

PLANNING BOARD FOR THE CITY OF CAMBRIDGE
GENERAL MEETING

Tuesday, September 3, 2013 - 7:00 p.m.

- held at -

Citywide Senior Center
806 Massachusetts Avenue
Cambridge, Massachusetts 02139

PLANNING BOARD MEMBERS:

Hugh Russell, Chair

H. Theodore Cohen, Vice Chair

Pamela Winters, Member

Steven Winter, Member

Tom Sieniewicz, Member

Steven Cohen, Member

Ahmed Nur, Member

(Present first half of meeting)

Catherine Preston Connolly, Associate Member

(Present second half of meeting)

COMMUNITY DEVELOPMENT STAFF:

Liza Paden

Roger Boothe

Stuart Dash

Jeff Roberts

Iram Farooq

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 618 GROVE AVENUE TO CONSTRUCT 107 UNITS OF HOUSING
 PURSUANT TO SECTION 19.20 - PROJECT REVIEW AND
 6.25.1 - REDUCTION OF REQUIRED PARKING. DINOSAUR
 CAPITAL PARTNERS ON BEHALF OF SIDNEY GROVE, LLC,
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PVB#283, 300 MASSACHUSETTS AVENUE, SPECIAL PERMIT APPLICATION TO CONSTRUCT AN OFFICE, RESEARCH AND DEVELOPMENT BUILDING WITH GROUND FLOOR RETAIL AT 300 MASS AVENUE PURSUANT TO SECTION 19.20 PROJECT REVIEW IN THE CAMBRIDGEPORT REVITALIZATION DEVELOPMENT DISTRICT BY FOREST CITY COMMERCIAL GROUP, INC. D/B/A MASS AVE, 300 BLOCK WEST LLC (CONTINUED FROM JULY 9 AND AUGUST 6 2013.) 50

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COUNCILLOR KELLEY PETITION TO CREATE A NEW SECTION 5.55 SPECIAL PROVISIONS FOR RAINWATER SEPARATION IN RESIDENTIAL BUILDINGS. THIS NEW SECTION WOULD AUTHORIZE A BOARD OF ZONING APPEAL SPECIAL PERMIT TO ALLOW CHANGE TO ROOFS THE CURRENTLY COLLECT AND COMBINE RAINWATER WITH HOUSEHOLD WASTE-WATER

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THROUGH DISCHARGE TO A SINGLE OUTFLOW TO THE
MUNICIPAL SEWER LINE.

(CONTINUED FROM JUN 18, 2013.)

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P R O C E E D I N G S

SEPTEMBER 3, 2103 - 7:30 P.M.

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CHAIRMAN HUGH RUSSELL: Good evening.

This is the meeting the Cambridge
Planning Board.

The first item on our agenda is an
update.

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UPDATE:

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IRAM FAROOQ: Thank you.

So just the only highlights are the next meeting is going to be September 17 and the hearings on your agenda will be held on Richdale Avenue and an amendment for the Skanska parking area.

And this will be a two-hearing process because they were PUD, if you recall, and so the first hearing will be at the next meeting and followed by second hearing on October 1, so the next -- the October meeting will be October 1, and if needed, October 22 and 29.

So the only other thing I wanted to let the board know is you had at the last meeting your hearing on the Connolly Net Zero petition and the following day was the hearing on that

topic from -- at the ordinance committee. They have asked some questions that staff will be working on the next few weeks.

They have not scheduled a follow-up hearing. But the matter has been kept at committee. And the ordinance committee expects to hold a roundtable and special meeting on the topic to continue discussion as well as sit for the public impact. That's it.

Thank you.

CHAIRMAN HUGH RUSSELL: Thank you.

Next item is the Board of Zoning Appeal cases.

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BOARD OF ZONING APPEAL CASESSPECIAL PERMIT FOR 2 GARDEN STREETADOPTION OF MEETING TRANSCRIPT(S)

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LIZA PADEN: These are the Board of Zoning Appeal cases held September 12. There's the telecommunications antenna that's the last case on the agenda, which I understand you saw at the previous meeting and made your comments already.

There's one case that I wanted to make sure I brought your attention to.

There's a case 10498, which is for 2 Garden Street and this is an existing nonresidential use and they want to continue it to house students who will be working on a various social service projects. And the complication their requirement is to have two

parking space.

This building is right in Harvard Square. So they have never had two parking spaces. They have the one garage space, which they will continue to have.

I didn't see any comments for the Planning Board but I said I would bring it to your attention.

WILLIAM TIBBS: Just to be clear they don't have two spaces now?

LIZA PADEN: No, no.

CHAIRMAN HUGH RUSSELL: Their current space was shoehorned in because it's maybe half on their property and half on the property of the house next door.

And I think it was subject to a variance many years ago. I'm not sure.

Do we need to remind the Zoning Board

this is a good thing?

LIZA PADEN: The applicant would appreciate it.

CHAIRMAN HUGH RUSSELL: So --

PAMELA WINTERS: Liza, is the communications the antenna on the building, is this the one that we didn't like? I know there was one we kind've weren't crazy about.

I know you weren't here.

LIZA PADEN: I wasn't here.

But Jeff Roberts tells it me that was the case that you asked the applicant confer with staff. So that's what with we'll be working on.

PAMELA WINTERS: In other words, they are not --

CHAIRMAN HUGH RUSSELL: It was two big boxes on a three decker and Charlie Sullivan looked at it and says this was the upgraded

option. He looked at it and it seemed to be the best.

PAMELA WINTERS: Yep. Okay.

STEVEN WINTER: Liza, I have a question on 10497, 49 Washington Street.

I want to make certain I understand the text in what I think it says, is that there's a large lot with one single-family dwelling and one accessory structure that's a home office, and the proponent wants to turn the lot into two lots each containing a structure. No new structures will be built.

LIZA PADEN: I'm told that yes that's the case.

WILLIAM TIBBS: Actually, Liza, that's one I wanted to see.

LIZA PADEN: Yes. The plot plan is the last page.

WILLIAM TIBBS: The home office is pretty significant. The office is pretty significant. It is almost like a structure.

LIZA PADEN: Yes.

WILLIAM TIBBS: Can I also see -- I'm interested in 10501.

LIZA PADEN: 45 Reed Street?

WILLIAM TIBBS: Uh-huh.

LIZA PADEN: Reed Street is in North Cambridge.

It is runs between Rindge Avenue and Harvey Street.

CHAIRMAN HUGH RUSSELL: I might've bicycled down it last weekend as I was going from Granite on Harvey Street.

LIZA PADEN: Yes, you did.

CHAIRMAN HUGH RUSSELL: Which was curious that the people's house we protected, the house

is now gone.

LIZA PADEN: I can fill you in on that story later.

CHAIRMAN HUGH RUSSELL: Thank you.

The project at the corner of Bolton Street and --

LIZA PADEN: Bolton and Sherman Street is finished and fully occupied now.

CHAIRMAN HUGH RUSSELL: Our work was a very popular and interesting project.

LIZA PADEN: I did a walk through on that and the units are very pleasant on the inside.

They really were able to develop something that's very unique in Cambridge.

CHAIRMAN HUGH RUSSELL: Any other questions on Zoning Board cases?

LIZA PADEN: I have three meeting transcripts for the month of June, June 4, 11 and

18 and they are all certified as complete.

CHAIRMAN HUGH RUSSELL: Okay, could I have a motion to approve those?

PAMELA WINTERS: So moved.

CHAIRMAN HUGH RUSSELL: Moved.

Is there a second?

H. THEODORE COHEN: Seconded.

CHAIRMAN HUGH RUSSELL: On the motion to approve, all those in favor?

(All in Favor: Chairman Hugh Russell, Ahmed Nur, Tom Sieniewicz, William Tibbs, Pamela Winters, Steven Winter H. Theodore Cohen, Steven Cohen, Catherine Preston-Connolly.)

(Unanimous vote.)

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PUBLIC HEARINGS

PB#278, 240 SIDNEY STREET, 40 ALLSTON STREET AND 618 GROVE AVENUE TO CONSTRUCT 107 UNITS OF HOUSING PURSUANT TO SECTION 19.20 - PROJECT REVIEW AND 6.25.1 - REDUCTION OF REQUIRED PARKING. DINOSAUR CAPITAL PARTNERS ON BEHALF OF SIDNEY GROVE, LLC, APPLICANT, REQUEST FOR AN EXTENSION OF TIME FOR DECISION AND FILING THE DECISION (CONTINUED FROM APRIL 17, JUNE 4 AND AUGUST 6, 2013.)

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CHAIRMAN HUGH RUSSELL: I think we can go onto 240 Sidney Street, Planning Board No. 278.

SCOTT ORAN: I'm Scott Oran, 800 Boylston Street, Boston, Dinosaur Capital Partners.

So I'm going to need a long reach to change that. But I can move the microphone there he tells me.

Would you mind just flipping for me.

There's very few slides.

So I'm going dance in between.

So since our August 4 board meeting, we tried to address the concerns that were raised by the residential neighbors and our commercial neighbors.

So with regard to the residential neighbors, we believe that most of them are now substantially satisfied with our plans and we've got a smaller building with 96 apartments and more parking. 106 spaces.

Our proposal then, which complies fully with all the zoning requirements, remains unchanged since August 6 -- August 4.

Just briefly you recall that we reduced the building size. We increased the parking. We included the parking in the monthly rental

storage.

Street parking, ten percent of the apartments will be three bedrooms. The building was redesigned. And the landscaping was redesigned. And the proposal as you saw on August 4, and still today, is fully conforming. There's no zoning relief requested.

And mostly importantly it meets the objectives of the 2001 Special District 8A Rezoning, which was to make this a residential zone.

Next one please.

So this is just an illustration of the three-bedroom townhouse units along the street.

Next slide please.

So with regard to the residential neighbors, we held a fourth community meeting two weeks ago.

We met with Mr. Stad, with Mr. Eccles, who, I believe, are both here to speak. With Mr. Grossman and others who have been before you. And I don't want to presume to represent their view. You will hear from them.

I do think that generally, with regard to our residential neighbors, we have substantial support. I hope.

With regard to our commercial neighbors Biomed we had a constructive meeting we discussed various methods to accommodate their potential noise and air pollution.

Next slide please.

Next slide please.

So it is a busy diagram, but you will recall that our building is 95 feet away from the area of concern of 40 Erie, which is 17 percent of their building.

That's very comparable to the distances to other residential, which is shown in the orange, and red arrows which show the relationship.

Next slide.

This 95 foot separation has a 20-foot landscaped buffer. It's got a 30-foot street and then another 45 feet of setback off of that street.

You can see where that 40 Erie building is close to us, it is approximately 20 feet, but it is also two stories when it faces Waverly Street.

Next slide please.

In that particular area we reduced the height of the building to 35 feet so as to meet the requests that Biomed made to not entrap their potential air pollution.

Next slide please.

And then subsequently we made really significant design changes as well.

We specified cellulose installation for the exterior walls. We designed all the common air make-up air intakes to be removed from 40 Erie. We designed windows in the area of concern that could accommodate interior storms, if noise was a problem.

And finally we specified fixable windows. Windows that can be fixed and operable with a heat recovery ventilation system, so that -- with remote air intakes, so if these units facing 40 Erie have any issues in the future, we can ensure excellent air quality for the all the occupants.

So it is interesting to note Biomed's concerns really stem from complaints of the

single small laboratory they brought in 2012.

And according to Licensing Commission, this is what they've called an isolated incident in a city where we have seen 10 million square feet of laboratory space built over the last 20 years without complaint.

There are far more examples of harmonious office, lab and residential uses sitting side by side than Biomed's single bad experience, which unfortunately has colored their concerns here.

Owners like Far City, Alexandra, Skanska, even Biomed actually, have all built lab buildings that are similarly or comparably situated around residential buildings without any complaints.

So we think that the building we've proposed is designed and modified to address Biomed's concerns and will be added to that long

list of successful mixtures, neighbors and city.

Next slide please.

Next slide please.

So we feel like there's been a good faith effort made. The meetings have been constructive with Biomed.

They may not feel we have gone too far. We feel like the changes we have made are significant and reasonable, and frankly, far greater than any of the proposal that have been made in terms of residential projects adjacent to laboratory projects in the city.

Next slide.

So, in summary, then we've got a smaller building with fewer apartments and more parking with substantial support from our residential abutters. We think we've made substantial progress towards addressing Biomed's, all,

some -- maybe not all of Biomed's concerns.

And we've got a more developed design that's sensitive and responsive to the neighborhood. And we would like to ask you to approve our project this evening.

CHAIRMAN HUGH RUSSELL: Thank you.

Questions the board has?

I would propose to go and ask if there's any further testimony of people in the room.

So is there a sign-up sheet on this.

JEFF ROBERTS: Yes.

CHAIRMAN HUGH RUSSELL: Charles Eccles, do you wish to speak?

CHARLES ECCLES. Charles Eccles,
E-C-C-L-E-S. I live at 62 Allston Street in
Cambridge.

After much discussion and debate, I feel they've made some concessions on behalf of our

abutters, the neighbors, and that. And although I'm not as happy as I would like if they took away 20 more apartments, I guess they've satisfied me as best -- all I would be concerned with is that I don't find out later on that they didn't go along with the plan. I would like something down in writing that they do what they say they will do. That's all.

CHAIRMAN HUGH RUSSELL: I can assure that will be part of the decision.

CHARLES ECCLES: It won't.

CHAIRMAN HUGH RUSSELL: It will be.

We'll put those conditions in.

CHARLES ECCLES: I feel we have a Cambridge son who came to represent them, Mr. Galluccio, and I know that he's one -- if he's not nothing, he's the man of his word, so and he's given his assurances that everything will be

on the level.

I'm very -- I'm happy and I'm not tickled pink, but ...

This is progress that's eventually gonna over take our city and it's not gonna be the same anymore.

It's so sad because it is such rich history in those little neighborhoods, but we have go along with the way that -- the future is more people.

So thank you for your time.

CHAIRMAN HUGH RUSSELL: Thank you for coming.

Bill Kane, do you wish to speak?

BILL KANE: Bill, K-A-N-E, with 40 Erie, LLC. Biomed Realty Trust.

I just have a very simple statement and recollection of the series of events that have

transpired to date. It is our understanding as of the August 6th hearing we would reduce the consideration of this, the proponent's revised design, to two technical issues.

We were fortunately granted two weeks to review those issues. We held our end of the promise to review those issues and submit our comments within those two weeks.

And on August 20, we submitted those comments. As of August 19 we submitted those comments and letter to the Planning Board.

And those being two technical considerations with regards to noise and air quality, reviewed and researched by engineers that we hired. Most of the conclusions were not that different than the conclusions that were arrived at by the proponent.

To date, we have not received a response

to those considerations that were raised by those consultants in the August 19 memo. And our position still stands that this is a complicated situation.

We have concerns about the incapability of the two buildings. And we are concerned about our ability to maintain our preexisting use.

This concern is also based on six documented the cases that we're aware of in the City of Cambridge where similar-to-similar uses are facing the same type of technical issues, specifically noise and air quality.

Thank you.

CHAIRMAN HUGH RUSSELL: Thank you.

MIKE STAD: Hello everybody, Mike Stad
S-T-A-D.

After long consideration and many meetings or a few meetings with Scott, Mark and

Anthony, yeah, I think it's -- I'm satisfied with the project.

I just want to say initially I was never opposed to it. You know what I mean? I felt there was some compromises that needed to be made.

I do apologize to Anthony because the last meeting, I had not seen a new proposals and I thank you gentlemen allowing me time to look at that.

You guys specifically mentioned that and I think you educated me on how the zoning went after the meeting.

And it's all about being educated. If you don't know what's going on, then it is hard to make a decision. I'm much better informed right now. And, you know, I think it can work.

It that's my -- that's what I want to

happen. Every neighbor that we have had there we've always got along.

You know, I hate to admit this, but like Scott, I'm a true capitalist. I am. And I didn't want to admit that to the neighbors in the very beginning.

Originally I wanted it all for myself. I was asked to help on behalf of the neighborhood, as I did, but I think that this is still America and no laws are being broken.

So with that being said, I want to apologize to the board if I offended anybody at any time. I am who I am. I am Stad. I'll remain that. And that comes with the territory. I want to apologize to Anthony publically because we are friends, and again, I was misinformed. My own fault. Nobody's fault. And I'm better informed now. So if can ask Mark and Scott one

question that will make me definitely go along with the project, and that is: Is Anthony going to be on part of the construction team so we can call him? Is he still going to be on the payroll so I know I can call somebody that I know I trust.

ATTY. GALLUCCIO: Absolutely. We discussed some other terms while you --

CHARLES ECCLES: And my daughter said thank you very much. She couldn't be here tonight.

And she wanted to know Anthony did I really chase you around the school yard? And did I catch you?

ATTY. GALLUCCIO: Yes, you did.

CHAIRMAN HUGH RUSSELL: Sikri?

VIVEK SIKRI: V-I-V-E-K. Last name S-I-K-R-I. 64 Allston Street.

I live next to Charles Eccles, which is next door to the property. At the beginning of this process I was vehemently opposed to this building. I have come a full 180, as has the developer.

And someone once said You reach a good compromise when both sides are equally dissatisfied. I think we reached that point.

They reduced the size of the building. They included the parking in the rent. And most importantly, for people such as myself that are thinking about starting families and hoping to stay in Cambridge, they've included ten, three-bedrooms apartments in the building.

I feel that's one of the critical things that changed my mind about this project.

Like Mr. Eccles mentioned these changes were reached after much debate, much compromise

with the developer. And please make sure they stick. They are legal vehicles that you guys are experts on that we neighbors are not. Please utilize those.

One last word about the process as a whole. I wish this had gone smoother from the beginning.

And one way of doing that, I feel, is by making the developers responsible for reaching out to the community in a real way, you know, at the beginning of the project, not when members of the community realize there's something going on and someone such as myself or Mr. Eccles or Mr. Stad come in and say, Hey, I we need to know more about this. That starts us off on the wrong foot. There was a lot of animosity at the beginning of this process. And I feel the process that needs to change to allow things like

this to be started and completed in a more positive and effective way.

Thank you all for your time. And I appreciate it. Thank you.

CHAIRMAN HUGH RUSSELL: Thank you for your time.

Anyone else wish to speak?

Is there -- do we have enough information to reach a decision?

We'll close public hearing then and go on to deliberation.

Anyone want to start it?

WILLIAM TIBBS: I don't want to start, but I have a question.

Does Iram have any comment on the noise and the air quality issues that were brought up?

IRAM FAROOQ: We don't have any specific

additional comments beyond what the proponent and the abutters have provided.

This is clearly -- as we have modified our zoning to allow mixed use throughout the city, I think these are situations that we are seeing and will continue to see across the city.

And I think we need to continue to do our due diligence and work them out on a case-by-case basis.

AHMED NUR: I am very happy to hear the support of the abutters. And also the extending hands of the developer. And a bit like Bill's question, they still -- I'm unsure what Biomed wants with regard to noise any type of pollution. I don't know exactly.

I would like staff to further clarify, have they met what is expected of them. I don't really what the engineers are measuring and what

is expected. What's Cambridge's rules and regulations regarding to noise?

IRAM FAROOQ: Stuart will respond some more. But we have a noise ordinance that provides guidance in different districts and in commercial districts that have residential uses as well as abutting residential districts and the commercial developer and all uses are subject to the same regulations. But I'm going to give it over to Stuart to elaborate.

STUART DASH: That's right. Iram described it. There's distinct areas of the city that have different decile levels and the city measures those when a complaint is made and sometimes complaints are made and the city does investigate.

I've spoke with Sam at the Health Department about the issue and he didn't express

concerns about it. He said their efforts are they don't look to have things escaping from buildings.

AHMED NUR: I appreciate the clarification.

WILLIAM TIBBS: That's satisfactory to me. I think it is so interesting that this is one the first cases we had where typically the proponent is building something that other people are complaining about the air quality or the noise. And this is one where an existing use has air quality and maybe noise that this project kind've is not generating itself but trying to protect itself. I think it's somewhat unique.

I think when the proponent said that this is similar to other projects. I think it is not. Particularly the references you made there are larger buildings and they are also higher up and

stuff like that. But at this point I think we have to just see where it goes. And see if there's a problem.

The fact that you talked to the engineer who has no concerns, I feel comfortable with that.

TOM SIENIEWICZ: Let me make sure this is on.

With the city noise ordinance I do feel that there's a basis on which we can work that out and an enforcement action could happen should there would be an issue that everyone would be obliged to conform to that.

But air quality issues I don't believe are governed by our city. They are governed by health and safety and building codes.

And it gets a little more complicated because when you build a new building the air

flows around the existing building will change and so in some way the new building would effect the way air moving in and around and he have lieutenant moves in and around the building. There's a city ordinance, there's state and Federal regulations that govern there.

But here we have a instance where the new building will effect the way air is moving in and around the structure. I'm not sure how we resolve that and how we get assurance to move this, I think, otherwise incredibly strong proposal forward.

I'm really impressed with the way the project evolved through this process and tremendously heartened by the way the community spoke in favor of it. And I want to figure out a way around this one particular little issue for me.

STEVEN WINTER: Thank you, Mr. Chair.

There's the issue of one building effecting another is one that we had better be really good at dealing with in the future because it will only get -- as we become more dense, it is only going to come up over and over again.

I think we just need to be mindful that if there's anything -- any research we need to do now, any testing we need to do now, any studies we need to do now, I think we should think about what that is as we move forward.

I would ask the proponent to keep the Planning Board informed particularly about the rentals on the three bedrooms.

The board has talked about three-bedrooms rentals and the community talked about their importance. I would like to hear an occasional report, yeah, they rented right away, or no, they

didn't, and that helps us understand what it looks like on the ground.

CHAIRMAN HUGH RUSSELL: The other point is such a report would be, are they family groups or are they roommate groups?

STEVEN WINTER: If that's information we can request.

And I have to say that I'm very impressed both the proponent and the neighborhood for coming together. I think the building is much stronger than it was when we first saw it.

And the only thing -- I've gone through the Planning Board comments, and I feel I'm on firm ground everywhere in giving a green light here with the exception on Page 3 of 13 where they -- it indicates that the proposed building will be designed with provisions for future protection of the interior storm windows and the

heat recovery ventilation and the remote air intakes. My question is: Does that then solve the issue of your neighbor next door? Do those things mitigate that issue, and if it does, I have nothing that's stops me here.

CHAIRMAN HUGH RUSSELL: I think it is a question of a judgment call.

Clearly the proponent has taken some measures, they are significant measures, that seem to directly address the issues of noise, and possible problems with odors or air quality. And the abutter says, Well, my consultants who are trying to protect me say, Well, let's see if we can get you more protected. So my view is that they are not permitted to omit dangerous substances out of their buildings, pathogens or stuff like that. We're talking about usually chemicals which in high concentrations are

dangerous, and in dilute concentrations are not.

And what you do with an exhaust system is you put them in the atmosphere in such a way that they mix with the air and it's a -- so that by the time it gets out of the exhaust fan, it is at a level that's acceptable.

So I feel that the proposal is a reasonable proposal and goes beyond what exists in most other places where there are similar kinds of cases.

Is it absolutely bullet proof?

STEVEN WINTER: That's another thing.

CHAIRMAN HUGH RUSSELL: Right. I think we can be assured that a very serious look has been taken at it, and, you know, the report written by the abutter's consultants, isn't written -- it doesn't say this is horrible, or this is really impossible. Because, of course,

if they did say that, we would say, Why are you in our city at all if you are making so much noise and dumping such things out. And they are not doing that.

TOM SIENIEWICZ: I like where you are going with that.

I think that we have an unusual situation here where we have a proponent that's saying, Yeah, the construction on my structure may effect the way in which fluid dynamic air currents work in and around your building and I want to work with you on that.

So I think that on some levels sitting here thinking, Well, we've got this situation where the proponent is saying, We are not exactly sure what the measured effects will be but there may be some effects and we'll work with you to figure it out.

I think just having that on the record goes a long way to whatever situation might occur in the future.

Engineers, good engineers can disagree what the solutions might be. But just that as a point of departure saying that the construction of new masses in the area of influence or around a building that's emitting lawfully plumes, just a recognition that there might be some effect there I think is a terrific starting point and that's all maybe we need to do is get that on record and we're good to go here.

H. THEODORE COHEN: I concur with everything my colleagues have said certainly about the noise and air contamination issue.

But what I want to go back to is that I certainly thought this was a good project to begin with.

And I think that through the input from the neighbors and the work of the proponent, they have come up with a much better proposal.

I think the proponent has gone very far in working to deal with the noise and the air contamination issues certainly reducing the height, addressing the neighbors concerns, reducing the number of apartments, increasing the parking, and certainly, from my point of view, adding the three-bedrooms units, which I think is something I would like to push other people to do.

I think this is a project that is in a transitional neighborhood. There's obviously going to be rubbing of shoulders in these areas. But I think the proponent listened to what the opposition has been and taken reasonable measures to address them I'm comfortable and very happy

with it and I think it would be a great addition to the neighborhood.

CATHERINE PRESTON-CONNOLLY: I'm not going to belabor the point. I agree with what has been said.

I think in a neighborhood that the City Council has specifically designated for transition we should expect some friction.

I think the proponent has really taken the steps necessary to ensure the flexibility going forward to deal with any of that friction that arises.

And I commend the efforts of the neighborhood to work with the proponent to really improve the project and make it a better neighbor to both the residents and the abutting industrial users.

PAMELA WINTERS: I just -- I don't want

to belabor the issue either. I certainly concur with my colleagues.

And I'm just really happy that the proponent worked with the neighborhood because this is such a different meeting than the last meeting when people were pretty angry and upset.

And it seems like a lot of work must have gone in on both parties to reach a settlement, and I'm just happy that -- of the outcome.

Thank you.

CHAIRMAN HUGH RUSSELL: We have been sent a draft decision which covers basically the two review paragraphs that have to be satisfied.

They have made findings which seem to be correct. They have written down the findings based on our discussion and the information presented.

Are there any conditions other than the standard conditions which are basically in conformance with the information given? I don't recollect. But Sue and Adam, are there any conditions in your review?

There are? Okay, so those would be included.

CATHERINE PRESTON-CONNOLLY: Mr. Chair, just to be clear, it is not a condition per se, but the decision does -- is an approval of the project as finally presented. It is not the original application.

Just to be clear for the neighbors, everything that has presented and agreed upon is essentially a condition because that's what we're approving.

CHAIRMAN HUGH RUSSELL: Are we ready for a motion to grant the permit?

Would someone like to make such a motion?

WILLIAM TIBBS: So moved.

CHAIRMAN HUGH RUSSELL: Is there a
second?

CATHERINE PRESTON-CONNOLLY: Seconded.

CHAIRMAN HUGH RUSSELL: Is there any more
discussion?

On the motion, all those in favor raise
their hand?

All members are in favor.

So the proposal is granted.

Thank you.

(All in Favor: Chairman Hugh Russell,
Ahmed Nur, Tom Sieniewicz, William Tibbs, Pamela
Winters, Steven Winter H. Theodore Cohen, Steven
Cohen, Catherine Preston-Connolly.)

(Unanimous vote.)

PVB#283, 300 MASSACHUSETTS AVENUE,
SPECIAL PERMIT APPLICATION TO CONSTRUCT AN
OFFICE, RESEARCH AND DEVELOPMENT BUILDING WITH
GROUND FLOOR RETAIL AT 300 MASS AVENUE PURSUANT
TO SECTION 19.20 PROJECT REVIEW IN THE
CAMBRIDGEPORT REVITALIZATION DEVELOPMENT DISTRICT
BY FOREST CITY COMMERCIAL GROUP, INC. D/B/A MASS
AVE, 300 BLOCK WEST LLC (CONTINUED FROM JULY 9
AND AUGUST 6 2013.)

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CHAIRMAN HUGH RUSSELL: The next item is
300 Mass. Ave. And there will be a certain
amount of shuffling around and we'll take five or
ten minutes.

(Brief recess taken.)

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CHAIRMAN HUGH RUSSELL: The board will
now hear case Planning Board 283, 300

Massachusetts Avenue.

PETER CALKINS: Good evening. My name is Peter Calkins. I'm with Forest City together with several of my colleagues and my cohorts from Kingstubbins.

We're here to address some of the questions that were raised when we were last before you several weeks ago for the building we're proposing at 300 Mass. Ave.

We're going to be try to be efficient with this but we want it make sure we are covering all the questions asked.

One major request was that we spend a little more time describing how the context for this project informed the design and how the building then fits within the Central Square context setting as well.

We brought back the context model we had

for the last presentation. We have put a new version of this building into it that reflects our most-recent design updates that we'll talk about as we go through the evening.

Our sense is that these models are really one of the best tools for talking about and understanding context because they really do let you understand certainly at a massing level what is going on in three dimensions.

And we have a number of diagrams and site photographs and other materials in our presentation that we think will help the address the materiality aspects of the Central Square context.

There are two specific sort've aspects of building design which you asked us to think about a little more. Or at least be able to our explain ourselves a little more about it.

One had to do with how we seek to manage and mitigate the scale of the mechanical penthouse, which we understand is there and it is large and necessary. But there are ways to deal with that that are appropriate and thoughtful. And we have put some more thought into that and you will hear some of that in a few minutes.

The second one was a concern that for perhaps we had a little too much curtain wall type glazing, particularly along the Mass. Ave facade on the part of the building that sort've addresses itself to the traditional pieces of Central Square.

It turns out those two issues were not unrelated given the visual linking of the glass that we had on the highest-occupied level and the glass we had added to animate the penthouse.

We took a look at that and there's a hint

on the screen there. But we'll take you through some of the modifications we have made to address both of those concerns.

We also heard a request for more detail on the facade. You know, more than a rendering of what we are thinking in terms of how the wall gets put together and what the texture and scale and depth of the materials is. We have details, and in fact, some building materials to share with you to address that issue.

These are materials that I think we are pretty close to settling on but they may be refined a bit when we do a full-scale mock-up, which we intend to do.

And then the last point that generated continued discussion is the desire for more information on the new proposed shared street approach to Blanche Street.

The updated rendering you will see tonight suggests some additional information about how we plan to animate the street wall facade of the two buildings.

We are lucky that we control both sides of the street. And so we have the ability to really shape the whole experience.

But I want to reiterate, and this came up the last time as well, this is a public street. And we are, in fact, actually responding to a suggestion from Sue Clippinger in the Department of Traffic, Parking and Transportation to think about this approach as a way of enlivening the street.

The work that happens in that street is a -- needs input and needs approval and collaboration from the Transportation Department, from CDD, fro DPW, all those organizations. And

this will be a collaborative effort as we go forward.

I think you have a memo from Sue that sort've addresses the support that her department has for this project and the way that they think the shared street concept works.

We continue to be very excited about what Blanche Street can become. But it is not something we can have every detail worked out at this point in the process.

I will turn the presentation over to Chris Leary in a minute.

Before I do, I would like to open the context discussion by putting this buildings into a drawing that you should recognize as well.

This is the City's own drawing developed by CDD in concert with the Citizens C2 Advisory Committee that addresses the current thinking

that Central Square has really two primary subdistricts. And, in fact, that's the zoning concept that has been proposed and is under conversation for how Central Square should be considered on a going-forward basis.

That's the heart of Central Square which is shown in red and starts where we are tonight and moves down across Prospect and down to Jill Brown-Rhone Park.

And then there's the Osborn triangle overlay district, which begins at Jill Brown-Rhone Park, and is formed by the triangle that's Mass. Ave and Albany and Main Street with a little piece that comes over and picks up the block that 300 Mass. Ave is on as well.

You know, 300 Mass. Ave is in a unique spot because it is technically within the Osborn triangle overlay district. But it is the

1closest building of consequence and significance to the heart of Central Square district. And so it really does have to address the context that it sits in from both directions.

It has sort've one set of influences from up Mass. Ave and another set of influences from down Mass. Ave.

Recognizing that it is the building that people are in the heart of Central Square will see first when they look towards the Osborn triangle section, that thinking, in fact, helped shape and guide some of our thinking on how the building has been modified over the last several weeks to address some of the concerns we've heard.

And so with that, I would like to turn the podium over to Chris Leary. And he'll take you through a little more of the context history

of how we got to where we are and some of the design changes we made, and the work we have done on the facades, and then we can address any questions you may have.

CHRIS LEARY: Thank you, Peter.

Chris Leary from Kingstubbins, leading the architectural engineering team.

We reflected long and hard after our last meeting. And mostly about this thought of context. We have been thinking about this project long and hard for going on three years now and sometimes assume that everybody has been along for the whole journey and sometimes we haven't been.

So the main goal for tonight is to bring you along with what we have been thinking and share much more of our process and how we have reflected and learned about Central Square and

how that manifests itself in the design we're proposing today.

The imagine here, I believe, is in the hand-out you received late last week is a diagram that looks at one of the issues we observed about Central Square that we think is important.

What you see at the top of the diagram are elevations of both sides of Massachusetts Avenue in the vicinity of 300 Mass. Ave. And what we're attempting to document here is the varied height, the varied shapes, and the variety that happens in every block along Mass. Ave.

And it is different than other places. Central Square doesn't have the homogeneous straight lines and materials like the Back Bay and the buildings are not full-block buildings like they are in Central Square.

There's something very different going on

in Central Square that we have tried to capture in the massing of our building.

We have attempted to break our building down, or we have broken our building down, into a series of massings that are of different heights and shapes and materials.

And at a large scale, that was the first move that we took to make this building fit into the context of Central Square.

And to reflect back on the process, this thinking, if you compare it to some of our initial propositions, changed quite a bit.

We had a lot of meetings with the Red Ribbon Commission early to talk about retail in Central Square, the C2 process and Goody Clancy's early investigation. And then finally the zoning petition.

A lot of what you see in this diagram, in

fact, was presented as part of the zoning petition that we were here last year.

So, again, in summary, the purpose of this diagram was to show you at an urban scale we feel this building attempts to address the patterning of the blocks of Central Square in and around our building.

This is showing it with a bit more of reality. This is an imagine that we presented at the last hearing. But as requested, we added a little it context to the right. But, again, showing our neighbors in the Osborn triangle and heading up into Central Square and how the heights and masses are attempting to allow our building to fit in.

We also brought along a representative series of images, we have hundreds of these images in our offices now, going up and down

Central Square.

We sent John out on so many occasions taking these pictures and just looking at the variety of buildings. And our conclusion is just that, that there's an incredible variety. In some ways this board does a little bit of disservice that it points to singular buildings. But, in fact, as we walked Central Square, what we see more, again, is that collage of that collection.

On the next slides we have images that are perhaps a better tool to see context.

These are a series of images walking down up and down Massachusetts Avenue. And in this case starting at the heart of Central Square. And if you look to the left on each of these images, there's a key plan that explains where these photographs were taken. And our building

is in blue in the middle.

But again, just showing the variety of the materials the heights and the masses.

If you click through these, John.

Getting closer to our building, this approximately at Norfolk Street and then one more at Jill Brown-Rhone Park.

Later on in the presentation we'll show our building put into these very images. But for now, I wanted to use them to set the table.

Then going the other way, approaching our building from the other side, from the back of MIT, closer to the train tracks and Vassar Street and then coming up Massachusetts Avenue into the blocks of Novartis.

And then finally one more getting close to our building. This is at about Windsor Street on the right and you can see our building in the

foreground.

So again, the point of showing these images is first of all to show the contextual setting and to demonstrate the point about the variety of masses, and shapes and heights in Central Square and the collage nature of these blocks.

Then finally some photographs that get down to a finer level of detail.

These are samplings of images we have in our office. But we did -- again, this observation that there's a variety of materials, but there's some threads that are continuous.

There's a lot of masonry in Central Square. But a lot of the masonry tends towards the tan or brown rather than the red.

For example, the Necco building in the bottom, there's a lot of terracotta, some red and

tan and stone in there. But there's a lot of examples of this brown-tan masonry.

And then also a lot of examples how windows are made. The contrasting painted metal frames that fit within the masonry openings and breaks up the panes of glazing.

So these are some samples of hundreds of images in our office that we've looked at and drew some inspiration from.

But I will say that our point of departure is a modern reinterpretation of these. This a building that is very much about science. So that was our challenge. Was to draw information from these images and reinterpret them in a new way.

As Peter alluded to in his introduction, as we were going back and preparing these images and also trying to process a lot of the comments

from the last meeting, we did hear a lot of sentiment that there was perhaps too much curtain wall in this building.

And without changing the overall idea of massing of the building, we did look at adjusting that contrast, if you will.

But what is on the screen now are the images we showed at the last hearing and then back originally on July 9.

And two issues that this image, I think, comes into play here: One was the amount of glass, and second was the relationship of the penthouse.

We were trying to hard to integrate the penthouse into the massing of the building, and in doing so, perhaps made the penthouse seem bigger than it is.

So the next image highlights the areas we

looked at revising and are revising for this proposal.

And what we have done is, we have kept the terracotta expression along Massachusetts Avenue and along the back of the building on Blanche and Green Street the same as it was proposed before. And we've kept the glass -- the vertical glass tower element that punctuates that corner of Blanche Street the same as it was before.

What we changed is some of the fabric behind the front of the building, and then turning the corner onto Blanche Street, to be another family or variety, if you will, of the terracotta architecture that we are proposing in the lower parts of the building.

This new terracotta family is little more open. There's more window. The terracotta is a

bit more frame-like. And we think it gives a nice scale to the building and changes that contrast of glass and curtain wall while still reinforcing the ideas that we were originally proposing.

And what I have here are a series of images but representing this new idea. Each one of these we circle in red the areas that have been revised. And the new image.

What you are seeing from this view is the change in the curved facade going down Blanche Street. Changing that from the glass curtain wall to this lace-like terracotta expression with more individualized --

WILLIAM TIBBS: Before you go to the next one, can you flip back through them again.

CHRIS LEARY: Back to the elevation?

WILLIAM TIBBS: The previous one and the

one you changed.

CHRIS LEARY: This is the image we showed back at July 9.

You see the areas of red, the curved glass heading down to Blanche Street. And we'll see the view from the other direction. It probably shows the other side clearly.

CHAIRMAN HUGH RUSSELL: He's asking you to flip back and forth between the old and the new.

WILLIAM TIBBS: So we can get a comparison.

You were going kind've fast. As you do each one, before you go to the next one, if you can do a --

CHRIS LEARY: Oh, ok.

Let's look the same thing from the other direction.

This is the view we showed last time from Massachusetts Avenue and the MIT side. And, John, if you can click one more. You see the areas in red that we're proposing to change.

And from this, I'll pause on this, if you remember at the last hearing we had presented preliminary ideas for the penthouse that weren't rendered as finely as these are.

So we've rendered that scheme showing more articulation in the penthouse.

But what I think was happening with this image is that this -- the lower mass, which actually is an occupied floor the glass, was reading as part of the penthouse.

And if you see in the next image by changing that to terracotta and leaving the penthouse as glass, I think it changes that proportion substantially so the penthouse feels

more comfortable.

The front of the penthouse retains the glass architecture that we talked about.

We have lowered the front of the penthouse by a few feet. Again, this might be more evident in the model when I hand it around. And trying to make it feel more precious.

But by separating the upper occupied floor which is now rendered in terracotta, it differentiates between what is the penthouse and what is the occupied part of the building below.

Actually, if it will help, I'll hand this model around. It may be easier to follow than the renderings.

So we diligently followed this around the building.

If you go to the next one.

This is the image that we showed looking

down Blanche from Massachusetts Avenue. And again, we're highlighting in red this curve that was formerly glass in our last presentation.

And, John, if you give it one more click, again, changing that to terracotta dramatically changed the scale or piece of the building. And also sets off the retail in a more individual way as well.

John, go to the next one.

And then finally going around the back of the building, it was more minor, but the glass formerly carried around the upper floor of the building, which, again, we are proposing to change the second terracotta one in here.

And as you can see here on the front, the entry piece in the corner of the building, is still rendered in glass sort've setting that off and making a little more special at the entrance.

And then -- I'm going to transition a little bit. There was some requests for some additional views to see the building from some different vantage points.

You can see the hotel on the right and you see our building on the left. Green Street is a narrow street in an interesting urban way. You can see by setting the building back slightly, it creates a little bit of relief along that tight street at our entry and we think it creates an interesting urban space.

Likewise, this is from the other direction. And we tried to find views where you could see our building the most and it is a tight street and it's hard to see. But you get a sense of how this building would look back closer to Lansdowne Street. This is almost taken from the corner of Lansdowne Street itself.

And slightly different topic now, to come all the way around back to the level of detail, there was some request to see the building at a greater level of detail at the last hearing.

And we have a series of drawings and material samples that show that.

There are two different terracotta expressions in our pallet, if you will.

And what this is representing is a sample of one of the pairs of windows in the lower piece along Massachusetts Avenue.

So we have shown in elevation and plan and section, and there's some larger detail coming up, how those pieces go together.

Now, the terracotta itself, we have a few samples in front and originally we were looking at a lighter terracotta. And after looking at the buildings and the slight darker color that

you see in Central Square, what we are heading towards is a material you see on the left.

We are working with the terracotta manufacturer to make this one step more interesting.

Some of the terracotta materials can be very plain and slick. So what we are looking at here is a series of textures, this is a wire cut, and similar to how bricks are made. You see here this black iron spotting, and we are trying to add a lot of the character that see in really interesting brick into the terracotta.

And then the second technique that we're working with is texture. And you see this sample here that Peter is holding up, and again, we had one in the lighter color. But we're looking at two different textures as well. That finer corduroy texture on your right is a texture you

would see in this part of the building.

And then we are going to use the wire cut on the second family, which is shown here.

And the point of the two samples that Peter is holding up, even though it's a lighter color, you can see what a different texture makes. It really casts a significantly different shadow.

And so you on the one hand get a consistency of colors but you get a little bit of variety in the texture as well.

So this is for comparison. Up on the screen here is a more detailed drawing of this second terracotta family we're introducing in the changes we're showing tonight.

The second thing we want to show is the window frames themselves. I mentioned early on we looked at a lot of the metal window frames

around Central Square and we are proposing to do something similar here.

Each window will be cased by a metal frame that will have a return, six inches, that will cast a decent shadow and will also set that window apart a little from the surrounding terracotta. And we have a great sample here. The metal is thicker than that but just to get a sense of the color of that return.

And then finally the curtain wall remaining on the building on the pieces at the entrance and the tower, is what you see here.

And what I will point you to is the vertical fins are quiet deep, seven inches deep, that cast an interesting shadow pattern, and accentuate the vertical character of that remaining glass piece on Massachusetts Avenue.

Finally, we're showing these at larger

detail with some actual specific dimensions on them. It is probably much easier to see in the early we sent you last week.

But this attempts to show the depth and dimension of the facade elements.

The last thing I will draw your attention to, the detail in the bottom right, we are treating the spandrels, the parts of the glass tower that are opaque because the floor is there, with what we are calling a shadow box.

So rather than simple back-painted spandrel glass like you often see, we're going to build a metal box in behind so there's actually some depth in that.

And that will do two things, it will make the spandrel and vision glass appear much more similar but give it richness and depth that often spandrel glass lacks when it is simply

back-painted as most spandrel glass is.

So to round up this discussion of context, we have gone from large-scale gestures to a lot of detail, but there was also a lot of question about how will this fit in.

So I'm going back to the images that we reviewed quickly at the beginning. What we will do is drop the building into each of these images so you can see the before and before.

This is starting again back at the heart of Central Square at Prospect.

And, John, if you can go back and forth slowly a couple times. This is before. This is after.

And coming halfway up to our building in the next image, this is at Norfolk Street. If you look at the key plan at the left, you will see where we are looking from. And this is our

building. This is before. And there's after.

And then one more step in this direction.

This is at Jill Brown-Rhone Park.

If you look at the key plan at the left, you will see where we are standing in this view.

Then here is our building here.

And similarly going the other way, this is coming the other direction at Massachusetts Avenue from the river and we're at Vassar Street here and the railroad crossing, and it is very hard to find our building from this view. In behind Necco there.

John, one more.

This is getting a little closer.

Obviously, we're midway past the Novartis buildings at Smart Street on the right. And here is our building back in there. So this is before. And then click one more, after.

Thank you.

Then finally getting up close to our building, this is Windsor Street on the right. And this is the building today. That white wall you see in the foreground is the end of Random Hall at the gas station and that's our building in the context. Before. And after.

One more.

And as we hope you can see, we took a lot of careful thought after our last hearing and have made some changes that I think are true to the original building what was working but hopefully addressed some of the concerns from the board and the public afterwards and we think make a stronger proposal.

So with that, we would like your thoughts and comments.

CHAIRMAN HUGH RUSSELL: Thank you.

Any more questions at this time?

Sue, would you like to read your memo to us?

SUE CLIPPINGER: Sue Clippinger of Traffic, Parking and Transportation.

I think in the memo we were just trying to give the board members a sense of what was happening in the discussion of the street.

Originally the street was -- it has loading on one side. The new building will have loading on the other side.

And we were working with the proponent to try to think about ways of take advantage of the location of the street between Mass. Ave and the hotel and opportunities to make that street an interesting street.

They really embraced it. And they are trying to make this something that is a wonderful

urban street where you have the whole range from the loading activities associated with the loading docks to the pedestrians that are walking up and down the street.

I think we feel we have had a lot of success with Palmer and Winthrop Street. We've learned some things along the way. And I think this is an excellent opportunity to treat the street in a way that's different than a convention kind've street and really try to create that shared sense of all these different activities, all sharing a small street like this that creates a different environment.

And I think we'll make nicer for people who are walking there and nicer for retail activities. But also it has that really important function of being allowing -- of allowing the delivery activities that are using

the street to access the two buildings to be together.

The great opportunity to have in an urban area is that you can mix these kinds of seemingly different activities and have a wonderful space instead of the problems you might have in a different kind of environment.

We just wanted to reinforce with the board the excitement we feel for what is proposed here, and because this remain a city street, we'll maintain control over what does and doesn't happen.

You know, may try some things we don't like. And we may try things that we think are great. It doesn't have to be a decision that we are stuck with forever.

I think it is a great opportunity of taking advantage of something that can be a lot

more than what has been there.

I can answer any more questions you may have about it.

STEVEN WINTER: I have a concern. I do have a question.

Does the term "woonerf" come from our Danish friends?

SUE CLIPPINGER: Our Dutch friends.

STEVEN WINTER: And what exactly does it mean?

SUE CLIPPINGER: It means a living street. W-O-O-N-E-R-F.

CHAIRMAN HUGH RUSSELL: A language that's very close to English. It just looks and seems very different but actually we're about as close as we can get, I think.

Sue, I'm worried, a semi-trailer pulls up on Blanche Street and has to back into the

loading dock, how is that done safely?

SUE CLIPPINGER: Well, I mean, there's two -- there's a couple things that are happening.

One of them is generally the deliveries -- the drivers are gonna want to come when there's the least number of people. That helps tremendously.

And secondly either the drives, or the other people associated with the deliveries, are going to have to take a lot of care.

It's always dangerous to back into these loading docks because you would be crossing a sidewalk, so when you've created a shared street like this, I think there's -- the drivers are under no illusion that pedestrians will be constrained in some predictable place. And the pedestrians are under no illusion that the trucks

will be in a predictable place.

And we have all been trained to think that's a bad thing. I think it is a good thing because everybody is feeling responsible for taking extra care required to make it a safe operation.

CHAIRMAN HUGH RUSSELL: Am I right to feel that (inaudible.)

PETER CALKINS: Yes. I mean there will be loading docks -- anybody pulling up to 300 Massachusetts Avenue and wanting to make a delivery would contact -- in this case it would be a Millennium staff person to coordinate that, and they will assist with that kind've of thing.

It is not designed in quite the same way. But we do have a similar situation on Blanche Street on the other side of the hotel building between Franklin and Pilgrim Circle.

We have a stretch of Blanche that has five sets of loading docks off it as well as the major pedestrian crossing that's the Auburn Street access. And there's pedestrians and trucks that interact there all the time. And I walk down that street, I see a truck, it's big, I know it is there. I watch what it's doing. And I can see they are watching out for me too.

I would also point out mostly of the deliveries happen in the morning to these buildings.

And so for the good part of the afternoon, the pre-dinner crowd and into the evenings there would be little, if any, kind of delivery activity going on.

WILLIAM TIBBS: Before you leave, what is the address of the building next door?

PETER CALKINS: This is 300. And the one

next door is 350.

CHAIRMAN HUGH RUSSELL: Any other discussion on this topic?

Shall we ask if there are anyone else that would like to speak?

Sure.

Please come forward.

Apparently, there's no one signed up on the sign up street.

Please come forward.

GARY DMYTRYK: Hello. My name is Gary D-M-Y-T-R-Y-K.

I live at 2440 Massachusetts Avenue. And I'm the president of the Association of Cambridge Neighborhoods.

I was asked to bring up some concerns that had been raised by an abutter in the back of the 300 Massachusetts Avenue building that had

been brought up in an earlier Planning Board meeting.

There was talk of having some discussions with Forest City and signing some kind of agreement, and I'm just wondering the status of that is.

CHAIRMAN HUGH RUSSELL: Peter, do you want to address that?

GARY DMYTRYK: Can I raise a couple others quickly?

I really like the idea of enlivening Blanche Street. It sounds great. I have the same concerns that others have expressed about how to make this an attractive street for people a the same time it's gonna be used for deliveries.

But it sounds like there's a lot of creative ideas and nothing is really etched in

stone and it sounds like a place for experimentation, which is exciting.

Mr. Calkins had mentioned at one point of putting art up on the street. I wanted to suggest if you decide do that he would, please commission artists from the City of Cambridge.

And, finally, none of the Net Zero group are here tonight, but I understand this building might fall under Net Zero, that Net Zero petition, if that's passed, and I'm kind've wondering what the developers think of that and if they have any interest in answering that.

Thank you.

PETER CALKINS: Okay. Peter Calkins of Forest City.

So, yes, between the first meeting and the second meeting we had with you we met several times with the team of consultants that's

representing Anna Shine, who owns the building on Green Street at that abut this building.

You received at the last meeting a letter from her counsel indicating that all of the concerns that they addressed had been satisfactorily addressed and that we were in the process of documenting that between ourselves.

That process continues. There's a draft memo going back and forth. We made a couple of adjustments to the buildings as part of that.

One of them you can see here where we changed the way the windows on this facade, which is the one that faces the back of her buildings.

The proportion of window glass hasn't changed, but the size of the window looks a lot smaller than it is here. It feels more comfortable.

We also agreed we'll put automatic blinds

on the shades that are visible from the back of her building, so at dusk the blinds will come down and that will cut down on the amount of light that emanates towards the back of her building and also sort've screens the view to some extent.

We talked about the issues of shared access and service zone behind and between the buildings and have resolved that. And a number of sort've issues of that nature. I think we're in good shape there.

Can you remind me what the other question was?

ATTY. JAMES RAFFERTY: It's rhetorical question.

CHAIRMAN HUGH RUSSELL: Does anyone else wish to speak?

I would say we close the hearing,

everybody.

I guess I would say that the changes in the last month are -- far exceed what I hoped for so I'm quite happy.

STEVEN WINTER: I just simply wish to concur.

Mr. Chair, I wish to concur with you. I think the proponent has done a tremendous job of meeting the issues that we were concerned about and brought up. And I'm good to go at this point. I think where we ought to be.

CATHERINE PRESTON-CONNOLLY: I'm all set.

H. THEODORE COHEN: I'll add that I was exceedingly pleased when I received the packet and saw the new plans because I think it really addressed a lot of my concerns about the facade especially on Massachusetts Avenue and getting the context of information was really very

helpful. Thank you.

PAMELA WINTERS: I was just really impressed with the difference between Page 9 and 10.

I loved the fact that you put the terracotta, changed, you know, on the top that little glass piece on Page 9, and also the penthouse and you made that terracotta rather than the glass. And also you changed, I noticed, that you changes the windows. You separated the windows from this black-box-type thing into separate windows on the top.

I just love the way that it kind've flows together better now aesthetically.

I know it is sometimes difficult to look at things two dimensional rather than three dimensional.

I think that was a smart move using more

of the terracotta between Pages 9 and 10.

PETER CALKINS: I can see which ones you are looking at.

WILLIAM TIBBS: I want to say I was surprisingly pleased when I got my package.

In the sense that I do think that the -- I was the one that I said I was concerned the building was looking like it was more like University Park and less than like it blending into Central Square.

It is a big building and it's what it is. And I think the things you did in the context to try to mitigate that was very good.

But in particular since I've been told on the Planning Board sometimes that my middle name might be "context," I was very pleased with the context package you put together. And you can see how the building can fit into something more

broader.

As an example, for instance, one of the questions I asked last time was how did the lighter color of your terracotta relate to other things in Central Square and it was just so obvious from the context of the lighter color of the terracotta really relates to a lot of the lighter buildings as you are going towards the river. And the red brick, which is actually in the building next door, which is your building, actually between the two of them, they make an interesting transition between a lot of the red that's in Central Square itself.

And one thing I just wanted to say is that a proof of how context is important is that I think the two of those buildings together make a whole that is better than just the one by itself in terms how you see it.

And so I want to say I think you did a good job on that. And I'm pretty pleased and I can understand what you are doing.

And also the presentation tonight where you talked about shadow lines and where you got some of your -- because I know you thought about that stuff as you were doing all this.

But as Planning Board we -- even those are projects, we really like to see the projects in a borrowed context and it just helps all of us and it also helps the public understand what is going on too.

TOM SIENIEWICZ: So my concerns from the outset -- my focus at the outset was the public space and especially Blanche Street.

And I'm really excited how that turned out and reassured by the level of detail, the paving and all that, that you have shared with us

tonight. And I think it is appropriate that we kinda meddle at that scale, especially since this will be a wonderful addition to the types of streets we have in Cambridge.

But further, you took that spirit, in my opinion, and then took it to Green Street too and made something really kind've cool on Green Street as well so I'm very aware of the parts that aren't your building, that it's the space that it fronts, and then furthermore, the details that you've shared. I knew they were there.

It's wonderful to be assured that you are looking after our Main Street in the way you are, which is Massachusetts Avenue in this community, and taking the care in both the massing and detail to put a building of quality on the street that it deserves.

And, once again, I knew it was there, and

it is great now that everybody else is assured those are the details that are there and you are down to the scale of a brick and the scale at hand, and I think that that's just fantastic in terms of your commitment to the quality of the world in Cambridge.

So I'm thrilled with how this turned out and I applaud you for that. I think it has come out really, really well.

STEVEN WINTER: I have a comment to follow-up.

My comment is that I want to congratulate the proponent for agreeing to design and construct the street improvements.

That's a tremendous opportunity for the City of Cambridge for the public realm. I think it's terrific step forward and do that with approvals from the city and how that's gonna

look. That's a tremendous part of the building that you are taking responsibility for that.

And the other thing I didn't want to let it pass was that this, Mr. Rafferty, I hope you are listening, this was a tremendous presentation. And the context piece was really helpful where it was context view, I think they are the slides in the 20s, that really helped me understand the building. So for me, that's what did it.

CHAIRMAN HUGH RUSSELL: It would seem to me the next thing would be to move to grant the design Chapter 18.

There was a question that came up this week about the master plan.

Mr. Rafferty, do you want it speak to that.

ATTY. JAMES RAFFERTY: Thank you, Mr.

Chairman.

In reviewing the ordinance, as you recall, the ordinance was amended but the amendment, we didn't address this, but at 15.32.5 it says that if the development goes over 1,750 square feet a development plan needs to be approved by the Planning Board, and in fact, that did occur, and in March of 2003, a development plan was approved.

We are asking the board do as part of its finding in this case, and I've had an opportunity to discuss this with Mr. Roberts, and there's proposed language in the letter to ask the board if they could acknowledge that in granting this Special Permit, the information submitted satisfies the requirements of 15.32.5, or if the board will allow staff the flexibility to work with us on that type of language.

Frankly, this came from lender's counsel, who is contemplated a zoning opinion and has reviewed everything with a fine tooth comb, and noted the fact that we do have an approved development plan.

This is a building now that is beyond it, but all the findings in the prior development plan are unchanged. And specifically the additional requirement around traffic, and our traffic study was wisely flagged early on by the Traffic Department to say we don't simply have to do the five typical planning board exceedences.

We also have to include information within the context of the trip numbers in the ordinance.

So that information is all part of our submission and we're asking that the findings -- that the staff be permitted to include language

in the findings that reflect that.

CHAIRMAN HUGH RUSSELL: In layman's terms that paragraph you are referring to basically said when you got sort've two-thirds of the way through the project, you should step back and make sure everything was going the way we thought it was going in terms of traffic and use of buildings and we easily made that finding 10 years ago and we can just as easily reaffirm that finding today based on what was said to us.

WILLIAM TIBBS: When I saw your thing come through, even though I'm not a lawyer, I was just concerned by the language is right.

But I think you put it correctly to allow you and staff to work out what that language is.

ATTY. JAMES RAFFERTY: Thank you very much.

CHAIRMAN HUGH RUSSELL: In the

application, there are something like that 13 or 14 pages of addressing the criteria for granting the permits.

So I give you the choice.

I went through and I highlighted in every page a quick summary of all the points because I found in this statement it was an accurate statement of the project.

Or, we could simply say we actually reviewed this and we can avoid my 15-minute recitation of the highlights.

We have certainly done that before.

What is your guidance as to what --

TOM SIENIEWICZ: Well, I think the board is familiar with what the criteria is. Very familiar with it.

In light of the spirit in the room tonight, and a very likely process, we're talking

years here in review of this project, I think we've exhaustively as a community reviewed literally every brick, it seems, on the project.

And I would be in favor of just simply saying that, based on the lengthy conversations here, that this project does conform to the necessary criteria for granting the permits.

CHAIRMAN HUGH RUSSELL: That almost seems like a motion.

TOM SIENIEWICZ: We can make that a motion if you would like, Mr. Chair.

CHAIRMAN HUGH RUSSELL: I would be happy to. Is there a second?

H. THEODORE COHEN: Yes.

CHAIRMAN HUGH RUSSELL: Ted seconded.

Any discussion on the motion?

(No discussion.)

CHAIRMAN HUGH RUSSELL: All in favor race

their hands.

Everybody is in favor.

(All in Favor: Chairman Hugh Russell,
Tom Sieniewicz, William Tibbs, Pamela Winters,
Steven Winter H. Theodore Cohen, Steven Cohen,
Catherine Preston-Connolly.)

(Unanimous vote.)

CHAIRMAN HUGH RUSSELL: You did it.

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COUNCILLOR KELLEY PETITION TO CREATE A
NEW SECTION 5.55 SPECIAL PROVISIONS FOR RAINWATER
SEPARATION IN RESIDENTIAL BUILDINGS. THIS NEW
SECTION WOULD AUTHORIZE A BOARD OF ZONING APPEAL
SPECIAL PERMIT TO ALLOW CHANGE TO ROOFS THE
CURRENTLY COLLECT AND COMBINE RAINWATER WITH
HOUSEHOLD WASTE-WATER THROUGH DISCHARGE TO A
SINGLE OUTFLOW TO THE MUNICIPAL SEWER LINE.

(Continued from Jun 18, 2013.)

- - -

JEFF ROBERTS: I'll try to be brief on
this.

There were a couple of questions that
came out of the Planning Board discussion from
June 18, and we tried to address those questions.

One of the questions on this petition is
that there's a question of how many properties
would potentially be effected.

That would mean any property that has an existing building, that has a flat roof and training pipe that collects water run-off and discharges it directly into the city's sewer line.

The answer is, we don't know.

It is very difficult, based on the information that the city has, to try to piece those bits of data together and determine which buildings fall into that category.

There are about 11,000 residential buildings in all of in Cambridge.

And we do have information from The Department of Public Works which did a study, this was presented at the last meeting. They prepared a study they did in the Concord Huron Avenue area where they are doing a storm water separation project related to a particular

discharge into the Alewife Brook.

And they looked at 690 properties and found 67 that fit those criteria having a flat roof and an internal drain that connects to the sewer.

It is about ten percent of the buildings they looked at.

I took a brief visual survey and found, as anyone would find walking into Cambridge, that that neighborhood and west Cambridge has a lower percentage of buildings with flat roofs, an higher percentage of the buildings in that neighborhood seemed to be pitched buildings.

If you go into the neighbors of east Cambridge, Cambridgeports, Riverside you find a lot higher proportion of the buildings that are flat roof, triple deckers, or six-plexs, or apartment buildings that connected that may have

those types of drain connections.

So I made a guess basically saying that if you apply that ten percent standard across the city, you end up with about 1,000 buildings.

But if you consider in many neighborhoods you would have more flat roof building than in that one neighborhood that was analyzed, it would go up to 20 or 30 percent. That's where the figure of 2000 and 3,000 comes up. It is a very ballpark figure.

So that was the attempt at one question.

And the other question was about, were there -- given that the goal of trying to incentivize the elimination of these storm -- these central storms drains discharged directly into the city sewer, given there's some public benefit doing that and that the rationale behind the proposal is to provide some economic

incentives for property owners to make those improvements, there's a question, are there other incentives we might consider.

And one of the possibilities that was raised at the meeting was having some allowance for roof decks or usable roof top space, which is something that could be considered.

Those spaces are generally allowed under -- they may be allowed under height limitations. Although sometimes if you to put a head house to access the roof, that can violate the high limitations.

They also, if they are above the second floor, will count as floor area in the building. That's why you typically don't see them being built because they do count against the gross floor area of the building and so people tend to maximize the gross floor area on the interior.

If that were to be pursued, you could conceive of an incentive that would allow some flexibility in gross floor area for roof decks or some flexibility in height to have some of that head house access.

But on the other hand, it's -- just as with building an additional story, building a roof deck would have its own set of impacts.

There are many cases where people sought relief to do roof decks and met with opposition with neighbors given concerns about privacy and noise.

Just like with the additional height and floor area, there would be some impact to allowing that.

In terms of height and floor area, as I looked at it, maybe I'm not thinking creatively enough but it seemed outside of those there

weren't a lot of zoning incentives that really made -- that necessarily made sense.

One of the ideas, if you were to look at the idea of creating height and floor area relief, you could provide it in a different way.

Rather than allowing an additional floor of the building, you could allow simply some additional height so you could get more space, more volume within the top floor of a building. Or allowances for skylighting for other things on the roof that you might not be able to do if you had to abide by the 35-foot-height limit. But they could be limited in scale so that they would minimize the impact on neighbors.

So I guess there's -- there are different ways that the incentive could be calibrated but it is difficult to tell what level of economic incentive would really motivate a property owner

to make that kind of improvement given the cost of eliminating a sewer drain and having to replace that system.

PAMELA WINTERS: May I ask a question?

CHAIRMAN HUGH RUSSELL: Sure.

PAMELA WINTERS: Jeff, I have a question for you.

I was not here at that first meeting, but I have a question. When is the -- what is the benefit of separating the rain water from the waste water?

In other words where would the rain water go?

JEFF ROBERTS: That's an excellent question.

I'm probably not the best qualified person to answer it. But I'll do my best.

The city has been embarking on a

multi-year extensive process to eliminate the combined sewer systems throughout the city. The combined sewer systems that collect rain water and sanitary sewage in a single pipe and bring it to waste treatment.

The reason why that's a concern is that during major storm events when there is a larger flow of rain water into that combined sewer system, it can create back-ups that then discharge untreated sewage back into the sewer system.

So that's one of the major environmental concerns with regard to water quality.

So in Cambridge you have some discharge into the Charles River and you have some discharge that goes back into the Alewife Brook. And I think the Alewife Brook is one the areas that the Public Works Department is looking at

mostly seriously in trying to reduce those kinds of sewer discharge events.

And one of the major ways to reduce those is to separate the rain water from the sanitary sewer, so that the rain water, even when there's a major rain event, it is only the rain water that's being discharged into the river system and not the untreated sewage.

The benefit of this proposal would be similar. It would be to take sanitary and take the rain water out of the combined system.

PAMELA WINTERS: Would there be any other way that households could take the rain water that's coming down?

I guess I'm not sufficiently educated in how this works.

I know that we were having problems with water going into our basement. And so Harry put

a little elbow on our drain pipe. But that wasn't quiet working. We thought we would get a barrel and put the rain water in the barrel that has a spigot on it, so you can water your -- when it gets full, you can use the water to water your greenery around your house and that would save the homeowner money on water charges and it will also be good to just recycle the water.

Are there any other options besides --

JEFF ROBERTS: In these buildings -- for what has been proposed, these buildings have flat roofs, meaning roofs where the rain water is collected and then it is funneled into the center of the roof rather than off to the sides, as you have in a pitched roof.

So these buildings, they are designed to collect the rain water into the middle and then have a drain that goes through the center of the

building. So it really is an extensive improvement.

It is not just a matter of blocking off or getting rid of the pipe. You need to change the roof so that the water flows off of the roof rather than collecting on the roof.

PAMELA WINTERS: And that sounds expensive.

JEFF ROBERTS: That's been the case of the proponents of this petitioner making it that the cost of making that improvement is prohibitive, and therefore, providing some economic incentive through additional height and floor area that can be added to the building would be an incentive to make that improvement.

WILLIAM TIBBS: Jeff, you said you weren't the best person to answer these questions these, but you are doing an excellent job so far.

Can you remind me, and I was at the hearing, but I missed it, did they comment on if you look at the amount of water collected on these roofs, when they looked at the Alewife area or north Cambridge area that they looked at, was this a significant enough issue that it was causing a problem?

Because this thing is going out of its way to give this incentive, but is this really a big problem given the number of buildings we have that have this issue?

JEFF ROBERTS: What I'm reading now is the memo that Owen O'Riordan provided.

When they studied that area, they were trying to make a determination whether or not there was a public interest in separating those buildings, separating the drainage from those buildings when they entered the system. And just

trying to get the operable numbers.

So, I guess, 31 out -- so 48 have two internal pipe systems and -- so I think that they determined was that it was -- I guess to oversimplify, it was worthwhile to separate most of those buildings where the central drain was a dual drain, the central drain to the building, so it was already separating rain water and sanitary, and so that it made sense to separate those. Of the buildings -- and they said they counted 19 buildings where it was a single pipe and they did not select those for separation because of the cost.

So I think that their determination was the cost for making that improvement for that single drain was not worth the benefit that would result.

WILLIAM TIBBS: Just for clarity, when

you say "public interest," they were actually looking at -- is it worth the city to actually do that, right?

JEFF ROBERTS: Yes, for the city.

WILLIAM TIBBS: To improve the situation, okay.

And so, in a nutshell, you are saying where there was two drains it was worth it for the city to do it and the city would proceed to do it in some fashion over time. But where there was one drain they didn't see it was economically feasible to do it in terms of its benefit?

CHAIRMAN HUGH RUSSELL: We are talking about an area 15 to 20 square blocks and counting 31 structures in that area.

And the other comment is the last paragraph. It says, you know, we're gonna meet the goals of the whole program. We can

accomplish that without more drastic measures.

STUART DASH: And Public Works

acknowledge when they talked about that public interest, they were not delving into the interests of the urban design issues or neighbors having a taller building next door. They were leaving that separate.

CHAIRMAN HUGH RUSSELL: So, I mean, it seems -- if you take Jeff's estimate that this neighborhood perhaps has a lower portion of flat roof buildings, that means like in this neighborhood it's two or three flat roof buildings per block and one or two of them are, on average, for this conversion. That number might go up to a few more in other parts of the city, but it's still -- it's not a huge environmental thing.

I think also, as I understand it, the

reason they are concentrating on the Alewife Brook, there's a lot of -- Alewife Brook isn't very big except when it is raining. So the rain water is very significant to the water that's in the brook, and if there's an overflow, it is very significant. The river is much wider. And most of the water is coming through rather than into it.

TOM SIENIEWICZ: So this particular petition is of interest to me because when I'm not on the Planning Board, I'm president of Charles River Watershed Association.

There's a component of this that doesn't relate to sewer separation but relates to groundwater re-infiltration.

So spilling water around your house, it may make your basement leak but it is really, really good for watershed because the majority of

the water you see in the Charles is not coming from rain events. It is coming out of the groundwater that is there.

And the more you have flat roofs, by my calculation, it is about an acre of surface those 31 buildings might represent, where water is not being captured and put into the ground as it would be under natural conditions.

So there's a public interest beyond the sewer separation, which is related to the issue, to do the groundwater recharge, which also has another effect in reducing a pretty important pollutant, which is phosphorous.

So I'm not in a position to gauge what a scale of impact is. But just as a scale for all of us to understand, it is about an acre of a parking lot that you can essentially eliminate and use the water to recharge the ground water.

When I questioned the engineer, Mr. O'Riordan about this, he said, Well, that infiltration, of course, depends on the permeability of the soil and the permeability of the soil at Alewife is pretty bad. But I think there's an incentive here environmentally.

Does it warrant the addition of another floor on these buildings? Absolutely not, in my opinion. Does it warrant some kind of relief, and that's why I think the board came up with the cool idea to say, okay, let's maybe take roof decks to a Special Permit status and don't make them count as FAR, if you are willing to do this to your triple decker, and then run it through a Special Permit process, so if it doesn't have a deleterious effect on an adjacent or a property owner's building or joint the property, get a roof deck. That, by the way, relates directly to

the hardship because you will be dumping water in your garden and maybe isn't the best place to have sit around anymore. So I kinda like the symmetry about that.

And here's where I get less informed as the new board member, whether you can modify a petition to this extent and still run it forward or whether we just reject this and redraft something or somebody else redrafts something.

That's all I have.

CHAIRMAN HUGH RUSSELL: I would comment on that last matter that it is a complicated enough legal thing that we feel free to make recommendation and let the city solicitor sort it out.

WILLIAM TIBBS: I'm ready to move that, or at least I make a recommendation, that we recommend to the City Council that we not allow

for a whole floor to be added, but like what Jeff just mentioned, is okay, but that -- it just seems to me adding a whole floor just adds circumstances that are kind've -- I don't think it is justifiable.

CHAIRMAN HUGH RUSSELL: So that's a motion, which I think is perhaps taken together with what Tom said and what staff recommended.

Anyone want to add to that?

So that's a recommendation.

JEFF ROBERTS: Just to clarify, is that the -- is the recommendation specific to the roof deck allowance? Or more generally to allow for flexibility short of adding another floor to the building?

CHAIRMAN HUGH RUSSELL: I think it is for the roof deck clause.

WILLIAM TIBBS: Which really is a --

which really is big component of this particular issue.

PAMELA WINTERS: But they will need a Special Permit.

CHAIRMAN HUGH RUSSELL: Making that a Special Permit rather than as a right.

PAMELA WINTERS: It should be a Special Permit because the neighbors might object to it.

CHAIRMAN HUGH RUSSELL: And I think as Jeff pointed out, you'd need also probably build a small penthouse to get a stair up and so it is not -- it is not the roof deck, but the consequential parts of having a roof deck.

IRAM FAROOQ: We were thinking about that recommendation is sufficiently different from what has been proposed in the zoning petition to think about whether it can go forward as a recommendation or whether it may actually be a

separate petition.

CHAIRMAN HUGH RUSSELL: And my answer to that was, We'll let the city solicitor advise the Council on that. And we can recommend -- include in our recommendation that we're unconcern about that point.

IRAM FAROOQ: Okay.

CHAIRMAN HUGH RUSSELL: So I guess we have a motion, and Bill makes the recommendation, and Tom seconded that. And is there anymore discussion on that recommendation?

All in favor?

Everybody is voting in favor.

(Unanimous.)

(All in Favor: Chairman Hugh Russell, Tom Sieniewicz, William Tibbs, Pamela Winters, Steven Winter, H. Theodore Cohen, Steven Cohen, Catherine Preston-Connolly.)

CHAIRMAN HUGH RUSSELL: I think I'll make one comment, that where things have changed a little bit in the last year in terms of getting staff recommendations. We did mention on the last case Roger's three recommendations. I certainly paid a lot of attention to it when he said, Yes, this has been a good thing.

I think this is another example where having staff tell us their thinking has been very help to us.

TOM SIENIEWICZ: Yes.

CHAIRMAN HUGH RUSSELL: Now we are adjourned.

(Whereupon, the Planning Board Meeting was adjourned.)

ATTACH TO PLANNING BOARD MEETING SEPTEMBER 3, 2013

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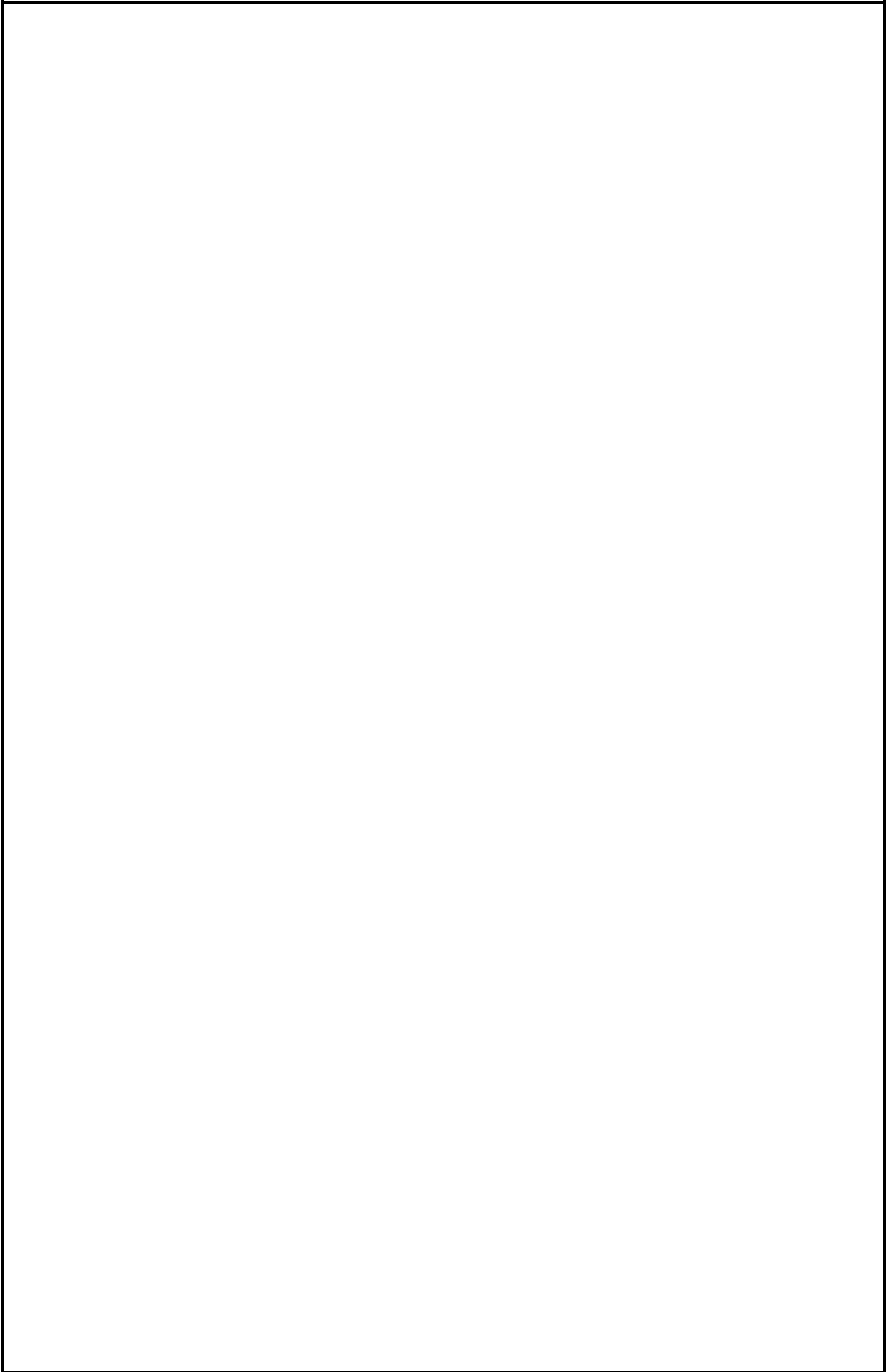
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ANY RESPECT UNLESS UNDER THE DIRECT CONTROL AND/OR
DIRECTION OF THE CERTIFYING REPORTER.



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