

PLANNING BOARD
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING
TUESDAY, AUGUST 29, 2023

6:30 p.m.

Remote Meeting
Cambridge, Massachusetts

Mary T. Flynn, Chair
Catherine Preston Connolly, Vice Chair
Louis J. Bacci, Jr.
Tom Sieniewicz
Diego Macias
Adam Buchanan Westbrook

Community Development Staff
Iram Farooq, Assistant City Manager
Daniel Messplay
Swaathi Joseph
Adithi Moogoor
Erik Thorkildsen
Evan Spetrini



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* * * * *

(6:30 p.m.)

Sitting Members: Mary T. Flynn, Catherine Preston Connolly,
Louis J. Bacci, Jr., Tom Sieniewicz, Diego
Macias, and Adam Buchanan Westbrook

MARY FLYNN: Good evening, everyone. Welcome to
the August 29, 2023 meeting of the Cambridge Planning Board.
My name is Mary Flynn, and I am the Chair.

Pursuant to Chapter 2 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.

Members of the public will be kept on mute until
it is time for public comment. I will give instructions for
public comment at that time, and you can also find
instructions on the City's webpage for remote Planning Board
meetings.

This meeting is being video and audio recorded and

1 is being streamed live on the City of Cambridge online
2 meeting portal and on cable television Channel 22, within
3 Cambridge. There will also be a transcript of the
4 proceedings.

5 I'll start by asking Staff to take Board member
6 attendance and verify that all members are audible.

7 Daniel?

8 DANIEL MESSPLAY: Thank you, Chair Flynn. Lou
9 Bacci, are you present, and is the meeting visible and
10 audible to you?

11 LOUIS J. BACCI, JR.: Present, visible, and
12 audible.

13 DANIEL MESSPLAY: H Theodore Cohen, are you
14 present, and is the meeting visible and audible to you?

15 [Pause]

16 DANIEL MESSPLAY: Absent. Tom Sieniewicz, are you
17 present, and is the meeting visible and audible to you?

18 TOM SIENIEWICZ: Present, visible, and audible.

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

21 [Pause]

22 DANIEL MESSPLAY: Absent. Diego Macias, are you

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

2 DIEGO MACIAS: Present, visible, and audible.

3 DANIEL MESSPLAY: Adam Westbrook, are you present,
4 and is the meeting visible and audible to you?

5 ADAM BUCHANAN WESTBROOK: Present, visible, and
6 audible.

7 DANIEL MESSPLAY: Catherine Preston Connolly, are
8 you present, and is the meeting visible and audible to you?

9 CATHERINE PRESTON CONNOLLY: Present, visible, and
10 audible.

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

13 MARY FLYNN: I am present, and the meeting is
14 visible, and audible.

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

17 MARY FLYNN: Thanks, Daniel.

18

19 * * * * *

20 (6:32 p.m.)

21 Sitting Members: Mary T. Flynn, Catherine Preston Connolly,
22 Louis J. Bacci, Jr., Tom Sieniewicz, Diego

Macias, and Adam Buchanan Westbrook

MARY FLYNN: The first item tonight is an Update from the Community Development Department. I believe Daniel is giving that, and if you'd also introduce Staff present at the meeting. I appreciate it. Thank you, Daniel.

DANIEL MESSPLAY: Thank you, Chair Flynn. Good evening, everyone. Daniel Messplay, Acting Director of the Zoning and Development Division here at the Community Development Department at the City of Cambridge.

With me here tonight from the Zoning and Development team we have Swaathi Joseph and Evan Spetrini and Adithi Moogoor. We're also joined by Iram Farooq, our Assistant City Manager for Community Development, and Adam Shulman from the Traffic, Parking and Transportation Department.

And last but not least Brian Gregory from our Community Planning Division is also present this evening.

Just a couple of quick updates. So tonight, we have a continued public hearing on the Affordable Housing Overlay Amendment Zoning Petition and a public hearing on 303 Third Street, 195 Binney Street, and 249 Third Street, to discuss utilization of existing parking spaces across

1 those three projects.

2 That takes us right into Labor Day, so we're not
3 planning to have a Planning Board meeting next week. So we
4 will pick it back up on September 12. At that meeting,
5 we'll be discussing an amendment request related to the
6 Volpe special permit.

7 And then we are not planning to have a meeting on
8 September 19, but we will resume again on September 26, at
9 which point we will have a Design Review for the next
10 building and open space sites at the Volpe Redevelopment.
11 So that's Parcel C-1 and Third Street Park.

12 That is the end of my updates, Chair Flynn, so I
13 will turn it back to you.

14 MARY FLYNN: Thank you. Do Board members have any
15 questions on the Update? No. I don't see any hands. Okay.
16 Then we'll move on.

17 * * * * *

18 (6:34 p.m.)

19 Sitting Members: Mary T. Flynn, Catherine Preston Connolly,
20 Louis J. Bacci, Jr., Tom Sieniewicz, Diego
21 Macias, and Adam Buchanan Westbrook

22 MARY FLYNN: The next item is approval of meeting

1 minutes. The Board has received certified transcripts for
2 the meetings held on June 13, June 20, June 27, and July 18,
3 2023. If there are any questions from the Board members,
4 please raise your hand.

5 Okay. Seeing none, is there a motion to accept
6 the transcripts as the meeting minutes?

7 TOM SIENIEWICZ: Madam Chair, this is Tom. So
8 moved.

9 MARY FLYNN: Thank you, Tom.

10 LOUIS J. BACCI, JR.: Louis second.

11 MARY FLYNN: Thank you, Lou. Roll call vote,
12 please, Daniel.

13 DANIEL MESSPLAY: Roll call on that motion: Lou
14 Bacci?

15 LOUIS J. BACCI, JR.: Yes.

16 DANIEL MESSPLAY: Tom Sieniewicz?

17 TOM SIENIEWICZ: Yes.

18 DANIEL MESSPLAY: Diego Macias?

19 DIEGO MACIAS: Yes.

20 DANIEL MESSPLAY: Adam Westbrook?

21 ADAM BUCHANAN WESTBROOK: Yes.

22 DANIEL MESSPLAY: Catherine Preston Connolly?

1 MARY FLYNN: Yes.

2 DANIEL MESSPLAY: And Mary Flynn?

3 MARY FLYNN: Yes.

4 [All vote YES]

5 DANIEL MESSPLAY: That's all members voting in
6 favor.

7 MARY FLYNN: Okay. Thank you very much. All right. So
8 we're going to move on to the first public hearing, then.

9 * * * * *

10 (6:35 p.m.)

11 Sitting Members: Mary T. Flynn, Catherine Preston Connolly,
12 Louis J. Bacci, Jr., Diego Macias, and
13 Adam Buchanan Westbrook

14 MARY FLYNN: The next item, then, is a public
15 hearing on cases PB-118, PB-189, and PB-301, special permit
16 Amendment Request by Equity Residential, related to off-
17 street parking requirements for 195 Binney Street, 303 Third
18 Street and 249 Third Street, respectively.

19 And I understand that one of our Planning Board
20 members, Tom Sieniewicz, is recusing himself from this.

21 Tom, did you want to say anything?

22 TOM SIENIEWICZ: No, just I apologize. On closer

1 examination of the materials, although I have no
2 relationship to Equity Partners, the applicant, I did
3 understand there is potential relationships to people I have
4 association with. So I felt at the last minute here I
5 needed to withdraw for this matter.

6 Thank you.

7 MARY FLYNN: Okay. Thank you very much. Then to
8 the -- I guess -- well, hang on a minute, I'm getting ahead
9 of myself here in the script -- so then we are going to
10 begin tonight with an update from the CDD Staff. We'll then
11 hear an updated -- an update from the applicant, followed by
12 public comment. And then the Board will discuss the
13 application.

14 Our action tonight is to grant or deny the
15 requested special permit, or we could ask for additional
16 information and continue the hearing to a future date.

17 Daniel is going to summarize why this is before us.

18 DANIEL MESSPLAY: Thank you, Chair Flynn. This is
19 going to be a little bit of a longer windup than what we
20 normally do on other special permit requests, because
21 procedurally it's a bit messy, but substantively I think
22 it's pretty straightforward once you distill it down to the

1 core request.

2 So this request involves amending three different
3 special permits, one of which is a PUD special permit to
4 facilitate a request that at its essence -- the excess off-
5 street parking spaces at the underground garage at 303 Third
6 Street, which also provides accessory parking for residents
7 of 303 Third Street and overflow parking for residents of
8 195 Binney Street and 249 Third Street.

9 The proposed amendment would allow Boston
10 Properties to lease up to 250 spaces in that garage for
11 users of the Kendall Square Blue Garage, which is being
12 demolished and redeveloped as part of the MXD Redevelopment
13 Plan. It would allow those users to use the excess spaces
14 at 303 Third Street until 2026. After that time, MIT would
15 lease the same 250 spaces for users of the Volpe
16 Redevelopment Site in perpetuity.

17 And in order to effectuate this change, the
18 required off-street parking ratios in the special permits
19 would need to be reduced for 195 Binney Street and 249 Third
20 Street, and the 303 Third Street special permit would need
21 to be amended to allow for this interim, and then
22 subsequently permanent parking arrangement to occur.

1 And the Board's action is to grant or deny the
2 requested amendments for 195 Binney and 249 Third, and then
3 to make a determination as to whether the proposed 303 Third
4 Street amendment is a Major Amendment or a Minor Amendment
5 under the City's PUD Standards.

6 We've provided a memo with some background to
7 hopefully make that a bit more digestible for this Board to
8 understand. There's also a memorandum from our Traffic,
9 Parking and Transportation Staff to the Board on this.

10 As I mentioned in the introduction, we are joined
11 by Adam Shulman from Traffic and Parking, who can speak to
12 that. And Staff is present to answer any questions the
13 Board may have.

14 MARY FLYNN: Okay. Thank you, Daniel. Johanna
15 Schneider is representing the applicant this evening. And
16 Ms. Schneider, before we proceed, you need to be aware there
17 are only five Planning Board members present. Is the
18 applicant willing to proceed with just the five that are
19 necessary for the vote?

20 JOHANNA SCHNEIDER: Yes, Madam Chair. We are.

21 MARY FLYNN: Thank you very much. All right. You
22 will have up to 30 minutes to present, but please be as

1 concise as possible. We can allow additional time at the
2 Board's discretion. So if you would begin by introducing
3 yourself and members of your team, the floor is yours.

4 JOHANNA SCHNEIDER: Sure. Great. Thank you,
5 Madam Chair and members of the Board. My name is Johanna
6 Schneider. I'm an attorney at Hemenway & Barnes in Boston.
7 I'm here on behalf of Equity Residential. And with me is
8 Dan Egan from Equity.

9 As Daniel previewed, we are here tonight seeking
10 amendments to three permits for EQR's buildings in Kendall
11 Square to allow for a shared parking arrangement between EQR
12 and Boston Properties in the short-term, and with MIT in the
13 long-term, that will allow 250 empty parking spaces to be
14 put to productive use while awaiting the construction of new
15 parking spaces for the projects, which MIT is the Executor
16 of the proponents.

17 We're really excited to be presenting this
18 proposal, as it's not only beneficial to the parties, but it
19 also furthers the City's Planning goals around parking and
20 is consistent with the City's recent zoning change to
21 eliminate off-street parking requirements.

22 Before we get started, I do want to extend our

1 thanks to CDD Staff and a particular thank you to Adam
2 Shulman at TP&T we've worked really closely with on this for
3 many, many years.

4 I thought I would start with just a little bit of
5 background and history. As I noted, this proposal involves
6 three properties owned by Equity in Kendall Square versus
7 195 Binney Street. This property received a special permit
8 in 1996 for the redevelopment of an existing industrial
9 building into 200 residential units with 194 parking spaces.

10 The second property is 303 Third Street. It
11 received a permit in 2004 for the construction of 482
12 residential units and 527 parking spaces, and 249 Third
13 Street, which is an 85-unit building with no on-site parking
14 approved in 2015.

15 From the very beginning, these buildings have had
16 way more accessory parking than there was parking demand
17 from their residents.

18 As a result, over the years, this Board has
19 granted modifications to the permits for these projects,
20 including reductions in the required parking ratios to allow
21 shared parking among the three properties, 259 Third
22 Residence Park and 195 Binney, and to the extent that there

1 is access demand there, which I don't think they've ever
2 had, those parkers can then park at 303 Third.

3 The Board also authorized modification to the PUD
4 permit for 303 Third in 2014. That allowed Alexandria to
5 use 200 empty spaces in the 303 Third Garage for a three-
6 year period during construction of their Temple Square
7 project.

8 So that brings us to today. And Swaathi, I don't
9 know if it's you or Daniel who's working the slides, but if
10 you can move up just a couple of slides, that would be
11 great.

12 Let's see if we can get to the next one. Great.

13 So today, even with the reduced parking ratios and
14 the shared parking authorized by this Board in 2015, there
15 are still way more parking spaces in the 303 Third Garage
16 than there are residents who want to park there.

17 There are currently at least 275 vacant spaces
18 each day in this garage. Within the 195 Binney Garage,
19 which houses vehicles of residents of 195 Binney and as I
20 said also 249 Third, there are at least 20 vacant parking
21 spaces each day.

22 These garages really were built at a different

1 time, when the City had high minimum parking ratios for new
2 residential development projects. And I think since then,
3 the City obviously has changed its zoning, and I think that
4 the way people live and work has progressed, so that folks
5 are just not bringing cars to these apartment buildings.

6 Over the last several years, we have tried really
7 hard to find a productive use for these 250 plus vacant
8 spaces, and in the last year or so, it's finally come
9 together.

10 Next slide, please?

11 We've entered into agreements with each of Boston
12 Properties and MIT for the use of 250 parking spaces within
13 the 303 Third Garage. The Boston Properties arrangement
14 would be relatively short-term, assuming that the Board
15 grants the requested relief. It will begin this fall and
16 run for a period of two to three years; essentially the
17 duration of the construction of Boston Properties' project
18 at 135 Broadway.

19 These will be vehicles that currently park in the
20 garage, which is being demolished as part of the approved
21 MXD project. This is not really dissimilar from the
22 arrangement with ARA that the Board approved in 2014.

1 On a more permanent basis commencing sometime
2 between 2026 and 2033, depending on the progress of the
3 Volpe project, MIT would then lease 250 spaces for a minimum
4 of 60 years with extension options for another 39 years.
5 This arrangement was actually already contemplated in the
6 Volpe Special permit as a way of reducing the amount of
7 parking that was constructed as part of that project.

8 I think it's important to note for the Board that
9 there will be no public or commercial parking in these
10 spaces. They will be occupied solely by monthly parkers
11 affiliated with Boston Properties and then with the Volpe
12 project.

13 All parkers will receive a fob and a parking
14 sticker and will be required to provide to our parking
15 management basic identification information; their name,
16 plate number, et cetera, so they can be tracked and we can
17 make sure that it is only approved users who are parking in
18 these parking spaces.

19 We do have an approved PDTM plan that will govern
20 the use of these spaces as well.

21 Next slide, please?

22 In order to make this shared parking arrangement

1 work, we are seeking to modify the required parking ratios
2 for the three EQR projects. We're looking to reduce the
3 ratio at 195 Binney from 0.7 to 0.4; at 249 Third, 1.7 to
4 0.35, and at 303 Third from 0.7 to 0.4.

5 As Daniel said, the PUD permit for 303 Third also
6 needs to be modified, as it does not expressly contemplate
7 parking in this garage, other than as accessory to
8 residential use.

9 These ratios that we are requesting are reflective
10 of the actual resident utilization of the spaces within
11 these garages. And the data that we have been collecting
12 and analyzing for years now shows that we can continue to
13 meet the parking demand for our three residential buildings
14 while also sharing the 250 spaces with Boston Properties and
15 MIT.

16 Even with the proposed changes, there will still
17 be 84 access parking spaces at the 303 Third Garage. And
18 those spaces could be used by residents of any of the three
19 Equity buildings here.

20 Our application papers set forth are in compliance
21 with the criteria for issuance of a special permit or
22 amendment to those special permits, as well as criteria for

1 modification of the previously granted PUD development plan
2 for the 303 Third property.

3 I know this is a little bit like drinking from a
4 fire hose, so I will stop, and I will ask if the Board has
5 any questions for us. We're happy to answer them.

6 MARY FLYNN: Okay. Thank you very much. We're
7 going to hold on the Board questions at the moment and move
8 first to public comment. This is a public hearing, as was
9 previously noted. Any members of the public who wish to
10 speak should now click the button that says, "Raise hand."
11 If you're calling in by phone, you can raise your hand by
12 pressing *9.

13 As of 5:00 p.m. yesterday, the Board had
14 received written communications on this case from Fred
15 Conduis, or Conduce -- apologize for the mispronunciation, if
16 I didn't get it right either way; Cheryl Smith; Michael
17 Schwab; Lily Rottenin (phonetic); Amir Fathi; Naomi Leeds,
18 and Kamenau Moltizeri (phonetic).

19 I'm now -- let's see what we have -- here we go.
20 Okay. We do have some people who are interested in
21 testifying for this evening.

22 So I'm going to ask Staff to unmute the speakers

1 one at a time. Please begin by stating your name and
2 address, and we'll confirm that we can hear you. After
3 that, you'll have three minutes to speak before I ask you to
4 wrap up.

5 Daniel, I'll turn it over to you.

6 DANIEL MESSPLAY: Thank you, Chair Flynn. Our
7 first speaker is Regis DeSilva, followed by Naomi Leeds.
8 Regis, please begin by unmuting yourself and giving your
9 name and address.

10 REGIS DESILVA: Sorry. That was an error; you can
11 delete my name from the list.

12 DANIEL MESSPLAY: Okay. Thank you, Regis. The
13 next speaker is Naomi Leeds, followed by Heather Hoffman.
14 Naomi, please begin by giving your name and address.

15 NAOMI LEEDS: Hello. Thank you. Can you hear me?

16 DANIEL MESSPLAY: Yes. Please go ahead.

17 NAOMI LEEDS: Wonderful. Thank you, members of
18 the Board and Johanna Schneider. I'm in strong opposition
19 to the proposed shared parking agreement using the 303 Third
20 private residential garage.

21 I'm a longtime -- 13 years so far -- resident on
22 the property, and I believe that this proposal will have a

1 number of negative consequences for our community. I'm
2 concerned that this agreement would lead to inadequate
3 access to parking for current residents.

4 The garage is currently used by residents of the
5 building as well as others, so Zipcar, other equity
6 buildings, electric car spots, et cetera. And the proposed
7 agreement would allow it to be used by other nonresidents as
8 well. This would mean that there will be more people
9 competing for parking spaces, which would make it more
10 difficult for residents to find a spot.

11 I find it hard enough to find a parking spot in
12 the garage prior to this proposed change. I think the
13 perceived vacancy of parking spots is grossly overestimated
14 by those proposing this new agreement.

15 I'm also concerned about the safety risks
16 associated with increased access to the parking garage. The
17 garage has already been the site of multiple prior thefts,
18 and I was a victim of one of those thefts. And I'm worried
19 that opening it up to nonresidents would make it a more
20 attractive target for criminals.

21 I worry not only for my property, my car, or my
22 bicycle, but also for my own personal safety while accessing

1 the garage.

2 Additionally, the precedent set by this agreement
3 could open up private garages across the city for general
4 use, which would further increase the safety of residents --
5 the risks for residents and businesses.

6 Also, if we allow private parking garages to be
7 used for nonresident parking, it would only encourage more
8 people to drive, which would worsen our traffic congestion
9 and air pollution problems.

10 For all of these reasons, I urge you to reject the
11 proposed shared parking agreement. I believe that it is in
12 the best interest of our community to protect our existing
13 parking for residents, and to avoid setting a dangerous
14 precedent.

15 At the very least, if this proposal moves forward
16 despite my objection, I would urge that the Board insist
17 that Equity designate specific resident parking spots for
18 residents only, including handicapped access close to the
19 elevators, and put the proposed public spots in the lower
20 level of the garage parking.

21 I thank you all for your time and consideration.

22 DANIEL MESSPLAY: Thank you. The next speaker is

1 Heather Hoffman, followed by Dawn Pinchasik. Heather,
2 please begin by unmuting yourself and giving your name and
3 address.

4 HEATHER HOFFMAN: Hello. Heather Hoffman, 213
5 Hurley Street. I wish that the Chair had told us at least
6 something about what all of those communications contain,
7 since unlike the old days when we were actually meeting as
8 human beings in the same place, we really don't get a chance
9 to see it, and that tends to inform a person who's attending
10 the meeting what other people think. I at least find it
11 very educational to hear what other people have to say.

12 I recognize that the first phase of this will
13 presumably not be bringing extra traffic to the area because
14 it's just replacing parking spaces that are already being
15 used for the time being.

16 But I would say that Third Street is becoming
17 impassable much of the day. And it is I believe at least
18 partly because the City refuses to do anything about the
19 double parking, the -- you know, just people just stopping
20 willy-nilly who do whatever. And the road is simply not
21 wide enough for people to get around.

22 I'm sorry to hear about thefts and other things at

1 303 Third Street and I will leave that to the residents.

2 But in conjunction with the whole massive amount
3 of construction that's coming, I am concerned that it's hard
4 enough to get through on foot, which is the way I mostly use
5 this part of Third Street, but I was -- I recently came
6 across a fascinating piece written for a Federal Highway
7 Administration publication by a traffic engineer for the
8 City of Cambridge.

9 And one of the things that made me laugh out loud
10 when I read it was the claim that for construction, the City
11 of Cambridge has an absolute policy of requiring provision
12 of a temporary sidewalk on the same side of the street. And
13 I would say that if that's true, I invite the people
14 enforcing that down to my part of the neighborhood.

15 But that is something that is going to be an issue
16 with all of the construction that's coming in how people get
17 to and from these garages.

18 Thank you.

19 DANIEL MESSPLAY: Thank you. The next speaker is
20 Dawn Pinchasik followed by Jeff Lowenberg. Dawn, please
21 begin by giving your name and address.

22 DAWN PINCHASIK: Hi. My name is Dawn Pinchasik,

1 and I am a resident at 303 Third Street. I have lived here
2 for six years now. I'm also opposed to the use of our
3 garage, for a few different reasons, some of which have been
4 touched upon.

5 First and foremost is security. I would like to
6 point out that unlike some other buildings that private
7 residents that also have publicly-available spaces, this
8 building is not currently designed to allow for people using
9 our garage to have access to the garage only.

10 Once they're granted a fob, they have access of
11 the in fact -- unless they choose to walk out the garage
12 door -- they have to come, you know, through our building.

13 So they have access to our elevators, to all
14 resident floors, to -- you know, private areas such as our
15 socialize room, our gym, just it would be very difficult to
16 keep track.

17 It is not as if these people wouldn't have access
18 to the entire property, you know. And I choose to live in a
19 building that is supposed to be secure with concierge and
20 limited access for a reason.

21 I feel this this essentially makes a dramatic cut
22 in the value of having a controlled access building. I'm

1 also the parent of a young child and so the security for
2 that reason is very concerning to me.

3 I'd like to echo Naomi's comments about the
4 parking that's available perhaps being overestimated, and
5 just qualify that by saying that part of this is because
6 there's often unused parking on P2 -- you know, the second
7 level of parking. But please note that that is not
8 accessible to 303 Third Street. The garage to that parking
9 area only goes to the 285 building that's part of this
10 community.

11 So if, you know, other people were using the first
12 floor, that would leave those of us who actually live here
13 parking in an area where we don't have elevator access to
14 our homes.

15 My final concern is a very significant one. There
16 have been comments about traffic. I'm sure everyone on this
17 call is aware that Third Street has had a massive amount of
18 construction with the Volpe project, with the 585 project
19 that's directly across the street from us. We have been
20 through multiple closures where Third Street has been, you
21 know, just one way. We're constantly dealing with
22 jackhammers.

1 And we have a unique traffic flow situation here
2 in this community, because there is a fairly long stretch of
3 Third Street where there is no ability to turn off onto a
4 major road. You essentially go from Broadway all the way
5 through to Binney, with the exception of Monroe Street,
6 Fifth Street, Potter Street, that encircle our community.

7 That's how people would have to across our garage.
8 And as somebody, again, with a young child who I have to get
9 onto a school bus at the hours that people would be showing
10 up for work in the mornings, I have to tell you it is
11 already completely terrifying. There are times we can't
12 even hear ourselves, let alone communicate with our kids and
13 the bus driver or the bus assistant.

14 It's treacherous at best. And to add up to 250
15 people trying to circle this block to get in and out of our
16 garage makes me feel not only that there would be, you know,
17 significant traffic that's just a nuisance, but a danger to
18 those of us who, you know, have young children that we're
19 trying to get to and from school at approximately the same
20 hours.

21 I do sympathize with the need for parking in the
22 area as a longtime resident. I know how difficult it is to

1 find spots in the area. It's hard to have visitors. I
2 don't think the solution should be reducing the security in
3 my own home or making me feel unsafe getting my child to
4 school.

5 Thank you.

6 DANIEL MESSPLAY: Thank you. The next speaker is
7 Jeff Lowenberg. Jeff, please begin by unmuting yourself and
8 giving your name and address.

9 JEFF LOWENBERG: Thank you, members of the Board.
10 Appreciate the time tonight. My name is Jeff Lowenberg.
11 I'm a Senior Vice-President at Boston Properties.

12 Just want to speak in favor of this. I think as
13 you all know, we have been working with a number of the
14 neighbors to satisfy temporary parking requirements for the
15 Blue Garage, which has been demolished as part of the MXD
16 project, which includes the relocation of the Eversource
17 substation from the residential neighborhood on Fulkerson
18 Street into the MXD District.

19 And we just appreciate both Equity Residential and
20 members of the CDD and Staff who have helped worked with the
21 solution to make that relocation of substation and other
22 parts of the MXD possible. And, you know, appreciate the

1 work that we've been doing and speaking in favor of it.

2 Thank you.

3 DANIEL MESSPLAY: Thank you. Madam Chair, that
4 concludes the speakers on the list. So I will turn it back
5 to you.

6 MARY FLYNN: All right. Thank you very much. So
7 we're now going to move to Board member questions and then
8 discussion. So let's start first with any questions that
9 folks might have.

10 Diego?

11 DIEGO MACIAS: Yes. Hi. So I think my questions
12 are mostly coming from the public comments that I heard, and
13 that I did not see in the documents that were released.

14 But I'll just start by asking about the concern
15 for security, and if there have been any studies for sort of
16 like card access to the residential area on 303 Third
17 Street, and sort of how the parking spots would be allotted
18 for the BXP spots that are being leased?

19 And I guess that would be my first -- like, my
20 question for now.

21 MARY FLYNN: Okay. Johanna, would you prefer to
22 answer them one at a time? Or Lou has his hand up, so there

1 will be more.

2 JOHANNA SCHNEIDER: Why don't we take them one at
3 a time?

4 MARY FLYNN: Okay.

5 JOHANNA SCHNEIDER: And I'm going to ask Dan Egan
6 from Equity to talk the plans for, you know, making sure
7 that the highest level of security is maintained when this
8 parking arrangement goes into place.

9 DAN EGAN: Hey, thank you, Johanna. Good evening,
10 everyone. So I can provide some color on the buildings, how
11 they operate, and how we manage security at the buildings.
12 And Diego, if you have any follow-up questions, please chime
13 in.

14 So these two buildings, there's two residential --
15 two primary residential entries. They're both staffed with
16 concierge. One is there 24/7, 365 days a year. The other
17 works two shifts. So they're not there overnight.

18 Throughout the community, we also have -- hold on,
19 let me grab the number -- we have 36 security cameras,
20 including cameras in the garage that kind of help us monitor
21 who's coming and going to the buildings.

22 As Johanna mentioned, we will receive information

1 from each of the parkers that will be in the garage. So a
2 license plate in Boston Properties' case, you know, we will
3 give those parkers fobs, they will sign up with us, that
4 will help us track who's going in and out of the garage on a
5 daily basis and should hopefully help us monitor and manage
6 any issues that come up.

7 When we had a similar deal with Alexandria, we
8 didn't really have a ton of issues, given the nature of the
9 parkers in the garage. But we're of course sensitive and
10 really focused on maintaining security throughout the
11 buildings.

12 On where those parkers will be located within the
13 garage, all the parkers for both MIT and Boston Properties
14 will be on the P2 level of the garage. Today, that is where
15 the majority of the open spaces are. As you heard from one
16 of the commentaries, the elevators on the 303 side only go
17 to P1, which is the primary reason we will locate those
18 spaces on P2.

19 What else? What else, Johanna, did I forget?

20 JOHANNA SCHNEIDER: I think that was -- I think
21 that was essentially responsive to Diego's question. Diego,
22 did we get everything that you were asking?

1 MARY FLYNN: I just wanted to clarify so that --
2 the P1 level is where the residents will be parking, and
3 they have direct access into the building. The P2 folks
4 will not have access to the building, is that correct?

5 DAN EGAN: Yeah. So the residents will be able to
6 park on P1 or P2.

7 MARY FLYNN: Okay.

8 DAN EGAN: In MIT's case, they will have
9 separately designated spaces on the P2 level that will be
10 only for MIT parkers. So we will have -- you know,
11 effectively, the way it will break out is we will have our
12 parkers on the 285 side closest to the elevators so they can
13 get to and from their cars as quickly as possible, and MIT
14 will be on the other side of the garage.

15 MARY FLYNN: Okay. And -- but are the MIT
16 parkers, is there any way that they can get into the
17 residential building?

18 DAN EGAN: So the fobs that we will give them do
19 enter the vestibules for the elevators. And they can't go
20 up into the building. There's a couple things we'll be
21 doing over time. With the MIT deal that will be a little
22 bit different than Boston Properties.

1 Today, you know, the way we plan to work with
2 Boston Properties when we discuss the deal is, you know,
3 folks will generally be routed to the staircases to exit
4 directly to the street, but they will have access to those
5 elevators with the way the building is set up today.

6 MARY FLYNN: Thank you for clarifying that. Okay,
7 Lou? What is your question or questions?

8 LOUIS J. BACCI, JR.: It seems like assigning
9 spots for the residents or for the residential occupants
10 would be the way to go. Also, the access to these garages
11 through garage doors with no gates, it's just a card reader
12 and a door that rolls up and down, I believe I'm correct in
13 that.

14 An additional 250 uses a day would seem to be a
15 very slow process waiting for the door to go up and down.
16 If not waiting for the door to go up and down, then no
17 security. So that's another concern.

18 And is this supposed to help alleviate the Blue
19 Garage loss of parking?

20 JOHANNA SCHNEIDER: I'm going to have Dan talk a
21 little bit more in response to your question about entry and
22 access. But yes, in the short term, the BXP parkers who are

1 displaced from the Blue Garage will be parking here. Longer
2 term, those spaces will be used by folks affiliated with the
3 Volpe project, and that was expressly contemplated in the
4 approval that this Board granted for the Volpe project a
5 couple of years ago.

6 DAN ANDERSON: Yeah. So to your two points, the
7 first one being kind of assigning spots, with Boston
8 Properties, the use is in theory complimentary, right? You
9 have office parkers coming in during the day and residential
10 parkers going out and then vice versa.

11 So there's some synergy there I think to make more
12 parking spaces available to everyone in a more convenient
13 manner, which is why we didn't assign space at Alexandria.
14 It worked pretty well, and we think the same model for
15 Boston Properties would make sense.

16 In MIT's case, they will be -- you know,
17 segregated, separated and assigned to MIT. So that's how
18 the garage will function long-term.

19 LOUIS J. BACCI, JR.: So just let me interject.
20 So you're willing to assign spots for MIT but not for your
21 residences, your residential people? I don't understand the
22 rationale.

1 DAN EGAN: I'm not quite following.

2 LOUIS J. BACCI, JR.: So you're willing to assign
3 spots for MIT, but not the people who live in your
4 residences?

5 DAN EGAN: They're -- when I say, "assigned," they
6 will have 250 parking spaces within the garage designated
7 for their use. Whether they want to assign those spaces to
8 particular folks who are living or working in their
9 buildings -- that will be their case -- we found it's more
10 efficient to not assign specific spaces to specific
11 residents. It tends to make the garage operate more
12 efficiently.

13 LOUIS J. BACCI, JR.: Would the residents -- would
14 the residential occupants be allowed to park in MIT spaces?

15 DAN EGAN: They would not.

16 LOUIS J. BACCI, JR.: This is the problem I have.
17 See? You're willing to identify a spot for MIT's people,
18 but not for your own residents. I don't understand.

19 DAN EGAN: I -- honestly if that was a good major
20 concern of the Board, I'd be happy to look into it. And I'm
21 pretty confident I could say we could do that. The idea is
22 simply, you know, from our experience operating garages not

1 only in Boston but around the country, more efficient to
2 have unassigned spaces. It just creates more availability
3 for more people.

4 LOUIS J. BACCI, JR.: But that's not what you're
5 creating. You're assigning spaces to MIT.

6 DAN EGAN: Yes. In the long-term, that's the
7 plan.

8 MARY FLYNN: Yeah. I think there would be some
9 ways around it. I mean they're not assigning one-on-one to
10 MIT; they're giving them an area. So a similar situation
11 might be able to work for the residents where, you know, as
12 you said, they have access to P1.

13 But I think it does deserve further exploration.

14 LOUIS J. BACCI, JR.: How -- I'll just ask the
15 question, how would you like to come downstairs to get your
16 car, and you messed up and parked in an MIT space, and it's
17 gone?

18 JOHANNA SCHNEIDER: Well, I think that's the point
19 of the segregation of the --

20 LOUIS J. BACCI, JR.: This is one of the problems.

21 JOHANNA SCHNEIDER: -- of the MIT space, so that
22 those spaces will be in one portion of the garage and

1 useable only by MIT, and clearly marked as such. The MIT
2 folks who come in and park in those spaces will not be
3 permitted to park in any other spaces, other than those
4 designated -- that designated area of spaces.

5 And that means that the rest of the garage is open
6 and available for residents to park, you know, wherever and
7 whenever they would like.

8 LOUIS J. BACCI, JR.: So what kind of percentage
9 of the capacity on the P1 is there for your residents?

10 JOHANNA SCHNEIDER: So all of the MIT spaces are
11 going to be on P2. So P1 --

12 LOUIS J. BACCI, JR.: Yeah.

13 JOHANNA SCHNEIDER: -- will be exclusively
14 available for residents of this building.

15 LOUIS J. BACCI, JR.: And what's the -- and how
16 many spots are on that floor?

17 JOHANNA SCHNEIDER: Dan, do you have this number
18 breakdown by floor?

19 DAN EGAN: Give me two seconds, I can grab it.

20 JOHANNA SCHNEIDER: Okay.

21 MARY FLYNN: While Dan's looking for that,
22 Johanna, I assume, obviously, you've been working with the

1 Transportation Department on the TPDM.

2 Have there been discussions with them about sort
3 of the assignment of spaces, how the floors will work, and
4 the safety issues that are coming up tonight?

5 JOHANNA SCHNEIDER: We have absolutely had
6 discussions about how the spaces are going to be segregated.
7 Part of what we discussed with them was -- you know, that
8 the 250 spaces, you know, the long-term spaces that will be,
9 you know, leased by MIT for, you know, close to 100 years
10 are going to be in their own segregated section of the
11 garage and again, kept apart from the resident spaces.

12 We will be doing things like using striping and
13 signage and color-coding to, you know, clearly designate
14 those spaces so that nobody coming in as an MIT worker will
15 be parking in a resident space and vice versa.

16 MARY FLYNN: Okay. Thank you. The reason I'm
17 asking, also, is that Adam is here this evening from TP&T.
18 And so, Lou, I think, you know, before we conclude we'll
19 obviously get input from Adam.

20 So Dan, what was the --

21 DAN EGAN: Hold on. Yeah, Lou I have that number
22 for you. It's on the P2 level, there are 287 spaces. So

1 there's -- is that 37 additional spaces on the P2 level that
2 would be, you know, used by residents. The remainder are on
3 P1.

4 LOUIS J. BACCI, JR.: So how many are on P1?

5 DAN EGAN: That leaves us 2- -- roughly 240.

6 LOUIS J. BACCI, JR.: And currently you don't have
7 that? How many vehicles do you have that use --

8 DAN EGAN: How many resident parkers do you have?

9 LOUIS J. BACCI, JR.: Approximately. Yeah, how
10 many resident parkers do you have?

11 DAN EGAN: I think we've averaged over the past
12 few years between 218 and 250. I think the count today is
13 around 225.

14 LOUIS J. BACCI, JR.: So with some changes in your
15 demographics or so forth over the years, over the next
16 couple years, that could change? You could use up all these
17 spots? I know you probably don't think you will.

18 I'm concerned that the residents don't have side
19 parking, and this was originally accessory parking for this
20 residential building and now it's going a little further.
21 Just -- I have some concerns.

22 And here's the other -- here's my last question.

1 So the Blue Garage has been gone for probably pretty close
2 to a year now. Where are all these people parking now?

3 MARY FLYNN: Well, that we can ask of Adam. I
4 don't know that Dan would have the answer to that.

5 LOUIS J. BACCI, JR.: Well, the Blue Garage is a
6 Boston Properties site.

7 MARY FLYNN: Well, Dan, is that something you can
8 tackle, or --

9 DAN EGAN: Unfortunately, (indiscernible).

10 JOHANNA SCHNEIDER: I don't think we have access
11 to that information.

12 MARY FLYNN: Yeah.

13 JOHANNA SCHNEIDER: I'm not sure --

14 MARY FLYNN: Okay.

15 JOHANNA SCHNEIDER: -- Jeff of Boston Properties
16 is still on the line and available to answer that, but --

17 MARY FLYNN: Okay. All right. So hang on with
18 that thought, Lou. Adam has his hand up as well, so let's
19 go to your questions, Adam, and then if there are no further
20 questions, we'll get into discussion and we'll bring Adam
21 on.

22 [Pause]

1 You're muted, Adam.

2 ADAM BUCHANAN WESTBROOK: Thanks, Madam Chair.

3 Just a couple clarifying questions. The first one is I'm
4 curious where -- how the number 250 was drawn up.

5 And I'm thinking about Lou's point a minute ago
6 about how, you know, he's concerned about residential
7 spaces, and would there be a possibility to drop that number
8 from 250 to 200 to give the residents a little bit more of a
9 buffer? That's my first question.

10 The second question is Dan, you've been talking
11 about kind of the MIT spaces being confined to that P2
12 level. But in my notes, it says that MIT will have access
13 starting in 2026. So I'm curious over the next several years
14 until 2026, how does the breakdown of spaces look for the
15 construction folks who are coming in as well?

16 Thanks.

17 JOHANNA SCHNEIDER: So Adam, let me just start by
18 answering your question: where did we get 250 from? You
19 know, we have been tracking this utilization data for many,
20 many years, really going back to 2015.

21 And what we found is that at least since 2018 is
22 that we're looking at around 275 excess spaces per day in

1 this garage.

2 And given the demographics, given, you know, what
3 we understand the data to be about our residents'
4 utilization and frankly, you know, projecting out some of
5 the demographic changes over time -- you know, again it's
6 reflected in what the City of Cambridge has recently done by
7 eliminating minimum parking requirements across the City --
8 we think that the changes are only going to result in a
9 greater number of empty parking spaces.

10 But we've got 275 spaces, you know, that are
11 generally sitting there vacant. We arrived at 250 because
12 there is still -- you know, it still provides some buffer,
13 and -- you know, again, the idea was to assume the City's
14 policy is to work out a deal with MIT so that they did not
15 need to build more parking in the Kendall Square area, but
16 rather make use of these spaces that are literally sitting
17 empty day after day, year after year.

18 And Dan, do you want to talk a little bit about
19 sort of why we are handling the -- and Adam, I think this is
20 your question, why we're handling the short-term Boston
21 Properties spaces a little bit differently than we're
22 handling the MIT spaces? That was the question, right?

1 DAN EGAN: Yes. I think the general thought was
2 at the Alexandria deal functioned really well for the Garage
3 as a short-term parking deal with shared parking throughout
4 the Garage. And I think that's -- you know, the basic
5 reason as to why we structured it that way.

6 MIT had specific requests relating to separating
7 spaces and how they felt that would function with their
8 buildings, which is why we went that way with MIT. And
9 given the long-term nature of the deal, we of course want
10 that to work -- you know, well for them and well for us.

11 And, you know, looking at the utilization of the
12 Garage, we're confident that, you know, both structures
13 will.

14 The last thing we want is to not have parking
15 spaces for our residents, right? That's not going to
16 benefit us, and it will in fact make our building less
17 competitive. So, you know, we're really focused on making
18 sure parking spaces are available and easy to find for
19 everyone who lives in our building.

20 MARY FLYNN: Thank you. Lou, did you have another
21 question?

22 LOUIS J. BACCI, JR.: Yeah. One quick one. So

1 the 250 or so spaces that will be taken up in the next three
2 years, after that switches over to MIT; where do they park?

3 DAN EGAN: So the Blue Garage, once Boston
4 Properties gets the Certificate of Occupancy for their to-be
5 constructed spaces that will be on the Blue Garage site,
6 their cars would move back, and they would terminate their
7 agreement with us.

8 LOUIS J. BACCI, JR.: You're talking about a
9 decade from now.

10 DAN EGAN: I can't tell you exactly when they're
11 going to finish those spaces.

12 LOUIS J. BACCI, JR.: Five to 10 anyway.

13 DAN EGAN: But the -- I'm not sure that's
14 accurate. We should confirm with Boston Properties. But
15 they're saying, you know, roughly two years, which is how we
16 structured the term of this agreement with Boston
17 Properties.

18 LOUIS J. BACCI, JR.: And there will be parking on
19 the Blue Garage site again?

20 DAN EGAN: Yes.

21 LOUIS J. BACCI, JR.: Yeah, I kind of doubt that,
22 to tell you the truth. But you can go a little further and

1 those buildings are in the process of being built. And
2 there will be considerably long need times to built them.
3 They need very deep foundations.

4 So I -- what you're trying to do I don't disagree
5 with. How you're going about it I have a couple of problems
6 with that I don't know how well it works.

7 MARY FLYNN: Okay. At this point, let me bring in
8 Adam. Adam, if you could talk about the PTDM measures that
9 you have going, anything that you could help clarify in
10 terms of how the decisions were made and why they were made
11 on the interim parking, the MIT parking.

12 And then also the concerns that were raised by the
13 residents about the general traffic and safety issues,
14 outside the building in particular.

15 ADAM SHULMAN: Thank you, Mary. My name is Adam
16 Shulman, Transportation Planner with the Parking and
17 Transportation Department. Like Johanna said, I've been
18 working with her and Dan and MIT for many, many, many years.

19 Looking at this parking arrangement, as Dan had
20 also mentioned, a good test of this was many years ago when
21 Alexandria was parking employees in their garage for a
22 couple -- because this Garage was way overbuilt and has had

1 hundreds of empty parking spaces for many, many, many, many,
2 many, many years. And it's expected to continue to be that
3 case, given the demands from the residents.

4 We -- the City has always subscribed to the notion
5 of use existing parking spaces in an area that's unused
6 before building new parking spaces. Now, there's a bunch of
7 reasons for that in terms of, you know, things like housing
8 and open space and little things that make sense to use
9 existing parking before spending money to build -- a lot of
10 money to build more parking, which then -- you know,
11 continues to just be -- have empty spaces.

12 So it's not the most efficient thing to do in
13 terms of overall efficiencies for an area and for the
14 purpose of an area.

15 So in this case, either 250 folks from -- well
16 this temporary arrangement with Boston Properties, but then
17 250 people from that Volpe project are parking there at the
18 303 Third Street garage, or MIT will build another 250
19 spaces on their site, and those same parkers will cause the
20 same amount of traffic or trips as -- and no different
21 whether they park at this garage or another garage literally
22 right next to this project is going to be built at MIT as

1 part of the Volpe project.

2 So it made a lot of sense to look at MIT and
3 Equity working out a deal to use some of these unused
4 parking spaces, and MIT felt that was desirable as well, and
5 like I said, also, from the City's perspective, it makes a
6 lot of sense to have -- to use 250 unused parking spaces
7 rather than build another brand-new 250 spaces and end up
8 with 500 spaces in total from an overall traffic reduction
9 and sustainability goals of the City.

10 In terms of traffic issues, I should remind people
11 that the -- that traffic was -- all the traffic that would
12 be generated by the Volpe project, including the people who
13 are going to park in the -- whichever garage; this garage we
14 think is the better one. 303 Third, or if it's in a garage
15 that Volpe built, all that traffic analysis was part of the
16 traffic studies done for the Volpe project.

17 So that was reviewed, and there was a significant
18 amount of mitigation that they're focused on too. For
19 instance, there will be a new traffic signal at Potter
20 Street and Third Street put in. That will have to be done
21 before MIT's new garage is built.

22 And that will also help address some of the

1 concerns about safety and conflicts at the Third and Potter
2 Street intersection.

3 So that -- and the Volpe project of course is
4 creating a whole new host of connections and roadways that
5 don't exist today that will exist in the future, such as the
6 Fifth Street Connector all the way through the Volpe site
7 between Binney Street to Broadway, which will also open up a
8 lot of additional ways for people to exit in and out of all
9 of these garages than there is today.

10 So people will not have to just go out or in to
11 the 303 Third Street garage from Third Street; they can also
12 come in and out from Broadway and they can also come in
13 through Binney Street.

14 So it spreads out a lot of traffic. It's creating
15 a whole new sort of grid network of roadways inside the
16 Volpe Center and connected -- and this could -- and the 303
17 Third Street project becomes part of that network.

18 So the -- so there is, you know, was a lot of
19 thought about the traffic issues and pedestrians and so on
20 and so forth as part of the Volpe project. And as was said,
21 the use of this garage was also considered for the reasons I
22 talked about and was approved as part of the Volpe project.

1 Therefore, they don't need any permits as of now.

2 Let's see. So I think, in terms of the management
3 of the garage, generally the traffic -- the City's Traffic
4 Department chose not to micromanage the way people manage
5 their own private parking garages.

6 We do generally recommend that parking spaces not
7 be assigned on a one-by-one basis to any individuals.
8 That's the least efficient way to manage parking garages.
9 And especially given the goals that the City has, and people
10 want, which is shared parking, which is meaning -- you know,
11 it's inefficient to have parking spaces that are used only,
12 like, during the nighttime, but during the day, it's empty,
13 because it's a dedicated parking spaces, and that person's
14 off at work, so versus shared parking when one parking space
15 can be used for multiple purposes.

16 It could be used during the day by people who were
17 working, and need a parking space. It could be used at
18 night for the people who during the day left and took their
19 car and left and went and parked somewhere else, and then
20 came home at night and needed a place to park in.

21 So the shared parking -- so this shared parking
22 component is something we generally recommend, but we don't

1 necessarily require, because we try not to get into the
2 nitty-gritty details; how individual property owners want to
3 manage their own parking, ultimately, we think is up to
4 them.

5 In this case, to do a bit of a hybrid of a shared
6 parking and a -- of the shared parking management and a
7 parking assignment management where they're saying, "Okay,
8 this field of parking on P2 will be used for these folks,
9 and this field of parking on P1 will be used for these
10 folks, but not necessarily assigning Space 1 is to you,
11 Space 2 is to you, that kind of thing.

12 That could always change. Again, it's also going
13 to depend on what the MIT and the Boston Properties decides
14 to do with their, "field of parking." And I think
15 flexibility is a good thing for property owners to have
16 because -- again -- they're going to be the ones who need to
17 best manage their apartment facility so that they can get
18 the maximum use of it and make sure that it is safe as
19 possible. So if they think something is unsafe, and they
20 need to make changes, they should do that.

21 I have complete confidence that Equity is
22 concerned about the safety of their residents as a primary

1 thing and will do everything and anything they can to make
2 sure that there's no problems. Again, the fact that
3 Alexandria had been parking in there years ago and there
4 wasn't any problems, I've heard, is a positive sign.

5 And, you know, I think there's -- they have
6 multiple options and things. They can do a test if
7 necessary.

8 I think there was an interesting comment about
9 precedent setting. This is -- this is not parking that's
10 open to the public for a fee. So we're not creating a
11 commercial parking facility here. This is going to be only
12 by specific designated people, whether residents of the
13 three residential buildings that Equity owns, or temporary
14 relief for the BXP, and then for the MIT.

15 So those are not just anyone from the public can
16 come and park in this garage. That's what's happening here.
17 So it actually is something that is of interest in terms of
18 how it's going to work.

19 Because it is something that we need to think
20 about going forward with not trying to build any more
21 parking spaces or overbuilding parking spaces, but managing
22 and utilizing what we already have that's not getting used.

1 On the other hand, we also need to make sure that
2 we're not letting -- we're not using spaces that are now
3 going to have people who wouldn't otherwise drive start to
4 drive. And we don't think that's the case here.

5 Because in this case, if Volpe doesn't use these
6 250 spaces, they're going to build their own parking on
7 their side. So we're not -- we're not really -- you know,
8 affecting currently more people to drive.

9 And same thing with the temporary use for that MXD
10 Blue Garage. These are people who are already working and
11 will probably move here and that will end up moving back
12 into the parking garages -- two interconnected parking
13 garages that Boston Properties is building off of Binney
14 Street.

15 So that's how that's -- we don't -- I don't
16 necessarily see this as -- again, we're not adding new
17 parking that will -- we think will entice more drivers, but
18 it is an important point that was made, because it is
19 something that we would be sensitive about in terms of,
20 like, other buildings that have unused parking spaces that
21 want to sort of start using them and making them available
22 to the public for something.

1 That's something we would be very conscious of and
2 concerned about, so making sure that that's not -- it's not
3 conflicting with the overall goals of trying to encourage
4 people overall not to drive.

5 So I'll stop there and see if I missed any
6 additional questions I can try to answer. But overall, like
7 I said, we're -- the Traffic Department's been working for
8 years on this. We think it's a smart, thoughtful Planning
9 move. Goes along with much in best practices and the
10 parking generally and we're certainly supportive of this
11 going forward.

12 MARY FLYNN: So Adam, one question I have is, in
13 terms of going forward, what sort of data collection will
14 continue in terms of utilization, and I assume that
15 information would be reported to Traffic and Parking?

16 And if it shows that the numbers are changing and
17 that it's putting residents at a disadvantage -- well, this
18 part of the question might not be for you, it might be more
19 for Johanna, but at that point, say there is a conflict,
20 what sort of flexibility are you going to have to be able to
21 change up the ratio, if at all possible?

22 ADAM SHULMAN: Yeah, so good question. So the

1 data collection -- so you did mention the 303 Third Street
2 ought to obtain a Parking and Transportation Demand
3 Management Plan from the City's DM Officer. That's -- they
4 did that.

5 That will -- that's Stephanie Groll, who works out
6 of the Community Development Department. She looked at data
7 and worked a little with them on that. It included -- and
8 it asked a lot of the similar questions. I looked at it,
9 because it had a lot of the same questions, I think, we're
10 hearing people wisely bring up tonight.

11 That plan is -- it is -- has conditions that
12 Equity -- it's an actual -- the use of the parking spaces
13 will be reported to the City. It's taught -- it really --
14 in the long-term, the parking spaces that MIT Volpe will
15 have here will be part of their total field of parking that
16 they have both on the Volpe site plus these spaces. They
17 will need to report all that information to the City as part
18 of their PTM reports.

19 So if we don't all know, the City will know, and
20 just our communications with Equity and with MIT.
21 Nonetheless, we'll know if there are -- you know, all the
22 parking spaces are being used or not used, and if there's

1 issues, and things of that nature. So it'll be carefully
2 monitored, no doubt.

3 The residents, we're pretty confident that the
4 residents at the residential buildings of 303 Third Street,
5 209 Third, 195 Binney, 249 Third -- that all the residents
6 in Equity's residential buildings will be able to park in,
7 you know, as needed if they need that.

8 As Johanna said, they've been monitoring their
9 parking demands for many, many, many, many years, and here's
10 just been I think a good 375 spaces unused. And I think
11 what they're doing for, or 270 so far, so that the 250
12 spaces I think is -- leaves a little buffer for that.

13 But I would say also this is -- you know, this is
14 a long-term commitment. It's a short-term thing for -- with
15 Boston Properties. It's a long-term commitment with MIT.
16 MIT is going to be building another 800 plus spaces on their
17 site as well, and these spaces will be part of that whole
18 field of spaces. And there will be a good relationship
19 between the MIT Volpe site and this site.

20 So they'll be able to work together, I have no
21 doubt. So that if in a worst-worst case scenario, if
22 something has to be done and they had to shift people from

1 one location to another, especially if residents have to
2 park here or there, there's now going to be multiple large
3 parking facilities that'll be managed, you know, by Equity
4 and then in coordination with MIT. I'm pretty confident
5 there will be enough parking spaces to meet the demands.

6 We've been finding, obviously, that a lot of
7 places have overbuilt parking like this 303 Third Street,
8 and so, I'm pretty sure that even though we tried to keep
9 the net new number of parking spaces for the Volpe project
10 is as low as we could, the way things are trending, it is a
11 likely chance that they were being a little bit conservative
12 also, and that their garages might not ever be 100 percent
13 full.

14 MARY FLYNN: Mm-hm.

15 ADAM SHULMAN: So we feel good about this overall
16 parking management plan, and at least -- and we think it
17 always works best with the shared parking (indiscernible)
18 when parking spaces could be used by the people who need it
19 at certain times. We think that always helps, and --

20 MARY FLYNN: Yes.

21 ADAM SHULMAN: -- there's good, good management
22 with the site, and -- you know, I think we don't -- we don't

1 see any major concerns.

2 MARY FLYNN: Okay. Thank you. That was very
3 helpful, by the way. Lou, you have a follow-up?

4 LOUIS J. BACCI, JR.: Yeah. First, will MIT be
5 participating in the shared parking agreement?

6 ADAM SHULMAN: So MIT -- so it's my understanding,
7 and Dan (indiscernible) already, MIT can use 250 spaces at
8 303 Third for any of their users at the Volpe site, so it
9 could be residents who park there or could be employees from
10 the Volpe site that park there. And they have those spaces
11 so they can theoretically, if need be, you know, do some
12 sharing for it amongst themselves.

13 In other words, if they want to use some spaces
14 for some other employees during the during the day, and at
15 night and do that kind of thing, I think there would be
16 ability for them to do something like that. That'll be up
17 to how they want to manage it.

18 And again, any sharing amongst -- any potential
19 future sharing or back and forth amongst MIT's users and
20 Equity users can always proceed agreed upon between those
21 two entities, and something they can work out.

22 LOUIS J. BACCI, JR.: One of the things that that

1 concerns me is how many fobs do you give out for the MIT
2 people? Is it 500, or is it 600? You know what I mean?
3 This gets a little more complicated than it appears.

4 DAN EGAN: Lou, I can hit that one. So there is
5 gate technology that monitors, right, how many users are in
6 the garage at any one particular time. So MIT will have 250
7 fobs to give to the garage. There will never be than 250
8 cars in the garage, and we'll be able to control that.

9 LOUIS J. BACCI, JR.: Well, how would you identify
10 who it was?

11 DAN EGAN: So today --

12 LOUIS J. BACCI, JR.: So, so you're assigning
13 parking to the MIT fobs, basically, whereas --

14 DAN EGAN: We're assigning 250 --

15 LOUIS J. BACCI, JR.: -- because if -- but I
16 understand that, but so you have 250 spots, and we just
17 talked about sharing this parking. How would someone else
18 get a fob to get there?

19 MARY FLYNN: I'm not so sure that the MIT -- and I
20 could be wrong, but it seems as though the MIT spaces are
21 just designated for MIT use, and more than likely MIT would
22 have an understanding as to who does have fobs.

1 So for the most part, I would think -- you know, I
2 mean, some of their jobs are not 9:00 to 5:00, clearly. You
3 know, there are going to be lab jobs, they're going to come
4 in at different times of day or night.

5 So I'm not sure that they're even going to be
6 consistent enough that they're going to be able to say, "You
7 can share this," because the person might come and go.

8 So I don't think it's going to be like you're
9 going to have one user during the day, and then somebody
10 else at night there at MIT.

11 But it seems as though -- from what I understand,
12 you guys are just -- you being the applicant here -- are
13 just setting aside the 250 for MIT, and then they're going
14 to figure out the specifics on how they manage it.

15 JOHANNA SCHNEIDER: That's correct.

16 MARY FLYNN: Yeah.

17 LOUIS J. BACCI, JR.: That's -- that's --

18 MARY FLYNN: You don't plan on giving them more
19 than 250 fobs, correct.

20 LOUIS J. BACCI, JR.: Well, how would they share
21 the spaces?

22 MARY FLYNN: Well, then, they're not going to if

1 they only have 250 fobs.

2 LOUIS J. BACCI, JR.: Well, part of their zoning
3 amendment is shared parking.

4 MARY FLYNN: Yeah, but I think that applies to --
5 to, you know, the residents -- well, the residents can't use
6 that parking, that's true.

7 LOUIS J. BACCI, JR.: Well, here's the other part
8 also. I just -- who is going to be using the shared parking
9 in the residential area? So if the resident -- if the
10 resident goes out during the day, who's going to be using
11 that parking spot?

12 ADAM SHULMAN: So Louis, I don't -- to my -- so
13 we're not -- the shared parking and so forth is -- is --
14 there's different ways to think of it in terms of individual
15 spaces and then areas of parking.

16 So in other words, so just going back to your
17 question about Volpe, the Volpe project that got approved,
18 they did calculate shared parking -- I assume shared parking
19 as part of their parking analysis, which means instead of
20 them building, you know, 2000 spaces because they need 1000
21 for residents and 1000 for employees -- 1000 at night for
22 residents and 1000 for employees during the day -- instead

1 of them building 2000 parking spaces, they assume that there
2 will be some overlap, and so, that -- and we know from
3 studies and so forth that so instead of building 2000
4 spaces, they build 1800 spaces, because they know there will
5 be about 200 spaces or give or take out of the total parking
6 that could be used for dual purposes.

7 Obviously, sometimes those spaces could be used
8 during the day by an employee, sometimes the space could be
9 used at night by --

10 LOUIS J. BACCI, JR.: I understand, but we're
11 talking around in a circle. This is not about how many
12 parking spots MIT has. I mean there's a small percentage of
13 it in there, because MIT could say they will build their own
14 parking and that would be the end of it. But how do we
15 control -- how do -- what are the controls to make sure that
16 this works smoothly?

17 Because it seems like it's got a bunch of bumps in
18 it right now, especially with the access to the building.
19 It's going to be very slow with rollup doors. There are no
20 gates. I -- I work in this neighborhood. I'm there every
21 day.

22 So the only way to make a U-turn is to go down to

1 Monroe to Fifth to Potter. So if that has cars backed up
2 from the parking, what is that going to do? These are
3 concerns for the people in the building and the
4 neighborhood.

5 And I'm also concerned that -- on the security
6 side from the people that live in the building with access
7 to the building directly from the garage. There should be
8 some way to mitigate this -- the owner put in some kind of a
9 different card reader or access control, or something. But
10 I haven't heard any of it.

11 DAN EGAN: Yeah, I think Lou I can talk about the
12 -- the garage doors themselves. Like, these are what I'll
13 call commercial-grade garage doors. They're fast open and
14 close, right? They're designed to not only get -- you know,
15 cars in and out of the garage, but also not to let people
16 tailgate, right? Into the garage and have unauthorized
17 users.

18 So --

19 LOUIS J. BACCI, JR.: I'm there every -- so I
20 understand completely what you're saying. But they're going
21 to have to go up and down each individual trip, unless
22 something is changed.

1 ADAM SHULMAN: But this garage was built to
2 accommodate the 521 parking spaces --

3 LOUIS J. BACCI, JR.: I got you. I understand.

4 ADAM SHULMAN: -- the number of spaces in the
5 garage is not changing.

6 LOUIS J. BACCI, JR.: Correct.

7 ADAM SHULMAN: So it's -- you know, it's --

8 LOUIS J. BACCI, JR.: But the use of the garage is
9 changing.

10 ADAM SHULMAN: It's actually -- if it's used by,
11 you know, residents at night and employees -- some employees
12 a day, that actually kind of counterbalances each other so
13 that, you know, they're not -- not every single person is
14 leaving the garage at the exact same time every night or
15 coming in in the morning at the same time.

16 LOUIS J. BACCI, JR.: I agree, but there is
17 certainly --

18 ADAM SHULMAN: So that helps out a little bit.
19 Although MIT could use -- could decide to use their 250
20 spaces for residents. Because they're also building
21 residential housing. So it's possible that only people who
22 are residents of either Equity's building or MIT's building

1 could be parking in this garage too.

2 You know, in terms of safety, I'd go back to Dan
3 about his experiences with Alexandria when -- you know, the
4 parking in the building, I think technology can be used to
5 also ensure that only people -- you know, people who
6 (indiscernible) and the controls of who need to get onto it,
7 and what floors and things of that nature.

8 LOUIS J. BACCI, JR.: And I'm sure there are
9 answers to all these questions. But I haven't heard any --
10 that's the problem.

11 MARY FLYNN: Okay. So let's just -- we understand
12 the concerns I think other Board members probably share; the
13 concerns for safety, et cetera. But I'm not sure that we're
14 going to get the absolute solutions tonight. I mean, some
15 of that would require additional work for sure before we get
16 there.

17 So let me just now switch to discussion among
18 Board members. I'd like to hear what other folks are
19 thinking in terms of the permits. The -- you know, the --
20 we have to make some findings on the permits, and, you know,
21 that relates to traffic and patterns of access and egress.
22 So, you know, certainly concerns about those things have

1 been raised.

2 So how are people -- where are you coming down on
3 this this evening, for other members of the Board? Would
4 someone like to volunteer to start? We know where -- okay,
5 Diego?

6 DIEGO MACIAS: I'd like to sort of agree with a
7 lot of loose ends that I don't feel like we've seen enough
8 to answer some of these concerns that we have. I mean,
9 personally I would love to see sort of plans showing the
10 space allotment to residents and to BXP or MIT, and sort of
11 how the technology will make the residents feel safer.

12 I think we've heard some good stuff. I just feel
13 like switching a garage that's primarily for residential to
14 a different sort of use would require more care with that.

15 And then with regards to traffic, I think I'm not
16 familiar with that area in terms of personally living around
17 there, but I heard a comment about the school buses, and I
18 would say that living on the other side of Cambridge, that
19 sometimes the buses would get delayed, and I would wonder
20 why.

21 And I'm wondering if this would be an example of
22 why they're getting delayed, because sort of a traffic

1 pattern was not foreseen, and these buses are just getting
2 delayed and, you know, it's probably giving itself to all
3 the other residents and parents and families that are trying
4 to get a school bus, trying to get to work.

5 So I would just sort of say that with Traffic and
6 the walking patterns, I think that was a public comment that
7 also -- I don't know if this is too much of a concern as the
8 first two items I brought up, which are the traffic or the
9 school buses and the security of the residents.

10 But it would be just nice to see some sort of
11 study on that, of how that walking pattern around that site
12 is going to be with the new garages. And I know that's
13 probably future, but I think we're sort of promising that
14 these spaces are going to be used, and there's going to be
15 an influx of new traffic.

16 And I think it's also that if these spaces are not
17 being used, that they're going to be used by other people or
18 other cars. Just it should be done with more care. That's
19 what I'm saying.

20 MARY FLYNN: Okay, thank you. Catherine?

21 CATHERINE PRESTON CONNOLLY: So I think from my
22 part I think the shared parking use here is completely

1 consistent with City policy, and in general, I tend to leave
2 questions of how the management works out to the parking
3 garage operators, who not only are more expert than am I in
4 what works in a particular location or locations, but also,
5 I want to afford the flexibility frankly to change over
6 time.

7 Particularly in the case of MIT here, where we're
8 talking about a very long-term parking agreement, I would
9 hate for any approval that we do give to be so specific that
10 every time that technology changes, they have to come back
11 and ask permission to do so.

12 So I can be supportive of getting some additional
13 examples of how an initial rollout, particularly in the case
14 of the temporary parkers to the Blue Garage are going to
15 work, but I would personally really want to steer clear of
16 codifying any management type arrangements in the special
17 permit that are longer term in nature.

18 Because we have seen -- you know, right now
19 they're talking about a fob situation where, you know,
20 there's x number of spots for x number of spaces, and that's
21 what controls. You know, two years, 10 years, you know,
22 whatever, it could be way more specific and timed, and

1 somebody's fob only works to get them in at a certain time
2 and -- you know, keeps track of and notifies them when they
3 need to be out and who knows what else technology will do?

4 I don't want to say that they have to use the
5 technology from today in 30 years. So I think it's
6 appropriate to ask for those operational details that would
7 be -- that they anticipate putting in place to make this
8 work currently, but I wouldn't want those to be conditions
9 of the approval going forward, because I do want the
10 operators and managers to basically illustrate to us that
11 they think these through, that they are going to work, but
12 that as the situation evolves, they will evolve with it.

13 And I think what my colleagues are asking for is
14 just that demonstration that day one it's going to work, and
15 that we can trust them to continue to operate it in a way
16 that it will work going forward.

17 MARY FLYNN: Excellent. Okay. Adam, did you have
18 anything you wanted to add?

19 ADAM BUCHANAN WESTBROOK: Not much to add, just I
20 just want to reinforce I think some of the concerns that
21 have come up. I think for me the top concern right now is
22 just the safety of the residents and it seems like kind of a

1 small, probably a relatively small thing to do to secure up
2 the building so that those folks who are part of MIT or part
3 of the Boston Properties company during the temporary
4 parking won't have access in there.

5 So I would love to see ideas or prospects for
6 that.

7 I do share Lou's concern. I would love to see a
8 little bit more about the traffic patterns and how that's
9 going to be impacted with this, but very open to that being
10 the case.

11 I'm more convinced at the end of this conversation
12 that the number of spots probably will work out okay, and
13 hopefully with technology changes, Catherine, in 30 years we
14 won't need very many parking spots at all. We can just hope
15 for that.

16 So yeah, those are my concerns at this point.

17 Yeah.

18 MARY FLYNN: Okay. Thank you. All right. So I
19 think in terms of my own opinion, I think the requested
20 permits are certainly consistent City policy in terms of
21 consolidating spaces, building fewer spaces, and managing
22 parking as effectively as possible.

1 But I do completely understand the need to -- on
2 the part of the Board to know a little bit, to understand
3 better how initially this is going to work, and what -- you
4 know, the traffic, you know, how in and out of the building
5 is -- I mean in and out of the parking area, as well as
6 access to the building.

7 And to whatever extent you can provide further
8 clarification on those things, I think it would be very
9 helpful.

10 Daniel, is there anything -- if we -- I think
11 obviously we're going to continue this, but is there any
12 other information that you think we should be asking for at
13 this particular that we haven't already articulated?

14 DANIEL MESSPLAY: I don't think so, Chair Flynn.
15 I've been taking diligent notes, I'm sure other Staff have
16 as well. It sounds like we've got a punch list of items
17 that we can coordinate with the applicant on for some
18 follow-ups before we come back to this Board.

19 MARY FLYNN: Okay. All right. So then is there
20 any other information that Board members want to see? Just
21 giving you one last shot before we move forward on the
22 motion. Okay.

1 So --

2 DIEGO MACIAS: Mary, sorry. I would just --

3 MARY FLYNN: Oh, I'm sorry, say Diego.

4 DIEGO MACIAS: I raised my hand a little late
5 there. Sorry.

6 MARY FLYNN: Yeah, I just wasn't looking up. Yes,
7 go right ahead.

8 DIEGO MACIAS: I know I just mentioned that I'd
9 love to see floor plans with sort of the space allotments,
10 but I would sort of -- sort of on top of that, sort of just
11 like a flow diagram of how residents would access the third
12 residential building.

13 MARY FLYNN: Okay. Yeah. I think that would be
14 very helpful. Yeah. Perfect. Okay. So we have an
15 alternative, and Swaathi, I'm going to you here in terms of
16 guiding us. We could -- well, I guess one alternative is to
17 continue it to a certain date, but we are asking for
18 additional information.

19 So generally I guess we don't do a certain date
20 when we're -- so we're actually just doing a motion to
21 continue with the date to be determined when the information
22 is provided by the applicant.

1 SWAATHI JOSEPH: Yes, Mary. That is definitely --
2 that can definitely be done by the Board. The only reason
3 I'm raised my hand is it would be helpful if the Board can
4 make a determination regarding the PUD special permit,
5 whether the proposal in concept aligns more with the Major
6 Amendment or a Minor Amendment. Because that will help the
7 Staff and the applicant work towards, you know, the
8 procedural matters of the continued hearing.

9 MARY FLYNN: Okay. Okay.

10 DANIEL MESSPLAY: And just -- maybe just to add
11 onto that so that it's clear what options the Board would
12 have to take, so if the Board decided that the PUD amendment
13 was a Minor Amendment, but they still wanted some additional
14 information from the applicant, then that determination
15 could be made, but the hearing could be continued along with
16 the other two special permits until the future dates.

17 Alternatively, if the Board felt that the amendment was
18 a Major Amendment, then the Board could take action to
19 approve the development proposal as a preliminary
20 determination with those same requests for information so
21 that the applicant would come back for that second hearing
22 under the Major Amendment with their Final Development Plan.

1 And that way at least we can continue working with
2 the applicant proactively. They're going to have to come
3 back anyway. But if it's allowed a Major Amendment, the
4 Board could give that preliminary determination so that they
5 wouldn't have to come back a third time if the Board --

6 MARY FLYNN: Okay.

7 DANIEL MESSPLAY: -- elected not to take that
8 action.

9 MARY FLYNN: Okay. Okay. Got it. All right. So
10 for the -- the -- to remind existing Board members and
11 probably the new members haven't even focused on this sort
12 of thing yet, the different -- I'm going to read the
13 definition of a Minor and Major and we'll go from there.

14 So a Minor Amendment -- and this would be in the
15 PUD/PD 189, a Minor Amendment makes changes which do not
16 alter the concept of the PUD in terms of density, floor area
17 ratio, land usage, height, provision of open space with a
18 physical relationship of elements of the building.

19 Minor Amendments shall include but not be limited
20 to small changes in the location of buildings, open space
21 for parking, or realignment to the minor streets.

22 Major Amendments represent substantial deviations

1 from the PUD concept approved by the Planning Board. Major
2 amendments shall include but not be limited to large changes
3 in the floor space, mix of uses, density, lot coverage,
4 height, setbacks, lot sizes, open space, changes in the
5 location of the buildings, open space or parking, or changes
6 in the circulation system.

7 So I will -- in my opinion, it feels like a Minor
8 Amendment to me -- something that's been discussed
9 previously in other zoning forums, and we have -- you know,
10 data on usage and things like that. It's no new building,
11 the building is not expanding, it's not contracting. There
12 are no significant architectural changes. I don't believe
13 there's any deviation from the PUD.

14 So I would say it's a Minor Amendment, but that is
15 my opinion. I would like to hear from other Board members
16 if you disagree.

17 Catherine?

18 CATHERINE PRESTON CONNOLLY: Well, I raised my
19 hand before you said, "If you disagree." I am in full
20 agreement that it is --

21 MARY FLYNN: Oh, okay.

22 CATHERINE PRESTON CONNOLLY: -- it seems to be a

1 Minor Amendment.

2 MARY FLYNN: Okay, great. All right. I don't see
3 any other hands going up. All right. So then, let me ask
4 if there is a motion to grant a requested -- this requested
5 Minor Amendment for a PUD PB-189.

6 Daniel?

7 CATHERINE PRESTON CONNOLLY: Mary, yeah, I think
8 what we're moving here is not -- we're not granting at this
9 time, right? We're making a finding.

10 MARY FLYNN: Oh, sorry.

11 CATHERINE PRESTON CONNOLLY: And this is a Minor
12 Amendment?

13 DANIEL MESSPLAY: Yes. So we'll entertain a
14 motion to --

15 MARY FLYNN: Got it.

16 DANIEL MESSPLAY: -- determine that it's a Minor
17 Amendment and we'll do a roll call on that first, and then
18 we'll do a roll call on continuing the hearings to a future
19 date.

20 MARY FLYNN: Okay. So we'll --

21 CATHERINE PRESTON CONNOLLY: All right.

22 MARY FLYNN: So we're making a determination to

1 approve --

2 CATHERINE PRESTON CONNOLLY: Nope.

3 MARY FLYNN: No.

4 CATHERINE PRESTON CONNOLLY: We're making a
5 determination that it is a Minor Amendment.

6 MARY FLYNN: Okay. Okay. Very good. Nothing
7 else. All right. That's the motion. Catherine has just
8 made it. Could I have a second?

9 LOUIS J. BACCI, JR.: Yeah, so moved.

10 MARY FLYNN: Thank you, Lou. Second. Okay. Can
11 we have a roll call, please?

12 DANIEL MESSPLAY: Okay. Roll call on determining
13 that this is a Minor Amendment for 303 Third Street. So
14 that's Lou Bacci?

15 LOUIS J. BACCI, JR.: Yes.

16 DANIEL MESSPLAY: Diego Macias.

17 DIEGO MACIAS: Yes.

18 DANIEL MESSPLAY: Adam Westbrook?

19 ADAM BUCHANAN WESTBROOK: Yes.

20 DANIEL MESSPLAY: Catherine Preston Connolly?

21 CATHERINE PRESTON CONNOLLY: Yes.

22 DANIEL MESSPLAY: And Mary Flynn?

1 MARY FLYNN: Yes.

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

4 [All vote YES]

5 MARY FLYNN: Okay. See, sometimes it doesn't
6 matter how long you've been on the Planning Board, you still
7 get confused.

8 Okay. So now we said it's a Minor Amendment. Now
9 do we have to grant it?

10 DANIEL MESSPLAY: No.

11 CATHERINE PRESTON CONNOLLY: Now we continue.

12 DANIEL MESSPLAY: Yeah. We'll continue all three
13 hearings to a --

14 MARY FLYNN: Right.

15 DANIEL MESSPLAY: -- future date.

16 MARY FLYNN: Okay. All right. Is there a motion,
17 then, to continue all three hearings to a future date, to be
18 determined once the requested additional information has
19 been submitted?

20 CATHERINE PRESTON CONNOLLY: This is Catherine. So
21 moved.

22 LOUIS J. BACCI, JR.: Louis second.

1 MARY FLYNN: Okay. So I've got Catherine --

2 LOUIS J. BACCI, JR.: Louis second.

3 MARY FLYNN: -- and Louis. Thank you. Roll call
4 vote?

5 DANIEL MESSPLAY: Roll call on that motion: Lou
6 Bacci?

7 LOUIS J. BACCI, JR.: Yes.

8 DANIEL MESSPLAY: Diego Macias?

9 DIEGO MACIAS: Yes.

10 DANIEL MESSPLAY: Adam Westbrook?

11 ADAM BUCHANAN WESTBROOK: Yes.

12 DANIEL MESSPLAY: Catherine Preston Connolly?

13 CATHERINE PRESTON CONNOLLY: Yes.

14 DANIEL MESSPLAY: And Mary Flynn?

15 MARY FLYNN: Yes.

16 [All vote YES]

17 DANIEL MESSPLAY: That's all members voting in
18 favor.

19 MARY FLYNN: Okay. All right. So that's all I
20 need to do tonight with this, correct? Beautiful.

21 DANIEL MESSPLAY: Yes.

22 MARY FLYNN: Okay. Thank you. Procedurally it

1 was a little bit complicated. If I had a legal background,
2 I would have been much better at it, I'm sure. Thank you to
3 the proponent. Thank you to the Board members for all of
4 your comments and Adam for your assistance in getting us
5 through this. And looking forward to seeing you at the next
6 go around.

7 JOHANNA SCHNEIDER: Thank you very much. We've
8 got our homework to do, and we look forward to coming back.

9 MARY FLYNN: Great. Thank you so much. Okay. So
10 now we're going to move on.

11 * * * * *

12 (8:01 p.m.)

13 Sitting Members: Mary T. Flynn, Catherine Preston Connolly,
14 Louis J. Bacci, Jr., Tom Sieniewicz, Diego
15 Macias, and Adam Buchanan Westbrook

16 MARY FLYNN: The next item on our agenda is a
17 continued Public Hearing on a zoning petition by the
18 Cambridge City Council to amend Article 2 and Article 11 of
19 the Zoning Ordinance in order to amend the allowable maximum
20 building heights and minimum yard setbacks, among other
21 changes, for the Affordable Housing Overlay developments.

22 Daniel is going to provide an update on this.

1 DANIEL MESSPLAY: Yes. Thank you, Chair Flynn.
2 So the Board discussed this petition at its August 8
3 hearing, and ultimately voted to continue the hearing. As a
4 reminder, this is a Zoning Petition by City Council. It
5 modifies the Dimensional Requirements pertaining to
6 development under the Affordable Housing Overlay.

7 Staff since the last hearing have provided a
8 written summary of the discussion from the August 8 hearing,
9 and the Board's action, just as a reminder, is to make a
10 recommendation to the City Council on the petition.

11 MARY FLYNN: Okay. Thank you. The petition is
12 represented by Councillor Azeem, Councillor McGovern and
13 Councillor Zondervan. We heard a presentation from the
14 petitioners at the August 8 hearing. Is there any
15 additional presentation or comments from the petitioners
16 before we move to public comment?

17 Councillor --

18 COUNCILLOR MCGOVERN: Madam Chair, I'm going to --

19 MARY FLYNN: Yep.

20 COUNCILLOR MCGOVERN: -- kick it to Councillor
21 Azeem, thank you.

22 MARY FLYNN: Yep. Thank you. Councillor Azeem?

1 COUNCILLOR AZEEM: Thank you, Madam Chair. Thank
2 you all for having us here again tonight. Just for any
3 people who I've not met, although I feel like I've met all
4 of you at this point, City Councillor Burhan Azeem here to
5 talk about the Affordable Housing Overlay Amendment.

6 You know, just to take a step back, although I'm
7 sure all of you guys remember this from our last
8 presentation as well, just -- you know, we're -- talking
9 about Affordable Housing in the city, so this amendment will
10 be for 100 percent Affordable Housing projects.

11 Affordable Housing in every survey across the city
12 has shown as, like, the most number one issue that most
13 people face. A lot of people move out of our city because
14 they cannot afford to live here. And these amendments would
15 allow more buildings that are built that are 100 percent
16 affordable, so every single unit in these buildings is
17 affordable.

18 Every single project that we've seen to date under
19 the Affordable Housing Overlay has been supported by the
20 City, and that also gives us the ability to not support
21 projects that we think are not good.

22 We've seen projects that -- you know, in Walden

1 Square in particular where the initial version was not
2 supported by the members of the community, and we decided to
3 not move forward with those projects.

4 And so, although these amendments are by right,
5 you know, they still require City support. And so, there's
6 been a history of projects not making it through.

7 On the other hand, we've seen projects that have
8 had lots of community support, but not be able to make it,
9 because the amendments originally were too strict,
10 particularly 2072 Mass Ave, where the majority of City
11 Council and other people supporting the amendment --
12 supported that particular project, but the amendments at
13 that time were -- or the Affordable Housing Overlay at that
14 time was too limited to be able to support that project.

15 And so, we've lost good projects. And I don't
16 think there's a fear of bad projects going through, because
17 they still need to go through a City process, including --
18 you know, trips to you guys to the Planning Board before
19 they get, you know, all the City funding and all the
20 approvals they need to actually happen.

21 The amendments before you are really focused on
22 squares and corridors. It was a lot of what we heard this

1 term is that, you know, we wanted to focus on Squares and
2 Corridors for our major development and to do transit-
3 oriented development.

4 These amendments have gone through more process
5 than any other piece of legislation this term. There's been
6 10 separate City Council meetings or hearings ones. 11,
7 actually, if you include one where something was charter
8 righted. And so, it's been through a very, very long
9 process.

10 These were first introduced on November 21, 2022.
11 I feel like, you know, this was also able to top issue in
12 the last two election cycles. This has been one of the most
13 thoroughly, like, you know, hot topics in the City,
14 something that's been discussed by many City Councillors
15 over a very long period of time.

16 You know, where folks in the Squares and
17 Corridors, and while that is -- you know, I think a
18 substantial change. And, you know, I would also like to say
19 that it's not the majority of the city in terms of surface
20 area or anything like that.

21 Yes. And I think at this point I think we're all
22 familiar where mainly we're talking about 12 stories on the

1 Corridors, up to 15 stories on the Squares, as well as some
2 Dimensional Relief.

3 And that's I think all I have. Happy to take any
4 questions and to be here with all of you guys tonight. I
5 just wanted to say that -- to keep in mind that, you know,
6 this is -- you know, I think one of the most important
7 beautiful things we do as a city is to be able to provide
8 homes for people who otherwise wouldn't be able to afford to
9 live here or to benefit from all of our great schools -- you
10 know, our great, you know, restaurants, and all the other
11 opportunities that Cambridge has to offer.

12 We know that the number 1 determinant of your
13 quality-of-life is the zip code you live in and all the
14 opportunities that gives you access to. And so, I frankly
15 am very excited about giving more people access to -- you
16 know, all the wonderful things Cambridge has to offer.

17 Thank you.

18 MARY FLYNN: Thank you. Councillor McGovern?

19 COUNCILLOR MCGOVERN: Thank you, Madam Chair.

20 I'll just -- real quick, I'll just -- Councillor Zondervan
21 sends his regrets. He's out of state visiting his newly
22 born grandchild. So I think that's a --

1 MARY FLYNN: Oh, wow.

2 COUNCILLOR MCGOVERN: -- good reason to not be
3 here tonight.

4 MARY FLYNN: Pass on our congratulations to him.

5 COUNCILLOR MCGOVERN: I will pass that along.
6 Just a couple quick things to add, and then we can turn it
7 over -- because I know we, you know, we went through this
8 last time. Just so that we're clear about what -- what
9 we're talking about here and what amendments are in front of
10 us, we've received a lot of e-mails, as I'm sure you have.

11 And one of the concerns that gets brought up is
12 that these amendments will take away the Planning Board's
13 approval. I just want to note that these amendments are
14 silent on that. That was something that was debated three
15 years ago in the original Overlay. That is not something
16 that is in front of us.

17 These amendments don't change that at all. These
18 amendments are really about additional height and density
19 along the main Corridors, which as Councillor Azeem said, a
20 lot of folks who were opposed to the original Overlay said,
21 "Let's concentrate height and density along the Corridors."
22 That's what these amendments do.

1 I want to point out also that in talking with our
2 Affordable Housing partners, this is just going to be one
3 tool to put in our toolbox of many. There is no silver
4 bullet answer to dealing with this crisis.

5 The Affordable Housing -- our Affordable Housing
6 partner said that we could probably -- given funding and
7 their capacity and land that becomes available and all the
8 various factors that go into actually constructing
9 Affordable housing, that we can expect three to five of
10 these buildings spread out across the City over the course
11 of the next 10 to 15 years.

12 So you could look at that and say, "Well, then why
13 do it?" Right? It's not going to solve the thousands of
14 people that are on the waiting list. Or you could look at
15 it and say, "This also isn't going to mean that Cambridge is
16 going turn into Manhattan, right?" We're talking three to
17 five of these buildings spread out across the city up to 12
18 stories, not even necessarily 12 stories.

19 But what the Affordable Housing partner said was
20 that this will give them greater opportunity and greater
21 flexibility to build more units and get more funding. So
22 this is another tool in that toolbox.

1 We need to buy -- the City needs to buy more land.
2 We just approved two purchases of land in the last six
3 weeks. Hopefully, one of those at least will go to housing.
4 I don't think they both will.

5 The City needs to build on land it already owns --
6 absolutely. You know, there's lots of other things that we
7 need to do -- more money for the Affordable Housing Trust so
8 that they can -- you know, fund projects more flexibly. All
9 these kinds of things are all good things. And adjusting
10 the Overlay so that we can build more units.

11 You know, I want to remind everyone that these
12 units are mixed-income in reality. You can qualify for
13 these units if you have a housing voucher and very little
14 income. You can qualify for these units if you're a single
15 person that earns up to \$90,000 a year.

16 I personally know four DPW workers who I grew up
17 with who had to leave Cambridge because of high costs, who
18 would like to come back who are on the Inclusionary waiting
19 list who would qualify. And, you know, these are folks who
20 pick up our trash, but can't live here. Or teachers.

21 And, you know, a Councillor once said that Zoning
22 is about the future. And I agree with that completely. And

1 our future is one of more -- higher and higher rents. We're
2 second to Manhattan. If you want to talk about us being
3 like Manhattan, we're more like Manhattan in our rent than
4 we are in our appearance.

5 And so, I just hope as we deliberate on this, it's
6 going to -- I know we get really caught up in the details --
7 you know, what's the height, what's the density, what's the
8 setback? All the numbers and all the data and all that
9 stuff, which is all important.

10 For me personally, I don't think those things are
11 as important as who gets to live in our city and who
12 doesn't, and the diversity that we're losing.

13 So I hope that in all of this we continue to
14 center the people who need this housing. Because they
15 matter. So I will yield. I'm happy to answer any
16 questions. And again, I thank you all very much for the
17 opportunity.

18 MARY FLYNN: Thank you. I appreciate your
19 comments. Okay. As mentioned, this is a continued public
20 hearing. We kindly ask that any members of the public who
21 have provided comments on this matter already refrain from
22 making the same comments this evening, as there are no

1 changes to the petition from what was under review on August
2 8.

3 With that said, any members of the public who wish
4 to speak should now click the button that says, "Raise
5 hand." If you're calling in by phone, you can raise your
6 hand by pressing *9.

7 And as a reminder, the Board had received over 60
8 written communications on this petition. Written
9 communications received after 5:00 p.m. yesterday will be
10 entered into the record.

11 So let's see. Oops. Just want to check and see
12 how many hands we have up. All right. There are a
13 significant number of hands -- a really significant number
14 of hands.

15 So I -- I'm going to ask just in -- for the
16 interest of process and so that the Board has ample time to
17 discuss, and particularly since we have so many written
18 comments and have already heard testimony. I understand
19 that would be -- limit the comments tonight to one and a
20 half minutes. You can get through this fairly quickly.

21 So with that, Daniel if you like unmute speakers
22 one at a time, speakers should begin by saying their name

1 and address and confirm that we can hear you.

2 After that, you'll have a minute and a half to
3 speak until I ask you to wrap up. So Daniel?

4 DANIEL MESSPLAY: Thank you, Chair Flynn. I'm
5 just going to give a blanket apology if I mispronounce
6 anybody's name as we go through this. But it looks like our
7 first speaker is Joshua Redstone, followed by Young Kim.
8 Joshua, please begin by giving your name and address.

9 JOSH REDSTONE: Hi. My name is Josh Redstone. I
10 live at One Percy Place. Can you hear me?

11 DANIEL MESSPLAY: Yes. Please go ahead.

12 JOSH REDSTONE: Okay. I think -- so my comment on
13 the AHO -- I think I made a comment on a previous one that
14 was expressing a concern about side setback requirements.

15 I think I since learned that the side set -- okay,
16 the context was that although the Overlay mostly addresses
17 Squares and Corridors, it also includes some language that
18 affects side setbacks on all properties in Cambridge that
19 might at any point in the future ever become an AHO on the
20 property.

21 And I think since the last time I commented, I
22 learned that it was a -- it was -- the amendment was changed

1 to say that it's not all side setbacks. It was -- might
2 have been just side setbacks on any property over or three
3 stories and over, I think. I may be mistaken about that.

4 My concern was just that that may still include --
5 that may still remove the side setbacks for more -- a
6 broader swath of properties in Cambridge that we want. And
7 my concern back then that still applies to this change was
8 that given the large number of properties that are
9 nonconforming, that that might cause unintended consequences
10 and unpleasant surprises.

11 And that's it. Thank you.

12 DANIEL MESSPLAY: Thank you. The next speaker is
13 Young Kim, followed by Suzanne Blier. Young Kim, please
14 begin by giving your name and address.

15 YOUNG KIM: (Indiscernible) somebody noticed me. I
16 just cannot understand why (indiscernible) to continue
17 (indiscernible) 2072 Mass Avenue (indiscernible) amendment.
18 (Indiscernible) recognize the need for Affordable Housing,
19 and passed Chapter 40D, but they don't also recognize the
20 importance of community involvement and protection against
21 non-public agency developers from making (indiscernible)
22 terms for building and operating Chapter 40B and affordable

1 projects in the state by establishing Guidelines and Chapter
2 40B handbook.

3 In spite of these layers of protection, the
4 developers for the Chapter 40B 2072 Mass Avenue
5 (indiscernible) wish to circumvent them which
6 (indiscernible) really lack of active participation by
7 Cambridge Staff through their two previous Affordable
8 Housing development projects.

9 And given the chance, I would be more than happy
10 to present to you evidence on my (indiscernible).

11 If the -- if we lived in the ideal world, if
12 everybody abide by Zoning Amendment, then of course only
13 non-profit agencies would use the AHO Amendment to build
14 Affordable Housing. But we are not living in an ideal
15 world.

16 People like developer for 2072 Mass Avenue will
17 find a way to -- since there is no protection against it,
18 will go through all the steps, and then they say the
19 community input and Planning Board recommendation are
20 overridden by critical need for --

21 MARY FLYNN: Speaker, could you --

22 YOUNG KIM: -- Affordable Housing. So

1 MARY FLYNN: -- your time has expired. Could you
2 please wrap up?

3 YOUNG KIM: Yes. You will see not just a few of
4 the things that Councillor mentioned, but we are going to
5 have a trouble like Manhattan.

6 Thank you.

7 MARY FLYNN: We need to move on. Thank you.

8 DANIEL MESSPLAY: Thank you. The next speaker is
9 Suzanne Blier, followed by Federico Muchnik. Suzanne,
10 please begin by giving your name and address.

11 SUZANNE BLIER: Thank you. Suzanne Blier, 5
12 Fuller Place. And basically, I would urge the City to use
13 40B as the State had intended it to use. I would love some
14 clarification from the Planning Board about whether this can
15 create separate Squares. I'm hearing that it can.

16 And would add that this is a huge increase in size
17 and scale, and still the Planning Board has no oversight,
18 which I think is really important. No renderings, no
19 models.

20 As to it being piece of a toolbox, what is to stop
21 them from coming back every two years at election time to
22 urge yet another? The key issue on the dearth of housing is

1 high interest rates, building construction costs, how hard
2 it is to get parts.

3 20 percent of our renters are MIT and Harvard
4 students. These need to be addressed. It's too tall. No
5 setbacks give heat island impacts. And I would urge that
6 this is sent back to committee and asking the Solicitor to
7 look more closely at the reconciliation with 11.207.7.6 on
8 Environmental Design Standards. Because there seems to be
9 some irresolvable differences between the two. Thank you
10 for doing this.

11 DANIEL MESSPLAY: Thank you. The next speaker is
12 Federico Muchnik followed by Esther Hanig. Federico, please
13 begin by giving your name and address.

14 FEDERICO MUCHNIK: Federico Muchnik, 82 Richdale
15 Ave, Cambridge, running for City Council;
16 federicoforcouncil.net.

17 Just in response to some of the things I've heard,
18 Councillor Azeem talking about a beautiful piece of
19 legislation -- buildings that might go up could resemble
20 some of those pencil buildings that we see in Manhattan --
21 12 stories sticking up in the middle of nowhere, number one.

22 Number two, with all due respect, Councillor

1 McGovern's statement about this is not a silver bullet, well
2 it is a silver bullet. It's an attempt to put the
3 construction world in Cambridge on steroids. And to inject
4 this massively asymmetrical, nonsensical kind of scope and
5 perspective and size on the construction of buildings that
6 are not really in line or in harmony with the surrounding
7 neighborhood.

8 This is one of the most divisive pieces of
9 legislation I think I've ever seen. And I hear a lot of
10 dissonance among the voters. It has really polarized
11 people, and I think it's just not ready for primetime, as I
12 said during the last meeting. I think it needs to go back
13 to the City Council to being reviewed.

14 It needs to be moderated, and it can lead to a
15 situation where there is plenty of affordable housing, as
16 much as the City can reasonably afford to do without 15
17 stories and 12 stories on the Corridors.

18 So I urge this to be returned to the Council for
19 further deliberation. Thank you.

20 DANIEL MESSPLAY: Thank you. Next speaker is
21 Esther Hanig followed by William McAvinney. Esther, please
22 begin by giving your name and address.

1 ESTHER HANIG: My name is Esther Hanig, and I live
2 at 136 Pine Street, Apartment 2. I'm here today to reaffirm
3 my very strong support for the AO (sic) amendments.

4 I wanted to address an issue raised often at the
5 last meeting, which is the importance of protecting the
6 character of neighbors and meeting neighbor concerns. While
7 I feel that all voices should be heard and respected, I feel
8 there are two other issues that must be considered.

9 The first is that sometimes neighborhoods need to
10 be changed, and not always in the way that seems comfortable
11 for all residents. For example, in West Cambridge, the
12 residents are notably older, with over 50 percent older than
13 45, while in my neighborhood, The Port, only 21 percent are
14 older 45.

15 But even more relevant, the percentage of Black
16 residents in West Cambridge is 2.7 percent, but 28.6 percent
17 in The Port. The poverty rate for all families in West
18 Cambridge is 0.8 percent, and in The Port the rate is 17.8
19 percent.

20 According to the latest figures, in the Port, the
21 percentage of Affordable Housing is 34.5 percent, which
22 doesn't even include the 62 units being built on Norfolk

1 Street, while in West Cambridge it is 1.3 percent.

2 For a city that purports to value diversity
3 highly, it is clear that there is a need for increasing that
4 diversity in some neighborhoods, and the AHO amendments
5 could help to address that issue. I think it would greatly
6 enhance our city if more neighborhoods were diverse and
7 vibrant, with lots of kids and families like my own.

8 Thank you.

9 DANIEL MESSPLAY: Thank you. The next speaker is
10 William McAvinney, followed by Lee Farris. William, please
11 begin by giving your name and address.

12 WILLIAM MCAVINNEY: William McAvinney, 12 Douglas
13 Street in The Port. I'm a proud resident here for over 50
14 years. And I'm very concerned about the preservation of my
15 community.

16 Our -- my community has been disappearing. When I
17 moved here, this was a very racially integrated and mixed
18 neighborhood, as well as a neighborhood with a fair amount
19 of economic diversity. And the city as a whole had quite a
20 bit of economic diversity. That is disappearing.

21 I would like us to be able to build things like
22 LBJ and Manning that we were able to build 50 years ago, and

1 even if we -- even if this proposal passes, we still won't
2 be able to be building the site back.

3 I understand that for some people preservation
4 means the preservation of the building, but for me
5 preservation means the demographics of our community. And I
6 think this is a very good compromise between those two
7 things. It's been restricted to the Squares, places like I
8 live, and the Corridors. And the heights are not what I
9 would want. And the heights are not what people who want to
10 preserve the building heights, rather than who lives in the
11 community.

12 Thank you.

13 DANIEL MESSPLAY: Thank you. The next speaker is
14 Lee Farris followed by David Sullivan. Lee, please begin by
15 giving your name and address.

16 LEE FARRIS: Hi. Lee Farris, 269 Norfolk Street.
17 Can you hear me okay?

18 DANIEL MESSPLAY: Yes. Please go ahead.

19 LEE FARRIS: Thanks. I was not able to attend the
20 previous Planning Board meeting on this topic, but did send
21 in some written comments, which I want to share a summary
22 of, and also respond to some other points.

1 I'm speaking tonight for the Cambridge Residence
2 Alliance. And we recognize the urgent need for Affordable
3 Housing, and we strongly support increasing the amount of
4 Affordable Housing. In general, we're pleased with the AHO
5 proposal, and feel that it will be a step toward a more
6 diverse and vibrant community.

7 Like several of the previous speakers, I live in
8 The Port, which is one of the more diverse areas of the
9 city. We believe that greater heights will enable
10 Affordable Housing to be more competitive economically and
11 therefore result in more sites. And we like that it
12 increases flexibility for Affordable Housing projects while
13 continuing to require 30 percent open space.

14 We would, however, like to highlight a few areas
15 where we think it could be improved. We'd like any increase
16 in the Affordable Housing Overlay to focus on creating
17 family housing, and housing that's affordable to lower-
18 income people.

19 And we do have concerns about the setback
20 situation that others have mentioned and think there should
21 be some modest minimum requirement for side and rear
22 setbacks, such as at least seven feet from the lot line.

1 I have a few other points that I hope you will
2 consider. Thanks.

3 DANIEL MESSPLAY: Thank you. The next speaker is
4 David Sullivan, followed by Susan Schlesinger. David,
5 please begin by giving your name and address.

6 DAVID SULLIVAN: Thank you, members of the Board.
7 Let me start by my name is David Sullivan. I live at 16
8 Notre Dame Avenue in North Cambridge. I am a former member
9 of the City Council, five turns. I want to begin by
10 thanking all of you for volunteering your time. I don't
11 know how you do this every week, or almost every week. It
12 is impressive, and I thank you for it.

13 I strongly support the proposed amendments to the
14 Affordable Housing Overlay. They are important for the
15 future of our city. It is important to recognize that
16 diversity in our city requires density. Without density and
17 without some additional height, we can't preserve the
18 diversity of our city.

19 I've been following the housing crisis in our city
20 for 50 years, since before I was on the Council. Chair
21 Flynn can attest, as I think she was the Deputy Director of
22 Community Development while I was on the City Council, and I

1 thank her for her service.

2 This is as serious a housing crisis as we have
3 ever had in the 50 years that I've been watching it. And we
4 need to do something, and we need to do something soon.
5 I'll point to 2072 Mass Ave, which has been mentioned. The
6 point was made then this is unfair to an unelected Board to
7 make them to make this decision, it should be made
8 democratically; well, this is the response. It's a
9 democratic response by the elected members of the City
10 Council. It's the right response.

11 I urge you to report on this favorably and ask
12 that it move along to its next steps to the City Council.

13 Thank you very much.

14 DANIEL MESSPLAY: Thank you. The next speaker is
15 Susan Schlesinger, followed by Sara Barcan. Susan, please
16 begin by unmuting yourself and giving your name and address.

17 Blocked room

18 Susan Schlesinger, it looks like you are still
19 muted. You have the floor.

20 SUSAN SCHLESINGER: Hello?

21 DANIEL MESSPLAY: Yes. We can hear you.

22 SUSAN SCHLESINGER: Okay. My name is Susan

1 Schlesinger. I live at 34 Glenwood Ave in Cambridge. I'm a
2 former Assistant City Manager for Community Development and
3 also a member of the Affordable Housing Trust Fund Board.
4 And I'm here to support the amendments to the AHO.

5 And I want to talk about not so much the critical
6 need, which I think has been addressed and will be
7 addressed, and I think the Board understands that well, but
8 I want to talk about some policy changes from the original
9 AHO ordinance to this point that I think really explains
10 some of the need for these amendments.

11 The first is when we went around and looked at the
12 AHO in the beginning, the point was to try to make 100
13 percent Affordable Housing development as-of-right, with a
14 strong review from the Planning Board around design issues
15 and very extensive Design Guidelines that were presented.

16 Some of the advantages that Affordable Housing
17 developers got besides height, dimensional changes and the
18 as-of-right aspect was a real advantage in competing in the
19 private market, which was that it allowed -- the original
20 ordinance allowed there to be no parking minimums.

21 So a developer, a non-profit housing developer
22 could go and try to purchase a site in the market knowing

1 that they would not have to provide parking on that site.

2 Because of policy changes now, there is no minimum
3 parking requirements throughout the city, which I fully
4 support. But I think people have to recognize that that is
5 a real change in whatever advantages that the original AHO
6 had for non-profit housing developers.

7 I want to say, also, the loss of 2072 threw, I
8 think, a really mangled view of what 40B is and a contention
9 that the AHO heights were maximums, not --

10 MARY FLYNN: Ms. Schlesinger, you're going past
11 your time, please.

12 SUSAN SCHLESINGER: Okay.

13 MARY FLYNN: Could you wrap up?

14 SUSAN SCHLESINGER: Yeah. I'll wrap up. I just
15 think that there are significant policy changes that make
16 these amendments necessary. And I want to thank the Board
17 for its support of 2072 in the past and other Affordable
18 Housing efforts. And I really hope that you approve this
19 and send it forward for Council admission. Thank you.

20 DANIEL MESSPLAY: Thank you. The next speaker is
21 Sara Barcan, followed by Helen Walker. Sara, please begin
22 by unmuting yourself and giving your name and address.

1 SARA BARCAN: Good evening. I'm Sara Barcan. I'm
2 the Executive Director of HRI, Homeowner's Rehab, Inc.
3 We're located at 280 Franklin Street. As you know, we own
4 about 1500 units of Affordable Housing rental housing in
5 Cambridge, with more under development. And we strongly
6 support these amendments to the AHO.

7 As all of you know, the need for Affordable
8 Housing in Cambridge remains desperate. Our newest
9 development, Finch, continues to have a waitlist of 1800
10 families.

11 And I want to emphasize families, which is our
12 main priority as an Affordable Housing developer and the
13 City's as well. They tend not to benefit as much from the
14 Inclusionary Units, because those are smaller.

15 And I just want to note that a particular project
16 that we're looking at now, a piece of land that we're hoping
17 we'll be able to develop under the AHO with these amendments
18 we can build 30 percent more units for families. That would
19 be a dozen families who would benefit from those units.

20 So the impact, I think, is very real.

21 I also want to note, as others have said, the AHO
22 is very compatible with good design. We're in the middle of

1 permitting 1627 Mass Ave under the AHO right now and have
2 had a great process of taking input from the Planning Board,
3 from community members, from City Staff and others, and
4 we'll be coming back with what we hope will be a much more
5 favorable and improved design.

6 So I think the process is working really well.
7 That will remain with these amendments. But we'll be able
8 to compete for some sites that are now at risk of being lost
9 to the private market.

10 I thank you for your time and the opportunity to
11 testify, and I hope you'll support these amendments. Thank
12 you.

13 DANIEL MESSPLAY: Thank you.

14 The next speaker is Helen Walker, followed by
15 Carolyn Fuller. Helen, please begin by giving your name and
16 address.

17 HELEN WALKER: Can you hear me?

18 DANIEL MESSPLAY: Yes. Please go ahead.

19 HELEN WALKER: I'm Helen Walker of 43 Linnaean
20 Street. I'm an architect. I oppose the amendments in their
21 current form, because it conflicts with other City
22 priorities.

1 Consider conflicts such as Section 2290 Green
2 Factor Standard or the Climate Resilient Zoning Ordinance.
3 According to the Task Force Final Report, Development
4 Standards must mitigate urban heat island effect to protect
5 residents from major increases in summer temperatures. Heat
6 mitigation strategies should benefit the entire city.

7 For example, there's a preference for trees and
8 vegetation planted within 20' of a public way, awarding
9 twice the credits for plantings in these locations, because
10 they're considered a public benefit.

11 The past Task Force specifically encourages post
12 continuous tree canopy coverage, especially for public
13 corridors, and areas of BIPOC use. But the amendments offer
14 no front or side yard setbacks, so there might be no trees
15 or vegetation within 20' of a public way, and no continuous
16 tree canopy coverage along public corridors, which is where
17 we're incentivizing these projects.

18 Why should residents of AHO projects step out
19 their front doors into the 110-degree heat index predicted
20 for 2070 without the same climate protections the City wants
21 for everyone? In the future, these will be matters of
22 public health.

1 Please consider whether we should require
2 Affordable Housing projects to have enough open space at
3 grade for plantings to meet the Green Factor Standards.
4 Remember that a Green roof at 170 feet above grade is doing
5 very little to enhance the microclimate at the street.

6 Thank you.

7 DANIEL MESSPLAY: Thank you. The next speaker is
8 Carolyn Fuller, followed by Elaine DeRosa. Carolyn, please
9 begin by giving your name and address.

10 CAROLYN FULLER: Carolyn Fuller, 12 Douglass
11 Street. I'm here tonight in support of the AHO Amendment.
12 I have lived in my current home for over 40 years and have
13 watched in dismay as more and more of my neighbors have been
14 forced out of Cambridge because they can no longer afford to
15 live here.

16 This amendment is a step in the right direction.
17 Please support it.

18 Thank you.

19 DANIEL MESSPLAY: Thank you. The next speaker is
20 Elaine DeRosa, followed by Teresa Cardosi. Elaine, please
21 begin by unmuting yourself and giving your name and address.

22 ELAINE DEROSA: Good evening. My name is Elaine

1 DeRosa, and I live at 4 Pleasant Place.

2 I'm asking that you vote favorably for the
3 proposed amendments to the Affordable Housing Overlay. We
4 need these amendments to approve the AHO to respond to what
5 we've heard repeatedly from non-profit developers, that they
6 still face barriers in their ability to build Affordable
7 Housing to meet the Affordable Housing crisis in Cambridge.

8 They have also reported lost opportunities to
9 developing Affordable Housing because of the current
10 barriers that the AHO establish and that these amendments
11 correct.

12 Cambridge has an Affordable Housing crisis, and
13 everybody know is. The City Council voted it a number 1
14 priority to address, tenants experience it every month when
15 they have to make choices between food, rent, or
16 medications, and the State National Housing Research Proofs
17 documents its status.

18 The Metropolitan Area Planning Council reported
19 that Metro Boston, which includes Cambridge, is the sixth
20 most expensive metropolitan area in the United States,
21 trailing only five cities in California.

22 The national low-income housing coalition Out of

1 Reach Report states that in order for a person in Cambridge
2 to pay only 30 percent of their income for rent, they would
3 need to make in \$50.87 an hour.

4 Finally, the Cambridge Housing Authority has known
5 for many years that their list of thousands of people
6 waiting for Affordable Housing -- approving these amendments
7 is urgent.

8 We can no longer wait to put in place policies
9 that support the development of this desperately-needed
10 Affordable Housing for all those who are waiting.

11 Thank you. I urge you to support the amendments.

12 DANIEL MESSPLAY: Thank you. The next speaker is
13 Teresa Cardosi, followed by Kathleen Higgins.

14 Teresa, you have the floor. Please begin by
15 giving your name and address.

16 TERESA CARDOSI: Hi. My name is Teresa Cardosi,
17 and I live at 7 Woodrow Wilson Court. And as Councillor
18 Azeem says, the Affordable Housing Overlay is not for all
19 developers. It's just for the non-profit. It's to compete
20 with the profit-making developers. There would be no market
21 rents allowed ever permanently, because the units would be
22 deemed restricted.

1 The amendments of the AHO are not one-size-fits-
2 all. The Corridors and the main Squares would allow up to
3 12 full-story height. But other Cambridge -- other areas of
4 Cambridge would allow height proportionate to the area.

5 And the CHO -- the AHO's 2023 Annual Review to the
6 City manager from the Cambridge Development Department shows
7 that six AHO projects are in development. Over 400 units of
8 those will be two-, three- and four-bedrooms for families.
9 So the AHO is working.

10 But the current restrictions have prevented
11 additional units from being built. One example is 116
12 Norfolk Street, which has supported housing for chronically
13 homeless individuals -- some who have mental illness.
14 Supported housing means that services are attached to the
15 housing so that constant care can be provided.

16 One extra story, which would be five stories
17 instead of four, would have meant about 15 more people would
18 have had a home and a plan chance to focus on living,
19 instead of just surviving. That specific population of
20 chronically homeless people it's especially tough to house.
21 They need the stabilization of housing to be able to
22 progress.

1 So I ask that you see Affordable Housing as people
2 and not buildings. Housing is a necessity. It's not a
3 privilege. Whether renter or homeowner, we all deserve
4 secure housing. So please support the AHO Amendments.

5 Thanks for your time.

6 DANIEL MESSPLAY: Thank you. The next speaker is
7 Cathleen Higgins, followed by Marilee Meyer. Cathleen,
8 please begin by giving your name and address.

9 CATHLEEN HIGGINS: Hi. My name is Cathy Higgins.
10 I live at 345 Norfolk Street. Just a quick comment in
11 strong support of the AHO amendments. Why? Just since the
12 last meeting of the Planning Board on this topic, a couple
13 people I've spoken to: the single woman -- mother of three
14 -- who -- including an 18-year-old, who works in Cambridge
15 as a day care teacher at very low pay, evicted from her home
16 in Everett living in a one-bedroom of her mother's house,
17 and then sometimes in her car.

18 So then also for the -- I support them for the man
19 who told me of his \$400 rent increase. And he was
20 desperately looking for a new home and visibly anxious about
21 it. And he was contemplating leaving the area.

22 So I support these amendments for these two people

1 and for the thousands on the waiting list.

2 Thank you.

3 DANIEL MESSPLAY: Thank you. The next speaker is
4 Marilee Meyer, followed by Tina Alu. Marilee, please begin
5 by giving your name and address.

6 MARILEE MEYER: Hi. I'm Marilee Meyer, 10 Dana
7 Street. And I'd like to thank the Board for realizing that
8 the AHO needed a continuance. It doesn't matter how many
9 meetings there were, considering it was sprung on the public
10 after losing the 2072 in retaliation.

11 Housing should be identified for those unserved
12 and in the unsafe situations, and not necessarily for
13 anybody who wants to live in Cambridge.

14 And \$90,000 is now low-income. These are not
15 amendments, but arbitrary heights, including, quote,
16 "unlimited" in places that will work. There are some
17 sections that contradict points, including environmental
18 justice and setbacks. If 12 to 15 stories is too high for
19 certain places, some height, fine. The five-year review
20 would have given us more analysis.

21 Our -- all our roads are not the same. Our
22 primary corridors now include secondary corridors. Harvard

1 Square is a finite contained triangle, not a pass-through.
2 This eliminates guiderails desperately needed for oversight.
3 And now the AHO is being used as a metric, by which other
4 zoning amendments will be judged.

5 This agenda is not equitable, nor will it yield
6 what you expect without data. Please wait until after the
7 election for a real analysis and not a motion.

8 Thank you.

9 DANIEL MESSPLAY: Thank you. The next speaker is
10 Tina Alu, followed by Mitchell Goldstein. Tina, please
11 begin by giving your name and address.

12 TINA ALU: My name is Tina Alu. I live at 113.5
13 Pleasant Street. And I'm the Director of CEOC. I'm speaking
14 on behalf of CEOC's many low-income participants in support
15 of the proposed amendments to the AHO.

16 Since the passage of the original AHO, we have
17 heard repeated testimony from non-profit developers that
18 they still face barriers to their ability to build
19 Affordable Housing to meet the Affordable Housing crisis in
20 Cambridge.

21 They have reported lost opportunities to develop
22 Affordable Housing because of the current barriers that the

1 original AHO established, and that these amendments correct.

2 The amendments present reasonable approaches to
3 allow for the development of additional Affordable Housing
4 to address our Affordable Housing crisis.

5 At CEOC, we hear from our participants time and
6 time again the urgency and needing stable, affordable
7 housing for their family. The debate against the passage of
8 the AHO raised many erroneous claims of its negative
9 potential impacts, such as the threat of density and height.

10 But the most insensitive statements were raised by
11 some who questioned the ability of tenants in multiunit
12 buildings to have any sense of community.

13 Nothing could be further from the truth, and the
14 Fresh Pond Apartments are an example of the fallacy of this
15 notion. The AHO amendments would not create another Fresh
16 Pond development, but proposed reasonable increase of
17 heights and density should not be used as a reason to not
18 approve these amendments. Tenants are desperate to choose
19 financially stable housing for their families at any housing
20 -- at any height and density.

21 Thank you.

22 DANIEL MESSPLAY: Thank you. The next speaker is

1 Mitchell Goldstein, followed by Amy Waltz. Mitchell, please
2 begin by giving your name and address.

3 MITCHELL GOLDSTEIN: Good evening. My name is
4 Mitchell Goldstein. I live at 17 Normandy Terrace, where
5 I've lived for the last 40 years. And I've lived in
6 Cambridge for 43 years, so I guess I'm a newcomer to
7 Cambridge.

8 I'm a retired attorney, and I currently work at
9 CEOC helping folks do taxes, and also with housing matters.
10 I just wanted to briefly give voice to the voiceless. Only
11 a couple of speakers have done this with specificity, such
12 as when Marc McGovern talked about the sanitation worker
13 friends he has.

14 I had a client come in last week who lives in
15 market-rate housing on Cardinal Medeiros Way. She makes
16 \$55,000 a year, which is not really low-income. She's a
17 single parent of four, ranging in age from six months to 19
18 years of age. Her kids have gone through the Cambridge
19 Public Schools system, they want to live in Cambridge. She
20 lives in a one-bedroom apartment, and she pays \$2100 a
21 month.

22 She needs a bigger place. She can't afford a

1 bigger place. So she is going to be forced out of Cambridge
2 unless she can get affordable housing or Section 8 or
3 something like that.

4 And it was really depressing to refer her to apply
5 for Cambridge Housing or Section 8 because there's about a
6 five- or 10-year wait, at least more than five-year wait for
7 that.

8 And Affordable Housing is just -- even though we
9 have a lot of it, there's not nearly enough for the people
10 who need it. This woman's going to be forced out of
11 Cambridge. She has just as much right to stay here as
12 anybody else, and she's not a freeloader. She's working
13 hard to make ends meet.

14 The final point -- and I have seen a lot of
15 clients like, this -- the final point I want to make is that
16 in the future with all the climate change we're seeing and
17 all the disasters we're seeing, there's no question in my
18 mind that we need more density in order to preserve open
19 space, in order to preserve us to protect us from climate
20 change. We have to build up and not out.

21 And the only way forward in Cambridge to have
22 these people is to have -- to have these people be able to

1 stay is to build more Affordable Housing.

2 So I strongly support the Affordable Housing
3 Overlay Amendments. Thank you.

4 DANIEL MESSPLAY: Thank you. The next speaker is
5 Amy Waltz, followed by Heather Hoffman. Amy, please begin
6 by unmuting yourself and giving your name and address.

7 [Noise/feedback]

8 Amy, I apologize I had to mute you. It seems that
9 there's a lot of feedback coming from your microphone. I'm
10 just going to give a quick count to five, and then we're
11 going to try to unmute you again and see if the issue's been
12 resolved.

13 DANIEL MESSPLAY: Okay, Amy, I have asked you to
14 unmute if you could maybe try again?

15 AMY WALTZ: Okay. Can you hear okay now?

16 DANIEL MESSPLAY: Much better. Thank you.

17 AMY WALTZ: Okay. Thanks. We all want affordable
18 housing. There are actually a host of ways to address this,
19 as was stated. Much of the need is financial, rather than
20 apartments that require construction. There are many
21 approaches, which are important. Of course, there will be
22 some construction needed as well.

1 While tall buildings may be appropriate in some
2 locations, they are not appropriate in all locations in
3 which they would be allowed by right by this amendment. My
4 main concerns are there are no regulations about appropriate
5 and inappropriate locations within the designated squares
6 and main streets. Only a small number of properties would
7 actually be appropriate for demolitions and construct of
8 such large buildings.

9 There are no stated limits on how many of these
10 huge buildings will be permitted either, or how many
11 properties will be upzoned with outsized buildings for their
12 neighbors and eliminated setback requirements. There seem
13 to be no constraints on this, other than the will of the
14 construction and people that are investing.

15 The number of buildings is primary critical, due
16 to environmental impacts of construct. Encouraging
17 construction without regulating embodied carbon is actually
18 a huge and growing environmental concern, along with the
19 other concerns that people have already mentioned. It goes
20 against all of our city goals on reducing emissions. We
21 can't afford to be increasing our admissions at this
22 critical time, especially with other cities looking to us

1 for an example.

2 Additional -- so we all want affordable housing,
3 but upzoning major streets and Squares is far too blunt of a
4 tool, which is likely to do irreparable harm. I think this
5 needs to go back for --

6 MARY FLYNN: Please wrap up.

7 AMY WALTZ: -- revision.

8 MARY FLYNN: Thank you.

9 DANIEL MESSPLAY: Thank you. The next speaker is
10 Heather Hoffman, followed by Justin Saif. Heather, please
11 begin by giving your name and address.

12 HEATHER HOFFMAN: Hello. Heather Hoffman, 213
13 Hurley Street. Want to start out by thanking Susan
14 Schlesinger for revealing for all to see the bait and switch
15 of the first AHO. "We'll give you -- you don't have to have
16 any parking until you get a leg up."

17 Now what's going to happen with the huge increases
18 that this is going to provide, I think this is just another
19 stalking horse and bait and switch.

20 I would also commend to you Susan Connolly's
21 letter that laid out from someone who's been in this
22 industry for decades why this is a bad idea.

1 And for the people who claim that this is only for
2 non-profits, no it isn't. If you look around, who owns
3 significant amounts of public housing in this city? For-
4 profit entities, including two of the three Rindge Towers;
5 not the only one.

6 And finally, good design. CHAPA, which I think we
7 would all agree is heavily in favor of affordable housing,
8 says good design is critical. You want properties to blend
9 in. And why are prices going up in Cambridge?

10 Because of City policy that prizes building lots
11 of commercial development -- high-end commercial development
12 which increases prices for all of us.

13 Thanks.

14 DANIEL MESSPLAY: Thank you. The next speaker is
15 Justin Saif, followed by Joan Pickett. Justin, please begin
16 by unmuting yourself and giving your name and address.

17 JUSTIN SAIF: Hi. Justin Saif, 259 Hurley. Thank
18 you all for participating and serving on the Planning Board.
19 It's such an important role.

20 I hope that you've all had a chance to familiarize
21 yourself with some of the publications that our Cambridge
22 Housing Authority has put out on the scope of the crisis we

1 have in Affordable Housing in Cambridge with, you
2 know, over 22,000 people on the affordable housing waitlist,
3 6,500 people with a local preference.

4 And it's a truly dire situation. We badly need
5 more affordable housing.

6 We know that children will be displaced from our
7 schools and families from our city if we fail to act. We're
8 not even reaching our Envision goals with the amount of
9 affordable housing we're supposed to be creating by 2030.

10 I live in East Cambridge near several taller CHA
11 buildings, including the Truman Apartments. They're not on
12 a corridor or a square. And they're not a problem; they fit
13 into the neighborhood.

14 The Cambridge Housing Authority's publications
15 included a profile of a single mother, Daisy Asuna
16 (phonetic), originally from the Dominican Republic, who
17 waited nine years for an affordable home in Cambridge. She
18 described it as life-changing.

19 She said, "My self-esteem has gone through the
20 roof, because I have a home of my home now in such an
21 amazing city. Ask my friends; they all see me as a ball of
22 light now, no more darkness. Cambridge is a healthy

1 environment. It is safe, beautiful, accessible, and has
2 great transportation options. These are things everyone
3 should be able to enjoy. I love it here. I am at peace. I
4 have a home."

5 Please think of families like hers when you make
6 your decision this evening.

7 Thank you.

8 DANIEL MESSPLAY: Thank you. The next speaker is
9 Joan Pickett, followed by Ruth Ryals. Joan, please begin by
10 giving your name and address.

11 JOAN PICKETT: Hello. My name is Joan Pickett,
12 and I live at 59 Ellery Street, and I am a candidate for
13 City Council.

14 And I'm very disappointed that we're having this
15 conversation in this forum. It is a very important citywide
16 conversation. And the way that it has taken place so far
17 has really divided the city, as opposed to bringing us
18 together.

19 That said, I would like to say that the proposed
20 amendments removed some very important guardrails, such as
21 eliminating front and side yard setbacks. They reduced the
22 rear setbacks, and there is no maximum FAR. And of course

1 everyone has already mentioned the height, which is
2 increasing from a maximum height of seven stories to 12 to
3 15 stories.

4 And the existing Ordinance did provide some
5 protection to neighborhoods; some comfort that the design
6 would not significantly be out of context with neighboring
7 structures. The projects that are going to be built under
8 these amendments are not going to fit into the squares or in
9 the AHO corridors.

10 What might work in Central Square is unlikely to
11 work in Harvard Square. The streets in the AHO corridors
12 are significantly different. Sydney Street is very
13 different from Broadway. Albany Street is very different
14 from Concord Ave. And these differences should be
15 acknowledged and recognized with Zoning. And that takes the
16 neighborhood context into consideration.

17 Further, if these are approved, I'm concerned that
18 they will provide a precedent for other zoning petitions.
19 The conclusion: Please do not provide a favorable
20 recommendation to a sweeping, citywide rezoning petition as
21 presented.

22 Thank you very much.

1 DANIEL MESSPLAY: Thank you. The next speaker is
2 Ruth Riles, followed by Margaret Moran. Ruth, please begin
3 by unmuting yourself and giving your name and address.

4 RUTH RYALS: This is Ruth Ryals, and I live at 15
5 Upland Road in the Porter Square area. I am commenting in
6 opposition to the amendment. I think the buildings that are
7 called for and allowed are too tall for our area, in the
8 Porter Square area.

9 Certainly, we can have taller buildings than are
10 there now, but 15 floors high is just too tall. And 12 on
11 our Mass Avenue is too tall. It does not fit with the rest
12 of what's around. We can stretch, we can go up. And -- but
13 more important than anything else is the lack of setback,
14 the requirement for open space.

15 I'm very disturbed that we are expecting with
16 these buildings or any affordable housing we build does not
17 have to comply with some of the basic requirements that
18 we've all determined Cambridge needs: Green and open space.

19 We have to talk about some kind of parking
20 requirements. I know you don't want to have any parking
21 requirements in any buildings, but I think you need to
22 remember that in the Porter Square area, there are no public

1 parking garages. There's nowhere else for these cars to go,
2 including all the ones that are disappearing from Mass Ave.

3 So please, I would ask you, I much prefer that we
4 build it in our neighborhoods -- a little denser, a little
5 shorter, and that it fit within our neighborhoods. Thank
6 you very much.

7 DANIEL MESSPLAY: Thank you. The next speaker is
8 Margaret Moran, followed by Marie Elena Saccoccio.

9 Margaret, please begin by giving your name and address.

10 MARGARET MORAN: I'm Margaret Moran, Deputy
11 Executive Director of the Cambridge Housing Authority, 362
12 Green Street. Ready to go?

13 DANIEL MESSPLAY: Yes. Please go ahead. Thank
14 you.

15 MARGARET MORAN: Sure. The Cambridge Housing
16 Authority is in full support of the proposed amendments to
17 the Affordable Housing Overlay. The amendments will expand
18 the number of affordable homes that can be built on the
19 Overlay.

20 The public process of the Overlay, as shown over
21 the past three years, has a proven track record mandating
22 and maintaining a robust and meaningful public process,

1 responsible to neighbors' and the Planning Board input --
2 the process of choice that builders and developers of the
3 AHO despite their size are healthy and comfortable places to
4 live and are responsive to the neighborhood context.

5 The CHA and the other Affordable Housing
6 developers have been developing, operating and maintaining
7 Affordable Housing in Cambridge for decades, and we're not
8 developers who are looking to score a quick buck with shoddy
9 design and weak construction.

10 The proposed amendments allow for an increase of
11 density and flexibility that would open up more
12 opportunities to compete for parcels with market-rate
13 developments.

14 The proposed height increase in the corridors and
15 squares would create more opportunities for us to compete,
16 especially considering the changes in construction
17 technology that will make high-rise construction more
18 economical.

19 For areas outside of the corridors and squares,
20 the CHA is supportive of the proposed changes to allow
21 additional heights on parcel where the proposed development
22 provides much open space, much required under the AHO, while

1 the CHA's Jefferson Park and 116 Norfolk Street projects
2 would have benefitted from that flexibility.

3 You heard the numbers of the waiting list. You
4 have 22,500 unique households on the waiting list, 6,500
5 having local preference. CHA is only able to house 300
6 people, or 300 applicants a year. So it would take 20 years
7 to house everyone with a local preference, and that's not
8 counting for the rest of the folks on the waiting list.

9 The Overlay will give us some tools to try to make
10 a dent in that number and allow for us to provide more
11 housing to meet the need. We urge you to move the
12 amendments forward favorably.

13 DANIEL MESSPLAY: Thank you. The next speaker is
14 Marie Elena Saccoccio, followed by James Williamson. Marie,
15 please begin by unmuting yourself and giving your name and
16 address.

17 MARIE ELENA SACCOCCIO: Marie Elena Saccoccio, 55
18 Otis Street in Cambridge. I submitted a written commentary.
19 And I'll just do a quick synopsis. I think people should
20 recall that Zoning was really born in response to slums.
21 When the free market and there were no regulations at all on
22 building -- I mean, the upshot was slums.

1 To really assess the plan in front of you, it's
2 essential that you consider the real basis for Zoning and
3 what it was created to protect against. The plan in front
4 of you essentially exempts AHO from the protections and
5 restrictions of Zoning and Historic Commission oversight
6 that other residents enjoy.

7 Somehow, this class is not worthy of setbacks or
8 height or FAR restrictions or architectural preservation or
9 even parking. And the projects anticipated will mean that
10 others in the neighborhood don't really matter either.

11 Again and again, I hear mentioned places like
12 Millers River and Truman Apartments -- those are, that's
13 senior housing. Totally different scenario. AHO 2 is all
14 about warehousing people as if they're widgets devoid of
15 appreciation of privacy, space, history or architecture. We
16 all realize that housing is necessary, and no one is opposed
17 to it.

18 What we support is quality affordable housing, and
19 restrictions that other people enjoy within our city.

20 Thank you.

21 DANIEL MESSPLAY: Thank you. The next speaker is
22 James Williamson, followed by Sage Carbone. James, please

1 begin by giving your name and address.

2 JAMES WILLIAMSON: Can you hear me?

3 DANIEL MESSPLAY: Yes. Please go forward.

4 JAMES WILLIAMSON: Okay. I'm going to give my
5 home address, unlike some of the key proponents of this, who
6 hide behind their office address. I think it's shocking
7 that you don't insist that everyone who speak give their
8 home address. My home address is 30 Churchill Ave, and I
9 actually live in Cambridge.

10 The key proponents -- some of the key proponents
11 of this, in fact all the heads of all the key so-called
12 partners, none of them live in Cambridge, and they all --
13 it's not that hard to figure it out and find out -- they all
14 live in single-family homes, in places with restrictive,
15 one-acre zoning out in the suburbs.

16 So why is it that they aren't advocating for the
17 kind of dramatic changes in their neighbors that would be
18 necessary to get even close to what the City of Cambridge is
19 doing in the so-called affordable housing realm?

20 If everybody wants to talk about how much they
21 care about tenants, but then somehow the tenants in this
22 housing don't seem to -- you know, it doesn't matter what

1 the public transportation system that everybody likes to lie
2 about is falling apart, we're consigned to take it.

3 The people who are the proponents of this drive in
4 in their Priuses and have dedicated free parking spaces.

5 We -- the building that I live in has had one
6 elevator -- has one elevator for six floors, it's broken
7 down twice in the last week and a half. That's nothing
8 compared to 2070 Mass Ave, which would be a nine-story
9 building with 48 units, just three parking spaces and one
10 elevator.

11 So we don't need parking, we don't need decent
12 buildings with decent height, we don't need anything, we're
13 just supposed to be grateful for whatever you guys make
14 millions from providing.

15 Thank you.

16 DANIEL MESSPLAY: Thank you. The next speaker is
17 Sage Carbone. Sage, please begin by unmuting yourself and
18 giving your name and address.

19 SAGE CARBONE: Hi. My name is Sage Carbone. I
20 live at 270 Third Street. Are you able to hear me?

21 DANIEL MESSPLAY: Yes. Please go ahead.

22 SAGE CARBONE: Great. Thank you so much. I just

1 wanted to voice my support for the Affordable Housing
2 Overlay Amendments. I live in Inclusionary Housing in East
3 Cambridge, and I can tell you that can't afford the \$400 a
4 month to pay for the parking spot offered, but I do have --
5 and as well as my husband has -- a very short commute in
6 Cambridge, where we have enjoyed a space for nearly a
7 decade.

8 We live on a higher floor. We're surrounded by
9 life-sciences buildings that are much taller than our
10 apartment; however, that it remains empty for quite some
11 time.

12 So I would love to see us able to build community
13 through additional Inclusionary Housing buildings here being
14 -- in my current building, there are some units that are
15 occupied by multiple -- by renters that are having multiple
16 units, and there are also people that work in the life-
17 sciences buildings here just for a short time.

18 So I would love to live and be supportive of the
19 100 percent Affordable Housing option. Thank you.

20 DANIEL MESSPLAY: Thank you. Madam Chair, that
21 concludes the speakers on the list so I will turn it back to
22 you.

1 [Pause]

2 Madam Chair, you're muted.

3 [Pause]

4 SWAATHI JOSEPH: Mary, your microphone is still
5 muted.

6 MARY FLYNN: Okay. All right. How's that? Can
7 you hear me now? Good? Okay. Thank you. Alright. So my
8 thanks to everyone who has testified this evening. Your
9 comments are much appreciated. We're now going to move from
10 public comment to Board discussion. Additional written
11 comments may be submitted for the record.

12 So let's start off with questions from the Board.
13 Do any of you have questions for either Community
14 Development Staff or the proponent?

15 [Pause]

16 Okay. Lou?

17 LOUIS J. BACCI, JR.: Yeah, I have one. I'd like
18 someone from Community Development to go over the height. I
19 know there's an FAR cap somehow. The 1,000-foot public open
20 space, I don't think there's a place in the city that you
21 can do that on ours.

22 So I'd like somebody from Community Development or

1 someone to go over that aspect of this.

2 MARY FLYNN: Okay. Daniel, can you do that?

3 DANIEL MESSPLAY: Sure. Thank you, Chair Flynn.

4 The intent of this poor vision -- and I don't want to speak
5 for the Councillors -- but I believe was to allow for some
6 height flexibility on larger sites, where otherwise the
7 appearance of the development would be sort of all cut off
8 at the same height.

9 And I think one of the examples that a lot of
10 people point to is the JP Federal site, for instance, where
11 there was a low height cap that sort of applied across the
12 entire development parcel, even though it's a large parcel
13 of land.

14 What this provision does -- well, you nailed it on
15 the head. So it doesn't establish an overall height cap in
16 absolutely numbers in terms of stories or feet, but there is
17 a natural limitation on the amount of floor area that could
18 be built.

19 And the way you sort of back into that floor area
20 number is by taking the lot area and then subtracting the
21 required open space, and then applying the height
22 restriction that would be applicable to that parcel, and

1 that gets you the overall density cap.

2 LOUIS J. BACCI, JR.: Daniel, I just -- what is
3 the required open space?

4 DANIEL MESSPLAY: So the AHO does have required
5 open space that applies generally. It's a 30 percent
6 requirement that can be reduced to the district Dimensional
7 Standard that's applicable.

8 LOUIS J. BACCI, JR.: So it's going to be in the
9 rear of the building, I would guess, because of the side and
10 front setback elimination, right?

11 DANIEL MESSPLAY: I'm not exactly sure. But I
12 mean I'm not exactly sure how it would play out on a
13 particular parcel. We haven't done any modeling to see how
14 it might actually result in a different development scenario
15 on different parcels with different requirements. But --

16 LOUIS J. BACCI, JR.: Would that be on a single
17 lot, or if someone had acquired multiple lots?

18 DANIEL MESSPLAY: Good question. So the way our
19 zoning works now is that if you have adjacent lots under
20 common ownership, you can treat that as if it were one
21 developer of a lot. So it could theoretically include
22 assemblages of lots.

1 LOUIS J. BACCI, JR.: In my opinion, this is
2 absolutely targeted for East Cambridge. Everything on
3 Cambridge Street is within 1,000 feet of some kind of public
4 open space, and there's a lot of small buildings that might
5 be able to be gobbled up. It's just -- I've said it before.

6 MARY FLYNN: Right now we're just doing questions,
7 please.

8 LOUIS J. BACCI, JR.: Yep.

9 MARY FLYNN: Yes.

10 LOUIS J. BACCI, JR.: Yeah, no, I'm just --

11 MARY FLYNN: Yeah. Okay. Diego?

12 DIEGO MACIAS: Yeah. So I think I sort of hear
13 the answer in a few different places. But I would love to
14 just hear sort of a quick summary of maybe from the
15 proponents or the Staff on sort of this idea that there's
16 not going to be any oversight for any development.

17 Let's say that there's concern with no setbacks or
18 the lack of open space; how would that development get
19 commented on by the public, by the Planning Board? If
20 someone could just elaborate on that?

21 DANIEL MESSPLAY: Chair Flynn, I can address that
22 briefly, if the Councillors want to add anything additional.

1 MARY FLYNN: Okay.

2 DANIEL MESSPLAY: I think Councillor McGovern
3 addressed this in some of his opening remarks. But the
4 petition doesn't make any changes to the Advisory Review
5 procedure that currently exists under the AHO.

6 So the process that AHO developments go through
7 now, which is at a minimum two Advisory Design Review
8 consultations with the Planning Board, as well as required
9 preapplication community engagement meetings, those would
10 still continue.

11 The petition makes no changes to the actual
12 procedures that exist for a development under the AHO going
13 through the process.

14 MARY FLYNN: Okay. Any other questions from the
15 Board? Adam?

16 ADAM BUCHANAN WESTBROOK: Yeah, just a quick
17 question. A couple of folks have mentioned that in AHO 1
18 the parking minimum requirement was kind of mixed for
19 affordable housing, and it sounds like some people are
20 afraid of a similar thing happening with the height
21 restrictions being mixed.

22 So can somebody share a little bit of history

1 along the lines of how that happened after AHO 1 and kind of
2 what the possibility -- I mean, if you can -- I don't know
3 if you can answer what the probability of this happening for
4 the for-profit builders as well, but how easy was that? And
5 maybe it's a better question.

6 MARY FLYNN: How easy was it to change the parking
7 regulations, is that what you're asking?

8 ADAM BUCHANAN WESTBROOK: Yeah. When it was --

9 MARY FLYNN: Yes.

10 ADAM BUCHANAN WESTBROOK: Yes, exactly.

11 MARY FLYNN: Okay. I think I'll turn that back to
12 the Councillors. Councillor Azeem, your hand is up, would
13 you like to take that on?

14 COUNCILLOR AZEEM: Thank you. It's very difficult
15 question to predict the future of the City over decades.
16 But I'll take a crack at it from what I can speak on, on
17 personal pieces.

18 I think that removing parking minimums has been a
19 longtime conversation in the city. Boston removed it for
20 buildings that were 60 percent affordable or more, and quite
21 frankly over the last year most large cities in the U.S.
22 have either done it or made progress.

1 California removed it statewide. Other states
2 have removed it statewide. Other states that are typically
3 much more car favored don't even have public transit, such
4 as Nashville have approved them citywide.

5 So it's been something that I think has generally
6 been acknowledged as something that, like, complies with
7 modern design principles and thinking about how we want to
8 design cities.

9 You know, people can still build the exact same
10 amount of parking that they want to, and in fact, that's
11 what we've seen in most developments since is that people
12 have still built, you know, as much parking as they might
13 have beforehand. But it gives them flexibility to not do
14 so.

15 I think it was a great idea that was also kind of
16 like put into the AHO as one of, like, the priorities. And
17 I think that it got support from various camps. Some people
18 sought it exclusively as a benefit to AHO. Otherwise, other
19 people wanted to remove parking minimums and wanted to get
20 support that idea in the AHO, and it would bring along their
21 support.

22 I will say just from personal consensus, I'm not

1 -- you know, planning on revisiting the AHO again, and I
2 think that's very important for it to remove -- to maintain
3 density and beneficial height for market-rate.

4 And, you know, if we copy and pasted that it's
5 from market-rate development it would remove that height,
6 and that's not my goals. I can't speak for every other
7 future Councillor, but, you know, it's not my intention at
8 least.

9 MARY FLYNN: Councillor McGovern, would you like
10 to add anything?

11 COUNCILLOR MCGOVERN: Thank you, Madam Chair.
12 Just through you, I think also what was being brought up is
13 that in the original AHO we removed parking minimums, and
14 since then we have now done it for everybody. And so, the
15 concern was that that advantage that AHO projects used to
16 have, they don't have that advantage anymore, because now
17 it's removed for everybody.

18 And, you know, and to the point of will we ever
19 revisit this again, I don't know. I mean, zoning changes,
20 right? I mean, Porter Square used to be zoned for
21 slaughterhouses, and isn't zoned that way anymore.

22 So it's -- to say we'll never revisit anything

1 again, I don't -- I can't say that. We have a crisis. We
2 have a need. We're trying to figure out ways to address
3 that need.

4 And, you know, zoning on my street has changed
5 since my family moved here in 1918. You know? So yeah,
6 cities grow. They evolve. That's what happens.

7 MARY FLYNN: Thank you. Lou, what are your
8 questions?

9 LOUIS J. BACCI, JR.: Has anybody thought about
10 updating the Design Guidelines from these much larger
11 building? Where are we on that?

12 Also, one of my major problems is putting these
13 very tall buildings on the corridors or the squares, and we
14 kind of forget about the people who live on the north side
15 of these buildings being shaded by these very tall
16 buildings. I don't know how we're set to deal with this,
17 but it is definitely a problem.

18 MARY FLYNN: Okay. Daniel, would you like to
19 address that?

20 DANIEL MESSPLAY: Sure. Just on the Design
21 Guidelines piece, because this I think did pop up briefly at
22 the August 8 hearing, it probably wasn't captured fully in

1 the Meeting Summary.

2 So Lou, that very question came up. I believe,
3 you know, we spoke with some of our Urban Designers in the
4 Community Planning Division.

5 And the short answer is should this move forward,
6 we absolutely would need to update the Design Guidelines to
7 be able to address that -- the taller range of heights that
8 would be permitted under this.

9 The current AHO Design Guidelines deal with AHO
10 projects that sort of cap out at 80'. So if we're going to
11 be going way higher, we need to think about how to shape
12 those buildings, wind impacts, shadow impacts, as you
13 addressed.

14 MARY FLYNN: Great. Thank you, Daniel.
15 Councillor McGovern?

16 LOUIS J. BACCI, JR.: So you --

17 MARY FLYNN: Hang on, Lou. Councillor McGovern?

18 COUNCILLOR MCGOVERN: I don't know if Mr. Bacci
19 has a follow-up to that. I was going to comment on the
20 shadow piece. I don't know, do you want me to do that --

21 MARY FLYNN: Yeah, you can --

22 COUNCILLOR MCGOVERN: -- now, or --

1 MARY FLYNN: -- sure. Please.

2 COUNCILLOR MCGOVERN: So yeah. I mean, you know,
3 a lot of these projects require studies around shadows. But
4 again, you know, if I -- I understand that this is no fun
5 for anybody, right? This is very -- people feel very
6 strongly on either side of this.

7 And if I could come up with something that would
8 make everybody happy, it would deal with shadows and trees
9 and setbacks and provide enough housing and not cause more
10 traffic, you know, of course we would want to do that.

11 That's not the reality of the situation we live
12 in. This isn't a video game where you get to design a city
13 from scratch. We're dealing with the cards we're dealt.

14 And so, yes, maybe in some locations, if you put a
15 12-story building on a corridor, it might cause some shadows
16 on somebody's property. If we can't sacrifice that for
17 affordable housing, then let's just stop saying it's our
18 number one vote. So yes, it may cause a problem. But you
19 know what, that's the sacrifice some of us have to make to
20 help other people.

21 Thank you.

22 MARY FLYNN: Thank you.

1 LOUIS J. BACCI, JR.: Can I just respond to that a
2 little bit?

3 MARY FLYNN: You know, I'd prefer not to get into
4 a back and forth, Lou, at this point. And if you have a
5 comment, let's just keep it for the comment section of the
6 Board, okay? Thanks.

7 All right. So seeing no other questions, let us
8 move to discussion. And who would like to start us off?
9 Tom? Love to hear from you.

10 TOM SIENIEWICZ: Thank you, Madam Chair. Yes.
11 It's an emotional issue. Look, Envision, our community-
12 sourced and comprehensive Master Plan document, stated that
13 we agreed on as a community, you know, stated that we needed
14 to produce close to 3,200 Affordable Units by 2030, which
15 sounded like a long time ago. It's only seven years away.

16 And in one year, this AHO in its outset has had
17 the ability to at least plan and get some units under
18 construction on the order of 616 units, about 20 percent of
19 where we need to do. So it looks like if we're committed to
20 Envision, it looks like this tool really is effective.

21 Inclusionary Housing, which I love and I'm very
22 proud of, and we should be proud of as a city -- in 27 years

1 has only produced 1,500 units or about 55 units a year --
2 that's not going to get us to our agreed-upon goals.

3 So it's very clear that we need the AHO, and it's
4 clear to meet our community goals that in a changing
5 regulatory and real estate environment and market
6 environment, that some of the advantages of the original AHO
7 .01 or .1 have disappeared, have eroded, and we need an
8 update. I get it.

9 And I think most of our fellow citizens get it.
10 And I think the Planning Board by and large understands this
11 too.

12 So secondly, there's a lot of emotion around this
13 issue, as has been referenced. I've read all the letters,
14 and I was not here on the eighth, I was traveling. But I
15 did spend the time to watch the entire video start to
16 finish, including all the public comment from August 8.

17 Many of the letters that I read referenced
18 developers profiting from the AHO. The developers here in
19 Cambridge which are some of the most seasoned affordable
20 housing -- experienced affordable housing developers in the
21 country -- are not-for-profits.

22 So I would also say I was quite moved by Ted's

1 comment, and it's worth underlining, in the last hearing,
2 that I've never known there was comments about the Planning
3 Board shying away from this issue. I've never know that to
4 be the case. And it is vacation season, and I think that
5 that was what CDD was -- and the community was victims of.

6 So, but we're the Planning Board. And our
7 recommendations here should be about zoning and planning.
8 And the CDD raised an important issue, which is that there's
9 ongoing planning in many of the corridors.

10 And if we wait for all of that to happen, and all
11 that -- all of those conclusions to happen, that's further
12 delaying our ability to solve this critical issue.

13 So it's kind of a chicken and an egg question, and
14 I think that the Planning can catch up with the Affordable
15 Housing. It's a dynamic situation in Planning and politics,
16 as has been pointed out.

17 So action is eloquence, and I think we need to
18 proceed. So I'm going to suggest with a few modifications
19 coming up now that we recommend this strongly to the City
20 Council.

21 To zoning heights, setback, densities and open
22 space that are referenced in the proposal height, I have no

1 personal issue with the proposed heights in the proposal,
2 inspired by Mr. Camacho' passionate testimony last time, I
3 would recommend that we add some hard measures to these
4 buildings, recommending as has been said, that the Design
5 Standards would be updated to ask for wind studies and
6 pedestrian studies, perhaps solar glare and reflections.

7 But I would also add potentially in the squares,
8 where we're developing in the squares, these are areas of
9 special planning concern that maybe we add a third community
10 meeting, which might focus on including for instance the
11 institutional abutters in Porter Square; Lesley University
12 or Harvard University or MIT at Kendall Square. Might also
13 include, importantly, business concerns and the business
14 community -- not only the institutional community, and of
15 course the community at large attend that.

16 But I think we owe that to our squares.

17 Look, proposed building code changes that are
18 before me -- before that stated, and I studied that because
19 I'm an architect -- excitingly are suggesting, if they pass
20 and are adopted, that mass timber could be used for these
21 taller buildings up to 18 stories. The Europeans are well
22 beyond us with that, building skyscrapers.

1 And I think there's an opportunity here to take
2 advantage of emerging technologies. That's referenced in
3 the memos that we've seen. But that's very real.

4 Setbacks. The proposal to use front yard setbacks
5 that perhaps would match street wall I think is a very good
6 idea. I'm not afraid of zero setback in a city like ours on
7 the front. I think we should match the urban street wall.
8 Look, the side yard and rear yard setbacks which seem to be
9 loose, in a density like ours, state building codes matter
10 -- mandate far separations between buildings.

11 Many of those required separations exceed existing
12 zoning setbacks in the lots that we have here in Cambridge.
13 So there will be setbacks if you want to put windows in
14 buildings.

15 Density. I agreed with James Zall on that last
16 time that were built out in Cambridge. And in order to
17 solve this problem of affordable housing, we either have to
18 sprawl, which we're not going to do, like Los Angeles -- we
19 can't, nor is it sustainable, we have to increase density,
20 and in a lot of places, not just in a few places -- in
21 industrial zones, or places where people don't live,
22 largely. It's got to be in a lot of places, and hence the

1 emotion around here.

2 The open space recognition that adjacent cities'
3 parks will satisfy Open Space Requirements I think is
4 rationale and is common sense. And the definitions are
5 clear, except the CDD's plea here to rework some of that
6 language around open space where potentially a lot has any
7 more than two zones, I would recommend we look at that.

8 Traffic and Parking, Mr. DeSilva last night --
9 last time raised concerns about congestion and traffic about
10 when we build these buildings. And the Council's eliminated
11 parking requirements.

12 There's no question the MBTA's been struggling. I
13 personally ride the T and have for the last 20 years, the
14 Red Line. It's slower these days, but it served me well all
15 the way through the pandemic until recently. Only on that
16 day when the train arrived on fire did I have an issue with
17 the Red Line in Central Square.

18 So we will -- so I'm relying on my Council to use
19 their political power to get us the public transit that we
20 need here. Cars are not the future of our city.

21 So in conclusion, I would say I know many of you
22 tonight may go -- have remaining concerns or go away

1 unhappy, and I understand that.

2 But Cathleen Higgins last time put the balance
3 starkly, and I paraphrase, "Displacement of our neighbors
4 and friends is a bigger threat than a change to our
5 skyline." And that's a good point of view, I think. No one
6 likes change, especially when it's near your home, you know,
7 or in your community.

8 And we're empathetic community. We surely
9 understand that being displaced is also a big change. And
10 that's what we're trying to adjust our zoning to address in
11 part.

12 So I'm proud of the way that we've led with
13 Inclusionary Zoning 27 years ago, and now it seems that some
14 cities around the world, as I understand it from Mr.
15 McGovern, are asking us about our success with the
16 Affordable Housing Overlay.

17 So I'm proud of this innovation, and proud of the
18 bravery, frankly, of the fellow citizens who accept these
19 kinds of proposals and test them out in our city.

20 So I'll close with these thoughts, and maybe one
21 of them is flip. The great beauty of Inclusionary Zoning is
22 that it's inclusive -- that there's no separate door if you

1 live in an Affordable Housing -- a subsidized unit, or as
2 compared to a market-rate unit. So that condominium that is
3 owned by the Sultan of Brunei could potentially have a
4 firefighter, or somebody who works at 1369 living right next
5 door to him, and I think that that's fantastic, and it
6 represents the real power and the strength of this
7 community.

8 The AHO is talking about 100 percent affordable
9 units, and here's where I get flip. I know, I often think
10 -- you know, maybe those affordable housing developers
11 should reserve some of their units for unaffordable units
12 for market-rate units, so our diversity is also combined
13 with proximity, which I think is very, very important. It's
14 not possible, probably, but I think it's a philosophical
15 goal.

16 Lastly, I ask myself how much Affordable Housing
17 is enough Affordable Housing? How many units do we need in
18 the city of Cambridge? It's not for the Planning Board to
19 say. But -- and Envision tried.

20 But I would ask the City Council to address -- try
21 to address that issue. Many of the letters suggested 10
22 percent, which is the threshold that is 40B and the

1 Commonwealth says for communities with the city -- proudly
2 long ago said that was not nearly enough to satisfy our
3 obligations to our fellow citizens, or the pressure --
4 particular pressure that we find ourselves in. We're about
5 17 percent, which is not the highest percentage or any
6 community in the Commonwealth.

7 But let's set it at some point. Is it 25 percent?
8 That's what Inclusionary Zoning is. Let's just get a
9 number, and let's work like hell to try to get there.

10 Because affordable housing -- we hear that over
11 and over and over and over again in this city -- is
12 critical. It's human and it's moral to strive for but it's
13 not a vision, and it's not a plan for a city, and I want to
14 solve this problem and get onto working on even more
15 fantastic things to make this place better. So that's where
16 I feel right now, I would recommend this strongly to the
17 City Council.

18 MARY FLYNN: Thank you, Tom. Appreciate your very
19 thoughtful comments.

20 Catherine.

21 CATHERINE PRESTON CONNOLLY: Thank you, Mary. I
22 kind of want to take a different approach to my comments

1 than Tom did, mostly because my concerns about this are --
2 have to do with process.

3 I -- and for those who may not remember, when we
4 first passed the AHO three years ago, in the midst of the
5 pandemic, there was a lot of the same emotion around that.

6 And one of the things we did at that time was
7 recommend -- and the Council adopted -- a five-year review
8 period; that after five years, we would look at whether the
9 AHO had been effective in increasing the number of units, if
10 it had been effective in distributing Affordable Housing
11 units across the city neighborhoods, and whether it was
12 serving the housing needs of residents.

13 We chose five years because it was as fast as
14 people thought that we could reasonably get an idea of what
15 was working. You know, as much as it feels like this has to
16 be done immediately, and I get that, that I don't deny the
17 crisis situation that we have -- we find ourselves in -- I
18 also don't think we have enough data.

19 We are in, you know, another kind of unprecedented
20 era where everybody is going through massive change, which
21 is great and can be exciting. But, you know, it's all the
22 more reason why I want to see what's going on, what impact

1 changing interest rates have on everything that's going in
2 our city.

3 Zoning has a lot of purposes. One of them is to
4 provide some level of predictability to people who invest in
5 property, whether it's their biggest investment of their
6 life being their home, or it's a business opportunity, as
7 small as an additional rental unit on their property, or as
8 big as, you know, one of our major lab developers.

9 Zoning absolutely has a role in providing
10 predictability, while the political process absolutely
11 similarly has a role in changing things. Things do change
12 over time, and that's why the original Affordable Housing
13 Overlay anticipated that a review would be appropriate; that
14 adjustments would be likely, but they gave enough time for
15 there to be, you know, a substantial number of projects that
16 go through the process, where we could really see is this
17 getting units into every neighborhood in the city? What's
18 the effect? And what do we want to tweak?

19 Tom's point, there is additional planning going on
20 throughout the city, especially in the corridors.

21 While I don't think we should wait for every
22 Planning Study every to be done, and why we should probably

1 start that Review Study that will -- not in two years, now
2 so that's it's ready for action in two years -- I would have
3 a difficult time recommending adoption of changes to the
4 Affordable Housing Overlay at this time because we have not
5 yet gotten to five years.

6 And I don't have any problem forwarding thoughts
7 and concerns and comments to the Council for their
8 consideration as they decide what to do with this petition.

9 I wouldn't suggest that we forward a negative
10 recommendation, because I don't have enough information in
11 the form of that five-year study to say whether or not
12 what's on the proposed -- what's in the petition is negative
13 or positive.

14 But I don't -- I'm not prepared to say yes, we
15 have enough information to go ahead ahead of the five-year
16 review period that was envisioned.

17 I think there are a lot of great points made by,
18 you know, members of this Board in the previous hearing, by
19 members of the public tonight on both sides, by the
20 Councillors, but we planned for this. You know? If nothing
21 else, we built in the point at which we were to review this,
22 and it's -- and this is too early.

1 And so, I would not support a positive or negative
2 recommendation this evening; I would forward comments to the
3 Council based on concerns and ideas and suggestions, and
4 things we support from this Board.

5 Thank you.

6 MARY FLYNN: Thank you, Catherine. Again, very
7 thoughtful comments. Diego, you're next.

8 DIEGO MACIAS: Yeah. So I don't necessarily have
9 that same history of AHO five-year sort of plan but I do --
10 and plans with the thought about process, and -- you know,
11 this is my first meeting was the first AHO 2 meeting, and I
12 think I came into the meeting with a lot of sort of fear
13 with sort of how design for a really tall building would
14 affect sort of the community and the city.

15 But I think from -- I guess from my perspective, I
16 think a lot about the process of design, and I do believe
17 that with the process of Design Review, that a lot of these
18 concerns with open space and height and setbacks can -- they
19 can be met, and they can be sort of talked through and
20 worked through.

21 And I also believe analysis and data; I do that
22 with my job all the time and I love it.

1 So I really believe that we can analyze a
2 building, use its open space, its impact on shading, and all
3 that. But I think at the end of the day I'm more afraid of
4 the housing crisis than I am of sort of not pushing this
5 through. That's probably my perspective.

6 Thank you.

7 MARY FLYNN: All right. Thank you. Adam?

8 ADAM BUCHANAN WESTBROOK: Yeah. I'll just echo
9 some of that I think Diego said and that Catherine said.
10 I'm normally very much a process person and I really
11 appreciate that when the AHO was set up, that there was a
12 five-year kind of case, you know, to analyze data to see
13 what was happening. And I agree with that to a large
14 extent.

15 However, I think when it was set up, I was -- you
16 know, what's really important to me is that the Affordable
17 Housing community has some sort of competitive edge.

18 And I think once the competitive edge was lost
19 with AHO 1, I think it does kind of force our hand a little
20 bit to then readjust, even if it's before that five-year
21 mark.

22 And I -- what it sounds like this AHO 2.0 does is

1 really provide another competitive edge against the for-
2 profit builders at this point. And so I find that very
3 compelling. I think, as Catherine said, we are in a time of
4 immense change -- immense technological change, and
5 Cambridge is a place that houses a lot of technology
6 companies.

7 And I think it's going to become a more -- even
8 more desirable place, and potentially even quicker over the
9 coming years.

10 And I think it's important that we do act and act
11 soon to ensure that the Affordable Housing building
12 community has some competitive edge in the near future, so
13 that we're able to achieve the goals, as Tom so eloquently
14 said, and more that the City has.

15 MARY FLYNN: Thank you. Okay. Lou, did you want
16 to weigh in?

17 LOUIS J. BACCI, JR.: I can just do it -- I'll
18 just run down the list quick. Too big, too dense. You
19 know, people don't -- a lot of people don't realize these
20 150' buildings are actually 180' buildings. The 12-story
21 buildings are 150' buildings. So there's a lot to think
22 about here.

1 I know we have this housing emergency, I know it's
2 been -- hasn't been just a couple of weeks, I have eight
3 other siblings who were not able to live in Cambridge, so I
4 feel this, believe me.

5 Sometimes I think we rush into these things, and
6 this is why we're back here instead of five years; we're at
7 three. I'd like to see some more work on this before I
8 could give it a positive recommendation. I think we're a
9 little bit too far afield.

10 MARY FLYNN: Okay. Thank you. Iram? I see your
11 hand up. what would you like to add?

12 IRAM FAROOQ: Thank you Chair. I just wanted to
13 make a note, because the notion of the five-year review has
14 been central to the discussion -- to some of the comments
15 that just preceded.

16 So just two points that I wanted to make. One is
17 that yes, we had set up a five-year review threshold, but
18 there was also Annual Reports, which we have been doing and
19 have been sharing with Council.

20 So those are public, and they're demonstrating
21 what is happening -- you know, both the successes and the
22 failures are really being transparently shared.

1 And I think the one other thing to keep in mind
2 that has been mentioned before in terms of the review timing
3 is that when -- even though there had been a lot of
4 discussion about parking policy in the city, I would say
5 that from south side we had not anticipated such rapid
6 change on some of those policies that changed the context.

7 So I just wanted to put those two framing points
8 out with regard to the concerns around the timeframe of the
9 review and timeframe of the changes.

10 MARY FLYNN: Thank you. All right. So I've
11 thought a lot about this, as we all have. It -- you know,
12 as Councillor McGovern said, it's not easy for any of us.
13 And we all take it very seriously, and I think in general we
14 all support affordable housing. We want the city to remain
15 diverse, and we care about our neighbors.

16 But I also do believe in process, and I believe in
17 study and analysis -- not necessarily a great delay; I don't
18 think we have to wait for every last thing, but I do feel in
19 this particular case that this petition would benefit by
20 some additional study to really understand what the impact
21 are on squares and corridors.

22 As was mentioned during public comment, the

1 corridors are not all the same. So, you know, they need to
2 be tweaked and adjusted. I don't have a problem with excess
3 height, but I don't know that I want to see these really
4 tall buildings in the square -- maybe in any of the squares.
5 Maybe in some, but I think some modeling and things like
6 that have to be done.

7 And on the setbacks, design setbacks are a very
8 great concern to me. I definitely do not agree with
9 eliminating those.

10 I think people have to remember that the AHO 1 was
11 -- not only was it emotional and whatever, but it was a very
12 big decision for the Planning Board to be able to support
13 that knowing that we were giving up the ability to have an
14 absolute say in projects and what would work and what
15 wouldn't, right? So we agreed to the review process, which
16 so far has worked.

17 But in doing that, we felt it was really important
18 to put some bounds on what could happen, so that there was a
19 reasonable expectation on the part of the citizenry as to
20 what could be built where and what it meant for them in
21 terms of the heights and the setbacks.

22 I remember height being a very big issue at the

1 time, because there was a question of do you do unlimited
2 FAR, or do you modify the heights? And the decision was
3 that people really could relate more to height. It had more
4 impact on them and the quality of their lives, than
5 necessarily the understanding of the FAR part.

6 Height was variously set. Now, I realize some of
7 the circumstances have changed over time, and I'm not saying
8 that we shouldn't do anything. But I really believe that
9 this petition has not been study carefully. It goes too far
10 too fast, and I think it's a mistake at this time.

11 Again, I'm not suggesting that we delay even
12 another two years. Maybe it's just a few more months of
13 study, I don't know.

14 But I would have -- I won't say I would have a
15 really hard time; I know I cannot support a positive
16 recommendation on this. I don't want to necessarily make a
17 negative recommendation either, because I do support
18 affordable housing.

19 I'm certainly in agreement with Catherine. I
20 think her comments are appropriate. I know last time I said
21 that I really didn't want to do that.

22 And I think where I'm coming down on it is, you

1 know, either the -- if there's a majority of the Planning
2 Board that wants to give this a positive recommendation, I
3 will just vote no. And otherwise, then I would recommend
4 the comments. That's kind of where I stand.

5 So now, to try to assess where we all are, let's
6 see. So I think we have Tom, Diego and Adam, who are in
7 favor of moving this forward with a positive recommendation.
8 And I think we have Lou and Catherine and me who don't want
9 to give it a negative, do not want to advance it with a
10 positive at this point. Just do comments.

11 So we're kind of 50/50. Yes, Tom, do you have the
12 magic solution?

13 TOM SIENIEWICZ: Well, I don't know if I have a
14 magic solution. I want to figure out how the Planning Board
15 can be most helpful to the Council, right? And, you know, a
16 neutral or a split decision -- whatever you want to call it.

17 But the volume of thought, comment, suggestions,
18 that have come out in both hearings -- on the eight and
19 today on the twenty-ninth -- from the Planning Board and the
20 public, I know Staff takes incredibly careful notes.

21 I for one don't want to stand on formality here
22 and insist that we send a positive recommendation; everybody

1 knows where I feel and stand on this, but that's
2 unimportant. What's important is to help the City and the
3 Council think this through.

4 So I would be in favor of sending recommendations
5 and analysis consistent with the thoughtful discourse that's
6 happened over now six hours of hearings at the Planning
7 Board. So I'm not going to stand in your way, Madam Chair.

8 MARY FLYNN: No, I wouldn't see it as standing in
9 my way. Everybody's entitled to vote the way they want to.
10 There's nothing personal about it. But thank you for your
11 concern.

12 I do want to note just for the record, since Ted
13 and Ashley are not here, that Ted also felt very strongly
14 that it should move to the City Council with a positive
15 recommendation, where Ashley was more concerned.

16 I don't think she wanted a negative recommendation
17 either, but I think she had concerns about the petition in
18 its current format and wanted to see further study.

19 So I guess, then, it seems as though -- unless
20 anybody feels very strongly the other way or wants to
21 propose an alternative -- that we will not make a
22 recommendation either in favor or opposed, but yet summarize

1 all of our concerns, both substantive in terms of the
2 details of -- that have been raised in the Community
3 Development Department memo, concerns that we have about
4 setbacks and heights in certain areas, the benefits that we
5 do see in the petition areas, the idea of just trying to do
6 -- to build more Affordable housing.

7 Again, height maybe gives some more, but maybe not
8 as much as is proposed. And as Tom says, there's just --
9 there's a lot of very good material that we've received over
10 the last two hearings to advise the Council.

11 So I would suggest that that will be summarized
12 and sent as the report from the Planning Board.

13 Does that make sense to people, or would somebody
14 like to propose an alternative?

15 CATHERINE PRESTON CONNOLLY: Mary, if you would
16 entertain a motion to that effect at this time, I would move
17 that we forward a summary of the comments from this -- from
18 these hearings to the Council without a recommendation for
19 either negative or positive on the petition.

20 MARY FLYNN: All right. Thank you for that
21 motion, Catherine. Is there a second?

22 TOM SIENIEWICZ: This is Tom. I'll second that

1 motion.

2 MARY FLYNN: Thank you very much, Tom. Daniel, a
3 roll call, please?

4 DANIEL MESSPLAY: Roll call on that motion: Lou
5 Bacci?

6 LOUIS J. BACCI, JR.: Yes.

7 DANIEL MESSPLAY: Tom Sieniewicz?

8 ASHLEY TAN: Yes.

9 DANIEL MESSPLAY: Diego Macias?

10 DIEGO MACIAS: Yes.

11 DANIEL MESSPLAY: Adam Westbrook?

12 ADAM BUCHANAN WESTBROOK: Yes.

13 DANIEL MESSPLAY: Catherine Preston Connolly?

14 CATHERINE PRESTON CONNOLLY: Yes.

15 DANIEL MESSPLAY: And Mary Flynn?

16 MARY FLYNN: Yes.

17 [All vote YES]

18 DANIEL MESSPLAY: That is all members voting in
19 favor.

20 MARY FLYNN: All right. Thank you.

21 Councillor McGovern and Councillor Azeem, thank
22 you so much for attending again and being available with

1 both your comments and willingness to answer questions. We
2 very much appreciate your time.

3 COUNCILLOR MCGOVERN: Thank you for your comments
4 as well.

5 MARY FLYNN: Thank you. And again, to the members
6 of the public who participated, we appreciate it very much.
7 And to my fellow colleagues, I appreciate your patience and
8 willingness to talk this through.

9 So that concludes the business on our agenda. Do
10 Board members have any other issues or questions? CDD Staff
11 have anything they need to add?

12 DANIEL MESSPLAY: Just another reminder that we
13 will not have a meeting next week, so hope everybody has a
14 great Labor Day weekend and holiday, and we will see you on
15 the twelfth.

16 MARY FLYNN: Okay. Very good. Thank you,
17 everyone. The meeting is adjourned. Goodnight.

18 TOM SIENIEWICZ: Goodnight, everybody.

19 COLLECTIVE: Goodnight.

20 [09:48 p.m. End of proceedings.]
21
22

E R R A T A S H E E T

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I have read the foregoing transcript of the Planning Board meeting, 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.

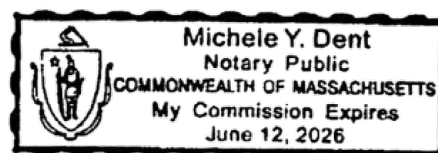
In witness whereof, I have hereunto set my hand this
17th day of October, 2023.



Notary Public

My commission expires:

June 12, 2026



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