thank you.

WILLIAM McAVINNEY: I'm William McAvinney, M-c-A-v-i-n-n-e-y I live at 12 Douglass Street.

I come tonight to -- I have two primary interests, one of which is getting more transit-oriented housing and getting more density in areas that are appropriate which I feel Central Square is. The other one is that I'm seeing an awful lot of my neighbors forced out of Cambridge because of rising rents and rising housing costs, and I think this is an issue that we really have to address as a city. And right now we have a

lab office versus housing in balance. If I look out my kitchen window, I see two major lab projects coming. What will be built on this site is either going to be a lab office block, big block building, or a tall residential building. I think that we definitely need -- so what are the effects of those? The lab and office is going to create more people wanting to live in the neighborhood who have the money to drive up the rents and housing costs, or we can have housing, part of which will be expensive, but it still will accommodate some of the people who are in those labs and offices.

The two places where I don't agree with the -- this Zoning proposal are that I don't think that it has enough affordable housing in it. There needs to be -- well, one of the advantages of the increased housing prices

that are going on is that we can get more affordable housing from this -- in this Zoning. And the second thing is that I'd like you to look at in the block around Central Square one Mass. -- one block either way off of Mass. Ave., I don't think the car ownership is that high. I don't even think it's 0.5. And so I think you should reduce the amount of the -- reduce the parking from 0.7 to no more than what it currently is in that area.

Thank you.

H. THEODORE COHEN: Thank you.

Patrick Verbeke and then Robert Winters.

PATRICK VERBEKE: Good evening. My name is Patrick Verbeke, V-e-r-b-e-k-e.

I don't have very much to add to what was said sometimes very eloquently about this

-- in favor of this height and city housing project in Central Square. As a local resident of Central Square, I support the project. This project that will provide additional rental housing, including middle income and affordable housing for Central Square. Mass. and Main is in my opinion that location but a very unique location for a project this size. There's very few locations in Cambridge.

And the impact on car traffic should be limited considering the proximity to the Red Line that does work most of the time and numerous bus lines and car sharing services. That was not mentioned. I think that's an important dimension, also because people do need cars once in a while. So I support Zoning changes.

As a recap, support Zoning changes will

allow this project to be implemented.

Thank you very much.

H. THEODORE COHEN: Thank you.

ROBERT WINTERS: Hi, my name is Robert Winters. I live at 366 Broadway. And I just have a few things to say.

One is that once upon a time this part of Cambridgeport housed things like soap manufacturing, wire making companies, and whatever. And it drew a lot of people to the area who needed housing who were working in these kinds of blue collar jobs. As we all know in this room, times have changed. Now we have people in life sciences, innovation economy, whatever, who are really people who also need places to live. I say this because I've heard so much talk over the past few weeks, which are really just prejudicial, as if these people don't deserve a place to live

unless, you know, their income is low.

Everybody deserves a place to live, and I'm kind of glad that this project is going to have a mix of income and not just low, not just middle, not just high. We need all.

If I had my druthers, I would be much happier if we were actually discussing the entirety of what came out of the Red Ribbon process, the K C2 process, etcetera.

Unfortunately it's not an option because of the inaction by Cambridge City Council. So this is what we got. And I'm at relatively okay with this. My personal vision for Central Square once upon a time used to be just to have it look sort of like downtown Lowell, everything was sort of five to six, four to six stories high. One of the things I came -- the whole C2 process for me basically allowed me to come out of it with a

different point of view, that for some  
sometime now, long before I ever heard of  
Twining -- well I've heard of Alex Twining  
but I never heard of Normandy before that,  
was I previously, as I said, I would have  
been okay with a four to six story kind of  
range. When I came out of this was that I  
would prefer more of a rhythm so it's not all  
small, not all tall. My personal preferences  
would be to see greater height in the  
vicinity of Norfolk and Mass. Ave. and around  
Lafayette Square. And I don't see anything  
particularly problematic with it. I'm quite  
comfortable with the greater height there.

Last few things I'm going say here is  
simply this, is that I don't want stasis in  
Central Square. I've been living here 37  
years of everybody stopping everything. If  
this is gonna be a game changer, let's change

the game. I'm perfectly fine with that. I think it's about time. I think it's in fact long overdue. I would, however, like to see, and I know it's a part of this project here, greater activation of the side streets and back streets of Central Square. It's been a theme of mine for at least 20 years. I think that that's one of the key elements of creating retail diversity, so I hope that that can happen. And just let one last little note that I'll say is that housing is going to get built. If you want to build it out in the farmland and make everybody have to drive a million miles to get there, great. But I think it's still a lot better to build it in the city.

H. THEODORE COHEN: Thank you.

Carol Bellew and then I'm sorry, Kathy Zusy.

CAROL BELLEW: Carol Bellew,  
B-e-l-l-e-w. I live at 257 Charles Street in  
East Cambridge. I'm writing in support of  
the development of housing by the Twining  
group. We in East Cambridge have dealt with  
the Twining Development for years now. One  
of our best developers who considers us as a  
neighborhood all of the time now Alex Twining  
and his group. Never have we had to ask  
twice for something with Alex. He listens,  
performs, and does what he promises. He has  
helped us as a neighborhood with fundraising  
and contributions to our community center,  
The East End House. He's reachable and  
amenable to our requests as a group from the  
East Cambridge Planning Team regularly of  
which I'm treasurer of the group. Our  
community has dealt regularly with his  
architect, CBT for over the years has been

very cooperative and helpful to our community in helping us think through the ideas of all of all of what's in Kendall Square. They've been terrific. So I thank David even though he's right behind me. We're a very developed integral neighborhood group. The developers know they can come to us and they must know this is a necessity to do that and requested by both the Planning Board and Zoning Board for them to do that. Just that before addressing those two boards, because of that, developers can find homework with us. I know this has been an issue for the Central Square area. I'm not sure -- we've been in existence for a long time now and we've been very at the table with the developers and all of Kendall Square. We were the ones who asked for retail on the first floor. We asked for it only to be local, not national,

and they've all come to the table and done just that for us. And we have Za and Evoo here tonight to show you that that's what happens.

I support the Twining development and the team working on it in that Alex has put together to move forward on housing needed desperately in Central Square. I understand it's a high building, and hopefully the whole area won't get that high, but there's really no housing in Central Square. And it is, it is walkable, it is doable. You can buy everything you need in Central Square just by walking around, and I think it's a definite necessity.

Thanks.

H. THEODORE COHEN: Thank you.

KATHY ZUSY: Hello, I'm Kathy Zusy, Z-u-s-y. I live at 202 Hamilton Street.

I'm here to support the Twining Normandy proposal to build a residential high rise at Mass. and Main. Why? I believe it would be far better for Central Square to have housing rather than biotech at this site. 20 Normandy has impressed me with their many thoughtful efforts to reach out to the community and to respond to local sentiments. The developers have also impressed me with their high caliber work. We want top notch, talented, creative, thoughtful, responsive, and successful developers building in Cambridge and especially at this gateway to Central Square. Twining has experience with first floor rental and we need that. No more homes blocked for Central Square or anywhere else, please. We need Twining Properties, Normandy Real Estate partners to build as many

affordable and middle income units as possible without building too high, and to create as little shadow and wind as possible. I am a little concerned about the long shadow over Area 4 during the winter months.

We also need them to build green and inspired architecture with solid, reliable quiet systems that will benefit residents and shoppers both.

Thank you.

H. THEODORE COHEN: Thank you.

Councillor Cheung you're the next person on the list. Do you wish to speak?

And then Patrick Barrett.

COUNCILLOR LELAND CHEUNG: Sure, I would. Didn't really plan to speak, but I guess some of my other colleagues are here, so I would like to reserve the bulk of my comments for the Ordinance meeting which is

going to come up on this property, but I just want to say good luck to us all and since I'm on a roll, it's Robert winters -- I don't think anyone is going to be driving a million miles, but I would walk a thousand miles for you.

You know, I guess I'm showing my age here a bit, but I like the 2013 proposal that Twining proposed. I think the Council's been asking for years now for more residential, for more -- for retail, for street activation. And I'm very pleased that we're increasing the amount of inclusion -- of affordable units in the mix. I'm very pleased that the mix of affordable, within the affordability of mix. We've been asking for years now and saying that we need to create more residential units on top of transit, we need to create more residential

in a way that's going to be commiserate with the commercial that we're building so we have people walking instead of driving to work. And I'm very pleased that the petitioner has listened to what the Council has been asking for and delivering us something to that effect. I would like more housing to be built. You know, again, I show my age, but I think when you're talking about those top floors, the shadows are sweeping over with as a sun goes by, I don't -- the shadow comes largely from I think the lower units, and I don't think you notice it on the ground floor. I think what people are going to notice is the street level activation, what kind of retail is going to be there or whether or not we're going to have another bio facility or have another residence coming down there and becoming part of a

neighborhood.

I think this is a really tough debate that continues to be within the city. This tension that's been covered, I think in a lot of it from the New York Times and the Atlantic about the tension between buildings, housing, and preserving community as it is, but the reality is, you know, I didn't pay all the money I did for an economics degree in undergrad, I believe in supply and demand. I believe if we don't build housing, the prices are going to continue to go up and we're going to continue to price people out of a city. And I think we need to think about how we're building our housing to meet the needs of people that meet the demand in the market and how to meet the needs of the people who want to continue to stay in the city. I'm excited to see a visionary project

come forward.

And the last thing I'll close on as I began with I think saying good luck, I think this is a very difficult position. I'm always looking forward to the nuance and to the insight that your dialogue brings to any project, but like I said, I appreciate all the work that all of you do and all the time you put in. If you're willing to be visionary and think forward and how we solve problems in the spaces realizing we can't make everyone happy, I as a City Councillor am here to support you.

Thank you very much.

H. THEODORE COHEN: Well, thank you and good luck to you and the other City Councillors, too.

PATRICK BARRETT: Hello. My name is Patrick Barrett. I live at 234 Broadway.

I'm also an abutter to the project at 897-907 Main Street. You guys might know where Toscanini is as well as 12 residential units above there that has about 60 people, and I'd like to point out also that none of those people own a vehicle or drive in the city. And I've offered before during the Tenistics (phonetic) project review to offer Affidavits from our tenants to prove that they don't have parking if you like that, too.

However, I spent time with the Red Ribbon Commission, and I say spend time because it was time spent, a year and a half, and then I was on the Central Square Advisory Board; 21 people, two years, a lot of work, and I am absolutely no reciprocity from the City Council. Zero. Left hanging. Went to the Planning Board, discussed it with you guys, received a partial glowing review on

it, and then dead in its tracks. You can blame individual City Councillors on this if you like to, but it doesn't make a difference. We are who we are.

In this project's a direct result of what C2 embodied. There are differences and you can point them out. You guys know Zoning. I don't need to point them out to you. And as a property owner, you know, we just went through two months of miserable winter. I guess you guys all know. Business is down about 40 to 60 percent from my tenants. And Central Square, I know other businesses that I will not name out, but they're also down about 40 to 50 percent. And this really has to do with the malfunctioning T and the lack of built in residential in the Mass. Ave. corridor. Now it's difficult to explain to residents who

live in the community necessarily who are not business owners what that actually means, but it's very difficult to run a business in Central Square. A man much, much wiser than me, has been around for a long time, explained Central Square to me in terms of balance. And right now there's imbalance, an extreme imbalance. It's been going on for decades. And I've seen very little effort of anyone really to do anything about it. And while this project might not be the best project we could have hoped for, there's a project here from a developer who could actually deliver the project. So I mean, I don't -- again, that's another nuance to the whole thing that you have to sort of take into affect. They can build this building. You know, if I came here with my plan to knock down my building and told you I could

go up to 12 stories, I would be lying to you. I've never done that. That's a scary prospect for me. But where does that leave me? It leaves you tangled up with me for two years to get nothing? No.

This project could happen. I believe that it's not necessarily your job to negotiate with this developer to get the best project. I believe the City Council needs to step in and adopt, you know, either parts of C2 or at least consider this project in light of C2. So I'll just end with, this is a landmark -- this is going to be a landmark building. It needs to look like a landmark building. That is scary height that it's scary this or scary that should not stop any of you in a good indicating of what's going to be and a great development for this area. So like Councillor Cheung I wish you luck and

I wish him luck, too. And I really hope that you guys find the project in this project.

Thank you.

H. THEODORE COHEN: Thank you.

Carol O'Hare and then Phyllis Bretholtz.

CAROL O'HARE: My name is Carol O'Hare, 172 Magazine Street. Good evening. I've written to you a number of times I think so I will be brief. I don't think this amendment is ready for prime time. The devil in this case is not just in details. This amendment to Zoning for a property owner who owns a very small percentage of the area that is being rezoned is a dishonoring, I think, of the Zoning process. This, this amendment should be in the form of a Special Permit. This should not be a Zoning Amendment for the -- a property owner who owns only 41 percent of the block that is -- the primary

block that is the residential block that is being rezoned.

What rights and what precedent will this rezoning, which is a misuse -- I'm not going to call it blank Zoning, but it is a misuse of the Zoning Amendment to Zoning process.

Why is Twining seeking a Zoning Amendment for this very small area? They're asking for up-zoning that's two and a half times more than even a Special Permit would allow.

What is Twining planning in the near mid and far future for all the other properties they own in Central Square? And what benefits will this rezoning confer on the immediate abutters and property owners that have other low rise or non-developed properties in the immediate area?

Does this start a process where every owner seeks to rezone his property for the purposes that you provide?

Don't we have a Zoning Code that contemplates doing this in the ordinary way?

Will they use this rezoning process for their eight other properties?

Won't Twining propose rezoning set a precedent?

Is the number of proposed affordable units enough to warrant this vast overreach?

What about Central Square, the rest of Central Square?

What would the shadow and wind effects of this tower be?

Nobody, in all of the meetings and all of the presentations I've been to, I haven't seen any mention of wind effects. I know something about this because my ex-husband is

a -- was a wind tunnel expert, and I went to BU where that law tower created a horrible situation.

CATHERINE PRESTON CONNOLLY: Can you wrap up, please?

CAROL O'HARE: Yes, I will.

I want to say that the drafting of this amendment is also pretty weak. There's a word used about the parking that certain parking primarily has to serve the Mass. and Main residential mixed income district. What does the word primarily mean? Does it mean 51 percent? Does it mean 75 percent?

Anyway, this means the devil is in more than the details in this amendment. It is not ready for prime time. This should be done through the ordinary Zoning process.

Thank you.

H. THEODORE COHEN: Okay, I just

wanted to comment, not about what you said in particular, but a number of people have mentioned with regard to the Zoning process, and I just want to comment that every landowner in Cambridge has the right to seek a Zoning Amendment should they choose to. I mean, I could seek to change the Zoning for my house in the middle of the block it's on. We as the Planning Board have to review them and make a recommendation to the City Council about it, and the City Council has to act upon it. It's not something that we have a choice about. You know, under the Massachusetts Law as a citizen can seek a Zoning Amendment and then that starts the process that goes through us and through the City Council.

So Ms. Bretholtz.

PHYLLIS BRETHOLTZ: Good evening.

My name is Phyllis Bretholtz,  
B-r-e-t-h-o-l-t-z. I live at 65 Antrim  
Street. And I'm a member of the Cambridge  
Residents alliance.

Let me begin by stating that I am  
opposed to the proposed up-zoning of the  
Normandy Twining proposal. And not to  
belabor the obvious, I know that each of us  
who speaks publicly on this matter represents  
many others who are not here to speak.

I know a number of people have spoken  
about holding up the development, people are  
concerned that by denying this proposal it  
would be holding up the development in the  
city and there's concern for a long delay.  
So I want to give a small context for some of  
my comments. From 2009 to 2011 I created a  
photographic record of all the major streets  
and squares of this city. I intended this to

be an overall image of what the city looked like during those two years and to serve as a reference point for the future. In the three years since I ended my personal project, my record of what the city looked like during those two years is already remarkably out of date. I'm alarmed at how quickly the city has affect quickly changed and the implications of these changes for the sense of community. So this brings me sharply back to the Normandy Twining proposal.

My first concern is that the City of Cambridge does need a master plan for all future development. It is not in the interest of the sense of community for our city for any board or committee to grant major Zoning changes in a piecemeal manner, and I think this really speaks to your point, Mr. Cohen, that anyone can in fact come to

any of the boards and request a Zoning change. But without a bigger master plan and a different kind of process where everything is done within a big context, it's a rather dangerous way I feel to make decisions since any one decision can then be cited as precedent setting for other groups seeking a Zoning change.

As you know, in August 2012 hundreds of residents testified against the Forest City Ratner up-zoning proposal to build a 14-story tower in a small parcel across from Mass. Ave. from the Jill Brown-Rhone Park. As a result, the City Council rejected that up-zoning proposal. So why would you, the Planning Board, now support the creation of a 19-story tower in that same neighborhood? Consider the central Park study recommendations have not been approved and

are seriously contested by many residents, and the citywide comprehensive planning process has yet to yet be begun. Where is the consideration for what many Cambridge residents want? How can you justify such a large building in an area that is now zoned for a maximum height of 45 feet along Bishop Allen Drive, which is the residential interface and for 80 feet along Mass. Ave.?

CATHERINE PRESTON CONNOLLY: Can you please wrap up?

PHYLLIS BRETHOLTZ: I beg your pardon?

CATHERINE PRESTON CONNOLLY: Can you please wrap up?

PHYLLIS BRETHOLTZ: Yes, I'll leave out a number of other points that have been made. But just to say that I know one of the concerns about creating density is to draw

services to make that area a more -- what's the term I want? To draw more service to that area and to encourage people to use public transit. I own a three-family house on Antrim Street. There are six people living on three floors, and it is shocking to me that there are seven cars owned by these six people. And this seems to be by anyone's experience of travelling from the river to someplace like Inman Square, you know, how dense the traffic pattern has become and so I'm not convinced that building denser in an area that is so now badly served by the Red Line is the way to go. So I'm asking you to reconsider this proposal.

H. THEODORE COHEN: Thank you.

Saundra Graham and then Charles Marquardt.

SAUNDRA GRAHAM: Good evening. My name is Saundra Graham, S-a-u-n-d-r-a

G-r-a-h-a-m, and I live at 189 Western Avenue which is four blocks down from Central Square. I have been living there for over 50 years, and I have seen the drastic change in my neighborhood.

How are you, Tom?

Let me just say that it is a pleasure to speak about a housing proposal because usually we're speaking about offices and labs and all of that stuff. So when I heard about the proposal, I said, I wasn't in on the beginning, but let me go and find out what's going on. And when I looked at the proposal and I saw the 19-story building, I said oh, my God. But if you remember 808 Memorial Drive, we had to negotiate that building and we had to give it the height to get the moderate and low income units. We got 40 percent of the units at 808 Memorial Drive

that is still serving the community. It is now a cooperative and the people who live there have bought their apartments. I don't know how cooperatives work, but they own until they sell.

So that was, that was good for our neighborhood. I have been living behind Peabody Terrace which is 19, 20 stories on the river that blocked the sunshine and blocked the wind and blocked the air from the river that come -- that used to come through our community. It was enjoyable at one time.

Housing is much, much better than labs. We feel that we're being crushed by MIT and Harvard on both sides. MIT keeps building, Harvard keeps building. Now they're over in Allston Brighton.

MIT has almost eaten up Cambridgeport with their large, very large buildings.

These are not small buildings. These are very large buildings. And with their dormitories. And we are not invited to live in their dormitories, although they are invited to live in our residential community paying the rent that they pay, but we are not allowed to live in their dormitories. So our piece of the pie gets smaller and smaller.

The other thing is that we need affordable housing. You know, if we have two kids, one a boy, one a girl, we need three bedrooms. Section 8 will not allow you to have the boy and the girl in the same room after a certain age. So we need three bedrooms. When has the city or any of these projects built three-bedroom units? You know, I have more dogs on my street than I have families, then I have children. I think my grandchildren are the only children on Jay

Street now. We could not find three-bedroom units.

The Housing Authority has the longest list ever for housing for three bedrooms in this community.

If you look along Alewife, all up in the West Cambridge, North Cambridge area, what do you have? You have studios, you have one bedrooms, and you have two bedrooms.

CATHERINE PRESTON CONNOLLY: Can you please wrap up?

SAUNDRA GRAHAM: Right.

CATHERINE PRESTON CONNOLLY: Thank you.

SAUNDRA GRAHAM: No three-bedroom units. You look at the percentage of children in the schools has dropped significantly because there are no families here.

You talk about diversity? What diversity? The diversity of dogs? What diversity are you talking about? There are no people of color that can afford the prices of the apartments in this city. I hear from them every day. I said, look, I'm not a City Councillor anymore, talk to your City Councillor. But it is tragic the way we have screened out working class families in this city. And this is -- this is not just people who make 30, 40 thousand dollars a year. These are people who make 50, 60 thousand dollars a year that still can't live here. And so when I heard about this proposal, I support it. I support the proposal. I think it will be a blessing to the Central Square area. I think -- I don't walk down to that side, that part of Cambridge because there is nothing there. There is Biogen or whatever

that Quest or whatever --

AHMED NUR: Sorry to interrupt you.  
We have a lot of people.

SAUNDRA GRAHAM: Okay.

I will finish up by saying that the Planning Board has the power to look into this project and make it better. They did it for us on 808 Memorial Drive, they wrote it right into the, into the passage that they provided and they can help us. You all can help us provide a better proposal, more units maybe, but the proposal is worth passing. And I just like to say that, you know, this whole stuff about building apartments on transportation areas, I would hope that you look at Central Square and not build those kind -- 19-story projects all the way down Central Square. It would not serve any good. So I want to thank you, and I was waiting and

I would have waited all night just to say that we need families and we need a diverse population in the city.

Thank you.

H. THEODORE COHEN: Thank you.

CHARLES MARQUARDT: Thank you.

Charlie Marquardt, 10 Rogers Street. I want to start off by saying, just echoing something that Councillor Graham just mentioned, that there's nothing there. Think back ten years ago and you heard the very same thing about another project that the folks on Twining did.

Kendall Square, there's nothing there.

I'm now an independent retailer in an area of the city that is thriving. We have children. We have lots of dogs. We have people coming out, but it's a fun place to be, and they've worked hard to bring in the

right type of retail. I'm not going to focus on the other pieces, but retail is critical for activating the ground floor. How many people would walk from Kendall Square up Third Street to Cambridge Street back in the early 90s? Not many. There was nothing there. Now there's something there. Started off with the folks at Evoo and Za and now there's thriving stuff down there all the time. Even when it snows, they're open and packed. When we start talking about retail, having independent retail is a challenge. If you don't know this, I'll let you in on a little secret, Cambridge is expensive in which to do business, it really is.

Now a plug for the Community Development people. They have great programs, but it's still expensive to do business in Cambridge. And we need some

customers as a good customer base. And that's really important about having residential above you. That gives you a thriving customer base to give you a chance. And there's another really important thing about going a little bit higher and having more density that not many people to your retail start getting your monthly rent bills. Think about it, it's snowed a lot, right? Moving snow is expensive. If I was in a one-story building I'd be facing some enormous bills. I know they're gonna be large. I can see Mr. Zinno (phonetic) behind me that is going to send us pretty big bills. But with 20 stories above us, we're spreading that out over 20 stories, not one or two or three. And those triple nets are expensive. You can do stuff with density to help all the other pieces but the taxes. So please let's

do something they can make that corner look really cool, look really fun, and make it a place that Councillor graham wants to go to and not just some boring little ten-story shack.

Thank you.

H. THEODORE COHEN: Heather Hoffman and then Sam Seidel.

HEATHER HOFFMAN: Hi. Heather Hoffman, 213 Hurley Street. And as I've -- probably everyone on the Planning Board, many of the other people in this room have heard I live in the shadow of the tower of Nordor (phonetic), a building slightly taller than they're proposing here, but think about that and whether that's something that you want to visit on Central Square. And not only that, what kind of community are we creating here?

I heard people suggesting that

nothing's being built in Cambridge, and I was kind of stunned as were the people around us and really? Goodness, I wonder what those people are doing with all of that construction equipment and the noise and the dirt and everything. I thought they were building. So stuff is happening here. But are we creating a community? Are we creating buildings that are part of the fabric of our community or are we creating fortresses where they get a whole lot of Fed-Ex and U.P.S. packages and they don't really mix with the rest of us. Because that's what you need for for a thriving city. And I don't see that.

I mean, maybe they're coming down to the expensive restaurants, but are they actually joining us on the streets?

Are they going to our schools?

Are there, are they coming to our

parks?

What are they doing?

Are they, are they helping our bookstores stay in business or is everything from Amazon?

Are they members of our community?

And what kind of building creates that?

Well, I don't know, but I'm not sure that a giant 19 -- 17 or 19, I believe they said it was 17, but I'm hearing 19 from some people, I'm not sure that that's what creates it.

And people suggesting oh, well, if they don't do this, then we'll get expensive condos. And I'm like well, I think we're getting expensive apartments so what's the difference?

Are we getting people who are gonna stick around? Or are we getting people who will be here for a couple of years?

Now, I don't have any problem with some transients. That's important. We have colleges, we have all kinds of places that will have transients, but are we gonna have people who will put down roots? Are we going to have people in these buildings who show up in this room to care about this community? And I'm not sure that we are. And that makes me really sad.

What I see is a whole lot of trickle down housing. We're told if we build a lot of expensive stuff, somehow those of us who can't afford it, will magically have housing and I'm not exactly sure how. I don't believe trickle down economics worked and I'm not seeing trickle down housing work. So maybe we need to think about whether the price we're paying is worth what the developer is getting.

Thanks.

SAM SEIDEL: Good evening,  
Mr. Chair, Members of the Board. Sam Seidel,  
S-e-i-d-e-l, 43 Harris Street. I'm here to  
speak in support of the petition and make  
these following points:

I believe that our public and shared  
commitment to the environment requires us to  
do transient-oriented development. I believe  
that our concern about diversity and  
inclusion and the future of this city  
requires us to build housing. And I also  
believe that our belief that good urban  
planning can actually lead to a progressive  
and relevant agenda for the future requires  
us not to freeze this city at some point in  
time and shrink wrap it. We have to allow  
the city, like all of us, to grow and change  
as conditions and times change. And I think

it's fair enough to say that times, as we all know, are changing very, very rapidly. My little prop to make that point is everybody can pull out one of these, and I bet ten years ago none of us could pull out one of these. So we all know that. We all know that the world is changing radically, quickly and the city needs to be able to follow suit.

I want to make a couple of other points. There's every reason to bash the T. I think we should and it deserves it and the Red Line broke down and that's horrible, and our transit cars are way out of date, but let's think about the other side of the T. Cambridge, unlike almost every other community in this Commonwealth except -- with the exception of Boston, has been the beneficiary of a statewide subsidy that has provided public transportation on a rail line

since 1912 probably to the tune of \$100 billion of total investment from state and federal dollars. We are returning that to the taxpayers of Stockbridge and Sturbridge and Attleboro with single-story developments near transit lines, near transit nodes. Think about Central Square. Think about the Quest building. Think about that streetscape. That streetscape more or less hasn't changed in about 100 years, about the time that the T has been in place, those buildings have been -- remained unchanged. I think if we're gonna allow the city to change and grow, we should allow the city to change and grow. Cambridge is one of the most prosperous communities not just in the Commonwealth, it is certainly that, but probably in the United States of America. And its physical form should somewhat reflect

that. I want to make one other point on that general point, on the housing and the affordability question. I -- it's not, I think an open question either/or; what we have now, versus what we might have in the future. We basically for the last 20 years, I just want to finish this point, have run the test case on what happens to housing affordability with three-story triple decker development more or less or four story or five story. Housing prices go up and up and up and up and we know that the definition of insanity is to continue to do the same thing and expect a different result. There is nothing that would lead us to get a different result from maintaining our current regime and approach to this stuff.

I guess finally I'm going to close, and thank you for the extra time, just to say

that one of the things that I hear in all of this is that we need to start to be open to a new and expanding conversation about what our world looks like today in the 21st century and not what we brought with us from the 20th century which I think is somewhat what we're still battling over.

So thank you very much. Thank you.

H. THEODORE COHEN: Thank you.

Charles Teague and then Paul Dennis.

CHARLES TEAGUE: Charles Teague, 23 Edmunds Street. Standing in the shadows of ex-councillors. I want to commend CDD for the excellent memo which really went through and identified so many issues and just laid them out really clearly. My executive summary is that the Zoning is the definition of a missed opportunity. This would be clearer if we had an integrated citywide

master plan that quantified everything that we actually needed, like transportation and housing. But we have the C2 plan, which was limited in geography, but we're ignoring now. Where this throws that out and just for some short term returns. And, you know, it's like are we really investing in our future or not?

So C2 went on about replacing surface parking, structured parking, preferably underground. C2, they hunted and they admitted, they had no plans for a bus depot. They didn't know what to do. Now it's bitter cold, we just heard about the Red Line. We know that during the Red Line rehab there's going to be busses and more busses and depots would be a good thing.

So with all this piecemeal Zoning we're missing the opportunity to be bolder and bigger. C2 started to get to this. We have

a Cambridge Redevelopment Authority back. I, I think we should step back, think about building the entire block with the set of dense buildings within the current height limits with at least two of the three things. Underground parking to replace one or more of the surface parking lots, get a big -- just go big. A warm place to take the bus. And a lot, lot more affordable units. So my ask is don't pass this as is. I love the sound of ex-Councillor Graham's 40 percent. That's a, there's a good number. It was done in the past. They could do it again.

Thank you.

H. THEODORE COHEN: Thank you.

PAUL DENNIS: Good evening. My name is Paul Dennis. I'm a lifelong Cambridge resident born and raised. I went to Kennedy School and went to Rindge and Latin. I left

for a while for school but as five years or so I've been back. I actually work right downstairs at the Cambridge Traffic Department temporarily. I also am -- well, let me start by where I live. I'm at 156 Cherry Street which is a couple blocks away from the proposed site. I actually was in that area of Cambridge most of my life, so I'm very familiar with the community. So this idea of housing versus offices obviously I think is, I think the housing is winning the battle. Not too many of us want to see offices at this particular location or any more so to say.

So another point I wanted to touch on was the affordable housing and the middle income housing that's proposed for the site. Obviously you know there's different sides to this. We, you know, many of us sounds like

would like to see more affordable housing.

And as I'm totally for this project, I myself would like to see, you know, some more affordable housing. But, you know, we want to debate at the cost of what, you know?

This particular location is proposing I think it was 40 units that are affordable, which right now is 40 more units in Cambridge that are affordable. I mean, that's just the general way I look at it. I haven't really heard of too many other projects proposed currently. I do know that we're building all over Cambridge. I noticed it, but I haven't really heard too many projects with mixed income especially of this magnitude.

Density I think for the Central Square area, I don't see how that can be a problem. As the last speaker just mentioned, times are changing. You know, we're at a new time and

city's growing. Kendall Square's growing. This is bringing, you know, new residents to the area. I'm not sure if I mentioned that I'm also a relator with D Place Realty in Central Square. I've been licensed with the state of Massachusetts for about six years. So I've noticed the changes and the trends with the spike in the rentals, so obviously some of us can afford the rentals and some of us can't.

So I'll also say that I'm single dad of two. I have custody of my two kids. I do have one boy and one girl. Shamark (phonetic) and Shanaya (phonetic) who are nine and six-years-old. I think formal -- a former councilwoman mentioned that at some point their age or their combined age, certain programs will not allow the two children to share a room. So this site

proposes three bedrooms, which is very rare for the City of Cambridge, whether it's, you know, Cambridge housing or CDD upstairs or what have you. It's just something that's not really affordable or something that I don't see too often. But I'd like to see affordable three bedrooms. I'd like to see this project develop because not only do we have an issue with affordable housing, I'm under the impression that we have an issue with housing in general.

CATHERINE PRESTON CONNOLLY: Can you wrap up, please?

PAUL DENNIS: Yeah. So 40 additional units, I think, would be great for affordable housing and I think the project would be great for Central Square.

Thank you.

H. THEODORE COHEN: Thank you.

Councillor Carlone.

COUNCILLOR DENNIS CARLONE: Thank you.

So a few people earlier mentioned that the C2 should have been acted on by the Council. I want you all to know that we were given the C2 report in December of 2013 and when I asked in February when it was going to be given to the Council, I was told later in the year. And it wasn't until November/December of -- a few months back, that we were notified that the strategy changed and that developers would come forth parcel by parcel. So there was some comments made that were actually incorrect.

Now obviously this project's a game changer no matter how you look at it. I mean that as positive and maybe less so. The real estate market's an all time high. We all

know that. The innovation economy is driving growth. The new economy isn't creating equal wealth. We know about that. And the cost of land is going up tremendously in Cambridge. Everybody wants to maximize housing. As an architect urban designer, we all know that housing makes retail three to four times stronger compared to office or lab, just because we need more things. We also know it has much less parking. So these are all good things. In fact, to the point that I personally think that there is -- we need to change the formula, I would down the amount that you can build of office on a site instead of just saying let's enlarge the housing on a site. I would also look at the map that David showed that showed a portion of Lafayette Square between Main and Mass. Avenue. Blue? I don't think the end of

Central Square should be industrial or lab, it should be residential. In fact, I think the basis should be kicked in that direction throughout. So we, we're looking at this, and the fundamental issue that's presented by the Twining Normandy -- excuse me, Normandy Twining is could we obtain more affordable housing through a plot by plot, piecemeal series of rezonings that come in direct response in the interest of private speculators or developer? Or would we do better as a community to adopt a district-wide approach to rezoning the entire square along with the implementation strategy that's driven by public accountability. And what I mean by that is many of the elements of C2 are right on. Most people would agree. I question why we think we need to go to 120, 140 feet if we go over 70 because of the

Building Code? I was taught that 110 is the breaking point, by the way, and I question that and I ask for some support of that.

So we are going to discuss the C2 process. Councillor Cheung who was here earlier passed the proposed policy order which we were approved, and on March 18th as Iram Farooq mentioned, we will be discussing that.

So the Normandy Twining site is all about the purchase price. Perhaps you know because they've said this publicly, they paid too much for the land. I think in many ways most of what people said makes sense. The question is is this good for Zoning? I question that it's good for Zoning because how -- in fact, the board members have even said this on other sites, if we accepted one place, it's very hard to turn it down on

another place. In fact, if I own land next-door, I would be right behind saying the same thing. I think it's dangerous and harmful, and to the extent that it's being proposed. I'm not saying the concept. I'm all for more affordable housing, but what this will do on this site is the development on the site will justify the purchase price. But on the next site the property value goes up because from a developer point of view if Normandy Twining got it, why can't the next developer X get it? This is reality.

We look at Columbia Street where some of the poorest families live in the city, one of the quarters, that's going to be affected as well. So we have to look at the broader picture. What does this do? You can't do one site and have it not impact others. But here's the dilemma, affordable housing as you

know, the two things that have held back affordable housing in Cambridge from the City doing it is funds, obviously, and landownership. Well, if the value of land goes up, affordability goes down. The City even has a harder problem purchasing land. So the beautiful thing -- and Zoning is not beautiful, but one of the beautiful things is that it stabilizes land value to a certain extent. Not ideally, but to a certain extent. And if we increase it on one big site, it doesn't stop in Central Square. I already know somebody who is talking about it, a proposal in Riverside saying -- asking me about this project. So the whole philosophy changes. Everything is up for grabs. And that is the antithesis of planning, the antithesis of Zoning. Now I know people are going to say oh, he just

doesn't want this to happen. That's not true. But the question is to what degree? Now people on this Board have said at Volpe maybe the additional Zoning that's being considered, and in Kendall Square, because we know they're coming forth as well, maybe the additional Zoning should be half affordable housing. If the Zoning's going to increase at Volpe by 33 percent, maybe that 33 percent should be equal, affordable and market. I would say the same thing here. Keep the 80 percent, 80-foot height maximum, that's a Special Permit maximum, and above that, yes, you can do it, but it should be 50/50. That's what everybody wants, affordable housing, mixed income housing, and it doesn't have to be above the 70 feet and it can be very strict guidelines and creative guidelines to make sure those additions above

80 feet enhance the city and not overwhelm shadows. As people have said, this is something like a 2.38 increase in height and a 1.67 increase in FAR. I've never heard of that before in the city. Never. And when you do it in a district, despite what people believe, it's just going to continue to some extent. And if that's what we want in Central Square, that's the -- really what's being decided. It isn't just the Zoning on this site. The farmer's market -- I know this, this isn't necessarily relevant, but the farmer's market that was mentioned, why it's not in Jill Rhone Park is beyond me where the sun is.

JAMES WILLIAMSON: Go ahead.

COUNCILLOR DENNIS CARLONE: Where the sun is. Other people, I won't go into that. And I think that concludes my

comments.

But the Council is looking at increasing affordable housing. You all know more than most about the Nexus study. Some of us want it to be more than what's being proposed, but it's still a significant amount of money. It's landownership that's going to be the key factor. The 15 percent requirement, there are people on the Council who want it to be 30 percent. I'm looking at it in a way that I -- might make more sense above existing Zoning.

So the opportunities are there. I think a PUD, for instance, there's no reason why, and I have to -- this hasn't been studied, why a percentage of somebody's land if it's an acre lot, why a percentage couldn't be given to a non-profit for a separate affordable housing project on the

site just like we require open space. It's a public benefit. There's no other way we're going to get the land. So there are other ways of looking at this.

Now adding housing? Absolutely.

Making it bigger? Sure, if there's public benefits. But we got to look at this at what it is. It is a precedent and we have to feel comfortable with that precedent and what it does to the rest of the square and Memorial Drive and Broadway and Mass. Avenue because it won't be stopped here.

Thank you very much.

H. THEODORE COHEN: Thank you.

James Williamson.

JAMES WILLIAMSON: James Williamson,  
1000 Jackson Place.

I appreciate the pizza, Mark, but no amount of pizza will make this proposal

palatable. Not even filet mignon. I -- it's like feeling like we're just going down the rabbit hole. I was going to make some remarks about the master plan and the C2 -- K2-C2 process. And Councillor Carlone has just said they told us, whoever "they" are, that the C2 process is not really relevant anymore and it's all going to be piecemeal. Is that -- I mean, by the way you're the Planning Board I trust, not the improvisation board or the spontaneity board, and questions about planning in the city should be quite relevant to how you see your, I think, and I think you do, your responsibility here and the responsibility to the community and to the proponent. CDD memo, which I did look at extensively, does have a lot of interesting critical remarks. And some of the light of kind of a projected C2 potential Zoning for

this area. We just heard there's actually going to be a hearing on the Ordinance Committee on that. So I don't think that's not something that's not relevant. I, actually I think it would have been appropriate for the staff of this Community Development Department to let the proponents know that it was not appropriate for them to move forward in this way when we're in the midst of master planning and planning for Central Square. And if they want to go ahead, fine, go ahead at your own risk.

I would like to ask the proponents to withdraw their proposal and be responsible the way they say in all their public relations material, be responsible neighbors and good neighbors and work with us in the context of the master planning that we're embarking on and the planning for Central

Square. I think the only way to understand this project is as grand theft zoning. If you do a back of the envelope calculation, and Councillor Carlone talked about how much money they spent on all of this, I'm not sure that the numbers are exactly correct. If you take their number of 93,392 square feet additional FAR and you take a number like \$50 of square foot, maybe that's a little high, I don't know, for residential, probably not, and you do the math, I come up with a number of \$4,679,600 a year of additional revenue from the additional FAR. So that's a substantial amount of money.

I think they're basically blowing -- I agree, they're blowing a hole in the Zoning in order to make an inordinate amount of money. Now what I think they should do, is they should build within the current Zoning,

get a Special Permit at that location, and put housing on the parking lots. Rather than take the parking lots to do a bigger building on Mass. Ave., work within the current Zoning and build a lot of housing and that would be additional density, but it would be appropriate to the urban scale and it would be a nice controversial to the residential neighborhoods.

Now the last observations I have have to do with the height and the design. If you look at the cover of the book that they handed you, take a look at the corner of Prospect and Mass. Ave. and look at the scale of that building. They chose an image for the cover of their booklet from a period when there was a different height and scale to that building at the corner. Not the Intercontinental Building. I actually think

that's worth thinking about, the context of Central Square is important. This is not a slender building that they're proposing. An important landmark building to judge the context is the building --

CATHERINE PRESTON CONNOLLY: James.

JAMES WILLIAMSON: -- are in. And I will wrap up. Something much less than what other people were allowed.

It's not a slender building. It's not appropriate for Central Square. It's appropriate -- watermark buildings are fine in Kendall. And the last, and seven-story building on Main is gonna be -- is gonna obliterate St. Paul and I think that's -- I'm very worrying.

And finally, transportation, I normally depend on it, but it hasn't even been available at all as some of you may know, and

the -- we need transit. We need housing-oriented transportation, I guess, not transportation-oriented housing. Because we don't have a transportation system, so let's stop this charade about transit-oriented development until we really work on that, too.

Thank you.

H. THEODORE COHEN: Thank you.

That's everyone who has signed up to speak. Are there other people?

PETER VALENTINE: I didn't speak. I signed up.

H. THEODORE COHEN: I'm sorry.

PETER VALENTINE: Peter Valentine.

H. THEODORE COHEN: You indicated you didn't wish to speak, but if you wish to speak, that's fine.

PETER VALENTINE: I'll be very short

and entertaining.

H. THEODORE COHEN: I want to get a sense, are there other people who wish to speak?

AHMED NUR: The lady on the left.

H. THEODORE COHEN: I think we ought to take a five minute break. Sorry, we've been here for almost three hours. And let everybody speak, but I think I could use a five minute break right now.

(A short recess was taken.)

H. THEODORE COHEN: People take their places, please.

Mr. Valentine, you're next.

PETER VALENTINE: I want to applaud you. Peter Valentine, 37 Brookline Street. I want to get to the point. How many people are sitting in your chair?

FROM THE AUDIENCE: We can't hear

you.

PETER VALENTINE: I want to get to the point. How many people are sitting in your chair?

H. THEODORE COHEN: Is the mic on, sir?

PETER VALENTINE: Hello, everybody. I'd like to get to the point. How many people are sitting in your chair? There's one person sitting in your chair. How would you like it if two people sat in your chair? Now the other thing you notice is that there's a little space between each of you, okay, that's the bottom line. Whatever you're allowing, that's the bottom line. That's it.

Now let's talk about crowding for a second. You notice that your fingers don't wrap around your elbows, okay. Your ears

don't wrap around your teeth. There's space for each thing. Crowding is unhealthy.

Okay? So keep that in mind. Okay.

Now the importance -- mystery Central Square, importance of maintaining is two points about who we are. We are a sacred city. We participate in saving humanity. George Washington founded the defense forces in Cambridge, Massachusetts. No defense, no country. No defense, no Constitution. Okay?

The flower of knowledge was born in Cambridge, Massachusetts. Cambridge gave birth because the defense forces were created here to the United States of America, and if the United States of America didn't exist, we would be living in a Hitlerian nightmare dictatorship. And, therefore, our history of is sacred and, therefore, the history of Central Square is sacred. So we must not

allow anything to defile it.

Now, last point, person -- I know and it was mentioned numerously that there's something got to be joyous about this building they're building in Central Square. That's the key to reviving Central Square. And the building that developer showed, the various buildings were amazingly unimaginative. Okay?

So here is what the building should look like. Okay, that building should look like. Okay. Different than anything else. Okay? And so that when you come to Central Square, and you see this building, you know you're somewhere unique. Okay? That's all I have to say.

Thank you very much.

H. THEODORE COHEN: Thank you.

Yes.

EMILIA ROBLES: Good evening. My name Emilia Robles, E-m-i-l-i-a R-o-b-l-e-s.

A lot of people spoke, only a few people kind of mirror my situation. I grew up here in Cambridge. Woolworth's is gone. I got my first pet hamster there. I went to Longfellow which is no longer Longfellow. We left with rent control. We went to Boston. And I recently came back because I have a six-year-old who has very different abilities and Cambridge services his needs very well. We're actually -- I have to leave Cambridge again as space movements for about 20 years now. My mom was a single parent. She worked full time, twelve hour days easily. I've lived on Seabury Road. I've lived on Cottage Street. I've lived on Harvard Ave., Sherman Ave. Last place was River Street. And so I think it's really important to have housing.

The fact that we have to call it affordable housing, I think is very questionable. If we're trying to reserve affordable housing whether housing alternatives are being offered for people.

I've heard people say things like the seven car, six people, three units. How much rent are you charging if these people can afford cars on top of that?

I went to school, part of more apathetic generation as referenced by our numbers here, and I think that is really important to find new ways to bring housing for families. It's frustrating because there are many competing interests, and I know we're talking about Zoning right now. I can talk about how I'm subsidizing public education for all the money they're asking me to send in. I'm part of the working poor. I

make decent money but not here in Cambridge, and so I think it's important to -- yeah, I think that they're going to make some money off of this. I think we should maybe ask them for more to support the community.

We're not allowed to discriminate against who can and who can't move into the community, so perhaps just put stringent requirements on people who want to build and become a part of the community to make sure that there are things that go back to community. I don't know what that means, I don't know if that's a fund or it's some portion of market rent. I don't know how that would work. I'm not versed in that area. I definitely think hold the developers accountable, but I have to go home and pack. So for me it's really important to move forward and do something because being part of -- my son wouldn't be

here if it wasn't for Cambridge. I met his father here. I'm African, from Africa and Latina. His father is from Tibet. That combination doesn't usually happen a lot of other places, you know. So when people ask where -- how I met his dad, it's Cambridge, you know. And I really want him to be able to have that experience growing up playing in Danehy Park, playing over here at Longfellow, taking my first bus ride on the 83 to being older and dropping my sister off and having to rush back going through Rindge and Latin. Definitely a lot of things have changed since I moved back, but I would like everyone to have those same opportunities. So please move forward with the Zoning.

H. THEODORE COHEN: Thank you.

Anyone else who wishes to speak?

MINKA vanBEUZEKON: My name is Minka

vanBeuzekon. So it's hard speaking last, but -- or maybe I'm not last, but I have a little bit of a visual aid here. Mike Connolly, can you stand up, please, a little bit. So I am -- think of me as Zoning as of right, and think of Mike Connolly as what's been proposed. So, you know, we can probably agree that somewhere in between those two is really what we would want. So....

H. THEODORE COHEN: He is awfully cute, though.

MIKE CONNOLLY: I cast a long shadow.

MINKA vanBEUZEKON: So, my comment is really that I fear that this proposal at this time kind of trumps the whole planning process. I really want to pay homage to the two and a half years that's -- it's probably even longer than that, that people were

involved in the C2 and the K2 as well. And I think that Jeff Roberts with his really quite carefully laid out and carefully thought through and remarkably understandable analysis of the comparison of this project to what C2 would have recommended was really helpful for me, and it made me realize that we do not want to throw away all of that effort. I'm sure that they have been thinking about this project for a long time, but not as long with the kind of expertise that we've brought in with the C2 and the K2 process.

So one of the things that stands out for me is the height. And in the C2 process the idea was 140 feet with up to 160 feet. If there were transferred development rights, and that concept, even though it's already in the Zoning Code, I think is this is the

perfect place to apply it. And the fact that the little bit of homage was paid to it but it was kind of swept under the rug as a possibility is, is sort of a problem for me. I also want to stress that this is a Zoning project. It is not an Alex Twining, who I respect very much -- it's not an Alex Twining love fest. And, yes, he's done amazing things in the watermark building. He's done things from the environmental perspective and from enlivening the retail and all of that, but that really isn't embodied in the way that this Zoning is written. And I think, you know, who knows they might sell it in five years. So we want to have it embodied in the Zoning, not just left to a guy that we like very much.

The affordable housing people have talked about that a lot. I was really

heartened to hear about the 808 Memorial Drive. Where is the expertise that allows us to have a real negotiation to get that much affordable housing? So I wish that we could come up with that expertise and massage this project so that it really does have the amount of affordable housing that we need.

Jeff's memo really laid out for me where it falls far short by sort of stealing from the low income requirements and giving to the moderate income requirements. I would think we should do something as creative as was done with the base of the courthouse which was a third low income, a third -- no, wait. Was it a third low income, a third middle, and a third market. And so right now we've got more than 80 percent market. So this is an opportunity to really massage those numbers. I don't know that we could

get a third, third, third but that's a great goal.

I would also like to see something explicitly about the parking, bike parking. There are too many things that look like they're exempted. The design review, is that exempted? The bike parking, is that exempted? The parking requirement ratio, I think the T is not going to be in the shape that it's in right now forever and we really need to build in Central Square, housing in Central Square. So I would like to see it drop back down to 0.5. And I know I have to wrap up.

So the other thing is I don't want to have the setback exempted. This is an opportunity to expand what's happening in Rhone Park by increasing the width of the sidewalk so that Jill Brown-Rhone Park can

kind of creep back towards the middle of Central Square.

And one last thing, affordable -- I mean retail that's local, so their definition of no more than ten locations. I mean, to me that's, you know, not really the best way to define what local is. So I like you to look at that definition as well. And you guys are the Planning Board, and I know you'll do a great job and you'll figure out how to massage this project to really make it be what at least my vision of Central Square is, which is the absolute unique part of Cambridge.

Thank you.

CATHERINE PRESTON CONNOLLY: Thank you.

H. THEODORE COHEN: Is there anyone else who wishes to speak?

MIKE CONNOLLY: I don't want to speak. It's been a great meeting.

H. THEODORE COHEN: All right, well, thank you.

Obviously this is going to continue.

Board, do we want to hear anything from staff now or do we want to give our comments and just throw out, you know, the issues we want to know more about at our next session? And I think that's probably the most appropriate use of our time right now.

CATHERINE PRESTON CONNOLLY: I'll start.

H. THEODORE COHEN: Catherine, why don't you start?

CATHERINE PRESTON CONNOLLY: I guess my initial reaction to this is the project and the Zoning seem to have been conflated. And I would like to get back to reviewing the

Zoning, particularly since the Zoning as proposed covers more than the project area. And so when we can be next on this topic, and I hope we will go in detail over Jeff's memo and the differences between what was envisioned by C2 and what's proposed here to the extent that what we're talking about, what's proposed here, I want to be talking about the Zoning, not the pictures that were shown tonight of what a building built under the Zoning might be -- might look like. It could be that. It could be something entirely different. It could be that for all the parcels on the block. And that's -- at this point I want to -- there was a lot of comments about the proposed project. We're not talking about a project right now. We're talking about Zoning and I would really like to move the discussion back in that

direction.

H. THEODORE COHEN: Well, I'll go next. The issues that I see with this -- well, first of all, I think the drafting of the Zoning is very unclear in many areas and I simply don't know exactly what is included and what is not included. And I think, you know, that Jeff's memo picked that up. I think Carol O'Hare's comments picked that up. I mean, it's just not clear what they're saying does apply and what doesn't apply, and I think we need to know explicitly what that is. And I gather from today's presentation that there is, was a new memo that was offered in the past day or two which attempted to clarify some of them, I haven't seen that yet.

You know, the issues that I am really concerned about, obviously height is an

issue, and the application of, you know, the C2 study and the guidelines of the C2 study and whether we should be adhering to that or City Council should be adhering to that completely, or whether there is a rationale for this particular location to differ from it and if it does differ from it, given the fact that not all of the property or the district, the proposed district encompasses other parcels, what can be built upon those other parcels. And what would happen if the Zoning went into effect with regard to these other parcels?

I would like to know more about the traffic and parking issues, specifically the parking issues and Traffic and Parking's position vis-a-vis the number of parking spots, whether there should be a different minimum and whether we should have a maximum

in there. Also, whether the desirability of maintaining the existing structured parking garage and the existing street, open street parking.

And then probably the biggest non-zoning issue or sort of benefit issue is the amount of affordable housing. Seventeen percent, is that the right number? Someone mentioned 20 percent. Someone mentioned 33 percent -- 33 and a third percent. We heard that 808 was 40 percent. I'd like to have, you know, more information about what is the right number that the City should be looking for if it didn't give such a large change from the Zoning. And I'd also like to hear from the affordable housing people of about what the mix of the housing should be. As I understand it, the low and moderate income housing is lower than is normal, and that

there's a concomitant increase in middle income housing. We've been talking about middle income housing before, but I'd like to hear from other people what they think the appropriate mix is.

It's a small point, but I'm curious as to whether indeed there can be a requirement that the people in innovation units cannot apply for residential parking permits. I think we've talked about that once before. Can we set up different classes of citizenship that everybody can -- every other citizen in Cambridge can apply but these people cannot? And if that is valid, you know, how is it enforced if somebody shows up, you know, on January 31st seeking their permit? I think those are my comments at the moment.

Ahmed.

AHMED NUR: Thank you, Mr. Chairman.

I shadow my colleagues' concern also with parking and affordability and housing, and I also understand that the vast majority of the public had to go because they obviously have duties and I appreciate their comment and their input. I always find their support -- I always find their words and support and what direction we're headed when it comes to an important location like this, Central Square. As some of you know, I sat on the Central Square Committee on the behalf of the Planning Board and also for the public, and I don't agree that the 21 people, two years -- rather than a people, 21 business owners, abutters, community leaders, and business owners as well as the city, the hard work that they put in is having put in to stop or so on and so forth. And I think that as a

matter of fact, I just borrowed a book from Iram and I think that's there, and it's not going anywhere, and I would encourage the proponent to fully implement or use the guidelines of that Central Square design. And I think they have actually -- and I will start my questioning.

I guess Central Square Advisory Committee had put down 65 feet on the Massachusetts Avenue and height and it steps back 15 feet and goes up to 187. So you have 70. So you went over five feet, and obviously design is not there. But we really thought about it very much and went back with the help of the City and also other planners from -- what was the group that we hired? Goody Clancy. And so that 65 feet at Massachusetts Avenue facade stepping back 15 feet was something that we're all decided,

and I would like to see that go. The height, 190, 187, you know, I don't see the big deal, but this is what we decided. And also Green Street, I think it went 55 and then started to come down to 45 on Green Street. And so you guys are pretty close. And but, it's not a deal breaker. I appreciate the work that you've put in and I'm really looking forward and want to see this project to go.

As far as the other points that I wanted to make is the green space. I'm not sure is this projection out of service now or can we, can we turn that out and go to 87 -- page 63? But it doesn't matter, I have it right here. On page 63, do you have it up? Oh, you can do it. It doesn't take too long. Yeah, so here's the City parking that's potentially, and here let's just say that the Central Square Committee decided that maybe

we could do underground parking or farmer's market and some sort of green space? If that was the case, it's a great idea to go through that Luna Cafe. It's page 63 or 61. Yeah. You discovered that alleyway that connects to that existing park in front of Luna, and so if -- I mean, just if this was to have an underground parking there and have a green space, because Central Square really lacks a green space. The City were to put a park there, which is really much needed, if you considered maybe to the right where towards Columbia and maybe open in that into green space, that would also maybe connect it to that other parcel behind the ice cream area? That your parcel there?

ATTORNEY ANTHONY GALLUCCIO: Where the footprint is here?

AHMED NUR: Yes. Where that photo

is. Towards that photo on the right.

ATTORNEY ANTHONY GALLUCCIO: Yeah.

AHMED NUR: That your parcel?

ATTORNEY ANTHONY GALLUCCIO: No.

AHMED NUR: I thought that.

ATTORNEY ANTHONY GALLUCCIO: The triangle.

AHMED NUR: If that was a green, wouldn't it be great to have all -- I mean that would take care of all our needs in terms of open space. And in this corner anyway, to have all three parks.

ATTORNEY ANTHONY GALLUCCIO: Go back to the Quest portfolio so he can show that that actual parcel. It's all the way back to.

BOB FLACK: The front?

ATTORNEY ANTHONY GALLUCCIO: To C. This is our, C.

AHMED NUR: C, that's right.

ATTORNEY ANTHONY GALLUCCIO: And the green is what we own.

AHMED NUR: Okay, so that's pretty much it. If we all had green open to each other and assume that the parking lot is going to be part of the green, green open space, that's one option that I dreamed of and just putting that idea out there.

And also there were a lot of good comments and I don't want to go through all of them because we have another public opening coming up, but I appreciate also Councillor Minka, your comment of what if that the parcels were to be sold and that, you know, Alex Twining is not -- I mean, from what I hear really appreciate what he's done for East Cambridge as well as Kendall Square and all the positive feedback, but this is a

Zoning language that's being written and it's, you know, going forward. I'd like to see a language saying that, you know, putting a provision there saying that the intent is not for marketing or selling it.

And the last comment is that 80 percent profit, you know, market for this residential, I think that's the -- I think vast majority of people voted yay on this, but given those that opposed more affordability housing and more affordable housing and more affordable housing, and this 80 percent market isn't going to fly.

Thank you very much.

H. THEODORE COHEN: Hugh?

HUGH RUSSELL: Sure. So I'm not going to cover ground that's previously been covered. What I'm very puzzled about is why there's a proposal to raise the floor area

ratio on north of Bishop Allen Drive to something that's over four, that makes no sense to me at all in terms of planning or the type of development one might wish there. Particularly when this proponent is saying we're not going to actually use our land there for anything else than it's presently being used for.

And so if I look at that land and I say well, there is an opportunity with the surface parking lot, say, to put the parking underground and to build housing at appropriate scale above it, it might even have be done by different entity that might have 100 percent affordability. So I think it -- you don't want to strip all of the development potential off of that.

I think you have to, I think you can, in my mind, you can justify the higher floor

area ratio on parcel -- which is it? The one you're proposing to build on.

ATTORNEY ANTHONY GALLUCCIO: We call it B.

HUGH RUSSELL: B. Because you're not proposing to build on Bishop Allen Drive. In a sense it's a transfer development rights going from parcels you're not building on to parcels you are building on. Now that's perhaps not exactly, that's the concept that was in a C2 Zoning. Probably the numbers are different, but I think that principle's valid. I think the notion of affordability, that if we work out a way in which there's roughly an equal amount of low and median income housing, is a good idea. I think that's a great concept and it's going to be a matter of essentially negotiation to figure out how big that number can be. I don't

think it's going to be what it was achieved at 808 Memorial Drive which I think had a federal subsidy in various ways in that project. I don't remember the details and Sandra's probably gone home by now. But I think also that Dennis Carlone pointed out land costs are very different.

And what I would like to see here is to leverage this initiative into passing the C2 Zoning, to tweak the C2 Zoning so that it works for the Normandy and Twining, but to do the whole job. And this may be completely procedurally, you know, impossible, but I think it's the right thing to do from a point of view of planning Central Square. And I think -- and again, I don't think what is being talked about by the Normandy people is out of the ballpark of what the intent was in Central Square. Yes, it's taller. Maybe

that's what it takes to accomplish, you know, their goals. So, you know, I have my favorites among David's different options on the building. I think being able to consider something that is 195 feet of that scale when we consider the actual building, is okay. I'm not going to promise what will come out if that happens. So I guess those are my comments basically.

I have a fourth comment. I haven't read Jeff's department memo. I think Suzannah also probably worked with Jeff and other people, so it's not only our brilliant Jeff, but everything in there is something that has to be addressed, and I think some progress has been made from what Anthony said in his presentation.

H. THEODORE COHEN: Tom.

TOM SIENIEWICZ: Thank you. I don't

want to repeat what other people have said, but I am sympathetic to the opening remarks which was a discussion about how the property was acquired and it was a hodgepodge, and so what we're faced with as a result of that is a bit of a hodgepodge in terms of a Zoning petition that's before us. And a hodgepodge may be in the process of Zoning Central Square, is that acceptable? Well, maybe to the extent that it's real politicking and it might get something done. But I think the outcome can't be hodgepodge and we're going to have to figure out how we sort that out.

So somebody opposed to the project said that we have to balance what's -- whether this is a benefit for the community or a benefit for the developer that we're concerned it was too much of a benefit for the developer. That's exactly what we're

going to do here in the review of the Zoning proposal is what measure the community benefits over what the envelopes that the developer, I think will justifiably argue that he needs and that's the balancing process that we'll do now to guide that balancing process. We've had really good comments here. I really like what Hugh is suggesting that we do the whole job, but I have to respectfully disagree that I'm not sure that's going to be possible. I'm an eternal optimist, but I think we unfortunately probably have to follow a parcel by parcel because as Mr. Winters suggested, Robert Winters suggested in his comments, stasis is not acceptable, let's get moving, let's do something. It looks like we've got a group that may actually be able to pull something off here. Let's not miss

this opportunity. And I fear that your less, your non-hodgepodge Zoning process might mean we miss the boat. So that's my general comment.

Yes, I want to see as much affordable housing that we can possibly trade for in Zoning envelope. There are economic equations that we should look at pretty carefully here. Yes, I agree we should limit the office use on the site. I think housing is what is appropriate here.

So some advice on those matters. Looking at the whole block, I'm sad that it's not the whole block because I know you don't control the McDonald's site. As I look at the proposal, what is jarring to me in terms of the urban design is that one-story commercial block that Hugh knows well, because he stood out in front of it for many

months trying to save the historic building that's now gone, but that corner not being occupied by a mass seems jarring to my eye visually. I don't know what we do about that other than trying to craft a Zoning that's rational and hope that in the future when McDonald's needs to expand to 70 feet high, they would complete the block. And as far as parking, my views I think are well known on that. I agree with the sentiments that it's plausible to have a development with much reduced parking ratios, and I do believe the Red Line will eventually be fixed. I don't think we can hold up this development waiting for that to happen.

And the last thing I would say relative to Ahmed's comment, can we stick close to the hard work of two years? The recommendation in the C2 Zoning that talked about

slenderness in a tower and 10,000 square feet as a footprint as it rose above the podium, I think is a really good urban design and a good architectural and a good formal guideline. And I think the architect was trying to strive for that in at least one or two of those schemes that we saw at the very end flashed. And I think that's a concept that actually the city might benefit from if we held closer to that recommendation.

H. THEODORE COHEN: Thacher? No?  
Steve.

STEVEN COHEN: Just a few quick points. Sure Central Square is a good appropriate place for dense and taller development that exists now. For those, though, who say that a proposal like this shouldn't be done until we have a master plan for an entire city, I don't think that's

necessary. But I do feel like there should be something in place for Central Square, and I agree with Hugh that it should be done in conjunction with a C2. To do it just for one lot like this, out of context, you know, gosh, people -- I think I've avoided using the term spot zoning, and gosh, this is the bugaboo that's frequently thrown at projects, spot zoning, spot zoning. But, you know, this one, just to be dealing with a development potential of one lot like this outside of the context of the rest of the square precisely at a time when the Planning and the Zoning of the rest of the square is being considered and is in influx. You know, I certainly it's the ideal to go forward. And I do agree with Tom, you don't want to let the planning of the rest of the square hold every project and every element of

progress hostage. On the other hand, as was pointed out by others today, we are the Planning Board. And I think that instead of being quiet experts on the side, you're making comments about Planning and Zoning, you get, you know, perhaps we can be stronger advocates for bringing this C2 to the Zoning process to some sort of conclusion, you know, in conjunction with the this proposal. I think we can be doing more. I think we could be more influential on this matter with the City Council than we have been.

So in connection with Planning for the whole of Central Square, I would also say that it would be nice to see some of the massing studies for this parcel in conjunction with some of our long-term thoughts and massing studies for the rest of Central Square. I think we did that to some

extent during the C2 process. And if we could somehow resuscitate some of those studies, and I don't remember whether if it was models or whether it was just a sketch up or something, but to try to see what the height and massing that is being proposed here looks like in the context of what we have been talking about for the rest of the square. I mean, for me anyway, that would be helpful. I mean, people have said that this is, you know, out of proportion, out of context and so forth, but I'm not exactly sure what that context will be in the way we envisioned it under the C2. And talking about seeing what would be when it's built out, again, just in the parcel B now, and I think Catherine alluded to this, to the other parcels within this site, you know, we've talked about gee, what's going to happen with

those one-story buildings there? Well, I'll tell you, once they have the opportunity to build to a 6.0 FAR and build 198 feet, I don't know if the footprints of those buildings are big enough to quite get there, but they're going to do something more than they are now. And so when we take a look at this, I'd like to think through and create some images of what is likely to happen with those other buildings and parcels there and see how that looks. I don't think it's a likely scenario that only the Normandy Twining buildings are the ones going to be developed and built out here.

And finally, affordable housing. You know, what's the rationale for adding this tremendous bonus to the existing Zoning? Obviously the rationale is in part to serve municipal interests. And while there are

municipal interests in Central Square and in the city other than affordable Zoning, affordable Zoning is still pretty high on that list. So, you know, I think the rationale for this tremendous bonus and increase is to create more affordable housing. And I think either way Councillor Carlone thought of it, as it's also the way I thought of it, it's also pretty much the way it's been presented, that the base zoning, the existing Zoning well, we just apply the existing affordable housing requirements of well, basically increased by 30 percent FAR and 15 percent affordable Zoning, but the question is what do we do with the bonus FAR and the height? And what's been proposed I guess is 20 percent there. I think, you know -- well, inclusionary Zoning, whether it be affordable or middle, I think that should be

a higher percentage myself. And what that number is, I'm not sure. And actually, I would be willing to go with the middle income Zoning on that bonus, but with a higher percentage. And whether it's 30 percent or 40 percent of the bonus or even 50 percent, I mean, there's economics there and it's got to work, but on the other hand it's all bonus. I mean, it's above and beyond what was otherwise permitted by Zoning. And by the way, what are the arguments for C2 rather than waiting for parcel by parcel is when you put the Zoning requirements in place in advance, then sales prices and land values reflect the existing Zoning, you know. And if we put in, you know, 50 percent inclusionary requirement for bonus lands, well that's reflected in the sales price. That dynamic doesn't work when it goes the

other way around and people have to buy land and then look for Zoning changes.

I guess one other thing, the economics do have to work. I don't know what the break point on that bonus zoning: 30 percent, 40 percent, 50 percent to make the economics work. And of course the concept is designed so that the developers making enough money elsewhere so he can subsidize the inclusionary zoning. But one other factors that I point out with a development of this size, we're probably going to increase the tax revenue of the city by, I don't know, something in the neighborhood of five million bucks a year, which is just to say that the city, it can be kind of a stakeholder in this conversation also. And if it takes some, some city subsidy to help increase that inclusionary Zoning and housing contribution,

well, you know, the city should be at the table also. I think that's it for now.

Thank you.

H. THEODORE COHEN: Lou.

LOUIS J. BACCI, JR.: No.

H. THEODORE COHEN: Okay. Iram.

Jeff, you have clarity on what we're looking for for next time?

JEFF ROBERTS: Well, I think it sounds like many of the points that have been raised are really some discussion points that could use from -- a response from staff and a response from the petitioner. And I will say that I think you alluded to that we outlined some issues for the Board, and the petitioners have been very responsive and have really shown a willingness to work and, we've been sort of working on those almost in realtime as we've been going through the

meeting cancellations and some delays. But I would be, I checked with Liza on the calendar before she left, and if we wanted to continue the discussion, we could try to set a date at one of the upcoming Planning Board meetings to do that unless the petitioners felt that they needed more time. And I'll just outline what we have on the schedule.

On next week's March 3rd we do have a scheduled public hearing, a continued public hearing on the Ames Street housing. After that we have some -- we have some potential general business as well, but if we wanted to schedule, this is a general business item. After that, continued public hearing, we could do that next week.

March 10th we have a public hearing on the Foundry Building disposition. And, again, we also have a scheduled continuation

of the Town Gown discussion. So that might go kind of long, but we could schedule for that date.

And then March 17th we don't have any hearing scheduled, but I do think we have some Planning Board members who would be and some staff members that might be absent at that meeting, but that's another possibility. I don't know if there are any possibilities of --

CATHERINE PRESTON CONNOLLY: Jeff, you were talking about this as general business.

JEFF ROBERTS: Oh, I'm sorry. This would be a continued -- we could schedule it as a continued public hearing. But if we announce it as a date certain, we could carry on to that meeting without having to re-notice it in the newspaper. I'm sorry, I

should clarify.

CATHERINE PRESTON CONNOLLY: Thank you.

H. THEODORE COHEN: I would certainly not want it to be on the 17th when I know several of the Board Members will not be present. You know, I have no opinion about the other dates whether they give you and the proponent enough time to, you know, be prepared to address some of the issues we've raised.

JEFF ROBERTS: I would say that if we continued it until next week, we probably wouldn't be preparing any new written material, but we would have an opportunity to talk through some of the material that's already been prepared. So that's, that's an option.

And then March 10th, I guess, would be

the other option if March 17th isn't a possibility. And beyond that we would look to further dates and we would be able to reschedule and re-notice it anyway.

I don't know if the petitioner has any comment on what they would prefer to do.

ATTORNEY ANTHONY GALLUCCIO: We would probably want to get clarity with staff around what the -- exactly issues. There was a lot of things said, of what issues that are particularly responsive to petition issues. I have some more passionate feelings about what -- how C2 interrelates to this, and also some comments about how this Zoning may or may not set a precedent, which I think are probably fair game given that you have made comments that lead me to believe that there's some intercession there. So I think we have to, I guess, combine some of the big picture

responses as to why we think this is, on a number of fronts, would be a positive reference point for discussion now and also respond to some of the more granular issues that came to the petition. I mean, I would say probably a staff meeting and then a few weeks from now?

JEFF ROBERTS: Right. So that being the case, I would think that we would -- then we could leave it there and we would meet with the petitioner and schedule a continued hearing which we would re-notice and it would be probably late March, early April time frame.

H. THEODORE COHEN: I think that makes more sense. I think it would be more productive if you could hammer out a lot of the issues and we can focus on them.

Okay. Well, thank you, we have another

piece of business to attend to. People are certainly welcome to stay.

So South Plaza design.

SALVATORE ZINNO: So, good evening. Thank you for having us tonight. I'm Sal Zinno from BioMed Realty. I brought our landscape architect and also Jim Batchelor from Arrowstreet if we get into any more detailed questions.

So as you can see, that this is -- a short slide show presenting our proposed renovation to the South Plaza which is the area between the new building Cambridge Research Park, 450 Kendall Street, and the Broad Canal.

I have another image that could show the area in context might help.

And so starting out here, these are just a couple of existing conditions, photos.

These were taken probably more no more than two weeks ago. I guess more than two weeks ago.

So, yeah, the last couple of weeks -- it's been a little bit of a blur the last couple of weeks. Anyway, so, yeah, I'm glad I caught it before the blizzard. So you can see it's pretty simple. There's a lawn surrounded by a pathway along the canal. And so we've seen over the years that there's been a lot of use of the area. Less and less used as initially was for, you know, people who played sports, barbecuing, or whatever.

So what we're proposing here is something that offers, I think, a little bit, a little bit of something for everyone. I think a variety of uses on the site. We discussed it with ECPT. We've met with the staff a few times. And you can see we have

on the top some seating. In the middle we have some ping-pong tables, some additional seating. A bit of an amphitheater to the right to accommodate some smaller groups. And then an area on the far south side which is near the canal with the trellis and some lounge chairs to sort of offer a kind of a quieter nice area to sit along the water.

In addition to some denser plan things on the west side, which is the left, and then a sculpture which we've relocated based on some recent input from staff.

So I mean more -- going a couple slides into the presentation we have a rendering showing that sculpture to the left which is -- some people love it, some people not so much. It tends to be a neuron. I think I'm obsessed with it, it's spectacular.

The trellis here. We have a couple of

slides that present some more details about the materials and the construction of the trellis. It's, I think a pretty significant feature. We wanted to add a little bit more height to the area and a nice place to accommodate the lounge chairs. Similar to that trellis that's at the Green Way and near the North End. This is where we get a bit into the materials. If we want, we can -- I will be glad to ask Meghan to chat a bit about the types of materials that we're proposing here; granite stone dust, a lot of things that are similar to what you see at the site now. I'll leave that to some details on the finishes.

H. THEODORE COHEN: Before we get to that --

SALVATORE ZINNO: Yes.

H. THEODORE COHEN: I'm sorry for

interrupting.

Jeff, could you or Iram put this in the context of what is before us particularly and why it's before us right now?

JEFF ROBERTS: This is a plan unit development project. It was approved by the Planning Board over ten years ago I think, and at this point the building that Sal is referring to, which is adjacent to this park, is the -- one of the last -- yes, parcel G one of the last buildings -- one of the two last buildings to be built as part of this overall development. This includes a number of buildings. The -- it includes the open space that has the skating rink in it, that's to the north of it, and it has this additional open space near the south near the Broad Canal.

The reason why it's before the Planning

Board is because the Planning Board has design review jurisdiction over -- as a condition of the Special Permit over the, both the buildings and the open spaces that are included in this. So this is a matter of general business as part of the Planning Board's continuing design review of build, that applies to both buildings and open spaces in this PUD.

H. THEODORE COHEN: And since this was before my time, is -- the plaza area was always intended to be open space; is that correct?

JEFF ROBERTS: Yes. As shown on here. This plan is -- essentially it depicts the final development plan, approved final development plan for the PUD which has the North Plaza and the South Plaza.

H. THEODORE COHEN: Thank you.

HEATHER HOFFMAN: Coming soon?

Constellation Center, it says, coming soon.

SALVATORE ZINNO: Got to stay positive.

H. THEODORE COHEN: I think the first meeting that I was ever at there was a presentation about Constellation Center and what it was going to be and how soon it was going to be. And I was stunned to hear about an opera house and a cinema, you know, Ribleo (phonetic) low tech or something. And waiting patiently for it.

HEATHER HOFFMAN: You are not alone.

H. THEODORE COHEN: Yes, Hugh.

HUGH RUSSELL: I guess I have a question for Jeff which is has the department completed its design review and are you in support of this proposal?

JEFF ROBERTS: I'm going to let

Suzannah Bigolin comment on that because she's taken a look at it.

SUZANNAH BIGOLIN: I'm not going to use the -- we have met a number of times and looked at the proposal and we've been mostly interested in the artwork and how the landscape design also sort of responds to the artwork, so that was one of the most recent changes. We're quite supportive of the idea of the chaise lounges overlooking Broad Canal and how that can be sort of a much more interesting and relaxing environment. And also the verticality of the trees and the planters. We also have a good fit with the proposed -- with the building that's nearly completed. And the movable chairs and the dining area we think is quite a good activation strategy for this location as well. I guess we've queried some of the

lighting in terms of the height, I believe we sort of want bollards rather than lamps. And then looking at some of the details of the stone dust, if that's a good surface to continue to have at Kendall Square, the Conservation Department did request some further detail on the sort of material specifications.

STEVEN COHEN: They want something more permeable?

SUZANNAH BIGOLIN: They just wanted to know what it actually is and if it washes away and those sort of impacts on storm water. So I believe Sal was --

SALVATORE ZINNO: I mentioned it to Liza and it's similar to what we have in that area. In the last -- permeability I'm not sure how much of a concern it is here because most of the site is located over a parking

garage.

IRAM FAROOQ: I think the Conservation Commission's concern is sediment into the --

STEVEN COHEN: Broad Canal.

H. THEODORE COHEN: That would be a logical issue.

STEVEN COHEN: What's your professional design opinion on the ping-pong tables?

SUZANNAH BIGOLIN: I don't like the overreliance on ping-pong tables but --

STEVEN COHEN: Is that one of your general design principles?

SUZANNAH BIGOLIN: That is one of my general design principles, but I notice they're used quite a bit here.

H. THEODORE COHEN: Only two.

SUZANNAH BIGOLIN: But I believe,

Sal, you feel that will be quite successful?

SALVATORE ZINNO: We've gotten good feedback. You know, like I said, we tried to offer a variety of activities and we passed on bocce but...

LOUIS J. BACCI, JR.: Oh.

STEVEN COHEN: He's okay.

SALVATORE ZINNO: Not that I don't like it. It seems there's enough of those as well.

HUGH RUSSELL: There is a restaurant in the new building, building G?

SALVATORE ZINNO: We don't have a tenant actually for that space. There's about 360 square feet of retail. You know, I think it's a good chance that it's going to be a restaurant. We've had some interest initially, and I think the space sort of lends itself to that, but so we tried to

accommodate some seating if that happens.

AHMED NUR: What are the -- towards the river where it says South Plaza on the right side, I want to say that's south, but what are the size of those trees and why do you have such tall trees to hide for the -- isn't the river an amenity? It sounds like -- is that Storrow Drive or something?

SALVATORE ZINNO: Yeah, that's the power plant. So I could flip to the -- you kind of see a little bit here that there is, this is the Value (phonetic) site. I'll give you an aerial as well. So this is -- that's probably not gonna help much. So....

HUGH RUSSELL: You picked a rendering that tells the story better than you think.

SALVATORE ZINNO: You see this where this person is standing in front, that's a

canoe and kayak rental. So we tried to -- there's already a row of evergreens there. We tried to double up on that to shield the site from the --

H. THEODORE COHEN: Is it intended that there will be vines growing on the trellis?

SALVATORE ZINNO: No, I don't think we were going to have it that dense. The plan is having the spacing a little bit greater.

H. THEODORE COHEN: And the reason not to have vines?

SALVATORE ZINNO: I don't know.

H. THEODORE COHEN: If you go down to Post Office Park in downtown Boston, you know it starts out with nothing and where the vines have grown over, it has really become quite a lovely area and is really delightful

to sit underneath it. And so without it, you know, you've got some structure which is nice but you just have the sun pounding down upon you.

SALVATORE ZINNO: Yeah, I think it's certainly something that we can explore. I know that seeing this image, there are some -- if I find the mouse again. Anyway, you can see the outline of some pretty significant infertility structure on the south side. It's creating some problems with getting the footings in for the trellis even for the depth of the cave in. And so I would be a little tricky to accommodate something that's not in a planter significant enough to grow.

H. THEODORE COHEN: Well, I think you would be looking into that further.

MEGHAN TOMKINS: I think keeping

that trellis open keeps the views towards the water, towards the like active kayak space a little more open. I mean, we could look at it either way for sure.

H. THEODORE COHEN: I'd like you to look at it. And I don't think that some vines that would be just a little green is going to impact on the views all that much. And I, you know, I mean is it -- if we were to say take any action this evening, what would be the impact if conservation ultimately decides they don't care for the stone dust surfacing?

HUGH RUSSELL: I think we can approve the conceptual design and -- because I think that's really the important thing. The activity areas, the planting, we can leave as we always do to the staff to do the final.

H. THEODORE COHEN: Coordinated.

HUGH RUSSELL: Right. And I think this is really doing a number of things right. You know, I like the trees on the left side because they're a continuation of and they're connecting the open space and you sort of know there's more there because the trees. I like the trees on the right because of the shielding of the bad view. I like the fact that it's designed for more activity than it's been receiving. I think there is more activity in Kendall Square. This will be a -- really capitalizes on what's happening. You know, my tweaking is that the trellis looks a little leggy and I might look a little more carefully. It looks -- it's about. The legs are 12 or 15 feet tall, and that would be funny for a trellis. You know, maybe 10 feet rather than a normal eight feet

or, you know, some think about that.

MEGHAN TOMKINS: Sure.

HUGH RUSSELL: But in the rendering  
it looks --

H. THEODORE COHEN: Tall.

HUGH RUSSELL: Right.

So I think this is a great improvement  
and is, you know, this is the time for the  
improvement because it's associated with a  
new building.

H. THEODORE COHEN: Right.

HUGH RUSSELL: And criticizing -- I  
mean, to criticize the fact that it's been  
sort of in a less finished state for the last  
ten years, it's been finished. It's just now  
going to get better.

H. THEODORE COHEN: Great.

Just -- I'm sorry.

TACHER TIFFANY: Could I ask a

couple of clarifying questions? If I'm standing, you know, coming from the kayak area, I walk north passed the pedestrian bridge, just so I understand the materials, those are steps, I hit steps?

MEGHAN TOMKINS: Those are existing and we would leave them.

TACHER TIFFANY: And I get to the top of the steps, what happens there? What is that white vertical area?

MEGHAN TOMKINS: So that's existing paving. We're basically starting our design to the right of that. And there is stone dust, stone dust path to the right of that, that sort of circles the green space that exists.

TACHER TIFFANY: Oh, that's a stone dust path just to the right of the steps?

MEGHAN TOMKINS: So the, so the

white is the granite and the tan to the right of the white is stone dust.

SALVATORE ZINNO: We have images. This is kind of it there that we're looking at right here. This is the existing granite walkway and the stone dust path.

TACHER TIFFANY: And it just opens up to stone dust in your design?

SALVATORE ZINNO: Right.

MEGHAN TOMKINS: Right.

HUGH RUSSELL: And the granite wall and the plantings are more or less what's there now?

TACHER TIFFANY: More or less what's there now. So it's more about the programming, the creation of that -- okay.

MEGHAN TOMKINS: Yes.

TOM SIENIEWICZ: Can you leave that? I'm interested in the edge condition as you

get to the canal. You're going to leave that terrace in?

MEGHAN TOMKINS: Yes. The planning and the terracing along the canal would be the same.

TOM SIENIEWICZ: So it drops down towards the canal?

MEGHAN TOMKINS: Yeah, yeah.

TOM SIENIEWICZ: I'm delighted that you're doing that. So keeping that, because I think one of the more successful edges there that uniquely really celebrates that movement of the water, there isn't a big barrier or fence or anything like that. It's just, I think, it's a very elegant way to step down to that industrial waterfront.

H. THEODORE COHEN: Are the chaise lounges some sort of permanent fixture or are they concrete or metal?

MEGHAN TOMKINS: I think that they are, they sort of, I forget. They're, I think they're sort of a heavy fiberglass sort of lounge. Do you know if they moved, Jim?

JAMES BATCHELOR: They would be portable, wouldn't they?

SALVATORE ZINNO: Probably commercial. Probably pretty bulky.

H. THEODORE COHEN: The idea they would say they're year round or they would be taken in?

SALVATORE ZINNO: You know, I think we would probably leave them there year round I think. We saw a few examples of a few parks in -- I think it was one on the East River in the New York where we visited that site in early March and it was a warm day and the lounge --

H. THEODORE COHEN: I think leaving

them there permanently is a great idea assuming that they're, you know, able to withstand six feet of snow.

STEVEN COHEN: Leave the ping-pong tables there year round, too.

SALVATORE ZINNO: Sure. They only collapse by the weight of the stone.

STEVEN COHEN: Are they stone? They can't be wood?

MEGHAN TOMKINS: Concrete.

STEVEN COHEN: I meant concrete.

AHMED NUR: Do I see a water spout, a water fountain or something there at all? Or drinking source of water or no?

MEGHAN TOMKINS: No.

AHMED NUR: Okay, I just wanted to --

H. THEODORE COHEN: Anyone else have any other comments?

HUGH RUSSELL: Good job.

MEGHAN TOMKINS: Thank you.

H. THEODORE COHEN: So do you need a motion from us?

JEFF ROBERTS: Just a vote by the Board to concludes the design review of this particular item and the continuing staff review would be appropriate.

HUGH RUSSELL: So moved.

H. THEODORE COHEN: Is there a second?

CATHERINE PRESTON CONNOLLY: I'll second.

H. THEODORE COHEN: All right.

All those in favor?

(Show of hands.)

H. THEODORE COHEN: All members voting in favor.

Steve, with a raised diagram to the

ping-pong table.

Jeff, Iram, do you have anything else for us this evening?

IRAM FAROOQ: Unless Jeff had something, we're done.

H. THEODORE COHEN: I think we are adjourned.

(Whereupon, at 11:20 p.m., the Planning Board Adjourned.)

\* \* \* \* \*

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That the hearing herein before set  
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