



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: 55 Regent Street

Zoning District: Res B

Applicant Name: Robert Purdy

Applicant Address: 15 Westwood Road, Somerville Ma

Contact Information: 617-733-4425 purdyconstruction@yahoo.com

Telephone # Email Address Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

1. Article 5 - 5.28.2 Conversion of Non Residential Structures to Residential Use
2. Article 2 - Definitions - Floor Area Gross - Gross Floor Area Shall Not Include
- (16) - Exemption for Basement Areas in the calculation of GFA
3. Variance for additional GFA that is not in conformance with Article 5, Section 5.30, Table 5-1 F.A.R. and Gross Floor Area and Article 8, Section, 8.22.3 for Alterations to an Existing Non-Conforming Structure from Board of Zoning Appeal.

List all submitted materials (include document titles and volume numbers where applicable) below.

1. Application Forms (Dim Form, Fee, Ownership, etc.)
2. Project Narrative
3. Drawing Documents Dated 08-10-16
4. Community Outreach Narrative and Contact Information

Signature of Applicant: _____

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date

Signature of CDD Staff

OWNERSHIP CERTIFICATE

Project Address:

Application Date: 08-01-16

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant:

at the following address:

to apply for a special permit for: Multi-Family Housing

on premises located at: 55 Regent Street

for which the record title stands in the name of: Robert Purdy / 55 Regent St LLC

whose address is: 15 Westwood Road, Somerville MA 02143

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 67393 Page: 210

OR Registry District of the Land Court, Certificate No.: Book: Page:

Robert Purdy

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

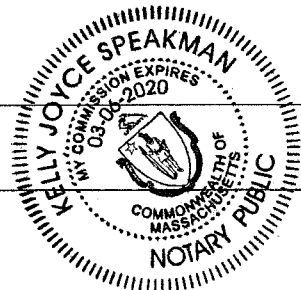
Commonwealth of Massachusetts, County of MIDDLESEX

The above named ROBERT PURDY personally appeared before me,

on the month, day and year 8-2-2016 and made oath that the above statement is true.

Notary: Kelly Joyce Speakman

My Commission expires: 3-6-2020



DIMENSIONAL FORM

Project Address: 55 REGENT STREET

Application Date: 08-01-16

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	5,000	5,000	5,000	
Lot Width (ft)	50'	50'	No Change	
Total Gross Floor Area (sq ft)	9180	2500 (9180 per 5.28.2)	9180	
Residential Base	n/a	n/a	n/a	
Non-Residential Base	n/a	n/a	n/a	
Inclusionary Housing Bonus	n/a	n/a	n/a	
Total Floor Area Ratio	1.84	.5 (1.84 per 5.28)	1.84	
Residential Base	n/a	.5 (1.84 per 5.28)	1.84	
Non-Residential Base	1.84	n/a	n/a	
Inclusionary Housing Bonus	n/a	n/a	n/a	
Total Dwelling Units	0	2 (8 D.U. per 5.28.2)	4	
Base Units	n/a	n/a	4	
Inclusionary Bonus Units	n/a	n/a	n/a	
Base Lot Area / Unit (sq ft)	n/a	n/a	n/a	
Total Lot Area / Unit (sq ft)	n/a	2500 (625 per 5.28.2)	1,250	
Building Height(s) (ft)	24'	35'	35'	
Front Yard Setback (ft)	9.8'	15'	No Change @ Exist. 34'-4" at Roof Addition	
Side Yard Setback (ft)	0'	7.5' min, sum of 20'	No Change @ Exist. 10'-0" at Roof Addition	
Side Yard Setback (ft)	0'	7.5' min, sum of 20'	No Change @ Exist. 10'-0" at Roof Addition	
Rear Yard Setback (ft)	0'	25'	No Change @ Exist. 27'-10" at Roof Addition	
Open Space (% of Lot Area)	0%	40%	42.1%	
Private Open Space	0%	20%	0%	
Permeable Open Space	0%	20%	7.5%	
Other Open Space (Specify)	0%	n/a	25.1% @ Private Decks 9.5% @ Common Court	
Off-Street Parking Spaces	n/a	4	4	
Long-Term Bicycle Parking	n/a	4	4	
Short-Term Bicycle Parking	n/a	1	1	
Loading Bays	1	n/a	n/a	

Use space below and/or attached pages for additional notes:



55 Regent Street Special Permit Narrative
8-10-16

A. General Project Description

Neighborhood / Use: The proposed project will repurpose an old commercial warehouse in a residential neighborhood. The neighborhood, which had several commercial enterprises that used the Porter Square / Alewife railway as a supply and distribution way, has been transitioning gradually to Multi-Family Residential use over the last 20 years. #55 Regent is one of the last remaining parcels in the neighborhood to make the transition from Commercial / Industrial Use to Residential.

The Existing Structure:

A two-story brick structure occupies the full lot. The street façade has several of the original opening intact and others that have been filled with brick but still maintain the original masonry headers. The sides and rear of the existing building have a regular pattern of small openings, most of which have been filled with brick over the years.

The Lot/Parcel:

The parcel totals approximately 5,000 S.F. The site is completely covered by the building and curbside loading dock. The site is more or less flat, with no significant natural features on the parcel. There is an existing curb cut that runs the full length of the front yard.

B. District and Lot Zoning:

The subject lot is located in a Residential B Zoning District. The project site is not in any Historic District, Overlay District, or Special District. Demolition approval will not be required from the Historical Commission because more than 75% of the existing building will be retained. The existing building on the property is nonconforming in several respects but has protection from these nonconformities because the building existed in its current form prior to the adoption of the Zoning Ordinance in the city of Cambridge.

Development on this lot will be undertaken under the provisions for Conversion of Non-Residential Structures for Residential Use per 4.29 and 5.28.2

- a. Multi-Family Use is allowed with Planning Board Special Permit.
- b. The following conditions for Gross Floor Area, Dwelling Units, Setbacks, Building Height and Open Space are all approvable during the Special Permit Process.

Gross Floor Area:

The Gross Floor Area permitted is the area of the existing structure at the time of conversion to residential use.

Base Allowable GFA: 9,180 S.F.

Additional GFA can be added provided all of the additional area occurs within the physical limits of the structure. Any built element or additions such as light monitors, mechanical penthouses and roof access stairways that extend beyond the existing envelope must comply with the base zoning district dimensional standards.

Dwelling Units:

The number of allowable Dwelling Units is determined by dividing the GFA of the existing structure by 1,100 S.F.

Allowable D.U. 8 (=9,180 / 1,100)

Because of the size and disposition of the existing building, it is impractical to try to achieve 8 D.U. The existing building, with respect to parking availability and creation of open space and natural lighting lends itself to 4-5 units.

Setbacks:

The required setbacks are those of the structure existing at the time of conversion to residential use. Any construction proposed outside the limits of the existing building will be subject to the setback requirements of the Zoning District. Any Additions including enclosed space on the Roof Level used to access Roof Decks will be required to comply with the following Res B District Setbacks

Front Yard: 15'
Side Yard: Minimum 7.5' (Sum of 20')
Rear Yard: 25'

This provision will allow the creation of light monitors, stair and mechanical penthouses that extend above the existing building provided they meet the setback requirements and building height requirements.

Building Height:

The maximum height of the development is the Height of the existing building or the allowable height in the zoning district. The existing building is approximately 24' above grade and the Res B District maximum height is 35' above grade. Additional structure can be added provided it does not exceed the 35' height limit and does not create additional GFA. This provision will allow the creation of light monitors, stair and mechanical penthouses that extend above the existing building provided they also meet the setback requirements.

Private Open Space:

Special Permit can waive the open space normally required in the district. Access to Roof Decks and the addition of Landscaped Courtyards are the primary means of creating Open Space available given the size and disposition of the existing building.

Parking:

Required Parking will be as defined in Article 6. For Residential Uses parking will be required in the amount of 1 space for each dwelling unit or 4 Parking Spaces.

Exemption for Basement GFA:

All basement area can be exempted from inclusion as Gross Floor Area with a Special Permit per Article 2 of the Zoning Ordinance in the Definition of GFA.

B. Proposed Building Uses and Areas

The proposed renovation/reuse contains 4 Dwelling Units accessed by a newly created Entry Courtyard that is open to the Front Yard facing Regent Street. The total GFA will be approximately 9,180 SF of Gross Floor Area (per the Zoning Bylaw definition for GFA.). Because of the shape and size of the existing building we will have to create interior courts and light wells to make a code compliant transition to Residential use. We will be requesting a Variance from the Board of Zoning Appeal as part of the permitting process to “relocate” some of this lost GFA and create living space adjacent to the newly created roof decks. Underground parking will be created below the current first floor level in order to provide 1 parking space for each unit as is required by Article 6.

C. Requested Approvals

Special Permit:

1. 4.29 / 5.28.2 Conversion of Non-Residential Structures To Residential Use
2. Article 2 – Definitions – Gross Floor Area Shall Not Include – Item #16. Exemption of basement area in the calculation of GFA (Gross Floor Area)

Variance:

1. For additional GFA that is not in conformance with Article 5, Section 5.30, Table 5-1 F.A.R. and Gross Floor Area and Article 8, Section, 8.22.3 for Alterations to an Existing Non-Conforming Structure.

The criteria for approval of these types of the Special Permit are indicate in:

- D. Article 10.43 - General Criteria for Special Permits
- E. Article 5.28.28 - Criteria for approval of a Special Permit.
- F. Article 2 – Definitions – Floor Area Gross

D. Response to Special Permit Criteria -Article 4.43

(Note-italicized text =text of Bylaw)

Article 10.43 Criteria for Special Permits Special permits will normally be granted where specific provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:

It appears that requirements of this Ordinance cannot or will not be met, or

Response: Special Permit approval is required by Article 5, Section 5.28.2 to convert this existing building and use to Multi-Family residential.

Traffic generated or patterns of access or egress would not cause congestion, hazard, or substantial change in established neighborhood character, or

Response: A portion of the existing curb cut on Regent Street will be re-used for access to the parking, parking garage. The remainder of the curb cut which is currently used as access to the loading dock will be abandoned. Since it is a residential use, trips generated will be less impactful than the current use, which requires frequent large vehicle delivery sessions. Bike parking is provided to encourage non-vehicular commuting.

The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use, or

Response: The proposed use is consistent with the zoning ordinance and therefore the operation of or development of adjacent uses will not be adversely impacted. The current commercial use could be considered incompatible with the existing use patterns, which is confirmed by the gradual transition of commercial to residential use over the past years.

Nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City, or

Response: The conversion of the site from the current non-conforming commercial use to conforming residential use will create a decrease in nuisance and hazard.

For other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance, and

Response: Section 5.28 of the Zoning Ordinance was created specifically to encourage the type of residential development that we are proposing.

E. Response to Special Permit Criteria-Article 5.28.28

Criteria for Approval of a Special Permit

(a) Provision of Parking. Where it is proposed to add dwelling units above the limits established in the base zoning regulations, the Board shall evaluate the impact of increased numbers of dwelling units above that normally permitted in the district on the demand for on-street parking by residents and visitors to the proposed building, particularly in neighborhoods where off street parking is limited.

Response: Dimensional standards for a Res B Zone allow 2 Units as-of-right which in turn requires 2 parking spaces. Article 5.28.2 Special Permit allows up to 1 D.U. per 1,100 S.F. of existing GFA or 8 total units requiring 8 parking spaces. This development proposal seeks to add 4 dwelling units and 4 total parking spaces below grade in a newly created garage structure under the existing building. Given current statistics on number of cars per family and the close proximity of the Porter Square MBTA station, we feel that the development will have minimal impact on the available street parking in the neighborhood. In addition, by abandoning approximately 30 linear feet of existing loading dock curb cut we will be able to add up to two additional on-street parking spaces.

(b) Privacy Considerations. Where significant variations from the normally required dimensional standards for the district are proposed, the Board shall evaluate the impact on residential neighbors of the new housing use and any other proposed use as it may affect privacy. The location and size of windows, screening elements, decks, entries, security and other lighting, and other aspects of the design, including the distribution of functions within the building, shall be reviewed in order to assure the maintenance of reasonable levels of privacy for abutters. In reviewing a proposed development plan, the Board shall consider, among other factors, the potential negative impacts of the new activity on abutters as a result of the location, orientation, and use of the structure(s) and its yards as proposed.

Response: The proposed project sits predominantly within the existing masonry building which has very few openings facing the abutting properties. On the left and right side elevations we will not be creating any new openings. The existing openings that have been filled with brick will be reopened and filled with an obscured glass block or similar material that will allow light into the building but permit any views to or from the interior. Similar treatment will be given to the rear of the building where we plan to increase opening size in order to let light into a new courtyard. None of the new opening will communicate directly with interior space. The addition of the penthouses and rooftop gardens will have the largest impact on the adjacent properties. In order to minimize the impact the decks and interior spaces have been kept as far as possible away from the perimeter of the building.

(c) Reduction in Private Open Space. Where it is proposed to reduce the amount of onsite Private Open Space below that required in the applicable district, the Board shall evaluate the proposal in light of the following:

- (1) The extent to which screening and buffering from neighbors will be accomplished*
- (2) The quality and viability of the proposed open spaces as they are designed*

- (3) *The tradeoff in benefits and negative impacts of the loss of green space in order to provide the required amount of parking, including consideration of the feasibility of alternate parking arrangements that might produce additional green area, such as placing some or all parking within the structure*
- (4) *The availability of common recreational spaces within the building to compensate for the loss of usable outdoor open space*

Response: The existing building currently occupies approximately 90 % of the site. The remaining 10% is occupied by a concrete loading dock. Outdoor space has been provided through the addition of interior courtyards, the removal of the loading dock and the addition of private roof decks. Though we are unable to provide open space that meets all of the required dimensional and permeability standards outlined in the definitions of Private Open Space and Permeable Green Area Open Space we have provided a combination of private decks, common courts and landscape planters and private courts the amount to approximately 40% of the lot area. 1) Interior courtyards will not affect the privacy of the neighbors because they are shielded by the existing exterior walls. Roof Decks are pulled back from the building edge on all sides of the building in order to reduce visual impact and there will be a green screen or lattice wall system that will be utilized to establish visual and sound privacy. Our community outreach efforts have brought to light additional concerns and we will be working with the direct abutters to solve more specific situational issues. 2) We feel the location and character of the proposed Open Spaces offers the best mix of outdoor use and privacy protection that is available on this site give the restrictions presented by the existing building. 3) Parking areas have been placed within the structure and below grade in order to achieve a more open and green entry sequence for the residents and for the surrounding neighbors. 4) Common use outdoor space has been limited to the entry courtyard. We have chosen to focus on providing private outdoor and deck space for all of the Dwelling Units.

(d) Community Outreach. The Planning Board shall consider what reasonable efforts have been made to address concerns raised by abutters and neighbors to the project site. An applicant seeking a special permit under this Section 5.28.2 shall solicit input from affected neighbors before submitting a special permit application. The application shall include a report on all outreach conducted and meetings held, shall describe the issues raised by community members, and shall describe how the proposal responds to those issues.

Response: We have organized one Community Meeting as required by CDD regulation and have established a web site where neighbors can view Project Documents and ask questions throughout the process. We consider successful communication with our neighbors to be one of the most important factors in the long term success of our project.

F: Criteria for Basement GFA exemption:

(a) In granting such a special permit, the permit granting authority may approve the exemption of any portion of Gross Floor Area (GFA) located in a basement or cellar from the calculation of GFA, provided the permit granting authority finds that the uses occupying such exempted GFA support the character of the neighborhood or district in which the applicable lot is located."

Response: Use of existing basements as habitable space (whether or not it meets the Building Code definition of "habitable") is common in residences throughout the neighborhood. Granting this special permit will allow us to create a modest amount of area to support direct access from the parking to each unit, storage and other areas without penalizing the available existing building area.

End of Narrative



55 Regent Street Community Meeting
6:00 at 55 Regent Street
7-25-16

A. Project Presentation Key Points:

1. **Neighborhood / Use:** #55 Regent is one of the last remaining parcels in the neighborhood to make the transition from Commercial / Industrial Use to Residential.
2. **District and Lot Zoning:** The subject lot is located in a Residential B Zoning District. The project site is not in any Historic District, Overlay District, or Special District. Development on this lot will be undertaken under the provisions for Conversion of Non-Residential Structures for Residential Use per 4.29 and 5.28.2
 - a. Multi-Family Use is allowed with Planning Board Special Permit.
 - b. The following conditions for Gross Floor Area, Dwelling Units, Setbacks, Building Height and Open Space are all approvable during the Special Permit Process.
 - i. **Gross Floor Area:** The Gross Floor Area permitted is the area of the existing structure at the time of conversion to residential use. Base Allowable GFA= 9,180 S.F. Additional GFA can be added provided all of the additional area occurs within the physical limits of the structure. Any built element or additions such as light monitors, mechanical penthouses and roof access stairways that extend beyond the existing envelope must comply with the base zoning district dimensional standards. The Roof Deck access spaces, as currently configured, do not fit within the Special Permit requirements and will require a variance from the BZA.
 - ii. **Dwelling Units:** The number of allowable Dwelling Units is determined by dividing the GFA of the existing structure by 1,100 S.F. Allowable D.U.=8 (9,180 / 1,100) Because of the size and disposition of the existing building, it is impractical to try to achieve 8 D.U. The existing building, with respect to parking availability and creation of open space and natural lighting lends itself to 4 dwelling units as the proposal demonstrates.
 - iii. **Setbacks:** The required setbacks are those of the structure existing at the time of conversion to residential use. Any construction proposed outside the limits of the existing building will be subject to the setback requirements of the Zoning District. Any Additions including enclosed space on the Roof Level used to access Roof Decks will be required to comply with the following Res B District Setbacks. All of the spaces at the roof level have been designed to meet the Res B Setback requirements.
 - iv. **Building Height:** The maximum height of the development is the Height of the existing building or the allowable height in the zoning district. The existing building is approximately 24' above grade and the Res B District maximum height is 35' above grade. Additional structure can be added provided it does not exceed the 35' height limit and does not create additional GFA. Yard: Front Yard 15'
Side Yard: Minimum 7.5' (Sum of 20')
Rear Yard: 25'
The light monitors, stair and mechanical penthouses that extend above the existing building have been designed to meet this requirement.
 - v. **Private Open Space:** Special Permit can waive the open space normally required in the district. Access to Roof Decks and the addition of Landscaped Courtyards are the primary means of creating Open Space available given the size and disposition of the existing building. Front
 - vi. **Parking:** Required Parking will be as defined in Article 6. For Residential Uses parking will be required in the amount of 1 space for each dwelling unit or 4 Parking Spaces.

- vii. **Exemption for Basement GFA:** Basement spaces will be primarily parking and mechanical uses that are not included in the calculation of Gross Floor Area. We will be requesting a special permit to exempt basement areas that would normally be included in GFA calculation such as Trash Rooms, Storage Areas for common use and for private.

3. Neighbor Concerns and Responses

- a. *Has a Soil Engineer been hired? Where were borings taken?*

Response: We have consulted a Geotechnical Engineer and have a report based on a single boring (only one location currently available in the building that is tall enough to do boring tests). That test indicates that the soil below the building is adequate for the proposed construction. As requested, we will have additional borings conducted towards the perimeter of the building to assess further the impact on adjacent buildings.

- b. *Has a Structural Engineer been consulted?*

Response: We have had a Structural Engineer review the existing structure and created some preliminary foundation drawings based on the proposed design. The existing foundation structure is adequate to support the proposed construction. We have also excavated adjacent to the existing foundation to determine its depth below grade (several neighbors took the opportunity to examine the excavation at the meeting). Given the depth of the current foundation at 9'-6" below finish floor and the proposed garage finish floor at 9'-2" below finish floor, there should be minimal structural intervention required to ensure that the existing foundation remains stable during construction / excavation.

- c. *Can we have some assurance that the construction will have no impact on our properties?*

Response: A 3rd Party engineer can be hired to survey the buildings of direct abutters. Conditions will be monitored during construction to ensure no changes / damage occurs.

- d. *I am considering putting solar panels on my roof in the future. Will the additions on the roof impact this goal.*

Response: We have kept the additions as far from the property line/ building edge as possible. We will do Shadow Studies to see the impact of the additions on the neighboring structures. These studies will be posted for review as soon as possible. After review of the studies we will discuss possible adjustment if any are needed.

- e. *We are concerned about the availability of street parking during Construction. Will spaces in front of the building be available during Construction?*

Response: Access to the existing curb cut will be required throughout the constructions process which should last approximately 6 -9 months. There may be periods where more space is needed during larger deliveries or when road and utility work needs to be done. The general contractor will try to give the residence advance notice of such need and activities.

- f. *Where will the Air Conditioning and other Mechanical equipment be located?*

Response: AC Condensing Units that are currently shown on the rooftop. Due to expressed concerns about noise generated we will attempt to relocate the condensing units into the garage area pending approval by the manufacturer. If relocation is not possible we will provide acoustic screening to minimize noise.

- g. *Concerns were expressed about the addition / enlargement of existing opening on the rear of the building.*

Response: The design team agreed to collaborate with neighbors to ensure that an acceptable solution is found. Initial solutions discussed at the meeting revolve around substituting glass block which will allow light but not affect privacy.

h. What materials will be used on the Rooftop additions?

Response: Materials have not been chosen in the current stage of design. The design team agreed to collaborate with neighbors to ensure that a mutually agreed upon pallet of material would be used.

i. What will be done to make sure there is not Rodent problem?

Response: An exterminator will be hired to prevent rodent problems. These measures are mandated by the City of Cambridge and normal practice undertaken by the Owner/General Contractor.

j. There is currently a high demand for parking in the neighborhood. How is parking for the new units being provided?

Response: Zoning requires 1 parking space per Unit which will be provided at the basement level garage. The existing curb cut at the loading dock is approximately 40' in length. The proposed curb cut will only need to be 10' wide which should create approximately 30 additional feet of street parking for the neighborhood.

k. How will garbage and recycling be managed?

Garbage and recycling will be kept in the garage level. A private company will be hired to move garbage and recycling bins to the street on Pick-up days and then return bins at the end of the day.

l. We would like to keep the Ivy that is growing on the North side of the building.

Response: We will make every attempt to protect the ivy growth, however there is work that needs to be done (repointing and installing glass block in existing openings) that may impact the current percentage of growth.

m. Will there be any "Green" construction elements?

Response: We will be complying with the Stretch Energy Code as is required by the Building Code. In addition, we are reviewing the sites potential for solar exposure to determine if Solar PV collection is a viable alternative. We will also be using high efficiency heat pumps for heating and cooling, and high efficiency tankless water heaters.

n. We would like the opportunity to review other work done by the Project Team.

Response: Photographs and addresses of local projects completed by BWA and Purdy Construction will be posted on the Project Web Site for anyone to view.



BOYES-WATSON
ARCHITECTS

July 6th, 2016

Dear Cambridge Property Owner:

Greetings.... We are writing to you because you are listed in the Cambridge Assessor's database as a property owner near 55 Regent Street in Cambridge.

We have purchased the property at 55 Regent Street and are planning to apply for a Planning Board Special Permit to renovate the existing Warehouse into 4 Residential Dwelling Units.

We invite you to an informational session to see the proposed project plans, and to give us feedback on the design, before we present the project to the Planning Board. This session will be held at **55 Regent Street, in Cambridge, on July 25, 2016, at 6:00 pm.**

You may call me any time at **(617) 733-4425** if you have questions or concerns about the project. We look forward to seeing you on the 25th.

Thank you,

Robert Purdy

55 Regent Street
Community Outreach Meeting
July 25th 2016

Participant Sign-in

Name

Mark Peters
Kamal Sanjakdar
John Howard
Peter Miller
Adam Shervanian
Renee Benjamin
Kurt Thearling
Grace Bay
Isabelle Petitpas
Anne Marie Brennahan
Jim Bresnahan
Steve Bodwell
Ann Collette
Doria Hughes
Chris Dahl
John Lewicki
Eva Alpert
Jasanne Blanchard
Dan Smith
Dave Lewis
Jansulu Nimpeisova
Craig Kelley
Elaine Soo Hoo
Chris Thorner
Rebecca Coyne