

PLANNING BOARD  
FOR THE  
CITY OF CAMBRIDGE

GENERAL HEARING  
TUESDAY, MAY 23, 2023  
6:30 p.m.

Remote Meeting  
Cambridge, Massachusetts

Mary T. Flynn, Chair  
Catherine Preston Connolly, Vice Chair  
Louis J. Bacci, Jr.  
H Theodore Cohen  
Hugh Russell  
Ashley Tan

Community Development Staff  
Iram Farooq, Assistant City Manager  
Daniel Messplay  
Swaathi Joseph  
Melissa Peters  
Evan Spetrini  
Erik Thorkildsen  
Khalil Mogassabi  
Mason Wells  
Adithi Moogoor



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P R O C E E D I N G S

\* \* \* \* \*

(6:32 p.m.)

Sitting Members: Mary T. Flynn, Catherine Preston Connolly,  
Louis J. Bacci, Jr., H Theodore Cohen,  
Hugh Russell, and Ashley Tan

MARY FLYNN: Good evening. Welcome to the May 23,  
2023 meeting of the Cambridge Planning Board. My name is  
Mary Flynn; I am the Chair.

Pursuant to Chapter 2 of the Acts of the Acts of  
2023 adopted by the Massachusetts General Court and approved  
by the Governor, the City is authorized to use remote  
participation at meetings of the Cambridge planning Board.

All Board members, applicants, and members of the  
public will state their name before speaking. All votes  
will be taken by roll call.

This meeting is being video and audio recorded and  
is being streamed live on the City of Cambridge online  
meeting portal and on cable television Channel 22, within  
Cambridge. There will also be a transcript of the  
proceedings.

I'll start by asking Staff to take Board member

1 attendance and verify that all members are audible.

2 DANIEL MESSPLAY: Lou Bacci, are you present, and  
3 is the meeting visible and audible to you?

4 LOUIS J. BACCI, JR.: Present, visible, and  
5 audible.

6 DANIEL MESSPLAY: Thank you. H Theodore Cohen,  
7 are you present, and is the meeting visible and audible to  
8 you?

9 H THEODORE COHEN: Present, visible, and audible.

10 DANIEL MESSPLAY: Steve Cohen, are you present,  
11 and is the meeting visible and audible to you?

12 [Pause]

13 Absent. Tom Sieniewicz, are you present, and is  
14 the meeting visible and audible to you?

15 [Pause]

16 Absent. Hugh Russell, are you present, and is the  
17 meeting visible and audible to you?

18 HUGH RUSSELL: Present, visible, audible.

19 DANIEL MESSPLAY: Ashley Tan, are you present, and  
20 is the meeting visible and audible to you?

21 ASHLEY TAN: Present, visible, and audible.

22 DANIEL MESSPLAY: Catherine Preston Connolly, are

1     you present, and is the meeting visible and audible to you?

2             CATHERINE PRESTON CONNOLLY: Present, visible, and  
3     audible.

4             DANIEL MESSPLAY: And Mary Flynn, are you present,  
5     and is the meeting visible and audible to you?

6             MARY FLYNN: Present, visible, and audible.

7             DANIEL MESSPLAY: Thank you. That is six members  
8     present and two members absent, which constitutes a quorum.

9             MARY FLYNN: Excellent. Great. Thank you very  
10    much, Daniel.

11                             \* \* \* \* \*

12    (6:35 p.m.)

13    Sitting Members: Mary T. Flynn, Catherine Preston Connolly,  
14                             Louis J. Bacci, Jr., H Theodore Cohen,  
15                             Hugh Russell, and Ashley Tan

16             MARY FLYNN: The first item this evening is an  
17    Update from the Community Development Department. You can  
18    also introduce other Staff present at the meeting; I would  
19    appreciate it. Thank you, Daniel.

20             DANIEL MESSPLAY: Thank you, Chair Flynn. I'm  
21    Daniel Messplay, Acting Director in the Zoning and  
22    Development Division here at CDD. We've got quite a few

1 City Staff with us this evening, despite the relatively  
2 light agenda. So we've got a full Zoning team here --

3 MARY FLYNN: Hm.

4 DANIEL MESSPLAY: -- Swaathi Joseph, Evan  
5 Spetrini, Mason Wells, and Adithi Moogoor, all from the  
6 Zoning and Development Division. We've got Iram Farooq, the  
7 Assistant City Manager for Community Development; and Khalil  
8 Mogassabi, our Chief Planner and Deputy Director of  
9 Administration in CDD here with us this evening.

10 We also have Melissa Peters, our Director of  
11 Community Planning in CDD; and also, from the Community  
12 Planning Division, we have Erik Thorkildsen with our Urban  
13 Designers; and we are also joined by Adam Shulman, who is  
14 from Traffic, Parking and Transportation.

15 I think that's all the City Staff here. I  
16 apologize if I missed anybody. I think it will actually  
17 take -- it will take longer to introduce the Staff than to  
18 give the update tonight.

19 But tonight, we've got -- you know, all matters of  
20 General Business. So we'll start with a Design Update for  
21 759 Mass Avenue. This is an improved cannabis retail store.  
22 We also are going to consider an Extension Request for 727

1 Mass Ave, and then we will hear from Melissa Peters in  
2 Community Planning on some Planning Updates related the  
3 Alewife Zoning Working Group process, and the Our Cambridge  
4 Street Study process.

5 Just as a reminder, there will be no Planning  
6 Board meeting next Tuesday on May 30 because of the Memorial  
7 Day holiday, and then to kick off the month of June, we'll  
8 have two public hearings on two new residential projects:  
9 one at 48-50 Bishop Allen Drive and one at 2161 Mass Ave.

10 In the realm of Ordinance Committee matters of  
11 interest, so tomorrow at 3:00 there is an Ordinance  
12 Committee hearing on the Franklin et al. Citizen Zoning  
13 Petition, which the Board heard last week and voted to  
14 forward a negative recommendation to City Council.

15 And that concludes the CDD Update, so I will turn  
16 it back to the Chair.

17 MARY FLYNN: Okay. Thank you very much. Do Board  
18 members have any questions?

19 [Pause]

20 Okay. Seeing none, let's proceed.

21

22

\* \* \* \* \*

(6:37 p.m.)

Sitting Members: Mary T. Flynn, Catherine Preston Connolly,  
Louis J. Bacci, Jr., H Theodore Cohen,  
Hugh Russell, and Ashley Tan

MARY FLYNN: The next item on the agenda is a  
Design Update on case PB-365, a previously granted special  
permit for a cannabis retail store at 759 Massachusetts  
Avenue. Our CDD Staff will start us off by providing an  
update.

DANIEL MESSPLAY: Thank you, Chair Flynn. So this  
special permit was originally approved by the Planning Board  
in 2020.

Since that time, the applicant has been preparing  
a building permit application for the cannabis retail store,  
which includes some changes that differ from what the  
Planning Board originally approved, including some changes  
to the proposed pedestrian circulation and layout of the  
store, and some changes to the employee long-term bicycle  
parking.

Before starting the Staff review of the building  
permit stage, CDD's Urban Design Staff wanted to inform the



1 Board of the design refinements that were made.

2 So the Design Team will present the updated layout  
3 and plans to you. We have Erik Thorkildsen who has worked  
4 on this project here to discuss some of the design changes,  
5 and as I mentioned before, we also have Adam Shulman here to  
6 discuss some of the changes related to the circulation and  
7 long-term bicycle parking.

8 So that concludes the update.

9 MARY FLYNN: Thank you, Daniel.

10 The presenter for the applicant this evening is  
11 William Chalfant. Mr. Chalfant, you will have up to 30  
12 minutes for your presentation, but we hope you'll be as  
13 concise as possible. If you would please introduce your  
14 project team and begin.

15 WILLIAM CHALFANT: Thank you, Madam Chair and  
16 members of the Board. And my name is Will Chalfant from  
17 Khalsa Design. I'm joined by the applicant, Taba Moses,  
18 from Green Soul Organics.

19 And I am not sure if there's anyone else from the  
20 team here, I can't see the full crew, but I think for this  
21 presentation that should be sufficient. So I'll just jump  
22 right in to this.

1 I'm not sure if we can go to the next slide?

2 Okay. So again, a lot of these changes -- well,  
3 not a lot of them, but many of the internal changes are the  
4 result of Green Soul finally taking over the space and  
5 exploratory demolition, realizing some walls simply aren't  
6 going to -- weren't going to move, because they were  
7 supporting four or five stories above it. And so, we sort  
8 of worked within our existing conditions.

9 So on the left-hand side is the originally  
10 submitted basement plan, and on the right is the updated  
11 version.

12 From a program standpoint, everything is still  
13 down here. We just revised some locations based on these  
14 existing large masonry walls and some floor elevations and  
15 such.

16 So at the top of the page is the stair coming down  
17 from the upper level, wrapping the handicapped lift that  
18 we're providing, which will bring accessible employees up  
19 and down between the floors.

20 The kitchenette still exists, as well as a break  
21 area, employee lockers, manager's office, and of course the  
22 large vault for the dispensary itself.

1           The toilet is located towards Mass Ave, at the  
2 bottom of the page. There's -- existing plumbing was  
3 discovered there, and this is going to be the least invasive  
4 location for that as far as pulling the slab, as well as  
5 mechanical space at base, and our Security and IT room.

6           Next slide, please?

7           So again, on the left is the original submission.  
8 We had a large queuing area in the front, dedicated exit door  
9 on the right-hand side, and the sales floor space in the  
10 center with the back of the house, including the delivery  
11 receiving area, internal bike parking for employees, and  
12 then the service counter.

13           So again, on the right of the updated version, for  
14 the most part it's the same, except that we have proposed  
15 relocating the bicycles to the alley. We don't have a lot  
16 of space to work with here; around 880 square feet, I  
17 believe, on the main level.

18           And the belief was if we could, we would prefer to  
19 go with weather-resistant and secure bike lockers in the  
20 rear alley, in the space of that alley that is dedicated to  
21 this commercial space. This frees up some of the  
22 circulation within the back of house space, and we just feel

1     that it works better for the project.

2             Within the space itself -- I'll get to it shortly,  
3     but the applicant has designed -- the experience that  
4     they're looking for, rather -- is that of a city within the  
5     store.

6             So you have these different vignettes -- spaces  
7     here, there's a newsstand. The entry is intended to mimic a  
8     train Station, a T station, as well as a pizza area, a  
9     laundromat, and a check cashing cart, and there are some  
10    feature walls which we'll get to, which are intended for  
11    social media posts and such.

12            We have shrunk the waiting area, and this was two-  
13    fold: One, to provide more floor space, secondly, since we  
14    originally presented this project, there have been several  
15    other cannabis dispensaries that have opened up in the area,  
16    in Cambridge in particular, and we feel that the queuing is  
17    not going to be as drastic as it was, say, when we all saw  
18    what happened in Brookline at the onset of legalization.

19            So as a result, we've shrunk that space. And as  
20    part of that entry sequence, we were originally intending to  
21    have a dedicated indoor on the left-hand side, and a  
22    dedicated exit door on the right-hand side.

1           That is still the case, except that the sidewalk  
2           that we thought we could work with, we were under the  
3           impression that was a topping slab over the existing  
4           sidewalk. That sidewalk is actually the roof of the space  
5           below.

6           So -- and unfortunately, the slope of it does not  
7           meet ADA guidelines as far as a sloped entranceway for  
8           someone who's disabled.

9           Therefore, the intention is to install an ADA  
10          accessible button on the return of the wall on the right.  
11          This will notify staff inside that there's someone that  
12          needs to get access into that door, because that's obviously  
13          a secured door otherwise.

14          Secondly, the location of the Security vestibule  
15          is such where that is a clear window, and they can easily  
16          see if there is someone approaching that needs access.

17          And the intention would be for that person to then  
18          be granted access via a security professional to let them  
19          in, where their ID will be checked through an additional  
20          window in that booth, and then let in to the store.

21          Next slide, please?

22          So from the exterior, the far left, you can see

1 the original -- well, as it was, the Hair Collage that  
2 inhabits the space.

3 And then directly next to it is what we were  
4 proposing. As you can see, there's a larger queuing area  
5 with the artwork that we spoke about for local artists.

6 And the proposed submission is very much the same  
7 on the exterior with a few small changes. One, the existing  
8 -- what appears to be stone at the base of these at the  
9 storefront -- is actually like a tile -- not a great tile,  
10 it's got some cracks in it, and so, our intention is to  
11 cover that with the brake metal to match the storefront to  
12 sort of clean that whole base up.

13 Now, the fire -- the sprinkler hookup and fire in  
14 there are obviously not moving. They're omitted in this  
15 rendering. That's an oversight on my part, but that will  
16 remain as is. But you will see the inside of that space, as  
17 we'll get to in the next slide, is intended to look like a  
18 train station.

19 The right-hand side, which is all going to be  
20 local artists -- let's see -- there will be art there, there  
21 will be information on there as well as transportation  
22 information, and then you can see clearly in the middle the

1 transparent security booth beyond.

2 Next slide, please?

3 So here is some imagery of what the inside of this  
4 space is intended to look like. So I'll start down the  
5 bottom left. This is the check-in area, which, as you can  
6 see, is intended to look like the inside of a Green Line car  
7 or another subway car; I don't know if the Green Line has  
8 that much head height. But we've got imagery on there, as  
9 well as some artwork mimicking the doors of a train.

10 So the idea is for this to really feel like you're  
11 entering into a train, and then yet you're entering this  
12 unique space beyond.

13 So the ticket booth on the image above, on the  
14 left -- second one up on the left -- is the security check.  
15 That's where your ID will be checked and then if old enough,  
16 granted access within the space.

17 Once in there, the top left image will greet you,  
18 and that is intended to be the sort of, you know, market  
19 space, similar to maybe a bodega you would see with some  
20 plants out front, you know, signage of -- that mimics that  
21 of a bodega.

22 Again, try to create sort of a city within the

1 space using briquettes on the wall to give the space some  
2 warmth and just -- again, create this unique atmosphere  
3 within the Green Soul space.

4 At the top right, we have some more of the spaces  
5 there -- the laundromat, pizza shop, that market again, the  
6 accessory cases, which will be adorned with nice lighting  
7 and artwork logos and such.

8 And then the bottom two images, the left one is  
9 the -- as you're progressing towards the exit, that's some  
10 of the artwork -- this is obviously just sort of  
11 representational at that, but there will be some artwork on  
12 that wall, which will be visible from the street, because  
13 this space is not going to contain any product necessarily,  
14 it's more of a checkout and egress location.

15 And on the bottom right is the back left of the  
16 space. That rollup door is intended to be a place for folks  
17 to take selfies and things like that to post on social  
18 media.

19 Again, the intent of the online pickup is that of  
20 a check cashing place, and you can see the ceiling we're  
21 going to have some interesting design and artwork.

22 And again, the intention is really for this to be



1 a unique and exciting space inside, albeit small.

2 Next slide, please?

3 So originally the -- we had three bicycles on two  
4 racks within the space. And our preference, as mentioned  
5 before, is to relocate that to the rear, providing shelter,  
6 weatherproof, and secure bike lockers for employees, while  
7 maintaining egress in and out of the space, but also more  
8 importantly being out of the way of the -- for lack of a  
9 better term -- hustle and bustle of the employees within the  
10 back of the house as they're bringing product from  
11 downstairs upstairs to be distributed.

12 And that is the presentation. So I will kick it  
13 back to the Board for questions, comments.

14 MARY FLYNN: Thank you so much. Appreciate your  
15 presentation. Are there questions or concerns from Board  
16 members?

17 [Pause]

18 I'm not seeing any from anyone. Do I take that  
19 that Board members have no concerns about the proposed  
20 changes? I guess I do. Okay.

21 I just have one question, and that had to do with  
22 the bike lockers. I know the space behind the building is

1 very, very tight.

2 So is it going to be in any way blocking like  
3 deliveries or anything like that in that area?

4 WILLIAM CHALFANT: Yeah, we -- actually it's  
5 deceivingly -- it's a little bit wider than you think. It's  
6 actually 11'.

7 MARY FLYNN: Okay.

8 WILLIAM CHALFANT: And it -- I'll be honest, I  
9 didn't think it was the first time I the first thing I  
10 looked down that alley. But we got the tape measure out  
11 there and it is.

12 MARY FLYNN: Okay.

13 WILLIAM CHALFANT: And the intention is to push  
14 them against that rear wall. There's a dumpster adjacent  
15 for Life Alive Café. Green Soul has been in communication  
16 with them since the beginning of this about -- you know,  
17 making sure everyone kind of keeps their own space and keeps  
18 that area clear, as that is going to be the delivery and  
19 access point, as well as mostly any employee riding a  
20 bicycle. So it's -- you know, it's not luxurious in space,  
21 but we -- it meets the requirements for getting  
22 maneuverability around those lots.

1           MARY FLYNN: Okay. All right. Thank you. All  
2 right. Last call for comments or questions.

3           [Pause]

4           All right. Seeing none, is there a motion from  
5 the Board, then, to conclude the Design Update?

6           LOUIS J. BACCI, JR.: So moved.

7           MARY FLYNN: Is there a second?

8           H THEODORE COHEN: Second.

9           MARY FLYNN: Ted. Okay. Daniel, could we have a  
10 roll call, please?

11           DANIEL MESSPLAY: Sure. Roll call on that motion:  
12 Lou Bacci?

13           LOUIS J. BACCI, JR.: Yes.

14           DANIEL MESSPLAY: H Theodore Cohen?

15           H THEODORE COHEN: Yes.

16           DANIEL MESSPLAY: Hugh Russell?

17           HUGH RUSSELL: Yes.

18           DANIEL MESSPLAY: Ashley Tan?

19           ASHLEY TAN: Yes.

20           DANIEL MESSPLAY: Catherine Preston Connolly?

21           CATHERINE PRESTON CONNOLLY: Yes.

22           DANIEL MESSPLAY: And Mary Flynn?

1 MARY FLYNN: Yes.

2 [All vote YES]

3 DANIEL MESSPLAY: That is all members voting in  
4 favor.

5 MARY FLYNN: Okay. Thank you, Daniel, and thank  
6 you to Mr. Chalfant and the -- and your group for coming in  
7 and giving us the update. Appreciate it.

8 WILLIAM CHALFANT: Thank you very much. Have a  
9 good evening.

10 MARY FLYNN: Thank you.

11 \* \* \* \* \*

12 (6:52 p.m.)

13 Sitting Members: Mary T. Flynn, Catherine Preston Connolly,  
14 Louis J. Bacci, Jr., H Theodore Cohen,  
15 Hugh Russell, and Ashley Tan

16 MARY FLYNN: The next item on our agenda is a  
17 request for an extension of time to commence construction on  
18 Planning Board Case PB-361 -- a previously granted special  
19 permit at 727 Massachusetts Avenue. CDD Staff will begin by  
20 summarizing why this is before us.

21 DANIEL MESSPLAY: Thank you, Chair Flynn. So this  
22 special permit was granted on July 27, 2021.

1           Approved special permits must apply for a building  
2     permit to begin construction within two years of the special  
3     permit being granted, which would be July 27 of this year.  
4     Otherwise, the special permit expires.

5           And the applicant has submitted a letter to the  
6     Board requesting a one-year extension of the special permit  
7     approval to July 27, 2024. The applicant noted in the  
8     letter several efforts made to advance construction.

9           And I believe representatives of the applicant are  
10    present to provide some additional details and answer any  
11    questions the Board may have.

12           MARY FLYNN: All right. Thank you. Do members of  
13    the Board have any questions either for Staff or for the  
14    applicant?

15           Once again, I'm seeing none. Okay. No questions.  
16    So, then, is there a motion to agree to this extension of  
17    time?

18           H THEODORE COHEN: So moved.

19           MARY FLYNN: Thanks.

20           LOUIS J. BACCI, JR.: Second.

21           MARY FLYNN: Thank you, Lou. Roll call vote,  
22    Daniel?

1 DANIEL MESSPLAY: On that motion, Lou Bacci?

2 LOUIS J. BACCI, JR.: Yes.

3 DANIEL MESSPLAY: H Theodore Cohen?

4 H THEODORE COHEN: Yes.

5 DANIEL MESSPLAY: Hugh Russell?

6 HUGH RUSSELL: Yes.

7 DANIEL MESSPLAY: Ashley Tan?

8 ASHLEY TAN: Yes.

9 DANIEL MESSPLAY: Catherine Preston Connolly?

10 CATHERINE PRESTON CONNOLLY: Yes.

11 DANIEL MESSPLAY: And Mary Flynn?

12 MARY FLYNN: Yes.

13 [All vote YES]

14 DANIEL MESSPLAY: That is all members voting in  
15 favor.

16 MARY FLYNN: Very good. Thank you to the  
17 applicant for attending.

18 COLLECTIVE: Thank you very much, thank you.

19 \* \* \* \* \*

20 (6:54 p.m.)

21 Sitting Members: Mary T. Flynn, Catherine Preston Connolly,  
22 Louis J. Bacci, Jr., H Theodore Cohen,

1 Hugh Russell, and Ashley Tan

2 MARY FLYNN: All right. We're moving right along.  
3 This wouldn't have anything to do with the Celtics game  
4 tonight, would it? Just kidding.

5 The next item on the agenda is a Planning Update  
6 on the Alewife Zoning Working Group, and the Our Cambridge  
7 Street Planning Study. We will address these items  
8 individually.

9 First, we will hear a presentation on the Alewife  
10 Working Group and discuss among the Board members. And then  
11 we're going to do the same for the Our Cambridge Street  
12 Study.

13 We'll begin with an update on the Alewife Zoning  
14 Working Group. The presentation will be led by Melissa  
15 Peters, Director of Community Planning.

16 Melissa, if you would introduce yourself and any  
17 other members from the team who will be helping with your  
18 presentation? You are free to begin. You're muted, though.

19 [Pause]

20 DANIEL MESSPLAY: Hey, Melissa. Yeah, we still  
21 can't hear you, even though your mic shows as being unmuted.  
22 I don't know if you want to try either reconnecting, or you

1       could dial in to the meeting as well.

2               [Pause]

3               MARY FLYNN: No. Every once in a while, this does  
4       happen. Last week we had the same problem. Dialing in  
5       seemed to solve the problem.

6               [Pause]

7               MARY FLYNN: Still nothing.

8               MELISSA PETERS: How about now?

9               MARY FLYNN: Oh, there you go. Okay. Yep, loud  
10      and clear. Great. Thank you.

11              MELISSA PETERS: I will share my screen.  
12      Apologies for that. Thank you, Madam Chair. It's a  
13      pleasure to be here this evening.

14              As stated, I'll give two presentations, the first  
15      on the Alewife Zoning Working Group and then the second on  
16      Our Cambridge Street Planning Study. Both should take  
17      approximately 20 minutes in presentation, and then obviously  
18      we'll follow that up with a discussion and Q&A period with  
19      the Board.

20              I do just want to note Erik Thorkildsen from  
21      community Planning helped tremendously on both of these  
22      Planning efforts, and also obviously we worked very closely



1 with the Zoning and Development team, particularly Daniel  
2 Messplay and Jeff Roberts on the Alewife Zoning Working  
3 Group.

4 So I'll start tonight talking about the background  
5 of the Working Group process, Envision and goals, and then  
6 end with recommendations before we get into discussion.

7 So as you all know, in 2016 we started the Alewife  
8 District planning process as part of Envision Cambridge. We  
9 concluded that in 2019.

10 There was a developer-led zoning petition that  
11 followed soon after, led by Cabot, Cabot & Forbes, that  
12 essentially failed on Council votes, and in response to  
13 additional commercial development, the City Council adopted  
14 a moratorium that is in place until December of this year  
15 for commercial development, or until new zoning is adopted  
16 for this area.

17 The City Council specifically asked CDD to --  
18 Staff at Alewife Zoning Working Group -- to identify zoning  
19 for AOD 1-5. I'll note that specifically the zoning that  
20 we've come up with is for AOD -- for the Quad.

21 We didn't cover AOD-5, which is the shopping  
22 center, because there wasn't clear consensus from the

1 Working Group on how that area will develop. And we do  
2 expect to start a process to figure out planning and zoning  
3 for that area after this zoning is passed.

4 So the charge of the Working Group was meant to  
5 come up with new zoning based on the community's planning  
6 and urban design priorities. It really was building off of  
7 Envision Cambridge and Alewife District Plan of 2019, but  
8 also incorporating lessons learned from Zoning and  
9 Development review that's happened since the plan was  
10 passed.

11 So we've learned a lot of good lessons as we've  
12 been talking with developers of how to implement some of the  
13 recommendations of the Alewife District Plan, particularly  
14 in regard to Urban Design recommendations and we're able to  
15 refine and make improvements to that plan which really  
16 reflected in this zoning.

17 The Working Group consists of a diverse group of  
18 residents, business owners, property owners, developers, and  
19 institutions. We'll say this group had very different views  
20 on how the areas should be developed. And it's really a  
21 testament to their ability to come together and find  
22 consensus that -- come together with a great plan that I

1 think everyone is supportive of.

2 We started this process last summer and had a  
3 series of meetings monthly. We wrapped up early this year  
4 and then led by Zoning and Development started drafting  
5 Zoning text to be reviewed by the Working Group.

6 And if you were following City Council last night,  
7 we referred -- the Zoning text was given to City Council and  
8 referred to Planning Board and Ordinance Committee last  
9 night.

10 So the goals of the plan -- again -- build off of  
11 the Alewife District Plan, which is to have a mixed-use  
12 district that really integrates Alewife with the rest of  
13 Cambridge. There was an emphasis on academic opportunity,  
14 and as you'll recall from discussions back then, there was  
15 an emphasis on light industrial jobs that a lot of the  
16 legacy businesses in Alewife are jobs like wood  
17 manufacturing, medical manufacturing, beverage  
18 manufacturing.

19 And these are the types of businesses that would  
20 get replaced by new development. And how can we preserve  
21 and attract those types of businesses, which pay a living  
22 wage, unless other jobs in the area. So that was a major

1 focus.

2 Also focused on how we can build sustainably. We  
3 know this area is prone to flooding; it's in a floodplain;  
4 how we can be resilient; how we can incorporate public realm  
5 improvements, make it a walkable, vibrant neighborhood. And  
6 obviously focus on open space and connectivity throughout  
7 the region.

8 So the planning objectives of the Working Group  
9 are not dissimilar from those set from the Alewife District  
10 Plan, but really honed in on the need to create a mixed-use  
11 district that balances economic growth with housing  
12 development. This really is a forward-looking housing plan,  
13 and the Group wanted to significantly increase housing  
14 supply, including affordable housing.

15 The one probably distinction from the Alewife  
16 District Plan is that while light industrial uses still  
17 remain an important goal, and we want to preserve those  
18 legacy business, there was a lot of conversation around the  
19 need to have a variety of ground floor uses.

20 And in fact, they came up with a term that's in  
21 the Zoning called, "Neighborhood Uses" which really is a  
22 combination of retail, supportive services, dental office,

1 medical offices, child care, and really businesses and  
2 services that are needed for daily life in the area.

3 We also talked a lot about the importance of  
4 infrastructure needs in this area, and how we can prioritize  
5 infrastructure early. Infrastructure not only includes new  
6 streets and sidewalks, but a bike/ped bridge from the  
7 Quadrangle to the Triangle and other amenities.

8 We talked a lot about where height is most  
9 appropriate. And again, there was consensus around allowing  
10 height for residential development. And then for commercial  
11 development more appropriate for the tallest commercial  
12 heights to be near the track.

13 And then the Cambridge Highlands in particular, we  
14 wanted to preserve the existing buffer to the Cambridge  
15 Highlands Neighborhood, and make sure that the height scaled  
16 down to the existing neighborhood.

17 We came up with a vision plan of how this could be  
18 built out, based on the proposed zoning. And just showing  
19 here are the mix of uses -- yellow Residential, red  
20 Commercial, and the teal is what we're calling our  
21 "Neighborhood Uses" or "Light Industrial" uses.

22 And again, it's a combination of creating new open

1 spaces, having new streets and sidewalks, having that buffer  
2 to Cambridge Highlands.

3 There was a discussion around the DPW facility  
4 adjacent to Highlands, and they preferred the location there  
5 versus a more higher-density development.

6 Also talked about what they deemed their three  
7 priority infrastructure projects: One, the bike/ped bridge  
8 from the Quad to the Triangle; second, a commuter-rail  
9 station; and three, our Terminal Road connection.

10 And just to talk about what this means in terms of  
11 development outcomes for the area. So we looked at existing  
12 development and also compared how this area could develop  
13 under the current zoning and this new proposed zoning. And  
14 this would result in 3,000 new housing units, which would be  
15 approximately 6,000 residents. That would be about 600  
16 inclusionary or affordable units, and about 4,700 jobs.

17 And as you can see, as compared to existing land  
18 use, we're really shifting the land use mix to residential.  
19 And this was super important for the Working Group that it  
20 be a mix of uses, residential and commercial, and we're  
21 really excited about how this really skews -- shifts the  
22 balance to residential to provide for the much needed

1 housing supply in the city.

2 We put this in terms of numbers. You'll see that  
3 most of the increase is in residential development. There  
4 is increase in commercial development, but what's unique  
5 about the zoning is that we're tying any increases in  
6 commercial density to providing necessary housing or  
7 infrastructure improvements. And I'll talk a little bit  
8 more about that in a second.

9 So key recommendations: Again, really focused on  
10 increasing residential density and heights throughout the  
11 district, except for the buffer for the Cambridge Highlands,  
12 tying commercial density heights to the production of public  
13 benefits, so making sure that commercial development  
14 produces neighborhood uses, contributes to open space,  
15 contributes to transportation infrastructure.

16 We implemented a PUD review process. We're  
17 incentivizing neighborhood uses, increasing open space  
18 requirements, and expanding development bonuses. And I'll  
19 talk about each of these in the next two slides.

20 So first, for the overall zoning structure, as per  
21 usual, we have our as-of-right development, and those are  
22 where the lowest heights and densities are allowed. We then

1 have a special permit, but then also added a PUD Review  
2 Process.

3 And within our PUD Review Process, there are two  
4 types of PUDs. For the basic PUD, this is where you can  
5 access taller heights and density. And in exchange, you  
6 have to do 40 percent minimum requirement of housing.

7 The infrastructure PUD you still have to do 40  
8 percent minimum housing, and you can get additional height  
9 and density if you deliver on some of the infrastructure.  
10 So if you deliver the bike/ped bridge, the commuter rail,  
11 you get additional FAR density that's applied to your entire  
12 development.

13 For the special permit, this is really limited for  
14 buildings of 250,000 square feet or less. You still have to  
15 pay into a housing and infrastructure fund. So if you're  
16 not contributing in kind infrastructure, you have to pay a  
17 fee to infrastructure that will be used to help pay for the  
18 necessary transportation infrastructure of the district.

19 And you also, since it's not feasible on smaller  
20 sites, necessarily, to build housing, we are requiring that  
21 those single site special permits contribute to housing  
22 through a fee.



1           So we came up with three subdistricts for heights  
2     and densities. The Quadrangle North, which is where the  
3     highest -- dense heights and densities are allowed,  
4     Quadrangle South, and then the Quadrangle West, which really  
5     purports to that Cambridge Highlands buffer. And that's  
6     where the lowest heights and densities are allowed.

7           So for residential, really the takeaway is that 12  
8     stories, 145' residential buildings with an FAR of 4.0, 5.2  
9     with inclusionary zoning bonus applied in most of the quad,  
10    except for the West Zone, where we're still limited to three  
11    stories.

12           For non-residential heights and densities, this is  
13    where the Basic PUD and the Infrastructure PUD really comes  
14    into place.

15           So again, you get additional density and heights  
16    if you do Infrastructure PUD. So again, this is if you  
17    provide -- you build, construct the bike/ped bridge or  
18    deliver in the commuter rail station, you can get up to 125'  
19    in Quadrangle North, 95' in the south, and you can access  
20    1.5 FAR.

21           The Basic PUD if you don't deliver on that  
22    infrastructure, you get 1.25 and 80', and of course, and

1 then the special permit, you get a lower FAR and lower  
2 height thresholds.

3 Just to reiterate, this buffer is an existing  
4 buffer in the current zoning. It's also recommended in the  
5 Alewife District Plan and was really important for the  
6 neighbors to include.

7 So I spoke about this [unclear] to emphasize for  
8 the Infrastructure PUD you get a bonus applied to the entire  
9 lot area for the PUD development if you deliver on either  
10 that bike/ped bridge or the commuter rail stop. And this of  
11 course would be subject to Planning Board review and  
12 approval.

13 We also have additional density bonuses for  
14 conveyance of land for other public use. So this is not  
15 dissimilar to what we have in our existing zoning, that you  
16 would get 1.5 x the applicable FAR for the area of land  
17 conveyed for either open space, new streets, paths,  
18 municipal facilities.

19 We also added additional things based on  
20 conversations with the Working Group like district  
21 stormwater and district energy.

22 To emphasize the requirement for housing -- again,

1 this is pro-housing plan -- we want this to be a mixed-use  
2 area that PUDs must have a minimum of 40 percent housing.  
3 You're not allowed to offset that payment. And the special  
4 permit you can pay a fee in lieu of that that would go to  
5 the Affordable Housing Trust.

6 For transportation recommendations, we set maximum  
7 parking ratios aligned with recommendations from the Alewife  
8 District Plan. We also are allowing pooled and principal  
9 use parking, subject to Planning Board review. And we're  
10 instituting for all new commercial development at \$20 per  
11 square foot, which would go to a fund specifically for  
12 infrastructure purpose.

13 I talked about the group's desire to create a term  
14 for Neighborhood Uses. We -- the Zoning wants to  
15 incentivize these, so we're exempting the GFA, and we're  
16 also giving a density bonus for these uses.

17 And then not at the exclusion of light industrial  
18 uses, we still want to allow and include light industrial  
19 uses to remain in the area, so still that focus on these  
20 light industrial uses that offer these good-paying, low  
21 barrier entry jobs.

22 Spent a lot of time in the 2019 plan and also

1 additionally with this Working Group talking about open  
2 space and setbacks.

3 A lot of conversation about creating a continuous  
4 street wall, having Build-to zones to allow for buildings to  
5 elevate to the flood elevation in a way that's meaningful  
6 for the public realm.

7 We've increased the open space requirement from 15  
8 to 20 percent, and we're also requiring additional -- no  
9 side yards and no rear -- and no front setbacks to really  
10 concentrate the open space in the rear in meaningful  
11 locations so it's contiguous and useable. And there was a  
12 lot of discussion with the Working Group about those  
13 recommendations.

14 In terms of Design Standards, we're limiting  
15 façade length to 200'. And every 200' you have to have a  
16 minimum of 10'x 30' recess. And the ground-floor height  
17 needs to be a minimum of 18' high.

18 Lastly, our Sustainability recommendations.  
19 Again, this incorporates all the climate and Green Factors,  
20 the zoning that was adopted. We're recommending our street  
21 tree planting for the Alewife District Plan and every 30'  
22 for street trees.

1           And of course, it would apply to our LEED and  
2 Article 22 Standards.

3           So as I mentioned at the beginning of this  
4 presentation, we submitted the Working Group's  
5 recommendation and the zoning petition to Council for  
6 yesterday's Council hearing. Last night, the City Council  
7 referred it to the Planning Board and Ordinance Committee,  
8 and so this will be in front of you shortly for your review  
9 and discussion.

10           MARY FLYNN: Great. Thank you so much, Melissa.  
11 You and the group -- the Working Group have just done a  
12 tremendous amount of work, so my thanks for that.

13           Board members, questions, comments, thoughts for  
14 Melissa? Hugh.

15           HUGH RUSSELL: Oh, a couple years ago you were in  
16 the middle of reviewing a proposal. I think it was on the  
17 corner of Smith Place and Wilson Road, and R&D building.  
18 And I'm curious to know if that building needs to be  
19 redesigned, or if you've had any discussion with the owner  
20 of the land or what they intend to do?

21           MARY FLYNN: Yeah.

22           DANIEL MESSPLAY: I could probably jump in on that

1 one. Thanks, Hugh.

2 And I want to preface this by saying I'm not a  
3 lawyer, and I'm not representing Cambridge in that capacity  
4 with this answer.

5 I think it's something that we're still figuring  
6 out, but I think -- you know, when the moratorium was put in  
7 place, we had a lot of conversation about sort of what gets  
8 caught and what can ultimately proceed.

9 And our thinking at that time was that, you know,  
10 if a project received a special permit from the Planning  
11 Board, and that special permit remained active through the  
12 moratorium process, then we believe that there's a pathway  
13 for projects to be able to move forward under a special  
14 permit that's been granted that has not expired.

15 If there is a project that was proposed but didn't  
16 get special permit approval, you know, obviously that  
17 project would need to be updated and redesigned to meet the  
18 new zoning.

19 But again, that's -- please just understand that  
20 that's not an official answer from the City, that's sort of  
21 where our understanding was back then. I'm sure your exact  
22 question will pop up again during the Zoning Petition Review

1 process, and we'll probably have the Law Department provide  
2 additional guidance on that.

3 MARY FLYNN: Any other question at this point,  
4 Hugh?

5 HUGH RUSSELL: No.

6 MARY FLYNN: Okay. Thank you.

7 Ted? Question or comment or both?

8 H THEODORE COHEN: Well, the first is a question.  
9 Ever since I've been on this Board, I've been hearing about  
10 the bike/pedestrian bridge and the commuter rail station,  
11 and it's always been presented as just a near impossibility  
12 that I think Cabot, Cabot & Forbes seemed to have the  
13 possibility -- sincere possibility of building a bridge, but  
14 in a location that was not where the City particularly  
15 wanted it.

16 So the question now is is there any likelihood of  
17 a bridge, or is this just -- you know, true wishful  
18 thinking.

19 And similarly, for the commuter rail station,  
20 because I gather -- you know, heard rumors in the past if  
21 there was a commuter rail station there, then maybe they'd  
22 eliminate the one at Porter, or maybe they'd do something

1 else.

2           So the first question is what is the status of  
3 those two, as to any possibility?

4           Second question, been reading more and more  
5 articles and books about how parking and the demand for  
6 parking and the requirement for minimums and maximum has  
7 really skewed our cities and our zoning ordinances, and the  
8 argument for much less parking.

9           I'm wondering how much that has been taken into  
10 account. I know we've been inching it back bit by bit, but  
11 perhaps in this Alewife area, is it possible that we could  
12 really experiment with much more drastic reductions of  
13 parking? You know, those are my two immediate questions.

14           Everything else is very interesting, and I'll look  
15 forward to, you know, actually looking at the proposed  
16 zoning when it comes to us but I just really wonder where  
17 things stand in those two areas.

18           MARY FLYNN: Melissa, are you able to do an update  
19 on those things, or --

20           MELISSA PETERS: Sure, happy to. I didn't know if  
21 you wanted to run through all the questions, and then I  
22 could respond.



1           MARY FLYNN: Whatever way you would prefer it. I  
2 don't mind going one by one, but --

3           MELISSA PETERS: This is great, because my memory  
4 is not what it used to be.

5           MARY FLYNN: Yeah, yeah. Okay.

6           MELISSA PETERS: So thanks, Ted. Those are great  
7 questions. I would say the bridge has always been, as  
8 you've stated, in the zoning as available with a density  
9 bonus.

10           I think what we've noticed is that the density  
11 bonus wasn't calibrated right, where they couldn't -- if  
12 they got the additional FAR, they couldn't access it because  
13 the heights were limited. We really focused on calibrating  
14 that so that if they want to access these heights, they need  
15 to get to that 1.5 FAR. And so, we really paid close  
16 attention to that.

17           I think, you know, Healthpeak is the developer  
18 who's interested and in conversations with the MBTA. I  
19 think we're hopeful and I think there's a real strong  
20 possibility.

21           I'll also say that with the amount of development  
22 that's happening, it's really to the benefit of the

1 developers and the City that this bridge gets built. So I  
2 think a collaboration is -- will happen and it needs to  
3 happen.

4 The commuter rail I think we're less -- it's less  
5 eminent. I think you're right; the MBTA is kind of the  
6 question mark in that regard. I think we all know the  
7 benefits of a commuter rail station.

8 You know, is that in the short-term view? I don't  
9 think so. I think that they're having conversations about  
10 if it's at Alewife, it can't be at Porter. Obviously,  
11 that's, you know, not an acceptable response.

12 So I think we continually need to work and speak  
13 with the MBTA. And I think as development happens and the  
14 area evolves, that conversation will get easier to have.

15 Parking ratios: Yeah, as you know, the City  
16 Council eliminated minimum parking requirements. These  
17 maximum ratios are very aggressive.

18 So as you may recall from the Alewife District  
19 Plan, we did a Critical Sums Analysis, which is a  
20 transportation basically demand of how intersections will  
21 work in the future, based on future development projections.

22 We updated that analysis during this Working Group

1 process, and really tied those parking ratios to how much  
2 vehicles the intersections can support. So these are --  
3 these are Kendall Square-esque parking ratios. And we think  
4 they're the appropriate level. And hopefully as development  
5 happens, and as ways of commuting evolve, we can continue to  
6 ratchet that down.

7           It's also one of the ideas we are proposing:  
8 Principal Use parking. Because the idea is if we don't have  
9 accessory use parking, then at a later date, we can convert  
10 those parking garages to another use when it's no longer  
11 needed.

12           MARY FLYNN: Great. Okay. More questions. Let's  
13 see. Ashley, do you have a question or not?

14           ASHLEY TAN: Thank you. Yep. So I was wondering  
15 for -- there was that concept plan or drawing of land uses  
16 and distribution of land uses: I think that's great, and I  
17 was just wondering how -- and I may have missed this  
18 entirely, but, like, what were the -- how is it going to be  
19 implemented? Is it via zoning map or is it just going to  
20 remain in the Alewife District Plan or the Design  
21 Guidelines? Particularly for the neighborhood uses. I know  
22 those are along certain corridors.

1           MELISSA PETERS: Yeah. So generally, the  
2     residential or commercial use is allowed district wide. So  
3     in selecting which sites we're more likely to develop one  
4     way or the other, it was a combination of understanding  
5     ownership patterns, what developers are likely to build  
6     there. We've obviously seen development plans from certain  
7     developers.

8           Also looking at, you know, parcel size and what's  
9     -- you know, what can be built there.

10          And so, it is -- it's not a clear prediction of  
11     what's going to happen, but it kind of lays out a vision  
12     that we think is helpful to guide development, particularly  
13     to guide the Planning Board in Project Review.

14          The Neighborhood Uses: There was a lengthy  
15     discussion of where those should be located. I think, you  
16     know, obviously there was conversations that needs to be  
17     visible, so there were conversations at the time like should  
18     it be on Concord Ave, should it be on Smith Place?

19          There's also the New Street Connection that will  
20     happen in the middle of the Raytheon complex, but I think  
21     Healthpeak is imagining a lot of ground floor uses along  
22     that New Street there.

1           So I think the idea was have them be concentrated.  
2   Recognize what the needs are for the district; that there  
3   might need to be a stand-alone restaurant in the back of the  
4   Quad to service commercial buildings there, and then more  
5   concentrated, mixed-in retail and other uses on Smith or  
6   this new Main Street that they're talking about.

7           MARY FLYNN: Okay, then, Lou. You have your hand  
8   up as well.

9           LOUIS J. BACCI, JR.: Yeah. I'm just curious in a  
10   kind of broad way, what was the response from the large  
11   landowners and so forth and developers? Was this something  
12   they felt they could work with, or this really just hang for  
13   a long time?

14          You know, if there isn't enough there for the  
15   developers to use it, then we'll have some more sales and a  
16   long time of doldrums. So I'm curious how -- what their  
17   reactions were to this. Kind of broad, and obviously this  
18   is very broad, so --

19          MELISSA PETERS: Yeah, absolutely. And we had  
20   developers represented on the Working Group. So we had  
21   Healthpeak representing the large developers. We also had  
22   the single site commercial and residential developers, and

1 kind of the more smaller-scale developers represented.

2 And I -- generally, it was really positive  
3 feedback.

4 I think, you know, there was a lot of discussion  
5 around of what the community wanted, but also what's needed  
6 in terms of if you really want to incentivize residential  
7 development.

8 So I think this mix really works, and there was a  
9 lot of transparency and openness between all parties of how  
10 we can actually make something that's actionable. And I  
11 also say, like, there was a back and forth of if we're  
12 really trying to get some of these lower-density legacy  
13 industrial, commercial businesses to turn into residential,  
14 how do we -- We need to allow for taller heights and a  
15 higher FAR for housing, which this does allow.

16 LOUIS J. BACCI, JR.: One other question on the  
17 Infrastructure FAR: Will a developer just be able to  
18 contribute a partial amount to this, or will they need to  
19 provide the bridge and substation -- commuter rail station,  
20 or -- because that's what we've seen through the years is a  
21 lot of payments into this fund, but no bridge.

22 DANIEL MESSPLAY: Yeah. I might jump in there,

1 Melissa, if that's okay.

2           So Lou, you hit the nail on the head. I think one  
3 of the first things we talked about during the Working Group  
4 was the way the zoning is set up now almost seems like  
5 there's too many outs for somebody who wants to get that  
6 bonus.

7           You could build a bridge, you could also, you  
8 know, have land set aside for the bridge, you could make  
9 other contributions. And the Working Group was very clear:  
10 No bridge, no bonus.

11           So what we did was revise that bonus language to  
12 be very simple, very concise, very clear. If you want the  
13 bonus, you have to build the bridge. There's no other way  
14 to get the bonus.

15           LOUIS J. BACCI, JR.: Good idea. That's a hard  
16 one to crack, though. You're going to get a big development  
17 to get that bridge. And that's all I have right at the  
18 moment.

19           MARY FLYNN: All right, thank you.

20           Catherine, did you have any questions?

21           CATHERINE PRESTON CONNOLLY: No, I -- as I think  
22 many of the Board members will remember, I was on the

1 initial Planning Working Group for the district plan and was  
2 not able to serve on the Zoning -- continuing -- Working  
3 Group because of time constraints, but really pleased to see  
4 how it's been reflected in the zoning, and, frankly, that  
5 people have continued to learn from experience and be open  
6 to what neighbors of all kinds -- whether the large  
7 developers or individual single-family homeowners have to  
8 say.

9 I do think the last development before the  
10 moratorium that got proposed set the precedent for exactly  
11 what Lou was talking about; that no bridge no bonus.

12 It's nice to see that that continues to be the --  
13 a point on which people have agreement, especially given  
14 that there's a new developer in the room with the potential  
15 to actually, you know, put together a project big enough to  
16 sustain that.

17 So I just want to commend the Committee on their  
18 work, look forward to seeing the details, and to seeing this  
19 move forward and become the kind of place that I know  
20 everybody wants it to be.

21 MARY FLYNN: Great. Thanks. Yeah, I -- it just  
22 seems like such a switch to me from what we've talking about



1 all along in terms of the Light Industrial jobs and, you  
2 know, with a greater push towards housing, which clearly is  
3 needed. I have no problems with more housing.

4 I think, too, the idea that the idea of having the  
5 Neighborhood Uses is really important, because there are  
6 going to be transportation issues, no matter what, in this  
7 area. And so to the extent you can have the people who live  
8 there have their services very close by and not having to  
9 get into a car and go somewhere to get, you know, their  
10 half-gallon of milk is really going to be very, very useful.

11 But I am concerned about, you know, the Light  
12 Industrial Uses that are in there, as well as -- you know,  
13 new ones that might be wanting to locate. It's not -- is  
14 the sense that you want to maintain -- at least maintain the  
15 existing level of those jobs, or is it not that specific?

16 I mean, obviously there will be new jobs that come  
17 with the Neighborhood Uses, but they're not going to be the  
18 same quality of job and as what potentially is going to be  
19 lost.

20 So I'm just curious what kind of analysis was done  
21 on that, and how was the decision made to let that be less  
22 of a driving force?

1           MELISSA PETERS: Yeah. That's a great, great  
2 question, Mary. And it actually came back up significantly  
3 at our Working Group meeting last week when we presented the  
4 draft zoning and got feedback -- or two weeks ago got  
5 feedback from them that, you know, it's really both and  
6 Neighborhood Uses and Light Industry.

7           MARY FLYNN: Yep.

8           MELISSA PETERS: The Alewife District Plan had, as  
9 you recall, a separated -- or it's own zoning district for  
10 Light Industrial Uses, which didn't allow residential. And  
11 the idea was that the commercial development, the additional  
12 density allotted to that, would subsidize the ground-floor  
13 Light Industrial.

14           And I think when people actually realized what  
15 that meant in terms of traffic and the mix of housing and  
16 commercial throughout the district, people wanted more  
17 residential. And while they want that Light Industrial,  
18 they wanted that mix of ground uses. So it was a little bit  
19 of, like, how do we get all of these things that we want?

20           And so, I think it is a challenge and a tradeoff.  
21 And, you know, I'm hoping that the incentives that we have  
22 in place in the zoning can realize this in the future, and

1 particularly keep those businesses that are there now to  
2 remain.

3 MARY FLYNN: Yeah, great. Yeah, that would be --  
4 would be helpful. Those are the kind of jobs that, you  
5 know, there's a whole population in the city that really  
6 needs that type of job. And we're just not seeing too much  
7 of it elsewhere in the city. So it's just something to  
8 think about.

9 But I do love the idea of creating this  
10 neighborhood that -- yeah, has much more vitality and  
11 integration than what we've talked about before.

12 Are there any other comments from Board members?  
13 Any final questions before we move on?

14 Well, as Melissa said, we'll be seeing the zoning  
15 petition soon, so we'll have plenty of time to talk about  
16 this in greater depth.

17 Okay, then, should we move on to the Our Cambridge  
18 Street Study?

19 MELISSA PETERS: Great. Okay. Me again. I feel  
20 like I should switch my blazer or something. So Our  
21 Cambridge Street -- as you recall, we were here, I believe,  
22 last fall presenting an Update to the Planning Board on the

1 Our Cambridge Street Planning process.

2           Drew Kane, our Project Manager, kind of led this  
3 effort. He apologizes that he can't be there tonight. He  
4 had a family obligation. So I'm stepping in for him. So  
5 hope to do him justice.

6           Envision Cambridge identify the corridors as a  
7 place for moderate growth [unclear] the city and really a  
8 way to address many of the City's goals around increasing  
9 housing supply, improving mobility infrastructure,  
10 supporting small businesses.

11           And Cambridge Street in particular was identified  
12 as an area of initial study to take place, partly because of  
13 its location to all the development pressure that's  
14 happening in Union Square and Boynton Yards, also how it's  
15 in between Kendall Square and Cambridge Crossing, and really  
16 is at this crossroads.

17           It has a lot of opportunity with the Green Line  
18 Extension and just the nature of the area.

19           So we -- last time we were here we talked a lot  
20 about the process and the existing conditions analysis.

21 We'll focus more on what we learned from the public process  
22 and our study, as well as the vision and goals, and then

1 some high-level recommendations from the plan.

2           So just as a reminder, we did a very wide-ranging  
3 engagement strategy for this plan. We held community  
4 meetings, had in-person popups, Focus Groups with  
5 underserved communities, spoke with different stakeholder  
6 groups, had surveys. Really felt like we heard from a  
7 diverse range of Cantabridgians.

8           The study area was Cambridge Street from  
9 essentially is quite to Lechmere. We looked in terms of  
10 looking at residents within a quarter mile and looked a half  
11 ago mile from people who consider this part of their  
12 neighborhood.

13           We also recognize that Inman Square is a  
14 destination. And so, we wanted to also capture feedback  
15 from people who visit and come to the area to dine and play.

16           So the study area has about 22,000 residents --  
17 over 10,000 households. Tracks similarly to the city  
18 average on age and income. There's slightly more seniors in  
19 this area of the city and slightly higher poverty than the  
20 rest of the city.

21           The population has been changing over time. Like  
22 the city, it's growing. It's actually gotten more diverse.

1 The diversity has changed from a few decades ago and is now  
2 more African-American than in the past.

3 We often think of Cambridgeside and particularly  
4 Inman Square as kind of the restaurant scene for the city  
5 and the region. And that is true. There's a number of  
6 restaurants on Cambridge Street.

7 But there's actually a lot of variety of  
8 businesses which really makes this area so unique, diverse  
9 and resilient. So a variety of salons, neighborhood  
10 services, day cares. I'm surprised at how many actual  
11 barber shops there are in this area. So if you need a  
12 haircut, this is the place to go.

13 Part of -- again, that kind of diversity really  
14 makes this really resilient neighborhood Main Stret. It's  
15 also impacted by major national trends such as online  
16 shopping.

17 The new development that's coming from Boynton  
18 Yards and others is going to be adding not only additional  
19 commercial inventory that will compete with some of these  
20 businesses, but also additional customer base in the form of  
21 new residents.

22 What's unique about Cambridge Street is small

1 ground-floor spaces which kind of constrains the type of  
2 tenants, but also lends them to be more affordable generally  
3 than other places of the city.

4 And then of course because of kind of the heavy  
5 food beverage businesses on the corridor, there are a lot of  
6 intense deliveries.

7 Again, not unlike the rest of the city, there's a  
8 need for affordable housing. It's -- you know, like  
9 everywhere in Cambridge the cost of land is high. There's  
10 not a lot of suitable sites.

11 But in particular here, the parcel sizes are  
12 small. So it kind of limits a project to lower density  
13 construction. And the current zoning is limited to four  
14 stories. So the offsets to the additional development does  
15 not make for a lot of soft sites in the area.

16 So generally, we know Cambridge to be a diverse  
17 community; a really unique area with its own kind of small  
18 business feel; a lot of immigrants, business owners. We're  
19 certainly challenged with what this means in terms of  
20 housing and how these retail services are going to compete  
21 as the area evolves.

22 So the plan was organized around four themes: So

1 vision: Our Cambridge Street is the model for 21 -century  
2 main streets. It's inviting, local, affordable, accessible,  
3 and resilient. So what do we mean by each of these?

4           Inviting: This is really about maintaining a  
5 welcoming place for people to come live and visit, kind of  
6 celebrate the history and diversity of Cambridge Street and  
7 staying true to its uniqueness.

8           Local: This is about recognize the importance of  
9 the small business community and looking for opportunities  
10 to help support them and support diverse businesses in this  
11 area and allowing residents to be able to meet their daily  
12 needs on the corridor.

13           Affordable: The affordable really is about  
14 affordable housing and how can more people stay in Cambridge  
15 and move to Cambridge. So talked a lot about  
16 recommendations about using Cambridge Street as opportunity  
17 for additional housing development.

18           Accessible and Resilient: This is about making  
19 Cambridge safer for everyone. We didn't talk specifically  
20 about the right of way, because we aren't designing for the  
21 right of way, but certainly this plan talked about how  
22 people can feel safe moving around the corridor, how you can



1 walk, bike, take the bus and drive and how all of that can  
2 be accommodated, including loading and delivery needs.

3 And then we talked about how we can improve public  
4 space and public realm on Cambridge Street, including making  
5 it more resilient to climate change.

6 So Recommendations: The recommendations are  
7 categorized by theme.

8 So Inviting: How can we continue to welcome  
9 diversity and celebrate our history as a destination and a  
10 culture, while embracing change? So the first  
11 recommendation was celebrate the unique identities along  
12 Cambridge Street from one block to the next.

13 We often think of Inman Square as the destination  
14 center of this corridor, but really there are so many  
15 unique, interesting points along the corridor that need to  
16 be celebrated and elevated, and a lot of improvements we can  
17 make to their identities and connection to people who live  
18 and work here.

19 Something I think this corridor does extremely  
20 well -- bring the community together and celebrate  
21 diversity. Just this past Sunday, there was Inman Eats &  
22 Crafts. Lots of festivities that happen throughout the

1 year, often we continue to feed additional programming,  
2 festivals and events.

3 Local: How can we support a mix of vibrant local  
4 and small businesses? Some recommendations for this theme  
5 were around helping small businesses create active ground  
6 floor frontages. This includes things like expanding our  
7 storefront improvement program, marketing our city programs  
8 like outdoor dining, public patios, developing Design  
9 Standards and Guidelines.

10 As you know, we're simultaneously working on  
11 citywide Urban Design Guidelines that are going to have  
12 recommendations for the public realm.

13 Continue to celebrate diverse businesses: Again,  
14 continuing our work with the BIPOC Business Advisory  
15 Committee, really targeting and uplifting women and  
16 minority-owned business and adding grants and technical  
17 assistance to existing legacy businesses.

18 Work to maintain abstinence and supply of  
19 affordable commercial spaces: Ideas include how we can  
20 leverage new development to subsidize affordable  
21 storefronts. So an idea to look at the idea of creating  
22 inclusionary commercial spaces, maybe even looking at a

1 master lease model with a land trust or redevelopment  
2 authority, where businesses can have a predetermined price  
3 that will allow for more opportunities for people to access  
4 and start their own business.

5 Affordable: How can families, seniors, children,  
6 foreign born residents, people of color; those with  
7 disabilities and all economic and educational backgrounds  
8 continue to call this street home?

9 First, we've got to preserve the existing housing  
10 stock we have. There are a lot of low-density, preexisting  
11 residential uses on Cambridge Street. We want to make sure  
12 that those aren't converted, first and foremost.

13 Secondly, is we want to encourage higher density  
14 mixed-use residential development along Cambridge Street.  
15 So what the plan is recommending it that the current BA  
16 Zoning District would be a new Cambridge Street Zoning  
17 District, and that we would increase the allowable heights  
18 for mixed use residential buildings from four stories to six  
19 stories.

20 We would incent that the ground floor be an active  
21 use. So you can see in this example for a building on a  
22 10,000 SF parcel at the current zoning, you can do three to

1 four stories and yield approximately 10 units. Under this  
2 new zoning, you'd get approximately 24 units, and also  
3 trigger the inclusionary zoning.

4 Maintain density limits at commercial only  
5 buildings: So while we're increasing heights and density  
6 for residential, we're keeping commercial the same. This,  
7 again, is really the focus on housing, and we don't want to  
8 encourage additional commercial only buildings, only have  
9 that active ground floor uses.

10 Additionally, we recognize the importance of  
11 stepping down to neighboring zones. And so, we're  
12 recommending that the fifth floor there be a stepback, and  
13 also on the side streets.

14 And we did recognize that, you know, while most of  
15 the corridor is not very wide, that there are opportunities  
16 for additional density and height, and in particular along  
17 the Webster, Columbia Street and Windsor Street area. And  
18 this is where we're recommending 11-12 stories of  
19 residential development.

20 And we're also recommending that the frontage of  
21 that be limited to six stories, and then you can build  
22 higher in the interior of the site up to 12 stories.

1           Again, we want to continue Cambridge Street to be  
2   a main street, so incentivizing desired ground floor uses,  
3   everything from our beloved retail and restaurants and bars,  
4   but also other things like libraries and community spaces  
5   and arts and cultural spaces.

6           Accessible and Resilient: How can we create a  
7   truly safe and sustainable public realm and a healthy,  
8   walkable environment that serves as the heart of our  
9   community?

10           So we talked a lot about how we can enhance the  
11   street for people walking. As you know, the sidewalks on  
12   Cambridge Street are very narrow. We want to provide  
13   opportunities for additional sidewalk width during new  
14   construction, so we're recommending that there be a building  
15   setback in areas where there could be space for outdoor  
16   dining or other public use.

17           And this space would also be used for resiliency  
18   measures as well.

19           Look for opportunities to streamline deliveries:  
20   So we recognize that deliveries and loading are an important  
21   part of our current management strategy; how can we  
22   designate areas that are loading zones to make it safer for

1 all users? And so, that is a recommendation of this plan.

2 And Looking for opportunities to address parking:  
3 So there's a citywide parking study that's recommending  
4 changes, particularly how we can find opportunities to use  
5 existing inventory as efficiently as possible.

6 And Maximize all open spaces as assets to  
7 cultivate community interaction: So really looking at the  
8 design of the public realm on Cambridge Street, how we can  
9 transform existing open spaces so they're more utilized and  
10 welcoming. And also, we have opportunities for new public  
11 spaces, which you may know is part of the Grand Junction  
12 Project.

13 We're getting a new pocket park on Cambridge  
14 Street along the path. While that construction is, you  
15 know, several years out for that permanent park, we are  
16 hoping to have a temporary installation later this year at  
17 that site.

18 Also want to partner with our private property  
19 owners to create new temporary public spaces. I think we  
20 learned from COVID the potential of our community to come  
21 together and meet outside and create these welcoming spaces.  
22 How can we continue to do that, both on private and public

1 spaces.

2 And then lastly, Integrating measures to future  
3 Cambridge Streets; of course integrating our climate change  
4 adaptation measures into this zoning.

5 So I'll end there.

6 MARY FLYNN: All right. Thank you. So let's turn  
7 to Planning Board, then. Who has a question at this point  
8 or a comment? We can do those.

9 [Pause]

10 Quiet group. No, here comes Lou. Lou, what's  
11 your thoughts?

12 LOUIS J. BACCI, JR.: Well, you may not agree. A  
13 lot of the environmental things I agree with: More trees,  
14 some timed loading zones.

15 I think it will be a long time before we gain any  
16 wider sidewalks, hopefully, because I think that development  
17 is actually the death note for Cambridge Street in its  
18 present condition that we enjoy.

19 Right now, within a quarter of a mile in each  
20 direction where I live there are four businesses that are  
21 closed now. There is increasing pressure. If there is any  
22 development, we'd lose our existing businesses. This is

1 kind of a proven thing now. They never come back. The  
2 duration of construction and the higher rents; they never  
3 seem to come back.

4 And talking with some of the business owners and  
5 property owners in the neighborhood, basically they're  
6 waiting for this change to occur, and they're gone.

7 The additional FAR that would be gained in a lot  
8 of these properties are basically an early buyout for  
9 retirement money. They're going to sell their properties  
10 and run. This is really going to take the soul out of  
11 Cambridge Street. It just becomes an Anywhere U.S.A.

12 The reason why it has been successful so far is  
13 because basically it was left alone. There wasn't a lot of  
14 involvement from the City. People took care of it,  
15 supported their local businesses. I don't know if that's  
16 exactly going to happen if we double the population. It  
17 just won't be the same place.

18 Some of the additional height: I understand what  
19 we're trying to do, but we're just going to build more  
20 expensive housing. The property values will go up, because  
21 of the additional FAR, and therefore the prices will have to  
22 go up to match. Never mind the shading problems of all the



1 properties behind all these taller buildings on the north  
2 side.

3 I don't know. I hate to be this negative. But I  
4 think this is the end of Cambridge Street as we know it, and  
5 I don't think it will be a positive change. So that's where  
6 I am.

7 And talking with my -- and by the way, I hate to  
8 be this negative, but the outreach was horrible. I live 600  
9 feet from Cambridge Street; I was never invited to any of  
10 this. And a lot of the residents of East Cambridge feel the  
11 same.

12 A lot of our newer residents seem to have been  
13 involved in this, and I watched every video of every  
14 meeting. And I didn't see any of my neighbors. I didn't see  
15 any of the business owners. I don't know why they weren't  
16 involved, but I know they weren't. And this is a shame.

17 And it's going -- I don't know if people think  
18 this is just inevitable and they don't have enough input to  
19 make any changes. This is a sad situation. Most of the  
20 long-term residents here just don't think this is a positive  
21 move. Very little of it.

22 Some of it is okay. I mean, like I said, there is

1 some positive stuff about trees and loading zones, and maybe  
2 we should have timed loading zones and trying to make the  
3 place a little more livable.

4 But increasing the FAR and the rest: It's just  
5 going to change it, and it won't be overnight maybe, but it  
6 will be quicker than you think. I think the development  
7 community is waiting for this.

8 And high-priced apartments are -- I'll give you a  
9 perfect example: On my street, 2,700-square-foot lot,  
10 single-family house was there. Got bought by a developer.  
11 How it has three million-dollar condominiums being built.

12 I don't know who we're helping with this. These  
13 will be bought by investors and rented out for very high  
14 prices, and we lose our community. We have a very transient  
15 population now. And it's just going to get worse. No one  
16 can stay.

17 So that's where I see it. Sorry to be that  
18 negative, but that's how it see it from this end of the  
19 city.

20 MARY FLYNN: Melissa, I'm curious in terms of some  
21 of the businesses, just to follow up on Lou's issues. You  
22 know, I noticed on the chart, like the time that you did the

1 analysis, there were like 23 vacant storefronts. And I'm  
2 curious as to whether there were conversations with the  
3 owners of those spaces as to why they were either choosing  
4 not to rent out or why they couldn't? You know, what were  
5 the forces that they were up against?

6 MELISSA PETERS: Yeah. So we did have a number of  
7 interviews with business stakeholders. I'll say to Lou's  
8 comment, we -- Lou's comment about engagement, it certainly  
9 wasn't a one-side-fits-all approach. We didn't expect  
10 everyone to come into a public meeting; we would capture  
11 them different ways.

12 So there were surveys. We had the consulting team  
13 and staff go door-to-door to businesses, set up meetings and  
14 talk to them about what they see as major issues. Not  
15 surprising: Loading was up there, rents.

16 You know, we went to the neighboring groups, East  
17 Cambridge Planning Team, Inman Square Neighborhood  
18 Association, had many conversations with different groups,  
19 as well as tried to catch people who were just visiting the  
20 area at popup events. So it really was a wide net to kind  
21 of capture as many people as possible. Certainly, we're not  
22 going to capture all 20,000 residents but we do hope that

1 people knew the process was active and could participate if  
2 they wanted.

3 But yeah, you know, I -- you know, Lou, I hear  
4 you. I think, you know, you made valid points. And I think  
5 there's definitely a change that's coming that is just scary  
6 for people who have been here for a long time. And I  
7 recognize that.

8 MARY FLYNN: It's interesting. I mean, growing up  
9 in the city, it does feel like one of the few places that  
10 hasn't really changed all that much but -- and I think it's  
11 due to the success of so many smaller businesses, really,  
12 that have -- you know, been passed down through generations.

13 And, you know, even in my own neighborhood up  
14 here, I mean, I see some of the that stopping. You know, we  
15 used to have this wonderful little grocery store down the  
16 street, which is still a retail store.

17 But the family -- you know, they managed it for  
18 three generations. They just didn't want to do it anymore.  
19 So, you know, I mean sometimes it is just hard to hang on --  
20 you know, because people have different ideas about what  
21 they want to do with their property and their lives.

22 So Ashley -- oh, I'm sorry, Melissa, did you want

1 to say something more?

2 MELISSA PETERS: No, just quickly, like, I think,  
3 you know, I think what Cambridge Street still has going for  
4 itself is the small parcel sizes, so that these --

5 MARY FLYNN: Yeah.

6 ASHLEY TAN: -- are small and can, you know,  
7 attract more affordable rents. And I -- and again, we  
8 really looked at different economic development strategies  
9 of how we can have master leases and inclusionary type  
10 units.

11 So we do recognize that that is a risk to the  
12 valuable diversity that these businesses bring to the life  
13 of Cambridge Street. I'm -- I live on Cambridge Street as  
14 well. It's my favorite part of the city. I don't know if I  
15 should say that publicly. But it's -- you know, recognized,  
16 like, the unique diversity and kind of charm that Cambridge  
17 Street has, and how we can preserve that, while also  
18 allowing new people to move to Cambridge, stay in Cambridge,  
19 recognizing that, you know, housing supply on Cambridge  
20 Street alone won't solve the housing crisis, but throughout  
21 the city and regionally, how we can start to bend the curve.

22 And then, obviously, create and trigger the

1 Inclusionary Zoning Ordinance, which does allow people of  
2 low incomes to let them stay in the city.

3 MARY FLYNN: Ashley, your hand is up. What  
4 question or comment do you have?

5 ASHLEY TAN: Thank you. Mine is a comment. I  
6 think one of the things I think makes Cambridge Street so  
7 charming is it's quiet and it's -- I guess lack of density.

8 On the other hand, it also means there is a lack  
9 of squares -- or it's hard to -- it's hard to go to  
10 Cambridge Street, like one cross-section to get multiple  
11 things. And so, I like the idea of the squares.

12 And maybe one thing that -- to Lou's point --  
13 maybe one way to address some of his concerns, and I don't  
14 know if it is something that was thought of as maybe phasing  
15 in this Cambridge Street new zoning by focusing on the  
16 squares first, and then years later, you know, that's going  
17 well then to extend that to the rest of Cambridge Street.  
18 That was just something I was thinking of.

19 MARY FLYNN: Thank you. Ted?

20 H THEODORE COHEN: Well, my first question is was  
21 there -- this study and this work, was it mostly in house by  
22 Staff, or was there are committee similar to the Alewife

1 Study Group? Because I was looking for names of people who  
2 might have been involved in it, just to see what the  
3 diversity of people was. Just curious about that.

4 But I mean I acknowledge what Lou was saying, but  
5 from my point of view, you know, we're at a strange time  
6 where we keep talking about first floor, ground floor  
7 retail, when retail is really undergoing massive changes --  
8 you know, worldwide. And there are vacancies, you know, all  
9 over Cambridge, all over Boston, all over Manhattan -- just  
10 everywhere it's the same situation.

11 So, you know, trying to plan for filling all these  
12 spots I think is difficult right now. On the other hand, we  
13 just have to build housing.

14 I mean, you know, Steve is not here tonight, but  
15 he would argue that everything's going to be expensive  
16 because the cost of construction is expensive. And to  
17 simply -- I don't think we can simply turn our backs and say  
18 we're not going to build anything.

19 And so, the fact that there are so many one-story  
20 buildings all along Cambridge Street, or two-story buildings  
21 that all ought to be, you know, three- four- five- and you  
22 know, if you have setbacks and you can go to six- and seven

1 - in some other areas, it just seems to me we have to be  
2 building this.

3           There is pressure for more and more people to come  
4 to Cambridge. There's pressure for, you know, as the Volpe  
5 parcels get developed, there's going to be tremendous influx  
6 of people who are working in there, and the residence  
7 they're building there, it is not going to be sufficient for  
8 all the people who want to live near where they work.

9           And yes, it's going to displace existing people,  
10 but I think we've got to do as much as we can to build more  
11 housing. And, you know, it has to happen here, it has to  
12 happen in North Cambridge, it has to happen in West  
13 Cambridge. It's just got to happen throughout the city.

14           And, you know, it seems like this is a logical  
15 plan. I don't agree with everything, but it seems to me  
16 that, you know, these are things we have to be looking at  
17 and thinking about, and, you know, working on for the future  
18 of the city.

19           And I acknowledge it's going to be tough for a lot  
20 of people but, you know, things change. You know, we're in  
21 the 21. We're talking about different technologies and  
22 different attitudes, and we can't just say that, well, you



1 know, the people have always lived this way and we shouldn't  
2 change things. So that's where I am. But I would be  
3 curious to know who was involved in coming up with this  
4 plan.

5 That's my comments.

6 MARY FLYNN: Is that information on the website,  
7 Melissa?

8 MELISSA PETERS: So all of our project materials  
9 are on the website. To answer Ted's question, we did not  
10 have Working Group, like we did for the Alewife zoning  
11 process. We think, you know, Working Groups are excellent,  
12 but only when they're truly representative.

13 And we decided at this time it was in the middle  
14 of COVID, and we didn't think we could get a diverse and  
15 representative group. So what we did instead was use the  
16 variety of engagement methods to hear from everyone and  
17 worked with the consultant team to synthesize and understand  
18 the diverse views of the community.

19 MARY FLYNN: Catherine or Hugh, do you have  
20 anything you want to add? Questions/Comments?

21 CATHERINE PRESTON CONNOLLY: Well, I can chime in.  
22 I mean, I think Lou and Ted have accurately synthesized the

1     tension --

2             MARY FLYNN:   Yes.

3             CATHERINE PRESTON CONNOLLY:  -- that the City is  
4     dealing with here.  And it would be naïve to pretend that  
5     tension doesn't exist.  It is -- I do think it's unfortunate  
6     that we don't have that same kind of Working Group for a  
7     study like this, because it is challenging to get agreement  
8     on it.

9             People will always feel not represented if the  
10    outcome is not what they expected or wanted.  But, if they  
11    at least feel like people like them are in the room, then  
12    there's a better chance that they may say, " Well, I didn't  
13    get it, but I understand how we got here, and I may not like  
14    it, but I was in the room."  And sometimes that's the best  
15    we can do.

16            So I don't love that, you know, I will say I live  
17    further away from Cambridge Street than Lou does, and I  
18    definitely got flyers and notices about events in Inman  
19    Square, which is about a mile from my house.  So there was  
20    some outreach that got to people.  Maybe not to everyone,  
21    and during COVID is a hard time to reach everybody.

22            Yeah, it's just -- it's unfortunate, because it's

1 so important, and frankly I tend to agree with Ted in terms  
2 of we need housing, it's an appropriate place for more  
3 zoning -- or for more housing, for more density.

4 And to a certain extent, I do feel like, you know,  
5 there's an inevitability here. But I also think it's really  
6 important to hear from the stakeholders who are living there  
7 now, and where they're not feeling heard from, I take that  
8 seriously.

9 So I just -- I guess I'm more concerned about the  
10 process than necessarily the recommendations. The  
11 recommendations, you know, might be 100 percent fine with  
12 me, but I live a mile away, I haven't been in Cambridge my  
13 entire life -- more than half of it at this particular, but  
14 not my entire life.

15 And, you know, it's just -- I know nobody wants to  
16 lose three years out of their lives. God knows, none of us  
17 wanted it. But it is -- boy, it -- it's important to make  
18 sure that we're taking the time to get these things right.  
19 So that's where I am.

20 MELISSA PETERS: Yes. If I could just respond to  
21 that, Mary?

22 MARY FLYNN: Sure.

1           MELISSA PETERS: Thanks, Catherine. Agreed  
2 completely. It's -- you know, I think a Working Group  
3 really is helpful to have that synthesis of information and  
4 decision-making.

5           The concern, again, was during that time in COVID,  
6 like, we didn't think we'd get a diverse group, and it would  
7 just exacerbate the problem. And the people who were most  
8 harmed by COVID wouldn't be able to participate who we want  
9 to participate. So that was a consideration.

10          We also, to your point -- and this was more in the  
11 presentation in October, and we can continue to emphasize  
12 this -- we did track demographics for all our different  
13 outreach efforts. And it still skewed predominantly, as all  
14 processes skew: Whites, older, homeowner, affluent. And  
15 that's -- and then we continue to modify our approach in  
16 outreach to reach people we were missing. So there really  
17 was an intentional effort to reach and have a representative  
18 group.

19          I think COVID did provide a daunting challenge to  
20 an always daunting problem for planners, but we do recognize  
21 your point, and it's good feedback.

22          MARY FLYNN : Yeah. And there may be a way moving

1 forward to consider having a Working Group to work on or  
2 modify some of the -- what's been done so far, or, you know,  
3 suggest modifications anyway.

4 Because my sense of it is just that there are so  
5 many competing wants and needs for this very small area of  
6 real estate, you know, whether it be the trees or bigger  
7 sidewalks and -- you know, there's only so much real estate,  
8 right? Between the property line and the property line  
9 across the street.

10 So, you know, trying to figure out how to deal  
11 with the loading and -- again, you know, it's like sometimes  
12 I think, you know, the zoning will provide opportunities for  
13 people to be commenting.

14 So maybe you have a district like we have in  
15 Central Square or Harvard Square where people and a  
16 community review it and comment on things before they come  
17 to that, or as part of the Planning Board special permit  
18 process.

19 I mean, I think there are still a lot of ways that  
20 community can be involved with. But one question I do have  
21 is sort of what is the status of, like, the zoning proposal  
22 and what are the next steps in all of this? Because I'm not

1 really clear on all of that.

2 MELISSA PETERS: Yes, so our goal is -- you know,  
3 always quickly to move from Planning to Zoning  
4 implementation and in a short period of time, we've been  
5 working with the Zoning and Development team to draft zoning  
6 that would realize the goals of this planning process.

7 The goal is to get something to Council this year  
8 -- hopefully in the next two to three months.

9 MARY FLYNN: Yeah. Well, I think it's worth  
10 taking -- in my opinion, anyway, it's worth taking a little  
11 bit of a breather, just among staff and thinking about,  
12 again, sort of this, you know, sort of dichotomy of -- I'm  
13 not -- Catherine phrased it better in terms of the tension.

14 And just see if maybe there is a way to add in,  
15 like, one final layer that does ensure the right mix --  
16 "right" is not the right word, but you know, a mix that is a  
17 little bit more reflective of the immediate community.

18 And I'm not saying throwing the whole thing out,  
19 I'm saying just get more comments from them on what works  
20 and what doesn't from their perspective. I know it's -- you  
21 know, a lot of work has already gone into it, but it is  
22 going to have an impact on this area, and a significant one.

1           And it just seems as though, with everything else  
2   that's going on in the city that it's one area where maybe  
3   you could take a little bit of a breather and just make sure  
4   that the package that's finally put together does address a  
5   lot of -- or at least acknowledges a lot of those concerns.

6           Lou, your hand is up. Is that from before? Yeah.  
7   Okay. Are there any --

8           LOUIS J. BACCI, JR.: No, that's -- no, it's -- I  
9   kept it up. I put it back up and it's been up for a while,  
10   but I wanted to --

11          MARY FLYNN: Oh, okay.

12          LOUIS J. BACCI, JR.: -- let everybody speak.

13          MARY FLYNN: Okay. Do you have anything --

14          LOUIS J. BACCI, JR.: I do see how this is a fait  
15   accompli. This is going to be implemented in months, and  
16   then construction will start in a couple of years. And I  
17   don't blame -- I'm trying not to blame the City for the  
18   outreach problem. There were some technical problems that  
19   were hard to overcome.

20          But as far as I saw on all the meetings, we  
21   contacted about 1,400 people participated in this overall,  
22   out of what, 30,000? 20,000? It's not a very big number.

1 And it looked -- like I said, I watched all the videos. I  
2 went through from the first to the last. I didn't see a  
3 good representation there.

4 Early on there was a little bit more of a broader  
5 representation then later on into the meetings, I don't know  
6 if it just became fatigue -- you know, but the  
7 representation seemed to narrow quick. That's all I can  
8 say.

9 And this is going to be implemented. Everyone  
10 knows this is -- there's no -- this is on a fairly fast  
11 track to be implemented, whether we like it or not, and  
12 that's the problem.

13 So I don't know what it'll take, but I don't think  
14 it was well done. I don't think -- I think the outcome will  
15 be disastrous. I think a lot of my neighbors and longtime  
16 residents in the area think so also, and basically, they're  
17 not participating because of what I just said: This is  
18 inevitable, this is going to happen, whether they like it or  
19 not.

20 And that's a sad thing, because we're going to  
21 lose -- I think what has been for the last couple hundred  
22 years a pretty stable neighborhood, and where else do we



1 have these feasts and outdoor activities and longtime --  
2 we've lost a lot, but longtime retail. This doesn't happen  
3 anymore.

4 And I think with the changes that are coming, we  
5 will lose it, and I think that's a very valuable thing to  
6 lose. And it's kind of a sad day. So that -- again, I try  
7 to be upbeat on this stuff, but man, this one's kind of  
8 hitting home. So I had to say something.

9 MARY FLYNN: All right. Well, your comments are  
10 very well taken. I understand where you're coming from.

11 Iram, did you want to say something?

12 IRAM FAROOQ: I just -- I appreciate concerns  
13 about the potential outcomes of what is being discussed.  
14 But I did want to step in and push back a little bit on the  
15 process question because I have seen 1,400 people during the  
16 height of COVID in one process centered on one corridor is  
17 actually an astoundingly large number.

18 There are very few Planning processes that are  
19 able to engage that number of people, even when we are  
20 looking at larger areas like all of East Cambridge and all  
21 of Kendall Square.

22 We -- it's not common to engage with that large of

1 a group. It is possible that it is in fact -- you might say  
2 that the team did a -- did what we are not always successful  
3 at doing, in actually engaging a broader group than we  
4 normally are able to engage. Because normally we get the  
5 same folks. And this team actually stretched that.

6 And I think that that -- that might be what is  
7 being witnessed in terms of people that are new and  
8 different who are in the meetings.

9 And I will say that I really do appreciate this,  
10 the concern about Cambridge Street and about Inman Square.  
11 And they've been -- they're such a unique part of Cambridge.  
12 And this corridor has been, you know, sort of like the  
13 classic when you think, even as an urban planner you think  
14 about it.

15 I don't live on Cambridge Street anymore, but I  
16 did. And it was wonderful to be able to say that you live  
17 in a mixed-use building on a mixed-use corridor in this  
18 really diverse neighborhood. It is still important to know  
19 -- I mean, to remind ourselves that the -- we have all  
20 worked very hard on getting the Green Line Extension --

21 MARY FLYNN: Mm-hm.

22 IRAM FAROOQ: -- and getting all of those

1 connections that will get people on the train and better  
2 connect Cambridge, the eastern part of Cambridge to -- both  
3 to downtown Boston and communities west.

4 And what that means is that there is now a train  
5 Station really close to Inman Square, and an area that was  
6 not previously as transit connected is now going to be much  
7 more transit-rich and will draw people in a way that it  
8 never did before.

9 Which means that the -- if we don't in fact allow  
10 change and encourage additional housing, what we have there  
11 is likely to transform into more expensive housing anyway.

12 So I think that in some ways there are -- we are  
13 dealing with some aspects that are inevitable, and trying to  
14 given the circumstances at this point, which are actually  
15 positive things, but they have repercussions that mean that  
16 we have to adapt and change and figure out how to make  
17 things work for the Cambridge community as well.

18 And I would say that having more -- you know, when  
19 you think about the retail -- having more residents in the  
20 area is one of the only things at this point that can in  
21 fact support the retail that we do have, because as Ted was  
22 saying, people are not -- like there are different patterns

1 of consumption and different patterns of shopping. And so  
2 we need more people than we ever did before, in order to  
3 support the same amount of retail and for it to be  
4 successful and thrive.

5 So I just -- I do want to make sure though that  
6 the -- when we walk out of here, that the sense is not that  
7 this was -- this was not a good process, because I will say  
8 that I'm very proud of what we were able to achieve in this  
9 process, even in the midst of COVID, in engaging an  
10 extraordinarily large spectrum of the population and go  
11 deeper into communities that we're not typically able to  
12 reach.

13 MARY FLYNN: Yeah. I think, you know,  
14 accomplishing something like this not -- at any time, much  
15 less COVID -- as you say, it's a very high number of people  
16 participating.

17 I understand Lou's point when he says he didn't  
18 see people in the room. And, you know, as he said, maybe  
19 they all did just think it was inevitable.

20 But, you know, again I -- certainly getting that  
21 number of participants and using the various methodologies  
22 that you did use, I think is -- is terrific. And you guys

1     should be commended for all the hard work.

2             And, you know, I think that Lou's point is just  
3     that, you know, if there is a group out there that is a  
4     long-term group that's feeling disenfranchised for whatever  
5     reason, you know, that needs to be acknowledged, and, you  
6     know, perhaps there's a way at this point -- I'm just  
7     thinking of ways to either make them more familiar with it,  
8     address some of their concerns.

9             I know I say it -- it sounds like it's easy -- I  
10    know it's not; I know it is -- it takes a lot of time and  
11    effort. But, you know, when I go back -- and I do think  
12    that, you know, change is inevitable.

13            And when I worked for the City many, many years  
14    ago and we started the East Cambridge Stabilization  
15    Committee, we did it because we wanted to be sure that the  
16    Riverfront project didn't have -- didn't result in the  
17    gentrification of the neighborhood; that it didn't -- you  
18    know, impact property values to a huge extent.

19            So, you know, it engaged a group of residents to  
20    help work on things that were of value to the community that  
21    would have them stay. But that was -- dare I say it -- like  
22    40 years ago.

1           And at a time when the city was having a hard time  
2 bringing development in and now, you know, the entire region  
3 has development, and a lot of it. And so, these economic  
4 pressures are unlike we've ever seen or at least -- you  
5 know, in recent years. I mean it's just crazy what the city  
6 is facing. So I understand. I mean, I would love to see  
7 Cambridge Street stay the way it is. I think it's just  
8 awesome. But it's just not realistic. It doesn't mean that  
9 you can't do things like you're trying to do to keep the  
10 retail and all of that.

11           But, you know, even -- there are so many of us who  
12 are Amazon shoppers these days; we're not helping out our  
13 own local community and that's -- I'm one of them. So I'm  
14 chiding myself. So.

15           Anyway, just more food for thought. There will be  
16 way more discussion when we get to zoning. And I'm sure  
17 there will be lots of other implementation things that come  
18 out of it, because as I said, you get all of these other  
19 issues with street trees and parking spaces and loading  
20 areas and there will be a lot of further discussion.

21           Alright, any last comments before we wrap up? No.  
22 Okay. Well, thank you all very much.

1           Melissa, thank you for the presentations. Thank  
2   you to my fellow Board members for your candid comments.  
3   They are much appreciated. And could I have a motion to  
4   conclude this discussion?

5           LOUIS J. BACCI, JR.: So moved.

6           MARY FLYNN: Thank you, Lou. Is there a second?

7           CATHERINE PRESTON CONNOLLY: Catherine second.

8           MARY FLYNN: Thank you, Catherine. Could we have  
9   a roll call vote, Daniel?

10          DANIEL MESSPLAY: Sure. Roll call on that motion.  
11   Lou Bacci?

12          LOUIS J. BACCI, JR.: Yes.

13          DANIEL MESSPLAY: H Theodore Cohen?

14          H THEODORE COHEN: Yes.

15          DANIEL MESSPLAY: Hugh Russell?

16          HUGH RUSSELL: Yes.

17          DANIEL MESSPLAY: Ashley Tan?

18          ASHLEY TAN: Yes.

19          DANIEL MESSPLAY: Catherine Preston Connolly?

20          CATHERINE PRESTON CONNOLLY: Yes.

21          DANIEL MESSPLAY: And Mary Flynn?

22          MARY FLYNN: Yes.

1 [All vote YES]

2 DANIEL MESSPLAY: That's all members voting in  
3 favor.

4 MARY FLYNN: Thank you, Daniel. So that concludes  
5 our business this evening. Are there any additional  
6 comments from Staff?

7 DANIEL MESSPLAY: Not at this time. Just a  
8 reminder we've got the holiday next week, so no Planning  
9 Board next week. We'll see you guys in June. Have a great  
10 holiday.

11 MARY FLYNN: Okay. Board members, anything more?  
12 No? All right.

13 Well, it was great to see everyone, and have a  
14 very happy Memorial Day weekend. Hopefully the weather will  
15 be great. And with that, we are adjourned. See you in a  
16 couple weeks. Thank you.

17 COLLECTIVE: Thank you, goodnight.

18 UNIDENTIFIED: Thank you, everyone. Goodnight.

19 [08:28 p.m. End of proceedings.]  
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21  
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## E R A T A   S H E E T

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I have read the foregoing transcript of the Planning Board, and except for any corrections or changes noted above, I hereby subscribe to the transcript as an accurate record of the proceedings.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

## CERTIFICATE

Commonwealth of Massachusetts

Middlesex, ss.

I, Michele Dent, Notary Public in and for the  
Commonwealth of Massachusetts, do hereby certify that the  
above transcript is a true record, to the best of my  
ability, of the proceedings.

I further certify that I am neither related to nor  
employed by any of the parties in or counsel to this action,  
nor am I financially interested in the outcome of this  
action.

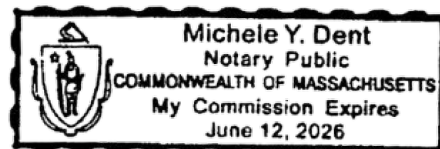
In witness whereof, I have hereunto set my hand this  
29th day of June, 2023.



Notary Public

My commission expires:

June 12, 2026



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